

Planning Committee (Major Applications) B

Tuesday 12 November 2024

6.30 pm

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

Membership

Councillor Richard Livingstone (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Ketzia Harper
Councillor Jon Hartley
Councillor Cleo Soanes
Councillor Michael Situ
Councillor Emily Tester

Reserves

Councillor Sam Dalton
Councillor Gavin Edwards
Councillor Nick Johnson
Councillor Richard Leeming
Councillor Darren Merrill
Councillor Reginald Popoola
Councillor Martin Seaton

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

Babysitting/Carers allowances

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

Access

The council is committed to making its meetings accessible. For details on building access, translation, provision of signers or any other requirements for this meeting, please contact the person below.

Contact: Gregory Weaver on 020 7525 3667 or email: greg.weaver@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 4 November 2024



Planning Committee (Major Applications) B

Tuesday 12 November 2024

6.30 pm

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

Order of Business

Item No.	Title	Page No.
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	1 - 3
	To approve as a correct record the minutes of the meeting held on 16 April 2024.	
6.	TO RELEASE £8,092,670.05 OF SECTION 106 FUNDING FROM THE GREEN BUILDINGS FUND FOR THE DELIVERY OF CARBON REDUCTION PROJECTS THAT WILL RESULT IN CARBON SAVINGS THAT WILL SUPPORT THE DELIVERY OF THE COUNCIL'S CLIMATE CHANGE STRATEGY AND ACTION PLAN	4 - 23

Item No.	Title	Page No.
7.	THE RELEASE OF £260,800.60 FROM S106 AGREEMENTS IN THE OLD KENT ROAD AREA WILL SUPPORT THE PROVISION OF PUBLIC REALM AND PLAY FACILITIES	24 - 53
8.	DEVELOPMENT MANAGEMENT	54 - 58
	8.1. 651-657 OLD KENT ROAD, LONDON, SOUTHWARK SE15 1JU	59 - 159
	8.2. 310-330 ST JAMES'S ROAD, LONDON, SOUTHWARK SE1 5JX	160 - 281
	8.3. ROTHERHITHE GAS HOLDER SITE, SALTER ROAD, LONDON, SOUTHWARK SE16 6DU	

Item to follow.

EXCLUSION OF PRESS AND PUBLIC

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

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

Date: 4 November 2024



Planning Committee (Major Applications)

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

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

- (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. **As meetings are usually livestreamed, speakers should not disclose any information they do not wish to be in the public domain.**
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

Please note:

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

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

Contacts: General Enquiries
Planning Section
Resources
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Governance and Assurance
Tel: 020 7525 7420



Planning Committee (Major Applications) B

MINUTES of the OPEN section of the Planning Committee (Major Applications) B held on Tuesday 16 April 2024 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Richard Livingstone (Chair)
Councillor Kath Whittam
Councillor Sam Foster
Councillor Jon Hartley
Councillor Portia Mwangangye
Councillor Emily Tester

OFFICER SUPPORT: Dipesh Patel (Group Manager - Major Applications and New Homes Team)
Nagla Stevens (Head of Law – Planning & Development)
Philip Freeman-Bentley (Team Leader)
Richard Craig (Team Leader, Design and Conservation)
Gregory Weaver (Constitutional Officer)

1. APOLOGIES

Apologies were received from Councillor Ellie Cumbo.

2. CONFIRMATION OF VOTING MEMBERS

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

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

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

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

The minutes for the meeting held on the 6 March 2024 were agreed.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

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

6.1 23/AP/3068-3069 4-5 PARIS GARDEN AND 18-19 HATFIELDS (INCLUDING PART 6 PARIS GARDEN, FLANK WALL OF 17 HATFIELDS AND UNDERCROFT SERVICING ROUTE) LONDON, SE1 8ND

Planning Application Number: 23/AP/3068 – 3069

Report: See pages 5 – 102 of the main agenda and pages 1-4 of the addendum.

PROPOSAL: *Planning permission application: Part demolition and part retention, refurbishment, and extension of 4-5 Paris Garden, together with demolition and redevelopment of 18-19 Hatfields, to provide Use Class E(g)(i) floorspace in a single five to eleven storey building with a single basement; including basement car and cycle parking and servicing area, external landscaped courtyard linking Paris Garden and Hatfields, landscaped terraces rooftop plant equipment and enclosures, and other associated works.*

Listed building consent application: Structural and remedial works, and cosmetic repairs to the flank wall of 17 Hatfields.

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

Members put questions to the planning officers.

There were no objectors.

The applicant's representatives addressed the committee and answered questions

put by members of the committee.

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

There were no ward councillors present.

A motion to grant the application and listed building consent on 17 was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted, subject to conditions and informatives, the completion of an appropriate legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), and Stage 2 referral to the Mayor of London (MoL).
2. That listed building consent be granted, subject to conditions.
3. That the Director of Planning and Growth be authorised to agree any non-material amendments to the recommended conditions and informatives and legal agreement heads of terms, if required.
4. That in the event that the requirements of paragraph 1 above are not met by 16 October 2024, the Director of Planning and Growth be authorised to refuse planning permission for the reason set out in paragraph 250, if appropriate.

The meeting ended at 7.35 pm.

CHAIR:

DATED:

Meeting Name:	Planning Committee (Major Applications) B
Date:	12 November 2024
Report title:	To release £8,092,670.05 of Section 106 funding from the Green Buildings Fund for the delivery of carbon reduction projects that will result in carbon savings that will support the delivery of the council's Climate Change Strategy and Action Plan
Ward(s) or groups affected:	All
Classification:	Open
Reason for lateness (if applicable):	N/A
From:	Director of Planning and Growth

RECOMMENDATIONS

1. That the planning committee approve the release of Section 106 contributions totaling £8,092,670.05 from the Green Buildings Fund (“GBF”) as set out in Appendix A, for the delivery of carbon reduction projects that will be robustly assessed for carbon savings and other outcomes highlighted in paragraph 17 and will support the delivery of the council’s Climate Change Strategy and Action Plan.
2. That the acting strategic director of environment, sustainability and leisure in consultation with the cabinet member for climate emergency, jobs and business be authorised to apply the funding released to a programme of decarbonisation projects to support the delivery of the Climate Change Strategy and Action Plan, in line with the council’s constitution and departmental scheme of delegation.

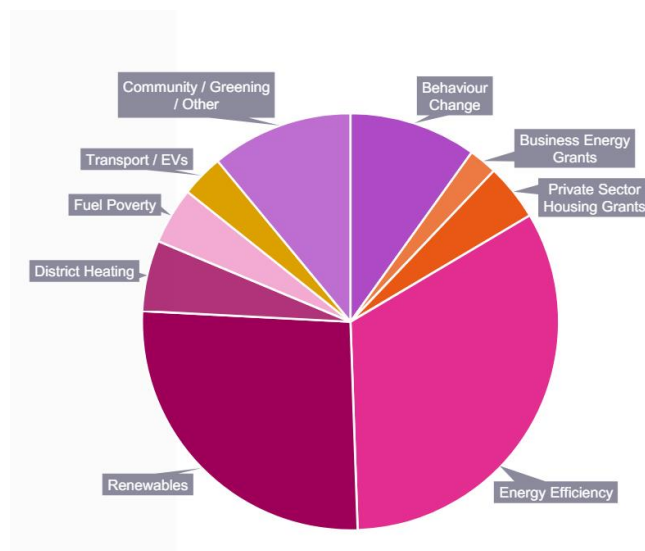
BACKGROUND INFORMATION

3. Planning obligations are used to mitigate the negative impacts caused by development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations. These obligations may take the form of financial contributions, including towards carbon reduction projects.
4. The GBF is the council’s carbon offsetting fund. It is a collection of financial contributions secured by planning obligations through Section 106 legal

agreements. Where a major new development has not achieved net zero carbon emissions, the council collects a financial contribution for each tonne of carbon to make up for the shortfall.

5. The council expects major new developments to achieve net zero carbon emissions onsite. In circumstances where a developer has justified, in accordance with both the council's planning policy requirements and the London Plan, that net zero carbon emissions cannot be achieved, then the council may allow a contribution to be secured by way of an in-lieu payment. Also known as a carbon offset contribution, for each tonne of carbon to compensate for the shortfall to net zero. All carbon offset funds are held in the council's GBF account.
6. Section 106 monies form a key part of the funding strategy to deliver the council's Climate Action Plan, alongside the Climate Capital Fund, Southwark Green Investment, and other capital funding streams and grant funding. Use of all forms of funding, including Section 106 receipts, is subject to conditions and restrictions and is set out in an annual financing statement incorporating all capital expenditure incurred by the council, which is subject to review by the council's external auditors as part of their annual audit of the council's accounts. It is particularly important that the council keeps its borrowing within prudential limits to ensure it is sustainable and affordable for the Department of Environment, Sustainability and Leisure's budget. The application of Section 106 monies helps to ensure that the council remains within prudential borrowing, especially given the economic uncertainty and period of relatively high interest rates currently being experienced.
7. The GBF receives payments using a carbon offset price at £2,850 per tonne of carbon which is a rate of £95 per tonne of carbon over a 30-year period. This price was adopted in November 2020 and is applicable to all relevant major residential and non-residential schemes. The price is consistent with the price defined in the London Plan (2021). The previous carbon offset price was £1,800 at a rate of £60 per ton of carbon over a 30-year period. The majority of funds that have been collected within the GBF were secured at the previous rate of £60 per tonne, with some historic contributions secured at different rates prior to 2016. The extant carbon price and methodology are being reviewed as part of the partial review of the Southwark Plan (2022).
8. The Greater London Authority (GLA) has published a monitoring report¹ on carbon offset funds across London which gives wider context on how other boroughs are spending this money. The types of projects delivered using the carbon offset fund vary, but the most popular category of projects is energy efficiency improvements and renewable energy installations. More details are shown in the chart below:

¹ <https://www.london.gov.uk/sites/default/files/2023-01/GLA%20Carbon%20Offset%20Funds%20Monitoring%20Report%202021.pdf>



9. The GLA recommends that carbon offset funds are targeted towards ‘hard’ measures, including energy efficiency schemes, renewable energy and district heating. ‘Soft’ measures such as behaviour change can be funded but should not benefit from the majority of the carbon offset funding.
10. GLA also state within their carbon offsetting guidance documents² that if additional funds are needed to pay for staff to develop and manage identified offsetting projects, then they recommend a maximum of 10% of the fund is allocated to this.
11. Across London, local planning authorities (LPAs) have collected £88.5m in Section 106 contributions towards carbon offsetting payments. To date, LPAs have collectively spent £32.2m of this funding. Many LPAs have reported one of the key issues with spending their carbon offset payments has been overcoming lengthy governance and administrative processes. The recommendations included in this report seek to streamline the council’s administrative and decision-making processes to ensure that Section 106 contributions towards the council’s GFB can be delivered at pace by aligning delivery more directly with the work of Climate Change Team with the relevant expertise and project pipeline.
12. At present, the Climate Change team seeks the release of the Green Buildings funds on a case-by-case basis from Planning Committee. As of July 2024, the council has allocated a total of £1,278,803.99 carbon offset payments including £700,703.45 for Manor Grove Council Home Refurbishments approved in September 2022, £90,568.39 for Canal Grove Cottages approved in August 2021, and £487,532.15 for staff approved in July 2022. The funds enabled the council to support the cost and resource of delivering carbon reduction projects and energy efficiency improvements to the council’s housing stock, which are key actions included within the

² https://www.london.gov.uk/sites/default/files/gla_carbon_offsetting_guidance_2022.pdf

council's Climate Action Plan. The schemes in this programme as set out in paragraph 18 are at different stages in their delivery.

13. This Section 106 release report requests approval from Planning Committee to transfer the remaining Section 106 carbon offsetting funds collected to date from the planning division to the climate change portfolio holder and the department of Environment, Sustainability and Leisure (ESL) to spend at pace on decarbonisation projects.
14. Subject to Planning Committee approval, the release of these Section 106 contributions will enable the delivery of key decarbonisation actions aligned with the council's Climate Change Action Plan. The Climate Change Strategy and Action Plan approved by cabinet in July 2021 and updated annually since then, sets out an ambitious programme for how the council aims to tackle the Climate Emergency and commits the council to do all it can to be carbon neutral by 2030.
15. The approach that will be used in allocating these funds to desired strategic outcomes, including an illustrative list of the types of projects to be supported, is detailed in paragraphs 16-19.

KEY ISSUES FOR CONSIDERATION

Proposed approach to allocating funding to decarbonisation projects

16. Subject to planning committee approval, the current outstanding balance of £8,092,670.05 in the GBF, including the carbon offsetting contributions from the Section 106 legal agreements set out in Appendix A, will be released to help finance the delivery of decarbonisation projects within the council's Climate Action Plan and Strategy.
17. The Climate Change Team will work with other teams across the council to collate and propose potential projects that will deliver strong decarbonisation outcomes (the primary outcome to be delivered) and will also perform strongly against the other strategic considerations in paragraph 18. Projects will then be robustly and competitively assessed for carbon savings and other outcomes and presented for decision in a process overseen by the ESL Capital Board and the cabinet member responsible for climate change.
18. In managing the funding, we will consider the following factors:
 - **Carbon savings and co-benefits** – We will consider carbon savings as the foremost required outcome, finding projects that will align with key interim and service-specific decarbonisation targets as well as other hard and soft measures to maximise carbon reduction. Alongside this primary outcome, consideration will be given to co-benefits (including climate adaptation, enabling long-term carbon reductions, equalities, and community benefits).

- **Delivery at pace** – In light of Section 106 funding agreements and urgency of addressing the climate emergency, the Climate Change Team officers will seek to support projects that are ready to deliver at pace and accelerate decarbonisation in Southwark. Officers will identify opportunities for the funding to unblock barriers to delivery. For example, by seeking to capitalise salaries where capacity to project manage projects is a key blocker to delivery (with regard to the GLA/London Plan guidance noted in paragraph 10).
 - **Maximising impact** – Officers will seek opportunities for GBF funding to leverage in more funding and maximise our impact. For example, by using them as match-funding for national or regional grants, or by supporting invest-to-save measures and reinvesting portions of the saving in further decarbonisation measures.
 - **Building long-term success** – In order to ensure that the council is building a long-term strategic approach to meeting the borough's net zero targets for 2026 and 2030, officers will identify opportunities where investing these funds could help develop scalable approaches or develop our overall strategic plans. Examples might be by focusing on proof-of-concept or demonstrator projects, unblocking current barriers and challenges in viability of large-scale decarbonisation actions, or using projects to develop organisational skills and capacity in areas where this needs bolstering to meet our long-term targets.
19. Each project that that council funds will provide a robust estimate of the tonnage of carbon that delivery will offset, either at decision point or in final reporting, as well as the stage of the project and type of measures being supported (e.g. hard/soft measures as defined in the London Plan). This will be set against details of the Section 106 agreement where funding was collected to allow comparison to the tonnage of carbon that would be offset at the carbon price the Section 106 contribution was secured at, clearly recorded for audit purposes.
20. Officers have identified a selection of indicative decarbonisation projects which monies released in this report could potentially support. This list is only intended to be illustrative and it is not exhaustive. The individual projects will be assessed in more detail, in light of the above criteria, to support prioritisation and a final decision on using the monies. However, it gives an indication of some key priority areas of building and energy decarbonisation work, which releasing these funds could help support or part fund – achieving value for money, carbon savings and co-benefits to the wider borough. Some of these projects will also require further funding sources due to the high cost of the programmes that are needed.

Potential project	How will carbon savings be achieved	Quantum of funding associated (estimated contribution)
<p>Southwark Community Energy Fund (SCEF) Future round/s of a grant fund for local community energy projects from schools, faith groups and community groups to produce renewable energy, improve the energy efficiency of buildings and reduce carbon emissions.</p>	<p>The first round of funding has been awarded in 2024 and will deliver carbon savings by supporting projects such as:</p> <ul style="list-style-type: none"> • Onsite renewable energy e.g. solar PV • Decarbonisation of heating through the delivery of heat pumps • Energy efficiency measures such as retrofitting and the optimisation of building energy management systems. <p>It will also help to deliver numerous community co-benefits, tackling fuel poverty and building the sector's capacity for further climate action in future.</p>	<p>£500k - £1m</p>
<p>School retrofit programme Support and build upon a programme of retrofitting across schools in Southwark.</p>	<p>Carbon savings will be delivered by implementing a suite of energy efficiency measures in school buildings, such as, wall insulation, double glazing, transition to LED lightbulbs and the possible installation of green technologies such as heat pumps and solar panels.</p>	<p>£1m</p>
<p>South East London Combined Heat and Power (SELCHP) expansion SELCHP facility currently provides 2,650 homes in Bermondsey with energy generated from the waste & recycling centre. The expansion will add 3,000</p>	<p>The scheme will deliver carbon savings by moving up to 3,000 properties from gas heating to this renewable, energy efficient district approach – reducing emissions from heating and hot water by up to 90% on the estates connected and deliver an estimated saving of c.11,100 tonnes of carbon each year (tCO₂).</p>	<p>£3m+</p>

Potential project	How will carbon savings be achieved	Quantum of funding associated (estimated contribution)
additional properties to the network including council homes, schools and businesses.		
<p>Decarbonisation of council offices, civic buildings and leisure centres</p> <p>Delivery of the decarbonisation plans and retrofit measures identified in the council's Operational Building Strategy, which sets out a pathway to achieving 50% emissions reduction by 2026, and then further contributions to our 2030 net zero target. This is a Council Delivery Plan and Climate Change Strategy target.</p>	<p>This project will deliver carbon savings by funding a programme of decarbonisation plans for operational buildings, including leisure centres, including a suite of measures to deliver energy reduction and energy efficiency. Strategic projections suggest opportunities to deliver 4800 tCO₂ savings by 2026 and further savings beyond.</p>	£2m+
<p>Housing retrofit</p> <p>Funding of energy efficiency measures across Southwark's housing portfolio, to be integrated into the ongoing programme to maintain and repair Southwark's housing stock.</p>	<p>Carbon savings will be delivered by implementing a suite of energy efficiency and energy reduction measures across Southwark's housing stock. This could include funding the cost differential of including more energy efficient options within the regular programme of maintenance – for example, through measures such as wall insulation, double glazing, transition to LED lightbulbs, and the possible installation of green technologies such as heat pumps or thermal energy storage.</p>	£1m+

Governance and monitoring

21. The overall responsible portfolio holder for the GBF will become the cabinet member with responsibility for climate change, and managed in line with existing governance processes for other climate funds including the £25m Climate Capital Fund. Individual funding decisions will be made in line with ENG governance processes and overseen by the ENG capital board. Regular reports and scrutiny will be provided to the cabinet member responsible, updating on project pipeline, monies spent, and outcomes achieved (including estimated carbon savings being delivered or unlocked by the work). An annual report will be provided to planning committee summarising this information for the GBF as a whole.
22. Schemes that are allocated funding will require a bespoke monitoring plan including specific, measurable, achievable and relevant targets (SMART), including carbon savings / impacts and timescales for delivery. Project leads will be required to report back the progress of delivery, how the scheme is achieving against its SMART goals, and the carbon savings being delivered or unlocked. Monies unspent by an agreed deadline will be reviewed for potential to allocate funding elsewhere.
23. To monitor the improvements to energy efficiency and carbon savings the projects funded will have to ensure energy monitoring systems are installed for capital projects, and where appropriate carry out energy audits to determine efficiency and energy performance certification reviews.
24. Tonnes of carbon saved through the delivery of schemes using the GBF will be monitored and made available on Southwark council's website.

Policy framework implications

25. Southwark Council published its Climate Change Strategy and Action Plan in July 2021 which sets out the ambition to be carbon neutral by 2030 and provides a pathway of actions to achieve this. The action plan, that is updated annually, highlights 'Green Buildings' as one of the five priority areas the council must focus on to fulfil its climate ambitions. The projects set out in paragraph 19 align with the actions under Green Buildings including adopting low-carbon technologies, energy efficiency measures and carbon reduction measures for the council's operational buildings and social housing stock.
26. Southwark 2030 sets out the council's vision to build a fair, safe, and green Southwark where everyone can live a good life as part of a strong community. Two of the six goals to achieve this is 'decent homes' and 'a healthy environment'. The recommendations included in this report seek to achieve these two goals as it will support the delivery of energy-efficiency measures to buildings in Southwark including to homes which can help to deter damp and can ensure homes stay warm or cool. The GBF will also help to deliver carbon reductions measures and low carbon technologies which will help to support a healthier environment.

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

Community impact statement

27. The implementation of the GBF will have a positive impact for the community. Our commitment to meeting the challenge of the climate emergency opens enormous opportunity for the borough, its residents and businesses. By taking an approach that puts social justice at the centre there is an opportunity to tackle not just the climate emergency, but to reshape our borough, to create a better, fairer Southwark. The decision to release the recommended funding will deliver wider benefits, improving the quality of homes and community buildings, reducing air pollution, improving health and creating good quality green jobs through the delivery of more sustainable buildings and places.
28. This proposal to make building greener through energy efficiency and carbon reduction projects will support those living, working or studying in the relevant buildings and seek to reduce the impact of fuel poverty.

Equalities (including socio-economic) impact statement

29. The ambition to achieve a carbon neutral Southwark by 2030, which includes greener buildings, is in line with creating a healthier environment for all that live, work or study in the borough. This in turn will improve the quality of life of people in Southwark and encourage healthier lives and sustainable futures.
30. The Public Sector Equality Duty as set out in section 149 of the Equality Act 2010 requires public bodies to consider those with protected characteristics (which includes age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) when carrying out their day-to-day work, in shaping policy and delivering services. It applies to every aspect of local government decision making and requires decision makers to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities.
31. It is not considered that the proposal to release s106 funds has a negative impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
32. The council's consultation with residents on the Climate Change Strategy and Action Plan that took place from November 2020-January 2021 was designed to be inclusive of all the borough's communities and provided a range of mechanisms to provide residents with the opportunity to engage.
33. A full equality impact assessments will be undertaken for each project within the programme. This is to ensure that there is no disproportionate or discriminatory impact on groups with protected characteristics.

Health impact statement

34. The provision of energy efficiency projects and carbon reduction measures benefits residents' health by tackling fuel poverty, which can often leave residents struggling to keep their homes warm. The recommendations set out in this report will also support the borough's climate adaptation and resilience to extreme weather events caused by climate change, which can lead to poor health, especially for our most vulnerable residents.

Climate change implications

35. The recommendations set out in the report and projects illustrated in paragraph 19 align with the council's Climate Change Strategy and Action Plan and supports the council to fulfil its ambition to be carbon neutral by 2030. If the recommendations in the report are approved, it is expected to have a significant positive impact on the council's scope 1 and 2 emissions.

Resource implications

36. The developments set out in Appendix A secured the sum of £8,092,670.05 towards the delivery of carbon reduction projects. All of the £8,092,670.05 is currently unallocated and available.
37. The allocation of the money to the Section 106 GBF accords with the individual Section 106 agreements and the delivery of carbon reduction projects will provide appropriate mitigation for the impacts of the developments to which the money has been secured against.
38. Subject to Planning Committee's approval, the sum of £8,092,670.05 of the GBF will be allocated to the Climate Change team to facilitate the delivery of the Climate Action Plan. 1% of the allocation (£80,926.00) will be retained for the Planning division to cover the costs of collection and administration of the S106 funds. The Climate Change team will use 2% of the allocation (£162,167.10) to cover the resource costs of allocating funding to projects and monitoring. Any additional funding for resource which is required to support the delivery and management of identified projects will be maximum 7% of the total funding allocation to ensure the GLA's recommended threshold of 10% is not exceeded.
39. Once this report is approved, a new cost code will be created to monitor the "Green Building Fund" project separately, and this budget will need to be added to that new cost code.

Consultation

40. The council has engaged with residents, businesses and other groups in the borough to understand better the priorities and aspirations which it comes to tackling the climate emergency. The council led a programme of engagement, including a borough-wide consultation, events and a citizen

jury. The outcome of this consultation informed the development of the council's Climate Change Strategy and Action Plan, 2021, which the carbon reduction projects and energy efficiency measures recommended in this report stem from.

41. Consultation with internal colleagues in housing, Corporate Facilities management, schools and wider have been engaged with throughout the development of the Climate Change Action Plan and the projects themselves and will continue to be engaged in the project delivery.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Assistance Chief Executive – Governance and Assurance

42. This report refers to the release of the Section 106 contributions in regards to the GBF within the agreements itemised in Appendix A and to be applied to the potential projects listed in the table above.
43. The Carbon Green Fund requirements for the identified donor sites have been calculated. Where major new development has not achieved net zero carbon emissions, the council collects a financial contribution for each tonne of carbon to make up for the shortfall. These accord with the justification for the contribution within the legal agreements.
44. If approved, once drawn down, these funds will be moved to the Climate Change capital budget to be used to deliver strong decarbonisation outcomes and will also perform strongly against the other strategic considerations.
45. The council's Constitution (Part 3F, paragraph 9) provides that it is the function of the planning committee (major applications) to, amongst other things, consider the expenditure of funds over £100,000 of strategic importance through legal agreements under section 106 of the Town and Country Planning Act 1990.
46. The agreements listed in Appendix A have been reviewed and it is considered that the proposed expenditure is in accordance with Regulation 122 of the Community Infrastructure Regulations 2010 and also in accordance with the terms of the agreements which allows for the GBF contributions to be used to mitigate the negative impacts caused by development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities.
47. The Equality Act 2010 introduced the public sector equality duty, which merged existing race, sex and disability equality duties and extended them to include other protected characteristics; namely age, gender reassignment, pregnancy and maternity, religion and belief and sex and sexual orientation, including marriage and civil partnership. In summary, those subject to the equality duty, which includes the council, must, in the exercise of their functions, (i) have due regard to the need to eliminate unlawful discrimination, harassment and victimisation and (ii) foster good relations between people who share a

protected characteristic and those who do not. The report considers equalities issues and confirms that the proposals are not expected to have a detrimental impact on any particular protected group under the Equality Act 2010 considered in paragraphs 29 to 33 above.

48. The Human Rights Act 1998 imposed a duty on the council as a public authority to apply the European Convention on Human Rights; as a result the council must not act in a way which is incompatible with these rights. The most important rights for planning purposes are Article 8 (respect for homes); Article 6 (natural justice) and Article 1 of the First Protocol (peaceful enjoyment of property). The proposals are not expected to breach any of the Human Rights Act 1998 provisions.
49. The Council Assembly on 14 July 2021 approved a change to the council's Constitution to confirm that all decisions made by the council will consider the climate and equality (including socio-economic disadvantage and health inequality) consequences of taking that decision. This has been considered in paragraphs 34 to 35 above.

Strategic Director of Resources

50. This report seeks approval to release £8,092,670.05 from the Section 106 agreements across the borough for the GBF to deliver carbon reduction projects as outlined in this report.
51. The strategic director of resources notes the resource implications in paragraphs 35 to 38 and the supplementary advice from the Assistant Chief Executive – Governance and Assurance and confirms that the council has received the related funds listed in Appendix A and that they are available for the purposes outlined in this report.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of S106	160 Tooley Street London SE1 2QH	Neil Loubser 020 7525 5451
Links: Southwark PFM - S106		
Southwark 2030	160 Tooley Street London SE1 2QH	Joseph Brown email: Joseph.Brown@southwark.gov.uk
Link: https://moderngov.southwark.gov.uk/documents/s121640/Appendix%201%20-%20Southwark%202030%20strategy.pdf		
Climate Change Strategy and Action Plan	160 Tooley Street London SE1 2QH	Tom Sharland 020 7525 0959
Link: https://www.southwark.gov.uk/planning-environment-and-building-control/environment/climate-emergency/strategic-documents-and		
Decision – Green Buildings Fund	160 Tooley Street London SE1 2QH	Juliet Seymour 020 7525 0508
Link: Decision – Green Buildings Fund – Southwark, Cabinet, October 2021		

APPENDICES

No.	Title
Appendix A	S106 agreements delineated by funds available and intended purpose

AUDIT TRAIL

Lead Officer	Tom Sharland, Climate Change Programme Director	
Report Author	Rachel Gates, Climate Change and Energy Project Manager	
Version	Final	
Dated	22 October 2024	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Assistant Chief Executive – Governance and Assurance	Yes	Yes
Strategic Director, Finance	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team		31 October 2024

APPENDIX A

**S106 agreements delineated by funds available
and intended purpose**

Profit Centre	App Ref	New Ward	Address:	Indexation/Late Payment interest	Total Available Balance
W06625	12/AP/2061	London Bridge & West Bermondsey	Guys Hospital, Great Maze Pond, London, SE1 9RT	£3,263.35	£41,903.35
W07685	14/AP/3843	Faraday	Aylesbury Estate Land Bounded By Albany Road Portland Street Westmoreland Road And Bradenham Close London SE17	£0.00	£379,335.00
W07925	15/AP/2705	St George's	61 Webber Street London SE1 0RF And 24-28 Rushworth Street London SE1 0RY	£335.84	£6,635.84
W08055	15/AP/4857	Rye Lane	190 & 190A RYE LANE, LONDON, SE15 4NF	£1,030.67	£14,944.67
W08435	16/AP/4003	Nunhead & Queen's Road	Carpark, Play Area and Garages, Daniels Road SE15 3NA	£384.67	£5,496.67
W08653	16/AP/4458	North Walworth	Shopping Centre Site Elephant And Castle 26 28 30 And 32 New Kent Road Arches 6 And 7 Elephant Road And London College Of Communications Site London SE1	£161,144.31	2,107,694.31
W08185	16/AP/5055	Camberwell Green	Land At 30-72 Lomond Grove, 1-20 Broome Way and 1-12 Flecker House, SE5	£0.00	£142,416.00
W08685	17/AP/0281	Rotherhithe	Land At Haddonfield Estate Bush Road London SE8	£2,525.26	£21,286.26

Profit Centre	App Ref	New Ward	Address:	Indexation/Late Payment interest	Total Available Balance
W09635	17/AP/0296	South Bermondsey	4-10 Bombay Street London SE16 3UX	£ 3,728.90	£52,274.90
W08325	17/AP/0367	Borough & Bankside	Southwark Fire Station, 94 Southwark Bridge Road, SE1 0EG	£3,104.48	£195,447.48
W08925	17/AP/0907	Newington	161-179 Manor Place And Council Offices London SE17 3BS	£6,000.78	£88,548.78
W09075	17/AP/0964	Newington	Braganza Street Workshop 42 Braganza Street And Land Adjacent To 26 Braganza Street London SE17 3RJ	£0.00	£53,933.31
W08635	17/AP/1333	Camberwell Green	Goschen Estate Bethwin Road London SE5	£1,454.08	£28,982.08
W08485	17/AP/1646	Old Kent Road	634-636 Old Kent Road, SE15 1JB	£3,221.93	£64,217.93
W09285	17/AP/2580	Champion Hill	Denmark Hill Neighbourhood Housing Office 161 Denmark Hill London SE5 8EF	£6,244.03	£42,082.03
W08695	17/AP/3006	Peckham Rye	Rye Hill Garages Site Rye Hill Park Rye Hill Estate SE15	£1,548.29	£35,782.73
W09045	17/AP/3070	Dulwich Wood	Beltwood 41 Sydenham Hill London SE26 6TH	£1,539.37	£20,097.37
W09175	17/AP/3910	North Walworth	136-142 New Kent Road London SE1 6TU	£32,070.58	£156,354.96
W08605	17/AP/4014	Newington	39-44 Rutley Close London SE17 3NP	£1,359.03	£31,893.28

Profit Centre	App Ref	New Ward	Address:	Indexation/Late Payment interest	Total Available Balance
W08335	17/AP/4137	Rye Lane	114 Peckham Rye, SE15 4HA	£298.80	18,408.80
W08815	17/AP/4661	Chaucer	Former Joseph Lancaster Nursery School Deverell Street London SE1 6AG	£2,039.41	£62,159.41
W08995	18/AP/0457	Champion Hill	3-4 Dog Kennel Hill London SE22 8AA	£690.11	£16,408.11
W09145	18/AP/0896	London Bridge & West Bermondsey	47-49 Tanner Street London Southwark SE1 3PL	£1,133.83	£12,608.83
W09065	18/AP/0900	London Bridge & West Bermondsey	Capital House 42-46 Weston Street London Southwark SE1 3QD	£10,452.62	£166,291.62
W08945	18/AP/1604	Rotherhithe	Canada Water Masterplan - Land Bounded By Lower Road (West) Redriff Road (South) Quebec Way (East) Surrey Quays Road And Canada Water Dock (North) And Site At Roberts Close London SE16	£10,931.73	£551,058.73
W08355	18/AP/3144	Champion Hill	Buildings 10 And 11 William Booth Memorial Training College Champion Park London	£333.68	£40,653.68
W09375	21/AP/1207	Borough and Bankside	17-21 Risborough Street London Southwark SE1	£1,208.60	£36,358.60
W08855	19/AP/1150	St Giles	Douglas Bennett House Maudsley Hospital Windsor Walk	£2,229.87	£182,229.87

Profit Centre	App Ref	New Ward	Address:	Indexation/Late Payment interest	Total Available Balance
			London SE5 8AZ		
W08775	19/AP/1203	Nunhead & Queen's Road	39B Consort Road London SE15 2AA	£0.00	£16,456.05
W08705	19/AP/1506	North Walworth	Salisbury Estate Car Park Balfour Street London SE17 1PA	£9,855.28	£43,875.28
W09195	19/AP/1773	Old Kent Road	227-255 Ilderton Road London SE15 1NS	£125,675.78	£601,666.78
W09365	19/AP/2196	Peckham	Tayo Situ House 73 Commercial Way London SE15 6FA	£9,813.27	£66,587.27
W09355	19/AP/5380	Nunhead & Queen's Road	73 Commercial Way	£1,907.35	£13,841.35
W08725	19/AP/6375	Rotherhithe	London SE15 6FA	£3,634.38	£36,934.38
W09115	20/AP/0269	South Bermondsey	Garages Adjacent Trevithick House Galleywall Road London Southwark SE16	£1,801.56	£36,449.56
W09525	20/AP/0858	St Giles	25-33 Parkhouse Street London Southwark SE5 7TQ	£5,455.86	£94,375.86
W09315	20/AP/0944	London Bridge & West Bermondsey	Becket House 60-68 St Thomas Street London Southwark SE1 3QU	£69,366.47	£581,511.47
W09325	20/AP/0969	Borough & Bankside	Land At Styles House Hatfields London Southwark SE1	£4,323.26	£50,122.76

Profit Centre	App Ref	New Ward	Address:	Indexation/Late Payment interest	Total Available Balance
W09005	20/AP/1302	St Giles	Felix Post Unit And Old Age Psychiatry Building Maudsley Hospital Denmark Hill London Southwark SE5 8AZ	£391.89	£83,191.89
W09475	20/AP/1329	Old Kent Road	313-349 Ilderton Road London Southwark SE15 1NW	£62,846.67	£395,506.27
W07985	20/AP/1383	South Bermondsey	Former Site Of Cherry Garden School Macks Road London Southwark SE16 3XU	£334.65	£126,874.65
W09025	20/AP/2367	South Bermondsey	304-314 Lynton Road London Southwark SE1 5DD	£697.95	£21,981.95
W09495	20/AP/2701	Old Kent Road	671-679 Old Kent Road London Southwark SE15 1JS	£11,483.52	£152,477.52
W09705	20/AP/2795	Dulwich Wood	Dulwich College Dulwich Common London Southwark SE21 7LD	£1,197.24	£17,968.24
W09755	20/AP/3285	Peckham Rye	40-46 Solomons Passage London Southwark SE15 3UH	£12,776.39	£180,926.39
W09215	21/AP/0179	Borough & Bankside	26-34 Upper Ground London Southwark SE1 9PD	£8,289.25	£143,094.25
W09345	21/AP/0599	Borough & Bankside	1 Southwark Bridge Road London Southwark SE1 9EU	£0.00	£498,750.00
W09245	21/AP/1615	North Bermondsey	Development Site At Carpark Of Matson House Slippers Place London	£0.00	£10,545.00

Profit Centre	App Ref	New Ward	Address:	Indexation/Late Payment interest	Total Available Balance
			Southwark SE16		
W09235	21/AP/1981	Camberwell Green	Land On Lomond Grove Lomond Grove London Southwark SE5	£1,240.60	£29,691.60
W09535	21/AP/4297	Chaucer	Avonmouth House 6 Avonmouth Street London Southwark SE1 6NX	£3,616.75	£238,120.75
W09485	21/AP/4445	Peckham	97 Peckham Road London Southwark SE15 5LJ	£0.00	£17,470.50
W09625	22/AP/1002	St Giles	Good Neighbours House 38 Mary Datchelor Close London Southwark SE5 7AX	£785.75	£23,728.75
W09415	22/AP/1221	Old Kent Road	Tustin Estate Land Bounded By Manor Grove Ilderton Road Hillbeck Close Old Kent Road London Southwark SE1	£0.00	£7,885.00
W09785	22/AP/0554	Old Kent Road	The Ledbury Estate Commercial Way And Old Kent Road SE15	£1,391.93	£27,131.93
			TOTAL	£590,222.52	£8,092,670.05

Meeting Name:	Planning Committee (Major Applications) B
Date:	12 November 2024
Report title:	The release of £260,800.60 from S106 agreements in the Old Kent Road area will support the provision of public realm and play facilities
Ward(s) or groups affected:	Old Kent Road
Classification:	Open
Reason for lateness (if applicable):	N/A
From:	Director of Planning and Growth

RECOMMENDATION

1. That planning committee agrees to release funds totalling £260,800.60 of S106 funding, received via the sources outlined in Table 1, towards the enhancement of the public realm and delivery of play space on the Ledbury Estate.

Table 1 - Summary of Requested Funding

Reference	Profit Centre	Spend Category	Address	Amount
17/AP/1646	W08485	Children's Play Space	634-636 Old Kent Road, SE15 1JB	£9,061.64
18/AP/3246	W08535,	Public Realm	Land At Cantium Retail Park, 520 Old Kent Road, SE1 5BA	£234,012.50
21/AP/0749	W09435	Children's Play Space	157-177 Commercial Way, SE15 1AU	£17,726.46
Total				£260,800.60

BACKGROUND INFORMATION

2. Planning obligations mitigate the negative impacts caused by development and contribute to providing the infrastructure and facilities necessary to achieve sustainable communities. To achieve this, the council enters into a legal agreement with a developer, whereby the developer agrees to provide planning contributions and/or enters into various planning obligations. These

obligations may take the form of financial contributions, including towards affordable housing.

3. Section 106 planning obligations are used to address site-specific impacts of developments or where a developer does not meet planning policy requirements to provide certain infrastructure.
4. In addition, the Community Infrastructure Levy (CIL) allows local authorities to raise funds from developers undertaking new building projects in their area. This money is used to fund a wide range of local and strategic infrastructure projects needed to support growth and development in the borough.
5. The council's S106 and CIL Supplementary Planning Document (SPD) 2015 (updated November 2020) provides detailed guidance on using S106 planning obligations and CIL. On 6 March 2024, Cabinet resolved that the new Section 106 (S106) and Community Infrastructure Levy (CIL) Supplementary Planning Document (SPD) be approved for consultation.
6. In addition to the policies outlined in paragraph 4 there is an addendum to the S106 and CIL Supplementary Planning Document (SPD) 2015 specifically focused on the Old Kent Road area. This addendum applies specific policies to both S106 and CIL regarding the collection and utilisation of monies collected into the Old Kent Road ward.
7. The spending categories listed in Table 1 are summarised below:
 - a. Public Realm — Contributions via S106 can be collected to help improve the public realm around a development. This can be done in addition to highway improvement works that can come via an S106 agreement (often known as an S278 agreement).
 - b. Children's Play Space — New developments are expected to provide play space for children on the site. In exceptional circumstances where this cannot be provided on-site, we will seek to secure a section 106 planning obligation to contribute to improving play space elsewhere in the surrounding area of the development site.
8. Subject to Planning Committee approval, the release of these S106 receipts will enable them to contribute to improving the public realm and play facilities on or near to the Ledbury Estate.

Overview Of Ledbury Estate

9. A resident ballot agreed upon proposals to redevelop the Ledbury Estate in March 2021. The redevelopment is to deliver 340 homes, 224 of which are replacement homes for the four towers on the estate. The homes will provide a mix of one—to five-bedroom units for both social rent and private sale across six blocks on the Bromyard House site (Phase 1) and Skenfrith House, Sarnsfield House, and Peterchurch House site, known as the Old Kent Road site (Phase 2).

10. The Ledbury Estate redevelopment project is intended to also deliver a new football/mixed-use games area and other activities for play, newly refreshed landscaping on both sites, a re-provided Tenants' and Residents' Association (T&RA) hall and commercial space fronting Old Kent Road. In addition, there are proposals to improve some aspects outside the estate's demise. One of these is improvements to a BMX pump track located within Bird in the Bush Park.
11. The detailed outline of the scheme's design can be found by accessing the council's planning portal and searching reference 22/AP/0554; however, some designs are outlined in Appendix 1, specifically in relation to the proposed projects to receive funding.
12. Table 2 outlines a summary of what the requested monies will deliver.

Table 2 - Overview of Proposed Projects to be funded.

What does this project element entail	This project element will improve the current pump track in Bird in the Bush Park, which is predominantly informal in nature. The current track mainly consists of dirt/natural compounded earth together with a degraded starting platform that isn't fit for purpose. The works will include surfacing treatment to the track, track infrastructure, seating, planting, fencing, and signage improvements.
Where will the project be implemented	The project will be implemented within the current fenced area around the pump track. It may also improve the wider park.
What benefits will the project element bring for Southwark residents	Southwark has a national reputation for BMX track riding, with the famous Bergus Park track not far from this location. Improvements to this track will help attract more people into the sport, particularly those who are younger or more inexperienced. Implementing this scheme will also contribute to bio-diversity net gain within Bird-in-the-Bush Park, a designated SINC.
What progress has been made to date on delivering the project	The landscape architecture firm Studio ONB has developed RIBA1 stage designs. Residents' consultation and consultation with the Parks Design Review Board informed these designs. A selection of Parks and Leisure colleagues then undertook a second-stage review of designs, which has helped inform the latest brief. The landscape architect and a specialist track designer/contractor are now working on that brief.
What would happen if funding wasn't given	The track is in a poor state of repair with an end-of-life starting area, areas of overgrown vegetation and a lack of amenities with the track. In August 2024, the council received a notice from a mother whose son had injured himself whilst using the track due to 'unsafe flooring', which resulted in metal penetrating his leg. The track

What does this project element entail	This project element will improve the current pump track in Bird in the Bush Park, which is predominantly informal in nature. The current track mainly consists of dirt/natural compounded earth together with a degraded starting platform that isn't fit for purpose. The works will include surfacing treatment to the track, track infrastructure, seating, planting, fencing, and signage improvements.
	urgently needs improvement, and without this funding, there is a considerable risk that this may not be forthcoming.
What will the funding be used for	Meeting some of the costs associated with design (including further consultation), planning submission and implementation of the project element.
Where can further design detail be found	Appendix 1

KEY ISSUES FOR CONSIDERATION

13. The Ledbury Estate redevelopment is a once-in-a-generation opportunity to uplift and transform a major social housing estate. Brought about via the identification of considerable structural faults with the estate's four towers, in 2021, the residents, presented with four options for the estate, voted overwhelmingly (86%) for the demolition of the towers and redevelopment of two sites on the estate:
 - a. Phase 1 = Bromyard House (Bromyard Site)
 - b. Phase 2 = Peterchurch, Sarnsfield & Skenfrith House Site (OKR Site)
14. As a large social housing estate, the locality suffers from comparatively high levels of deprivation, poverty (both general and child poverty) and health inequalities compared to Southwark's most affluent areas.
15. The scale of this programme is comparable in size to Southwark's other major programme on the Aylesbury and Tustin estates. It offers a unique opportunity to deliver not just additional social housing (both replacement and additional) but also a wide array of wider estate improvement projects that will have positive impacts on both Ledbury residents and the wider neighbourhood/ward.
16. As Table 2 outlines, benefits from project elements will have a diffuse but positively impactful effect on local communities. Access to suitable leisure activities, biodiversity improvements, encouragement of active travel and healthier lifestyles, and community cohesion all stand to be improved within the ward through the funding and implementation of the BMX pump track improvement.

17. Conversely, a failure to provide additional funding for these projects could result in considerably diminished benefits for the ward. The wider estate redevelopment project is being principally funded via Southwark's Housing Revenue Account,. Whilst the Ledbury offer to residents commits to attempting to deliver an array of wider estate improvements, ultimately, financial pressure means that housing services will always have to prioritise finishing new homes to a high standard. Such a project may either be delivered partially to a constrained scope or potentially omitted entirely.

Policy framework implications

18. The pump track projects accord directly with the ambitions of the Council's Great Estates programme. By improving the physical appearance and infrastructure of estates' demise and curtilage, this project is directly improving access to infrastructure and challenging potentially negative perceptions of housing estates and the wider area that they sit within.
19. The BMX track improvements will support a richer and more resilient ecological landscape and climate change resilience (via SUDS) and encourage active, low-carbon travel modality, particularly for younger cyclists.
20. Relatedly, improved cycling facilities will support the adoption of sustainable modal choices, hopefully making cycling a key method of transport among young people who will continue to cycle in later life.
21. The project also supports the ambitions of Fairer, Greener, Safer Southwark's Council Delivery Plan, particularly around theme 1, *transforming our borough*, and theme 3, *a healthy environment*.
22. The improvements to the track will directly contribute to the ambitions and objectives outlined in the Sport and Physical Activity Strategy 2019 to 2023. Improved cycling facilities will serve as a conduit for an activation programme delivered by a range of cycling and youth-oriented grassroots organisations associated with the current pump track.

Community impact statement

23. Much of the data and information for this section and the preceding two sections has been derived from the Multi-Ward Profiles 2023 reports, especially the one for East Central Southwark (where Ledbury is situated).
24. Old Kent Road Ward has seen considerable growth in resident populations (~14% between census years), which, as is well known, puts a strain on infrastructure. Moreover, the ward is set for considerable future growth with many consented and other pipeline super high-density schemes. Improved green and sporting infrastructure will help meet the needs and expectations of this large resident and business population growth in future years.
25. Consultation, to date, has helped refine the designs of the BMX track (outlined in more detail in the Consultation section below). Further consultation is planned within this financial year.

Equalities (Including Socio-Economic) Impact Statement

26. The ward has the following characteristics from an equality perspective:
- a. Age—The area generally has a higher percentage of people under the age of 15 than the borough average. Around 1 in 5 people within the area are under the age of 15. The number of working-age people is slightly below the borough average, and the number over 65 is very close to the borough average.
 - b. Disability – 14% of residents in the ward identified as disabled, the same as the borough average.
 - c. Gender Reassignment – Whilst ward-level data on this characteristic isn't available, Southwark has one of the nation's highest percentages of people reporting a gender identity different from the sex they were registered at birth with.
 - d. Marriage and Civil Partnership—The area has one of the lower reported marriage or civil partnership registration levels. However, Southwark generally has a low reported marriage or civil partnership rate, and the area is close to the borough average.
 - e. Pregnancy and Maternity—There is no reliable data on the prevalence of pregnant women at the ward or borough level.
 - f. Race—The ward has a higher-than-borough average percentage of non-white residents, with a particularly high percentage of Other ethnic residents (this could be Arab or another ethnic group).
 - g. Religion or Belief—The area has the lowest reported number of residents with no religious beliefs of any area in the Borough.
 - h. Sex – There are fewer males and more females than the borough average.
 - i. Sexual Orientation – The area has a lower percentage of those reporting to be LGB+ than the borough average. It is the area in Southwark with the second lowest reporting of LGB+ residents.
27. The wards' social-economic profile is characterised by deprivation, with a far higher percentage of those facing at least one form of deprivation than the borough average and the highest rate of any area for at least two forms of deprivation.
28. The ward also has a particularly low household income, which, at an average of £32,700, is the lowest of any ward in the entire borough.
29. Given the project is tied into Ledbury, which itself is a large social housing estate and that nearly 60% of housing within the ward is of a social rented

tenure, it's also worth noting that typically social housing¹ as a tenure has the following characteristics from an equality perspective:

- a. Higher percentage of low-income residents compared to other tenures.
 - b. Higher percentage of BME residents and migrants living within social housing compared to other tenures.
 - c. Much higher percentage of those living with a disability than other tenures.
 - d. Higher percentage of female-headed households compared to other tenures.
30. Noting the data outlined above (paragraphs 26 to 29.d) There is little evidence to suggest that the project will have a detrimental impact on any particularly protected characteristic. By providing free leisure activities at the point of use, the project looks set to materially benefit those from a low socio-economic background who can often be excluded from such facilities through user charges.

Health impact statement

31. It is anticipated that implementing these schemes will have a materially beneficial impact on health for this ward and the Ledbury (and adjacent) estate[s]. As noted in the Policy framework implications section, the implementation of this project should have several positive health effects:
32. Improved sporting facilities that will have the added benefit of encouraging active travel as a modal choice, particularly for young people.
33. The facilities at the BMX track will be designed to prioritise user safety. Signage will also encourage adherence to strict user guidelines and focus on engaging with local organisations to ensure access to supervised sessions.
34. The above equality and health analysis demonstrate that the policy shows no potential for discrimination and that appropriate opportunities to advance equality of opportunity and foster good relations between people with different protected characteristics have been considered and taken where feasible. Therefore, nothing within the analysis should prejudice the approval of this report's recommendations.

Climate change implications

35. Implementing the project will have positive benefits from a climate change perspective.
36. Material choices and construction practices will be carefully considered to minimise carbon emissions. Reclaimed materials will be utilised where

¹ Data for this is predominantly derived from the following report - *Equality & Diversity in Social Housing | Key Characteristics of Social Tenants, 2018* (available - [Fair-for-All-equality-and-diversity-in-social-housing-a-profile-of-te....pdf](https://www.housingdiversitynetwork.co.uk/wp-content/uploads/2018/04/Fair-for-All-equality-and-diversity-in-social-housing-a-profile-of-te....pdf) ([housingdiversitynetwork.co.uk](https://www.housingdiversitynetwork.co.uk)))

possible (including from the wider regeneration scheme), and the use of any carbon-intensive materials (e.g., tarmac) will be minimised.

37. The project will positively contribute to biodiversity, given that permission for the scheme will fall within the new requirement for biodiversity net gain. Hardstanding on the site will be limited to an absolute minimum to avoid detrimental impacts on current green landscapes. Additional specialist planting and soft landscaping will positively contribute to ecology-boosting landscapes and help to support surface water runoff.
38. The facility will not have dedicated parking and will exist within a resident CPZ, so it is unlikely to generate significant car traffic. It's also well served by public transport, mainly buses.
39. Improved cycling facilities will also contribute to a greater take-up of cycling as a primary modal choice. This should help a greater share of people switch from using carbon-intensive travel methods such as personal cars.

Resource implications

40. The recommendations will have minimal impact on internal resourcing, as the request for funding, the administration of funding, and the coordination of project element design and implementation can be coordinated via internal resources within the Southwark Construction service.
41. This has a dedicated capital budget associated with the Ledbury Estate regeneration programme, and staff resources have been identified until at least 2031.
42. Regarding ongoing maintenance, the council's parks team will maintain the site. The team already maintains the site, but given its state of deterioration, it has become a challenging asset to maintain and needs improvement.
43. The parks team has been a key internal consultee in the material and construction approach to the site, and they have tested all features regarding maintainability. Robust fencing, signage, seating, and track

Financial implications

44. The enhancement of the public realm and delivery of play space on the Ledbury Estate forms part of the Ledbury Estate Regeneration programme, which aims to deliver 340 homes across the two phases. Project expenditure, including that which is associated with the public realm improvements will be charged to project code H-8888-9842.
45. Whilst there was an initial ambition that the pump track would be funded from resources financing the programme budget, current project risks, particularly associated with the recent emergency decant directive², means that all non-essential project elements are being reviewed to ensure the project remains within budget and that alternative sources of finance are sought where appropriate, such as S106 receipts. The allocation of £260,800.60 of S106

² See <https://www.southwark.gov.uk/housing/safety-in-the-home/ledbury-estate>

receipts recommended in this report would enable the public realm improvements to be delivered at a far higher specification than currently scoped or make the difference in allowing the pump track improvements to be delivered at all.

Consultation

46. Consultation on the Ledbury Estate regeneration has been extensive and represents a gold standard for estate regeneration consultation and engagement. This is reflected in a successful and well-attended estate ballot and a subsequent phase of regular and detailed engagement with residents about every design aspect affecting the scheme.
47. This includes a detailed consultation on the planned estate improvement projects – of which the BMX track is one of the largest.
48. In addition to consulting with residents of the Ledbury estate, a wide array of stakeholders associated with both the park and BMXing have been spoken with to help inform the designs to date. Appendix 1 outlines these. These responses have already fed into the designs and will continue as further design iterations allow these groups to be re-engaged to give further insights.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Assistant Chief Executive – Governance and Assurance

49. Under Part 3 (F) of the council's constitution it is the function of planning committee (major applications) to, amongst other things, consider the expenditure of funds secured through legal agreements under section 106 of the Town and Country Planning Act 1990.
50. The S106s monies must be expended in accordance with: -
 - (a) the terms of the specific S106s; and (b) the relevant policy tests set out in Circular 2005/05 and the first three being legal tests below which are now enshrined in Regulation 122(a) of the Community Infrastructure Levy Regulations in that they must be: -
 - (i) relevant to planning purposes;
 - (ii) necessary to make the developments on the respective sites acceptable in planning terms by mitigating adverse impacts; a. directly related to the respective developments;
 - (b). fairly and reasonably related in scale and kind to the respective developments; and
 - (c). reasonable in all other respects.
51. Each S106 payment is set out in a legal document, with a definition on how it can be spent. Spend of the monies must ensure that this definition is adhered to. the legal definition for each S106/ payment defines where the funds should be spent.

52. How the money is spent should be in line with the council's best value duty under s 3 (1) of the Local Government Act 1999.

Strategic Director of Resources

53. This report requests that the planning committee approve the release of £260,800.60 of Section 106 monies from the planning agreements listed in paragraph 1 for various improvements to the public realm and play facilities on or near the Ledbury Estate. Details are set out in the body of this report.
54. The strategic director of resources notes the resource and finance implications in paragraphs 42-49 and can confirm that the council has received the related funds and that they are available for the project outlined in this report.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Policy and Resources Strategy Report: 2024-25 Budget and MTFS update including capital programme refresh (Cabinet Paper February 2024 Item No. 8)	160 Tooley Street London SE1 2QH	Timothy Jones Tel: 020 7525 1772
Link: Agenda item - Policy and Resources Strategy Report: 2024-25 Budget and Medium Term Financial Strategy (MTFS) update including capital programme refresh - Southwark Council		
Fairer, greener, safer Delivery Plan 2022 – 2026	160 Tooley Street London SE1 2QH	Joseph Brown Email: Joseph.Brown@southwark.gov.uk
Link: https://www.southwark.gov.uk/sites/default/files/2024-09/Fairer%2C%20Greener%2C%20Safer%20Delivery%20Plan%202022%20to%202026.pdf		
Sport and Physical Activity Strategy 2019 to 2023	160 Tooley Street London SE1 2QH	Tara Quinn Tel: 020 7525 0875
Link: https://moderngov.southwark.gov.uk/documents/s81910/Appendix%201%20Active%20Southwark%20-%20Sport%20and%20Physical%20Activity%20Strategy%202019%20to%202023.pdf		
Air Quality Strategy & Action Plan 2023 to 2027	160 Tooley Street London SE1 2QH	Environmental Protection Team / Paul Newman Tel: 020 7525 3551
Link: https://www.southwark.gov.uk/sites/default/files/2024-10/Southwark%20Air%20Quality%20Action%20Plan%202023%20to%202027.pdf		
Southwark Great Estates Programme - Paper 1 - Agreeing the Vision and Approach (Cabinet Paper December 2018 Item No. 15)	160 Tooley Street London SE1 2QH	Robert Weallans Email: robert.weallans@southwark.gov.uk
Link: Decision - Southwark Great Estates Programme - Paper 1 - Agreeing the Vision and Approach - Southwark Council		

APPENDICES

No.	Title
Appendix 1	A1 – Pump Track Concept Design

AUDIT TRAIL

Lead Officer	Laura James, Senior Project Manager, Southwark Construction		
Report Author	Alex Talbot, Project Manager		
Version	Final		
Dated	22 October 2024		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
	Officer Title	Comments Sought	Comments Included
	Assistant Chief Executive – Governance and Assurance	Yes	Yes
	Strategic Director of Resources	Yes	Yes
	Director of Planning and Growth	Yes	Yes
	Cabinet Member	No	No
	Date final report sent to Constitutional Team		30 October 2024



Ledbury Estate
Wider Estate Improvements - Wheeled play
September 2022
Rev 01



Consultation Feedback



Attendance:

Registered

32 total of attendees
19 children/teenagers
13 adults

Estimated

Around 50 people

Photos of the event

Consultation Feedback

Ledbury Summary BMX & MUGA Consultation Feedback (September 2022)

Feedback : Existing BMX track



"What parts of the current track do you dis/like?"
 "Is there anything new you want to see added?"
 Add your thoughts and ideas below :

Smooth material would be ideal
 (concrete, tarmac, etc ..)

Two different tracks with
 age limits, for younger or less
 experienced people

Lights incase people want to have a
 walk at night

Half BMX track
 half climbing
 frame

Too bumpy

More plants to help with
 the environment

More grass for picnics or lunch

Alternative spaces :
 places to read, place for
 shade, place to sit

Lots of plants/greenery , creates a
 better environment

Everyone should be
 safe!

darker colours would be
 better as lighter colours get
 dirtier easier (no white)

More seats for people to sit down
 Like elderly or people with disabilities.

Make it safer
 and less dirty

* Response sheet #4 with BMX name suggestions left black *

Spaces and Uses:

- Alternative spaces: places to read, places for shade, places to sit;
- Half BMX track half climbing frame
- Two different tracks with age limits, for younger or less experienced people;
- More grass for picnic or lunch;
- More seats for people to sit down like elderly or people with disabilities.

Materiality:

- Smooth material would be ideal (concrete, tarmac, etc.);
- Darker colour would be better as lighter colours get dirtier easier (no white).

Feeling:

- Everyone should be safe;
- Current track too bumpy;
- Lights in case people want to have a walk at night;
- More plants to help the environment;
- Lots of plants/greenery, creates a better environment;
- Make it safer, less dirty

Park Team Comments

COMMENT 2.

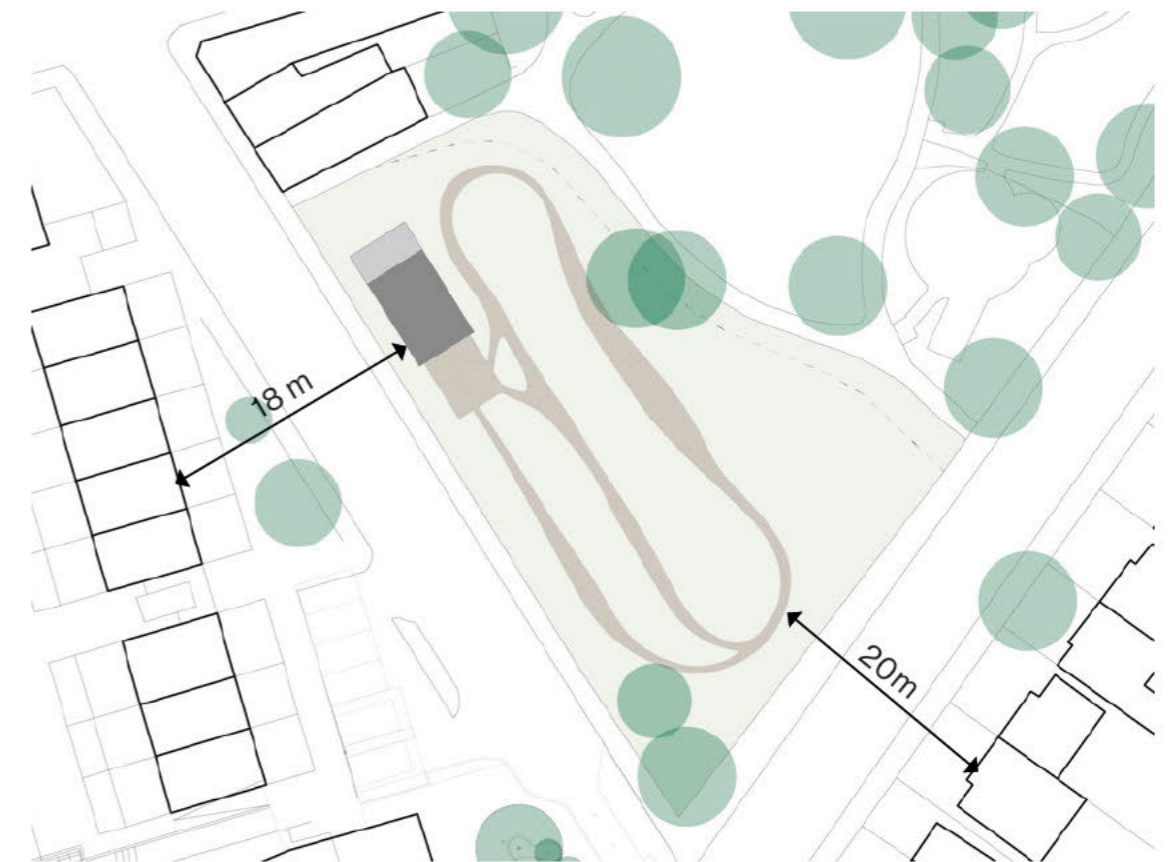
Attention should be paid to proximity of the pump track to residential properties. Whilst the BMX track is an existing provision, the proposal to upgrade the facility should take account of increased use and the effect of the change in surfacing .

The panel recommends that that proposed pump track should be configured to ensure a distance of 30m from the nearest residential property to mitigate the impact of noise.

The current BMX track is located at shorter distance from the surrounding residential units and there is no existing planting to create a buffer zone against the noise. The proposal is for an increased set back of the wheeled play areas, with additional tree planting on the edges, therefore we consider this as a better situation as the current conditions.

If this is not possible, the panel recommends commissioning an acoustic survey and including natural acoustic barriers if required.

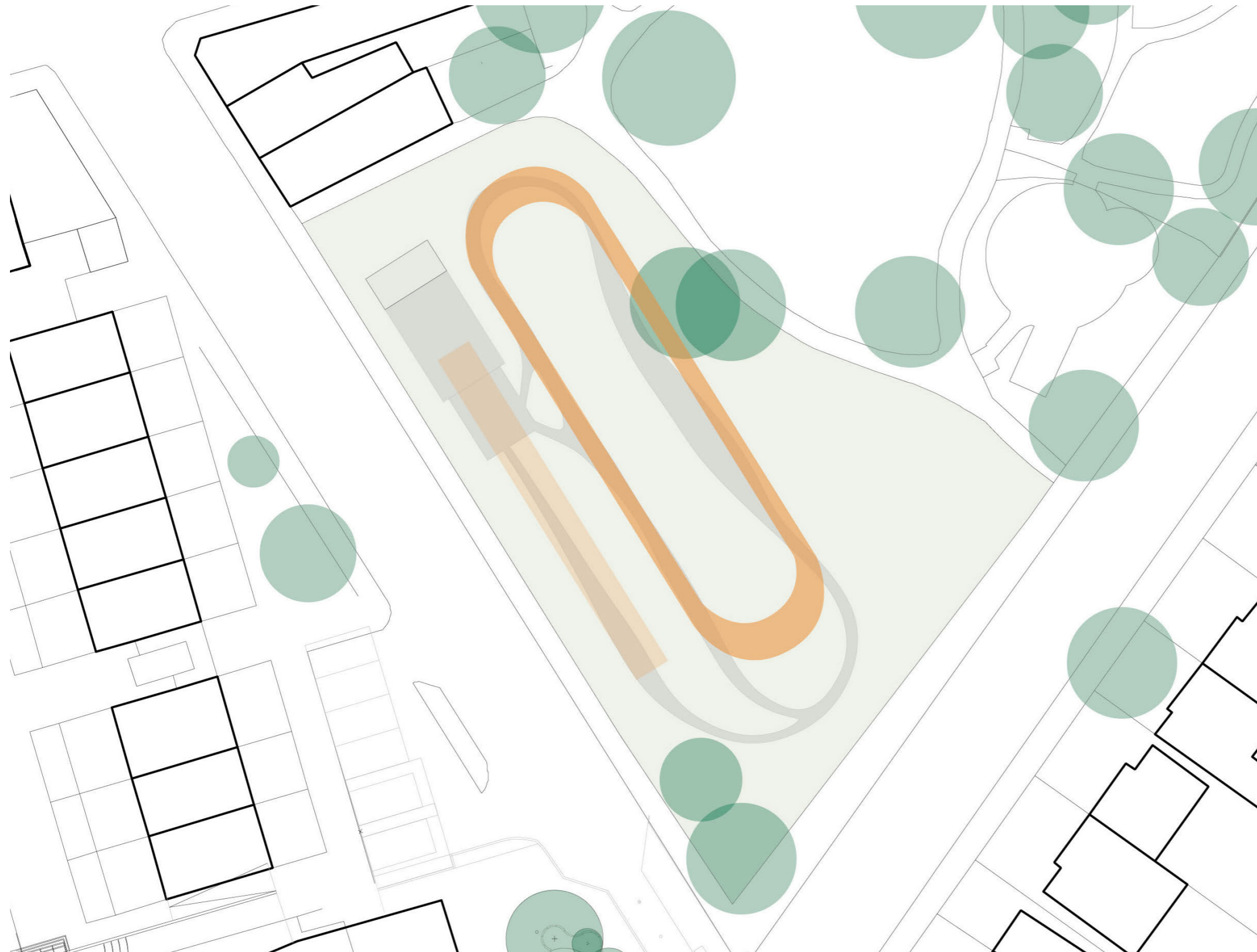
To be confirmed.



Proposed Layout

Park Team Comments

COMMENT 2.



Proposed Layout overlaid on Existing Site Plan



Park Team Comments

COMMENT 3.

Panel members questioned the need for two tracks. A well-designed pump track will accommodate use for a range of sports at different levels of difficulty. The reasons for configuring the entry-level track at the Naylor Rd boundary, as a straight route is not clear and panel members believe not workable.

The project brief is for a wheeled play facility which prioritises entry level level uses by children. Practicing sport at young age at entry level can be intimidating, therefore the proposal aims to create two separate spaces to practice to allow confidence building and reduce intimidation. Additionally, benches are located in-between the tracks generating a social space to watch and connect within different generation and users.

The panel recommends commissioning the service of specialist track designers to work up a bespoke proposal that takes account of the local context. This should involve making best use of the existing landform and topography.

Noted. The detail design will be supervised and coordinated with a specialist track designer.

The design team are asked to look again at the need for two tracks and if required locating the entry –level track as an inner circle to the main track.

Refer to previous response.

The design team should take account of P&L guidelines not to install new lighting in parks and that this facility will remain unlit.

Noted.

On- site storage facility is not recommended.

Noted.

Park Team Comments

COMMENT 4.

Recommendation: A BS5837 Tree Survey should be completed prior to any further design development. The design includes a proposal to plant new trees in close proximity to the track.

Tree survey has been commissioned and undertaken.

Recommendation: The design team should consider the long-term risk of root damage to tarmac surfacing and seek the council arboricultural team's advice on tree species and planting locations.

Noted. The design will consider tree pits and root barriers extent.

Recommendation: Liaise with Borough Ecologist on soft landscaping and planting scheme.

Ecology consultant has been commissioned and preliminary ecology assessment undertaken.

Park Team Comments

COMMENT 5.

The panel support proposal for internal fencing segregating the track from the rest of the park to be retained with the introduction of a new entrance from the park side.

Park Team Comments

COMMENT 5.

Studio ONB's responses through diagrams:

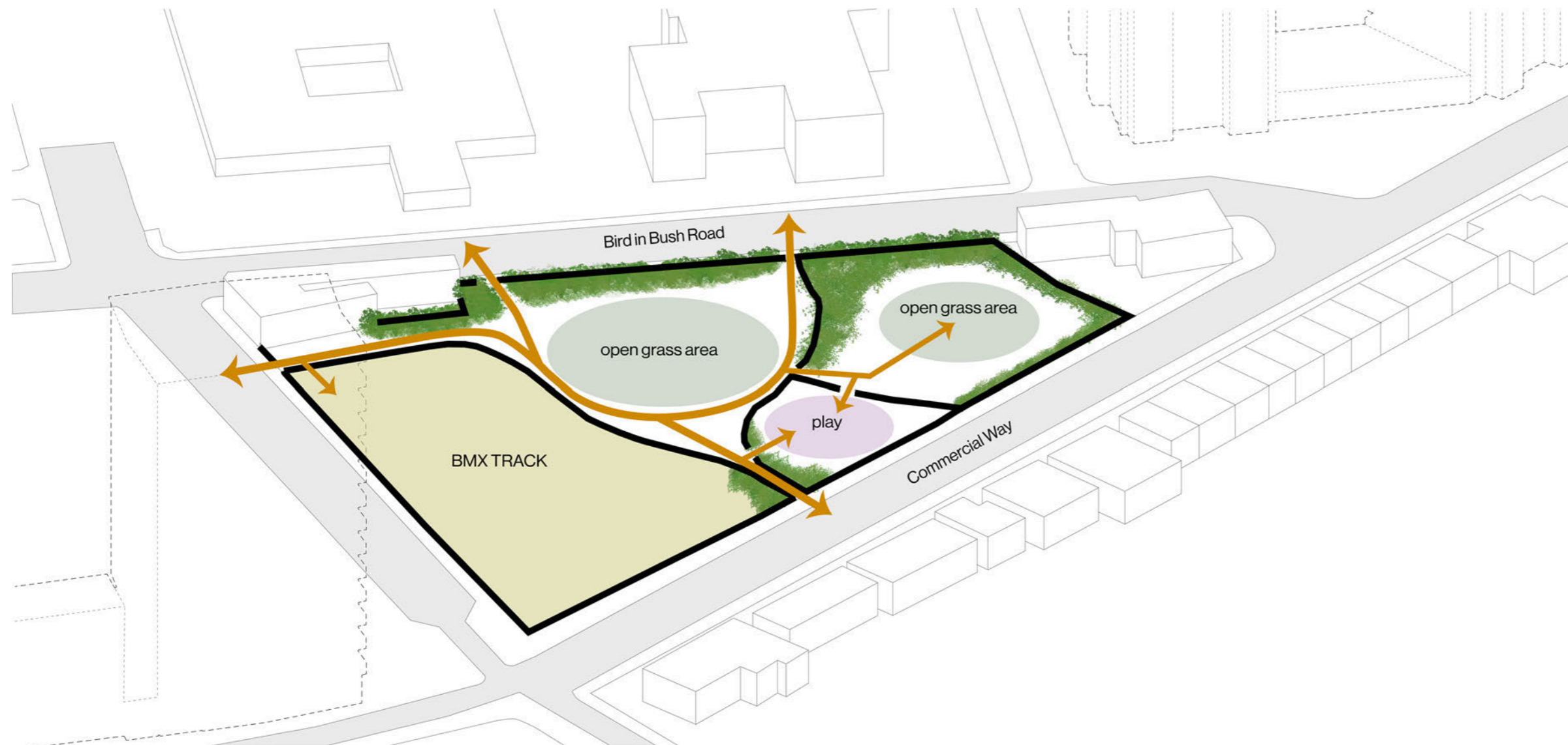
SINC citations 2017:

Site Description:

A small park, which is less intensively managed than most. It has long grass and plenty of trees and shrubs. An ecology area in the north-east corner consists of native shrubs and trees including hawthorn, elder, field maple, dog rose and wild privet. A BMX track supports short ruderal species such as Canadian fleabane. Bare south facing banks provide potential nesting opportunities for solitary bees and other invertebrates. Speckled wood butterfly and several birds including robin and goldfinch have been recorded. The park had new community beds installed in 2005.

Threats and Opportunities

Sow a wild-flower ephemeral/annual seed mix around BMX track to provide an additional nectar source for invertebrates.

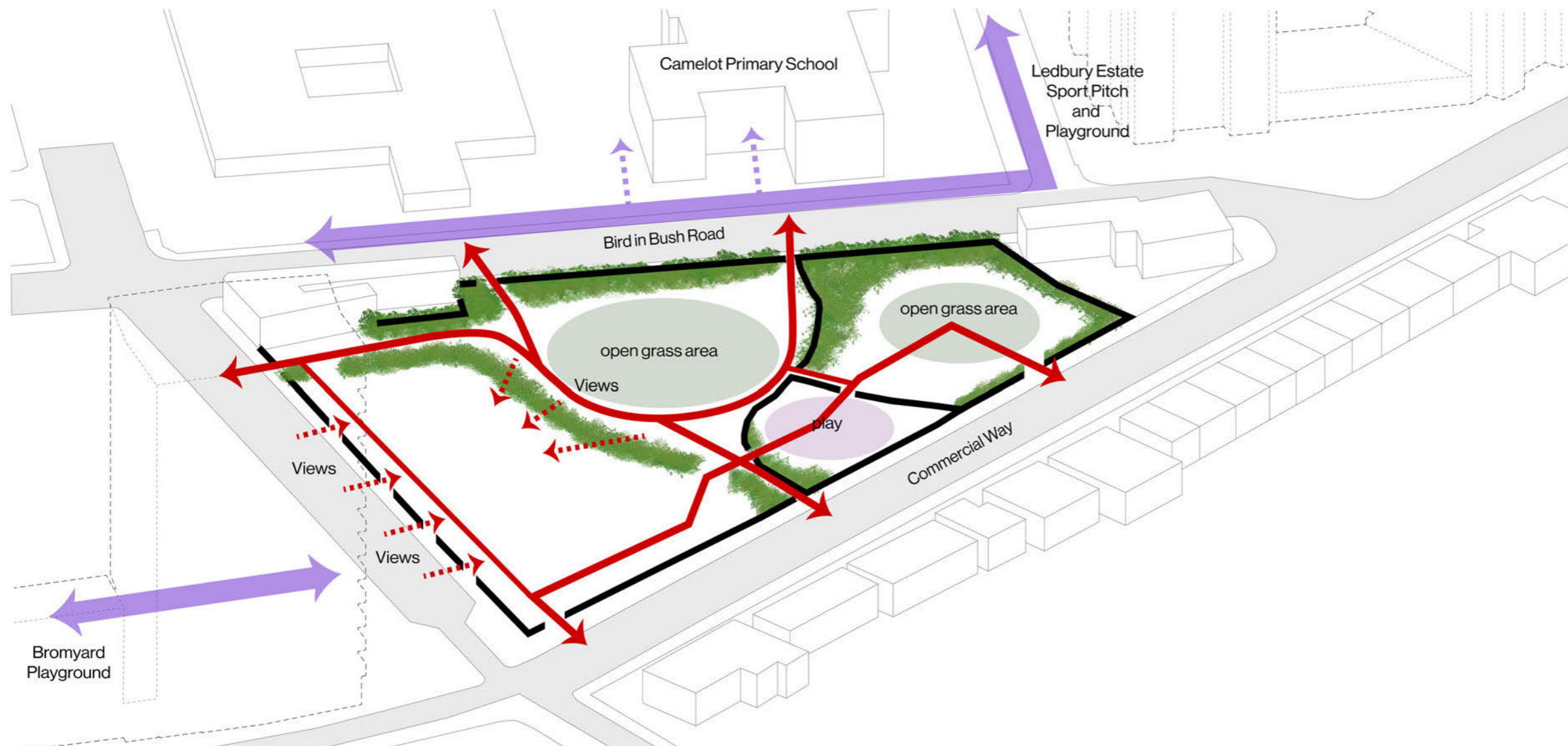


Existing site conditions

Park Team Comments

COMMENT 5.

Studio ONB's responses through diagrams:



Proposed enhanced movements and connections

Park Team Comments

COMMENT 5.

Studio ONB's responses through diagrams:

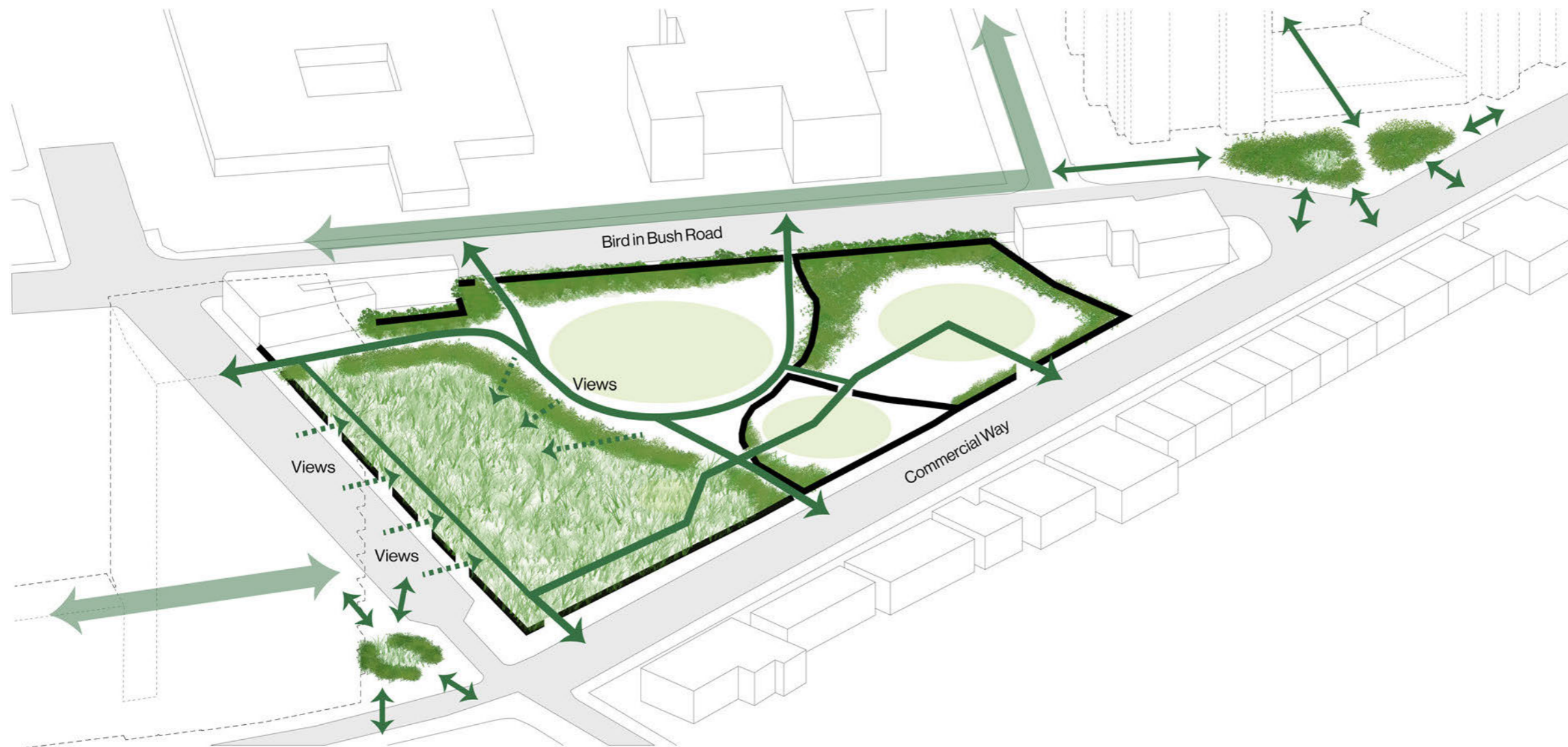


Proposed Spaces

Park Team Comments

COMMENT 5.

Studio ONB's responses through diagrams:



Proposed Ecological Connections

Park Team Comments

COMMENT 6.

Currently the grounds maintenance contract at Bird in Bush includes daily grass cutting, litter picking, weekly playground inspections and seasonal planting / pruning.

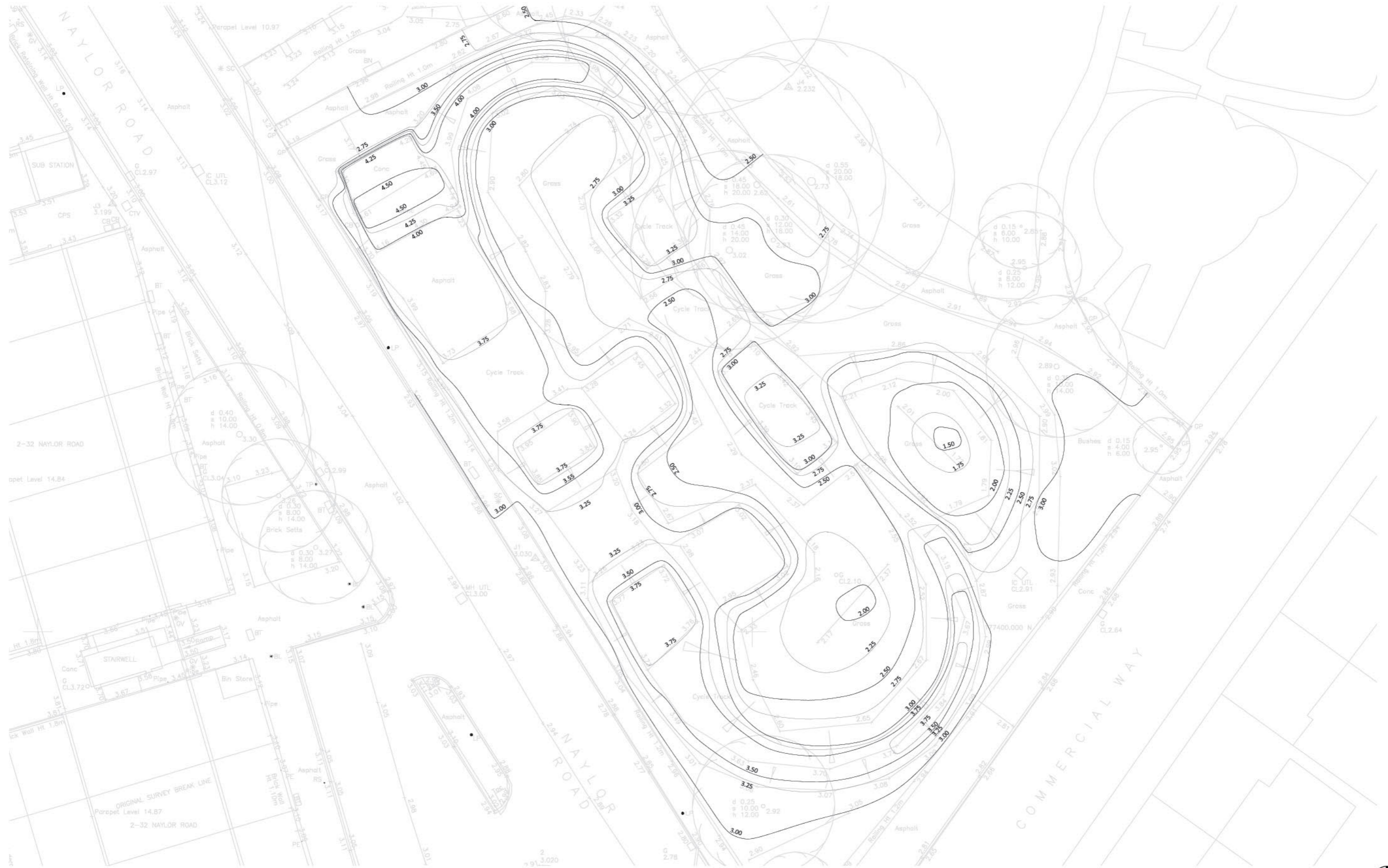
The new pump track will require additional budget for sweeping inspection, upkeep and maintenance
Recommendation: P&L will seek 10-year contribution towards maintenance of the track.

The panel will requires details of materials proposed when this becomes available.

To be discussed.

Our draft planning information will include further information on material and planting palettes for review.

Design Proposal



Existing Topographical Plan



Design Proposal



1. Potential for new openings between the BMX area and Naylor Road
2. Existing entrance to wheeled play space - proposed viewpoint created on existing concrete structure
3. Proposed new entrance to wheeled play space
4. Proposed linear pumping track
5. Proposed social space
6. Proposed looping pumping track
7. Proposed enhanced SuDS
8. Proposed climbing feature and viewing point
9. Proposed new access from Bird-in-Bush park in connection to existing playground

Axonometric View of Bird-in-Bush proposal and its immediate context

Draft Programme

Week 1

26.09.22 - 30.09.22 - Design development and coordination (lighting, civil, Make Space for Girls, Secure by Design)

Week 2

3.10.22 - 7.10.22 - Design review and drawing production (plans and sections illustrating proposed layout, indicative levels, materiality and planting)

Week 3

10.10.22 - 14.10.22 - Drafting D&A Statement including: Access statement, Conservation Area & SINC Statement, Urban Greening Factor and approach to Flood Risk

14.10.22 – Draft submission of Planning Application Information issued to Southwark for comment, including the Parks Team for their review and comments.

Consultation Feedback - Old Kent Road Sport Pitch

Ledbury Summary BMX & MUGA Consultation Feedback (September 2022)

Feedback : Existing football pitch



Fences high so when you kick the ball it stays in the pitch

"Does the pitch feel welcoming and fun?"
"What parts of the current sports pitch do you dis/like?"

* thoughts and ideas below *

Coloured surface (any colour) and rings as patterns dotted across

Allow parkour / gymnastics / outdoor gym

Lights for the night time but switched off sometimes (10pm)

Brighter coloured court, no pebble rubber surfaces and shade, water, seating

Two ping pong tables

A resting area for people that get tired easily

Astroturf

Wheelchair basketball and football pitch

Separate football and basketball pitch, maybe a climbing fence for parkour next to the pitch

Pool table / outdoor gym

Consultation Feedback - Old Kent Road Sport Pitch

Ledbury Summary BMX & MUGA Consultation Feedback (September 2022)

Ideas for new football pitch

"If the pitch could be any colour, which would you choose?"



* thoughts and ideas below *

Darker green

Purple

Red

Blue

Name suggestions

King Arthur	
Fast Forward	Wheeled play
Skating Tricks	Wheeled play
Rainbow Rollers	Wheeled play
Ultraviolet	
Rainbow Kicks	Wheeled play
Let's Kick	Wheeled play
Ledbury Stadium	
Ledbury Sports Centre	
Lady In The Lake	Unknown

Meeting Name:	Planning Committee (Major Applications) B
Date:	12 November 2024
Report title:	Development Management
Ward(s) or groups affected:	All
Classification:	Open
Reason for lateness (if applicable):	Not applicable
From:	Proper Constitutional Officer

RECOMMENDATIONS

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

BACKGROUND INFORMATION

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

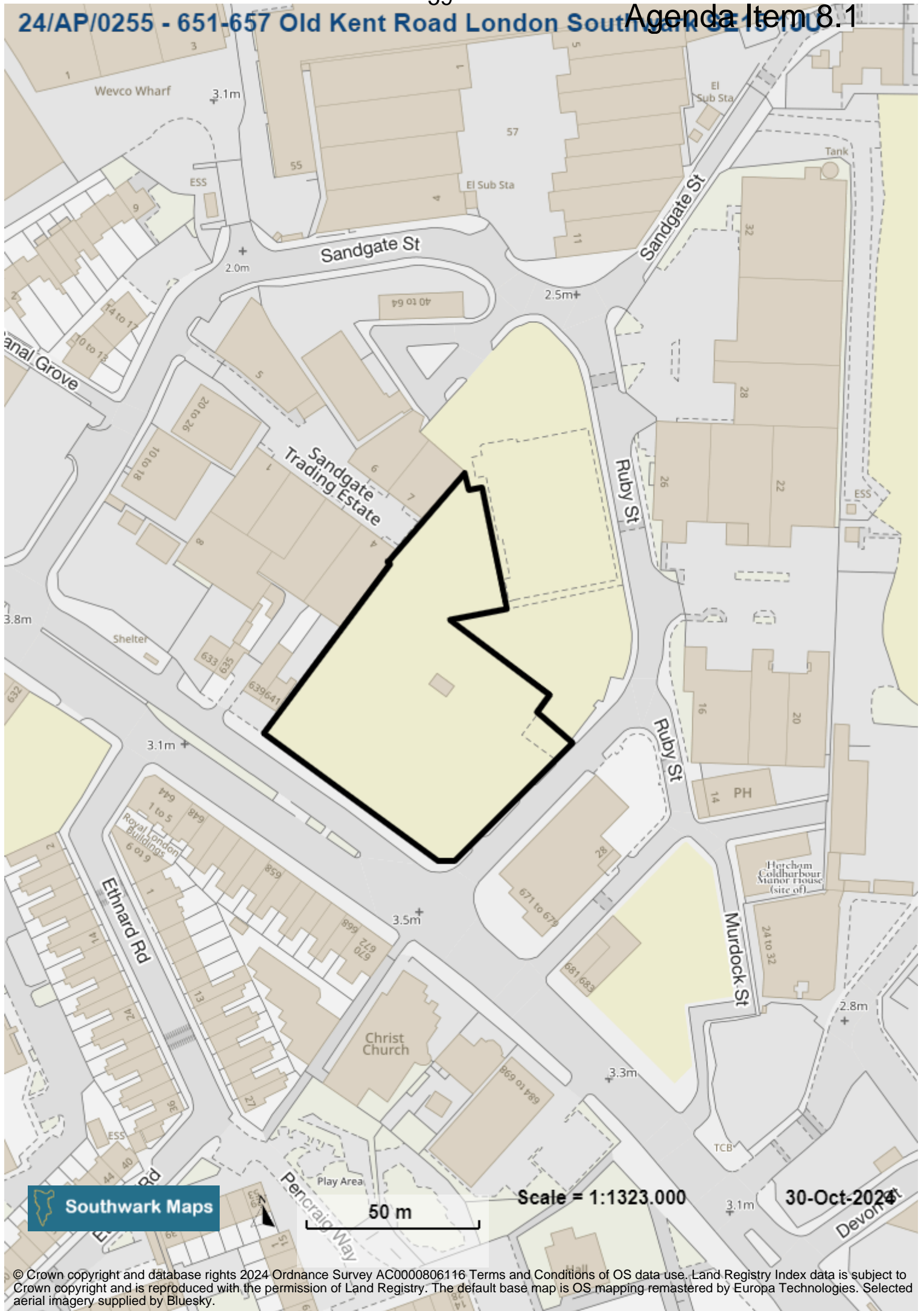
APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Alex Godinet, Lawyer, Finance and Governance Greg Weaver, Constitutional Officer	
Version	Final	
Dated	31 October 2024	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Assistant Chief Executive – Governance and Assurance	Yes	Yes
Director of Planning and Growth	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		31 October 2024

24/AP/0255 - 651-657 Old Kent Road London Southwark SE16 1UU



Southwark Maps

50 m

Scale = 1:1323,000

30-Oct-2024

Contents

EXECUTIVE SUMMARY	3
BACKGROUND INFORMATION	5
Site location and description	5
Proposed scheme with Ruby Triangle completed:.....	8
Details of proposal	8
KEY ISSUES FOR CONSIDERATION	15
Summary of main issues.....	15
Legal context	15
Planning policy.....	16
ASSESSMENT.....	16
Principle of the proposed development in terms of land use.....	16
Affordable workspace	18
Environmental impact assessment	20
Design.....	30
Noise and vibration	44
Energy and sustainability	49
Planning obligations (S.106 agreement).....	50
Mayoral and borough community infrastructure levy (CIL).....	52
Community involvement and engagement.....	52
Development Consultation Charter	52
Consultation responses from members of the public and local groups	52
Community impact and equalities assessment	56
Human rights implications.....	57
Positive and proactive statement	57
Positive and proactive engagement: summary table.....	57
CONCLUSION	58
BACKGROUND DOCUMENTS.....	59
APPENDICES	59
AUDIT TRAIL	60

Meeting Name:	Planning Committee (Major Applications) B	
Date:	12 November 2024	
Report title:	<p>Development Management planning application: Application 24/AP/0255 for: Full Planning Application</p> <p>Address: 651-657 Old Kent Road, London, Southwark, SE15 1JU</p> <p>Proposal: Variation of Condition 1 'Approved Plans', Condition 2 'Time and quantum of uses' and Condition 26 'Green, Brown and Blue Roofs' attached to planning permission 19/AP/1710, for: "Demolition of existing buildings on the site and the comprehensive mixed-use redevelopment of the site comprising of two buildings for residential (Use Class C3), flexible retail and commercial floorspace at ground floor and use class C1 at mezzanine level, new public park, private and communal amenity space, associated car and cycle parking, access and servicing arrangements, plant and other associated works". The amendments include the following: - Increase of 30 residential units, bringing the overall total to 292 homes; - Proposed extension to the west building by five floors to accommodate for the additional residential units; - Conversion of the Mezzanine to provide 12 new C1 Hotel Use studio apartments; - The addition of retail / commercial space to the Old Kent Road active frontages; - The increase of affordable housing from 39.8% to 40.04%; and - Changes to the internal layout, including the incorporation of two stairs to both building cores, to ensure compliance with fire safety regulations.</p>	
Ward(s) or groups affected:	Old Kent Road	
Classification:	Open	
Reason for lateness (if applicable):	Not Applicable	
From:	Director of Planning and Growth	
Application Start Date:	30.05.24	Application Expiry Date: 29.08.24
Earliest Decision Date:		

RECOMMENDATIONS

1. That planning permission be granted subject to conditions and the applicant entering into an appropriate legal agreement.
2. That in the event that the requirements of paragraph 1 above are not met by 12 May 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 258.

EXECUTIVE SUMMARY

3. On November 2021 full planning permission (ref. 19/AP/1710) granted at the Site. This followed a resolution to grant at Planning Committee on 1 June 2020. The description of development for the extant planning permission is:

"Demolition of existing buildings on the site and the comprehensive mixed-use redevelopment of the site comprising of two buildings for residential (Use Class C3), flexible retail and commercial floorspace at ground floor and use class C1 at mezzanine level, new public park, private and communal amenity space, associated car and cycle parking, access and servicing arrangements, plant and other associated works".

A legal agreement was signed and the decision issued on the 4 November 2021.

4. The Officer recommendation for approval strongly supported the principle of redevelopment of this Site and stated it would deliver a high-quality mixed-use development incorporating retail and employment floorspace, together with affordable workspace. It would also provide high quality dwellings with a policy complaint level of affordable housing.
5. It was recognised that there would be some detrimental impact upon the daylight, sunlight and aspect enjoyed by some of the residential occupiers of surrounding buildings. On balance, while recognising the impacts, it was concluded that the merits of the scheme, and the context within which it would not justify the refusal of planning permission.
6. It was therefore considered that the proposal would accord with sustainable principles and would make efficient use of a prominent vacant brownfield site to deliver a high-quality development that is in accordance with the council's aspirations for the area. The extant planning permission has been implemented on site and many of the conditions have been discharged. Construction of the site was paused in January 2024. The applicant seeks to ensure the site is able to be delivered and completed, however it is considered necessary to increase the quantum by 30 units, introduce minimal hotel accommodation and make internal alterations to accommodate current fire safety regulations.
7. As explained within this report, the proposal would continue to make efficient use of the land to deliver a high quality and sustainable development that accords with the council's aspirations for the area. The proposed amendments will also continue provide economic benefits through the provision of employment floorspace, retail and additional hotel/visitor accommodation.

8. Residential:

Homes	Private Homes	Aff. SR Homes	Aff. Int Homes	Homes Total (% of total)
Studio	1	0	0	1 (0.3%)
1-bed	46	12	30	88 (30.3%)
2-bed	131	30	20	181 (62%)
3-bed	0	16	0	16 (5.4 %)
4-bed	0	6	0	6 (2%)
Total and % of total	178 (60.95%) 59.96% by HR	64 (21.91%) 26.03% by HR	50 (17.1%) 14.01% by HR	292 (100%)

9. Non-residential uses:

Use Class	Consented parent scheme sq. m	Proposed sq.m	Change +/-
Retail/commercial	1144	1223	+79
Industrial	894	111	-783
Affordable industrial	101	101	0
Hotel	0	770	+770

10. Greening and Sustainable Transport Infrastructure:

	Consented Parent Scheme	Proposed	Change +/-
Urban greening factor	0	0.37	-
Electric Vehicle Charging Points	2	2	0
Cycle parking spaces	262	318	+56

BACKGROUND INFORMATION

Site location and description

11. The site comprises an area of 0.47 hectares (ha) and is irregular in shape. The site is bound to the north and west by the Ruby Triangle development site (explained further below), to the southeast by Hyndman Street and to the south by the Old Kent Road. The latter forms part of the Transport for London Road Network (TLRN) whilst Hyndman Street is borough highway. Access to the site is provided via Hyndman Street.

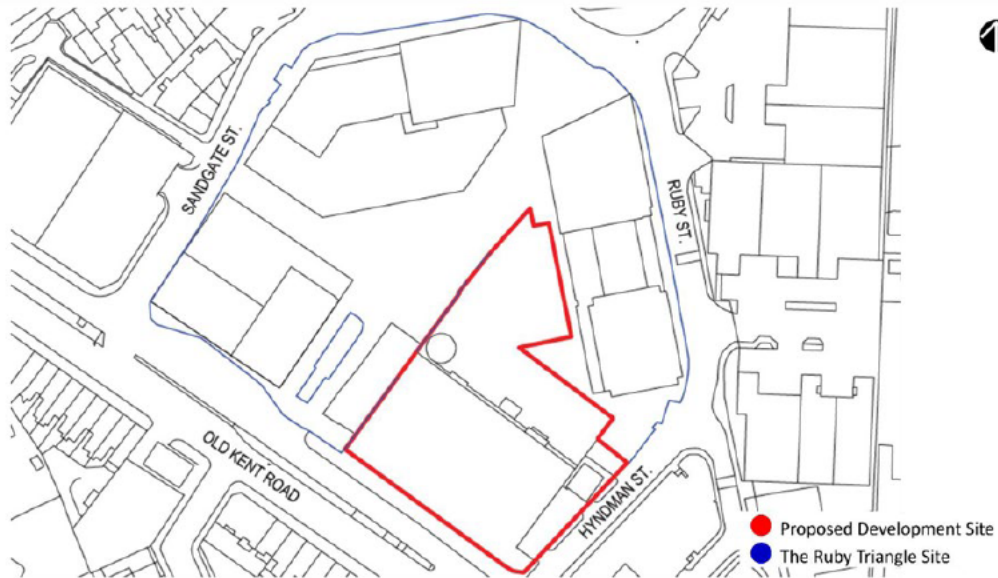


The site lies within the following adopted Southwark Plan designations:

- Old Kent Road Opportunity Area (OKROA)
- Old Kent Road Action Area (Core Area);
- Bermondsey Lake and Old Kent Road Archaeological Priority Zones;
- Air Quality Management Area
- Part of allocation NSP68 Sandgate Street and Verney Road

Image: Existing site layout plan

12.



13. Existing building photo (prior to demolition and the granted of parent application 19/AP/1710)



14. The site had previously comprised a retail warehouse with associated car parking. At the time the parent consent was granted the retail uses of the Carpetright and Office Outlet had ceased operating and the building was vacant. These buildings have now been demolished and development has commenced on the parent consent. A breakdown of the previous lawful uses on the site, is provided in the table below:

Tenant (or most recent tenant)	Gross Internal Area (GIA) Sqm	Predominant Use Class
Carpetright and Office Outlet	2,179	A1
Van Sales Garage and Car Wash	64sqm	Sui generis

15. The site falls within a mixed commercial, retail and industrial area. Existing residential space is generally located on the upper floors above retail units on the Old Kent Road.
16. To the south-east of the site facing Hyndman Street is a newly completed student housing scheme.
17. There are a number of major retail stores to the northwest of the site along the Old Kent Road including Curry's PC World, Selco Buildings Warehouse, Asda, MacDonald's, Halfords and B&Q.
18. The site falls within a mixed commercial, retail and industrial area. Existing residential pace is generally located on the upper floors above retail units on Old Kent Road.
19. Immediately adjoining the site to the west are Victorian and Edwardian buildings at Nos. 639-641 Old Kent Road which are considered to be of townscape merit.
20. Opposite the site to the south are generally three to four storey buildings with High Street commercial uses at ground floors on Old Kent Road. Christ Church Peckham, Nos. 676-680 Old Kent Road are also opposite the site to the south-east.
21. It is important to note that the site sits adjacent to what is known as the Ruby Triangle development site, which Planning Committee resolved to grant permission in October 2018 for 1,152 residential units over seven new buildings, ranging in height from 17 to 48 storeys (ref 18/AP/0897). The associated Section 106 agreement (s106) was completed on 6th June 2019. The site is known as Ruby Triangle site, land bounded by Old Kent Road, Ruby Street and Sandgate Street. The permitted scheme encompasses a site layout that allows for future development of the neighbouring site (the application site that is considered under this application), in line with the indicative masterplan in the draft Old Kent Road Area Action Plan (OKR AAP). The shape of the site is such that it fits and 'completes' the Ruby Triangle development site. This allows for comprehensive planning across a wide area to the benefit of the local community and future residents.
22. The site is not within a conservation area and the existing buildings are not listed. The closest conservation area is the Caroline Gardens Conservation Area located 330m to the southeast of the site. The south side of the Old Kent Road has a much more established frontage which features notable buildings including Christ Church, the former Livesey Museum and the Royal London buildings.
23. The site has an official PTAL rating of 4 (medium accessibility) and is also within Flood Zone 3.

24. Proposed scheme with Ruby Triangle completed:



Details of proposal

25. This application seeks the following changes to amend the parent consent as follows:
1. Proposed extension to the west building by five floors to accommodate 30 additional residential units bringing the total number of units to 292 homes;
 2. Conversion of the Mezzanine to provide 16 new C1 Hotel Use studio apartments;
 3. The addition of retail/ commercial space to the Old Kent Road active frontages;
 4. An increase in affordable housing from 39.8% to 40.04%; and
 5. Changes to the internal layout, including the incorporation of two stairs to both building cores, to ensure compliance with fire safety regulations.

26. Proposed block plan



27. Area Schedule of consented parent scheme:

Area Schedule

Consented Scheme November 2021

Ground Floor GIA

Retail / Commercial	908 sqm
B1(c) Industrial	177 sqm
B1(c) Industrial refuse store	11sqm
B1(c) Affordable Industrial	101 sqm

Mezzanine Level GIA

Retail / Commercial	236 sqm
B1(c) Industrial	717 sqm

Total Non-Residential	2,150 sqm
------------------------------	------------------

28. Area schedule of proposed amended scheme:

Ground Floor GIA	
Retail / Commercial	987 sqm*
B1(c) Industrial	111 sqm**
Commercial Refuse Store	21 sqm
B1(c) Affordable Industrial	101 sqm
C1 Hotel	13 sqm
Mezzanine Level GIA	
Retail / Commercial	236 sqm
C1 Hotel	757 sqm
Total Non-Residential	2,226 sqm

29. In detail the following is proposed:

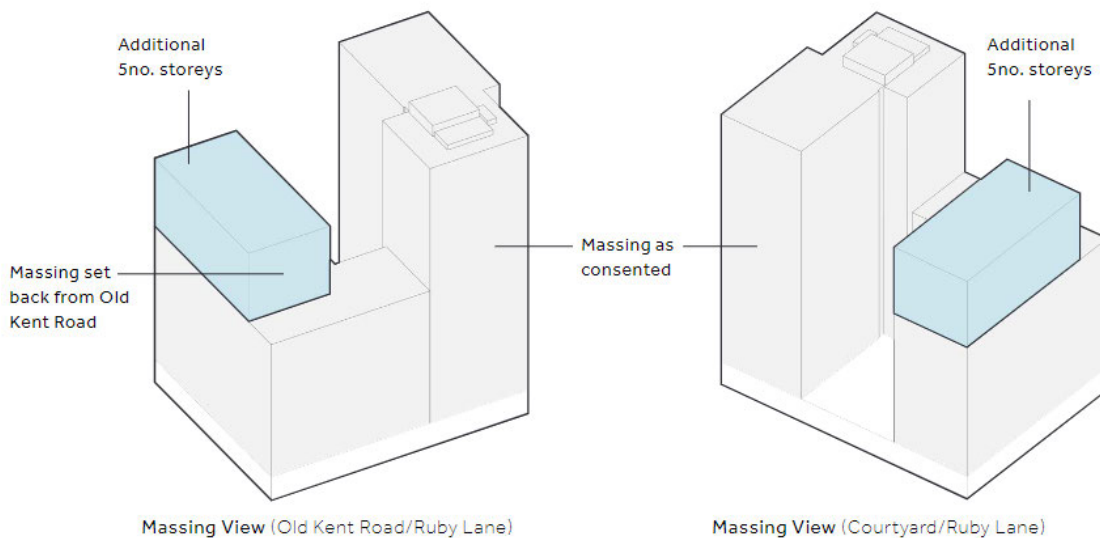
A five storey extension to the western block to accommodate 30 additional residential units on levels ten to fourteen (10, 11, 12, 13, 14). The 6 units will be provided per floor comprising: 1 x one bedroom 2 persons unit, 3 x two bedroom 3 persons unit and 2 x two bedroom 4 persons unit per floor. Each residential unit would be self-contained and would have access to private amenity space in the form of a balcony. The total residential units on the development would total 292 units.

5 storey extension:



**Extension shown in blue*

Massing of proposed 5 storey extension:



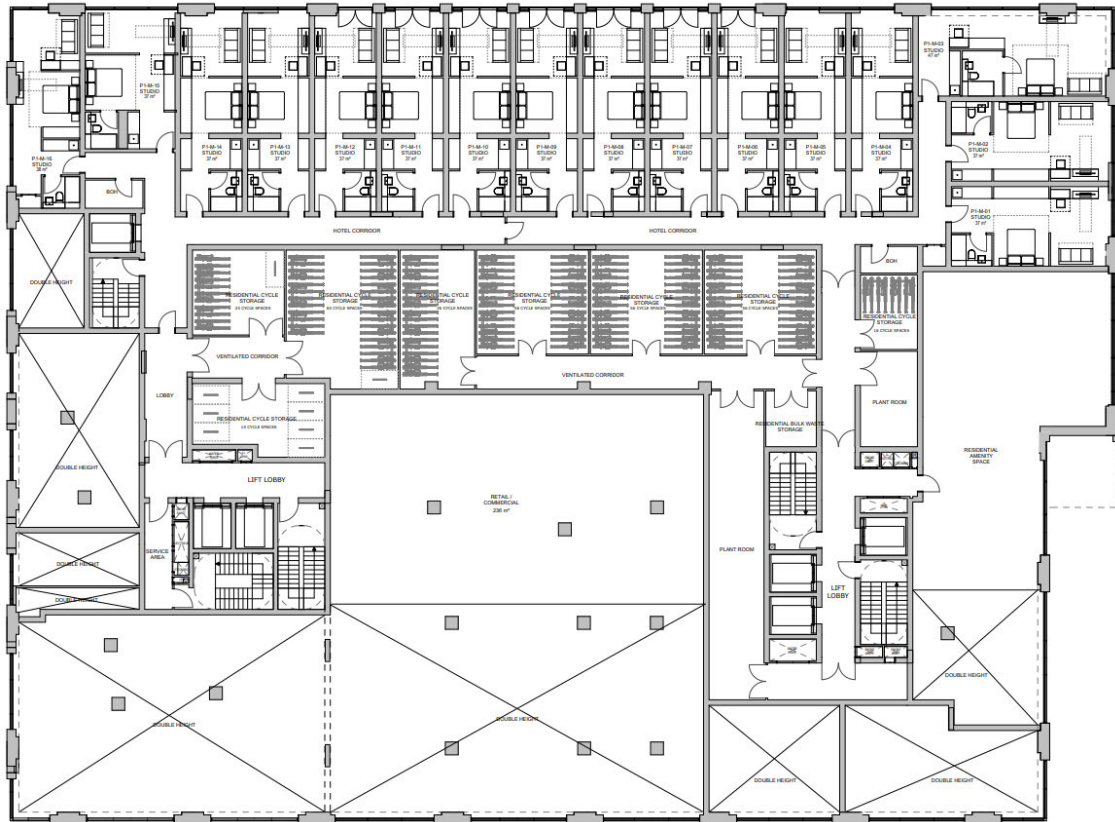
**Extension shown in blue*

Proposed floor area on floors 10-14



**proposed floor area shown in blue*

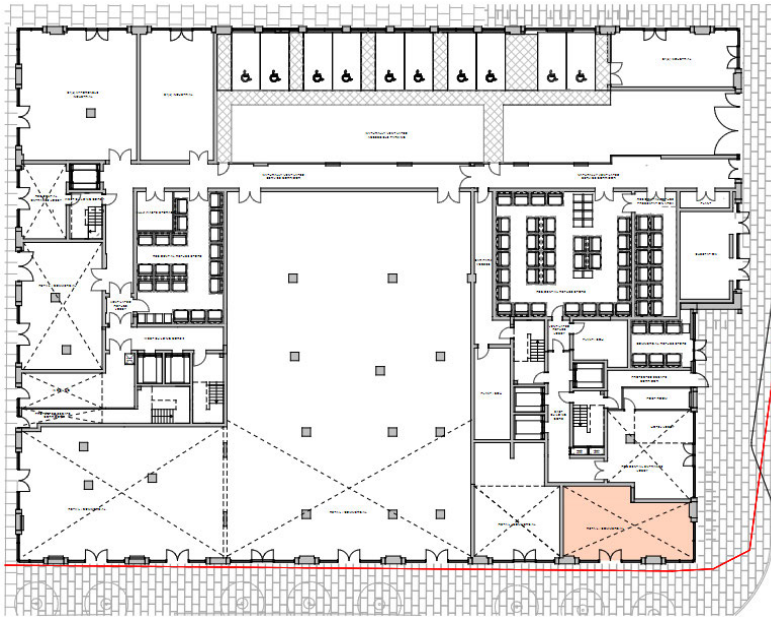
30. Conversion of Industrial Space at Mezzanine Level to Use Class C1 Hotel. This would consist of 16 hotel rooms. Each room would have a bedroom, living area and kitchenette and would be accessed via a new hotel lobby on the ground floor.
31. Proposed mezzanine floor plan:



The addition of retail/ commercial space on the Hyndman Street/Old Kent Road corner active frontage through the introduction of an additional 56sqm retail.

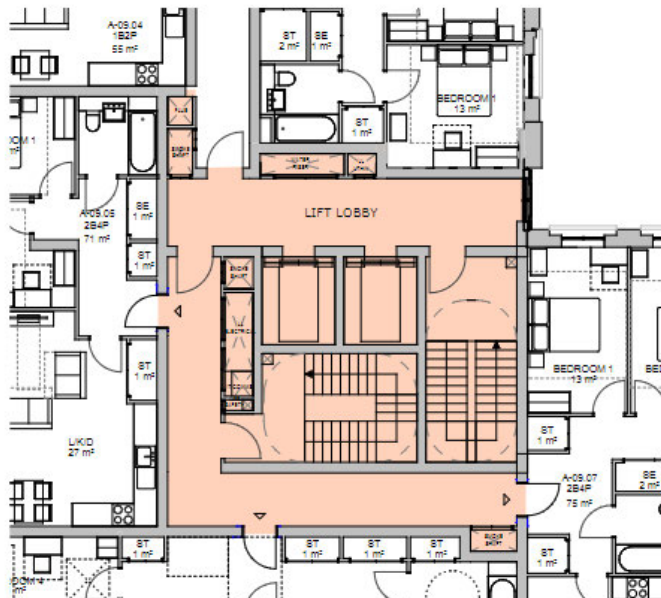
33. An increase in affordable housing from 39.8% to 40.04% by habitable room. This is discussed further in the housing mix section of this report. As a consequence the affordable housing tenure has changed to provide 26.03% social rented units and 14.01% intermediate units.

34. Proposed new retail ground floor :



35. Internal changes are also proposed to accommodate the two additional stairs to both building cores necessary to meet current fire safety regulations. The larger cores to accommodate the new staircases result in a loss of 1140m². This has also resulted in the reduction of light industrial space at ground floor level.

36. Proposed amended core



37. As a result of the lift overruns at roof level and an increase in height of the western block, the green roofs of the building would alter their position and layout which were previously subject to condition 26 on the parent consent.

38. Other alterations on ground floor level include the following:
-Reduction in residents entrance foyer

- Provision of hotel lobby
 - new entrance lobby for market units
 - Increase in the refuse storage areas
 - Bin presentation area enlarged
 - Inclusion of 2 additional Blue Badge Parking bays
39. The non-residential uses would continue to be located on the ground and mezzanine/first floor levels.
 40. The ground floor would also provide the following:
 - Residential entrances
 - Refuse store
 - Substation; and
 - 10 No. wheelchair parking spaces (previously 8 were consented in the parent scheme)
 41. The parent consented scheme comprised a building of 11 storeys (or 9 plus ground and mezzanine) in height fronting the Old Kent Road and extending to 20 storeys on the corner of Old Kent Road and Hyndman Street. The building covers the whole of the existing Carpetright building footprint at ground level. From the first floor upwards, the building is arranged in a 'U' shape layout to allow for the communal amenity space on the podium level. The proposed amended scheme seeks to increase the 11 storey element by 5 floors of residential accommodation with a set back of 11m from the Old Kent Road elevation.
 42. It seeks to maintain the height datum along the Old Kent Road established by Block A of the adjoining Ruby Triangle proposals and steps down from Block C of the adjoining Ruby Triangle development which extends to 39 storeys in height.
 43. As consented, private amenity space is provided in the form of balconies. Dedicated play space is provided on the podium level, above the first floor and is accessible to all tenures on this level.
 44. As per the parent consent, on the ground floor, first phase of the Ruby Triangle Park would be accessible to all residents and the public. It is connected to the surrounding streets by open and legible green links. There would be pedestrianised links connecting the Ruby Triangle Park to the Old Kent Road which have an 'Urban Lane' character.
 45. The proposed development would be car free, with the exception of 10 car parking spaces for disabled residents. All long-stay cycle parking provision will be located at mezzanine level. Some Sheffield stands will also be provided such that at least 5% of all spaces are accessible. Residential long-stay provision and commercial long-stay 23 provision will be housed in separate rooms. Short stay cycle parking will all be provided in the form of Sheffield stands located within the public realm adjacent to the greenspace to the rear of the site.
 46. Pre-app discussions were held concerning the proposed changes within this s.73 application in December 2023.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

47. The ability to seek minor material amendments to extant planning permissions is set out within S.73 of the Town and Country Planning Act 1990. Unlike an application for 'non-material changes' (S.96a applications) an application under S.73 results in a new permission being issued, although the time given to implement the permission remains unchanged, and is not extended as a result of any S.73 permission. Whilst a planning authority should take into consideration all relevant matters, including current policies at the point it determines a S.73 application, it must also take into account the scope of the changes being requested, and the status of the permission, in terms of how far construction has progressed.
48. The planning issues relevant to the overall development were set out in full in the Case Officers report on application 19/AP/1710. This is known though the report at the 'Consented/ Parent Scheme'. The amended proposal is as a result of a combination of factors including, the introduction of the new fire regulations, a poor marketing response to the light industrial units, and the need to enable deliverability of the site. Many of the pre-commencement conditions have been approved.
49. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
 - Residential
 - Commercial
 - Hotel
 - Housing mix, density and quality
 - Affordable housing
 - Design, including layout, building heights, landscaping and ecology;
 - Heritage considerations
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight
 - Transport and highways, including servicing, car parking and cycle parking
 - Energy and sustainability, including carbon emission reduction
 - Planning obligations (S.106 undertaking or agreement)
 - Mayoral and borough community infrastructure levy (CIL)
 - Consultation responses and community engagement
 - Community impact, equalities assessment and human rights
50. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

51. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the

development plan comprises the London Plan 2021 and the Southwark Plan 2022.

52. 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.
53. 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

54. 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 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Principle of the proposed development in terms of land use

Relevant policy designations

55. Since the parent application (ref: 19/AP/1710) was granted permission on 4th November 2021, the new Southwark Plan was adopted in February 2022. While not yet adopted at the time, the parent application was assessed against an emerging version of the new Southwark Plan (as well as the Southwark Plan 2007 and Core Strategy 2011). Of note, at the time the parent consent was determined, part of the site was located in a Strategic Industrial Location in the London Plan (2016) and the Southwark Core Strategy's (2011) Preferred Industrial Location, which considered the site to be of industrial site of strategic importance- this is no longer the case.
56. The site is allocated in the Southwark Plan within part of NSP68: Sandgate Street and Verney Road. The allocation seeks the provision of a comprehensive mixed-use redevelopment which could include taller buildings. The wider site is 127,600m² with a capacity for 5,300 homes. Development should reinforce the high street and provide a new part of the town centre. The proposed development provides a high density residential-led development with a mix of uses including retail, employment and hotel use, contributing to meeting the aims of the wider allocation. Moreover, it completes the Ruby Triangle development.

Old Kent Road Opportunity Area

57. The site is located within the Old Kent Road Opportunity Area (OA). The draft Old Kent Road Area Action Plan identifies the area as having the capacity to deliver 20,000 additional homes and 10,000 new jobs. Significant improvements to the public transport and active travel environment within the OA are required to support this development.
58. The original application and associated quantum of residential units are within the Phase 1 cap. The revised scheme would increase the number of homes approved at Phase 1 from 9498 to 9528. This is a marginal increase over the agreed limit. Furthermore, it is anticipated that following planning committee's resolution to grant planning permission for the logistics hub at 2-12 Verney Road on the 8 October 2024, the housing previously granted planning permission on that Phase 1 site will not be built. This will effect delivery space capacity into Phase 1 for an additional 338 homes, the 30 homes in this scheme will be accommodated in this capacity.
59. Overall, it is considered that the uplift of 30 units within the proposed amendment would support and be in keeping with the aims and aspirations of the Draft Old Kent Road Opportunity Area Framework

Old Kent Road Area Action Plan (OKR AAP)

60. Southwark Council are currently in the process of preparing the Old Kent Road Area Action Plan (OKR AAP). The Site falls within the Old Kent Road Opportunity Area 'Core Area', and forms part of Sub Area 3 (Sandgate Street, Verney Road and Old Kent Road), specifically site allocation OKR13 within the OKR AAP. OKR13 promotes the residential-led redevelopment of the area alongside new homes, retail, employment, education and sports accommodation as well as new pocket parks.
61. The proposed amendment to the consented parent scheme therefore supports the aims of the OKR AAP.

Delivery of Housing

62. The consented scheme included 262 residential units (908 habitable rooms) with 39.8% affordable housing by habitable rooms.
63. The revised scheme would provide 292 residential units (999 habitable rooms) with 40.05% affordable housing by habitable rooms.
64. The scheme has been amended to accommodate two stair cores and affordable housing more likely to be required by a Registered Provider (RP) Given the need for affordable housing and homes more generally, the changes are strongly supported and will contribute to meeting the boroughs housing targets.
65. The development within the Old Kent Road is being phased based on the delivery of the Bakerloo Line Extension (BLE) –the first 9,500 homes included in Phase 1 can be delivered prior to the letting of the construction contract for

the Bakerloo provided enhancements are made to the existing public transport network and infrastructure and similarly improvements made to the active travel network and new routes provided. Then the remaining 10,500 would come forward following the letting of the BLE contract and would comprise Phase 2.

Non-Residential Floor Space

66. The proposed amendments will maintain a mix of uses at the site, continuing to prioritise residential development, together with light industrial space, affordable workspace, retail/commercial with the addition of a hotel space on the mezzanine. The total amount of non-residential floorspace is decreasing by 3sqm from 2,150sqm to 2,147 sqm.
67. Ground floor non-residential floorspace:

<i>Use</i>	<i>Approved</i>	<i>Proposed</i>	<i>Difference</i>
Retail/ Commercial	908sqm	987sqm	+79 sqm
B1 (c) Industrial	177sqm	111sqm	- 66 sqm
B1 (c) Industrial refuse store	11sqm	0sqm	-11sqm
B1 (c) Industrial Commercial Refuse Store	0sqm	21sqm	+21sqm
B1 (c) Affordable Industrial	101sqm	101sqm	0
C1 Hotel	0sqm	13sqm	+13sqm

68. Mezzanine non-residential floor space:

<i>Use</i>	<i>Approved</i>	<i>Proposed</i>	<i>Difference</i>
Retail/ Commercial	236sqm	236sqm	0 sqm
B1 (c) Industrial	717sqm	0sqm	- 717 sqm
C1 Hotel	0sqm	757sqm	+757sqm

69. The substitution of hotel space for light industrial in this designated town centre location is considered to be in keeping with both the Southwark Plan site allocation and the draft OKR AAP.

Affordable workspace

70. Southwark Plan Policy P31 identifies that developments proposing 500 sqm GIA or more employment floorspace must deliver at least 10% of the proposed gross employment floorspace as affordable workspace on site at discount market rents. If it is not feasible to provide affordable workspace on site, an in lieu payment will be required for off-site affordable workspace

71. Given the reduction in overall employment floorspace (717sqm at mezzanine level and 67sqm at ground floor level) is below 500m² in total, the proposed amended scheme would include 5% new affordable work space (rather than the 10% provision in the parent consented scheme). The applicant will in addition make a payment in lieu which will be covered in the legal agreement and forms part of the Heads of Terms.

Hotel Accommodation

72. Policy P41 of the Southwark Plan (Hotels and other visitor accommodation) states:
1. Development for hotels and forms of visitor accommodation must ensure the design, scale, function, parking and servicing arrangements respond positively to local character and protect the amenity of the local community and visitors to the hotel.
 2. A minimum of 10% of the total floorspace must be provided as ancillary facilities in hotel developments that incorporate a range of publicly accessible daytime uses and offer employment opportunities.
73. The applicant seeks to provide 16 hotel rooms in the form of studios/serviced apartments. The rooms would accommodate a bedroom area, a living area, kitchenette and bathroom. A Back of House area would also be provided as ancillary C1 space.
74. The applicant has submitted a Hotel Needs Assessment to support this element of the S.73 application which asserts that the demand for hotel accommodation at the Site will be generated by those wanting to stay in close proximity to central London at an affordable price.
75. A report undertaken by Knight Frank (2023) is cited which demonstrates that the UK Hotel sector has proven to be resilient to the changing nature of the economic climate. The report shows that London's occupancy levels have increased by 16% for the first time since the post-pandemic recovery began.
76. There has been interest from two hotel operators (Yotel and Easy Hotel) in this Site. Both operators focus on functionality rather than luxury. The applicant seeks to enter into detailed discussions with both of these operators and will agree terms with a preferred partner.
77. The site is within the Old Kent Road Opportunity Area and District Town Centre where hotel uses are encouraged to facilitate economic growth and the revival of the high street. The proposed 16 hotel units would make a modest, but valuable contribution in meeting this demand, providing economically priced units within a sustainable well-connected location.
78. The hotel floor area, accounts for a small proportion of the total floorspace within the development and does not compromise standalone hotel accommodation, therefore it is considered that part 2 of the policy does not directly apply. Nevertheless, a Back of House area (on the mezzanine) and lobby area (on Hyndman Street) is provided which would provide employment

opportunities, which will be secured by legal agreement. Given the small scale of the hotel development it is considered that other ancillary uses such as conference facilities, restaurants or supporting spaces are not considered appropriate or necessary.

79. Overall it is considered that the proposed hotel use meets the provisions of Policy P41 of the Southwark Plan and is acceptable.

Environmental impact assessment

80. It is noted that the approved Ruby Triangle development was considered to be an Environmental Impact Assessment (EIA) development and an Environmental Statement (ES) was submitted. The ES concluded that, in most cases, the approved development would provide beneficial impacts to residents, businesses and the general public.
81. Prior to the submission of the parent application, the applicant submitted a request for an EIA Screening opinion (ref 19/AP/1475) under Regulation 6(1) of the EIA Regulations. This was to ascertain whether the Local Planning Authority considered there would be significant environmental effects are likely to arise from the proposed development. Officers considered that the proposed development did not fall within the definition of Schedule 1 development.
82. The proposed development would be an 'Urban Development Project' and consequently it would constitute Schedule 2 development within the meaning of the EIA Regulations. It would also include more than 150 dwelling houses and therefore it was necessary to assess the potential impact of the proposal against Schedule 3 of regulations.
83. Based on the assessment, no significant likely effects were identified and accordingly it was concluded that the proposed development would not be likely to have significant effects upon the environment virtue of factors such as its nature, size or location. The matters to be considered can be adequately assessed through the submission of technical reports submitted with the parent planning application which was consented. The proposed development is therefore not considered to constitute EIA development and an ES was not submitted with the parent consented scheme.

Housing mix, density and residential quality

Housing mix

84. Southwark Plan Policy P2 requires major residential development to provide:
- A minimum of 60% of homes with two or more bedrooms;
 - A minimum of 20% of family homes with three or more bedrooms in the Central Activities Zone; and Area Action Cores;
 - Two-bedroom homes as a mix of two-bedroom 3 person and two-bedroom 4 person homes.

85. Proposed unit changes:

Unit Type	Number of Units Approved	Number of Units Proposed	Difference in Units
Studio	2 (1%)	1 (0%)	-1
1-bed unit	82 (31%)	88 (30%)	+ 6
2-bed unit	156 (60%)	181 (62%)	+25
3-bed unit	16 (6%)	16 (5%)	0
4-bed unit	6 (2%)	6 (2%)	0
Total	262 (100%)	292 (100%)	+30

86. The proposed number of studio units will remain under 5%; the proposal will also continue to provide more than 60% of two or more bedrooms (69%). It is noted that the proposed development will include 7% of three bedrooms or more which is below policy requirements. In regard to the affordable housing mix, 47% will be two-bedroom units and 25% will be three-bedroom units. This approach was accepted as part of the consideration of the consented parent scheme. It is therefore considered that the housing mix is acceptable.

87. Previously approved housing mix across tenures:

Table: Proposed Housing Mix Across Affordable Tenures (by unit)

Unit type	Social Rented units	Intermediate units	Total units	Percentage (%)
Studio	0	0	0	0
1 bed	12	5	17	18.5
2 bed	30	23	53	57.6
3 bed	16	0	16	17.4
4 bed	6	0	6	6.5
Total	64	28	92	100

88. Social Rented Affordable Housing Provision:

Proposed Affordable Housing (Social) Provision

Unit Type	Approved (Social)	Proposed (Social)	Difference
Studio	0	0	0
1-bed	12	12	0
2-bed	30	30	0
3-bed	16	16	0
4-bed	6	6	0
Total	64	64	0

89. As shown in the table above the social rented affordable housing provision remains the same in terms of unit size and quantum- a total of 64 units.

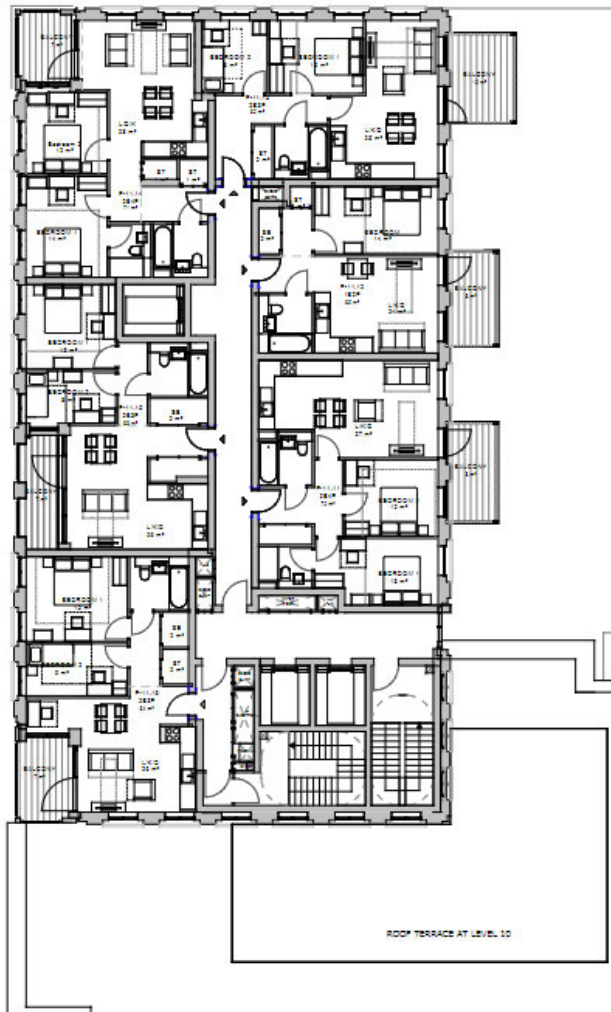
90. Intermediate Affordable Housing Provision:

Proposed Affordable Housing (Intermediate) Provision

Unit Type	Approved (Intermediate)	Proposed (Intermediate)	Difference
Studio	0	0	0
1-bed	5	30	25
2-bed	23	20	-3
3-bed	0	0	0
4-bed	0	0	0
Total	28	50	22

91. The Intermediate affordable housing provision has increased by 22 units and there are an additional 25 one-bedroom units.

92. Proposed amended scheme levels 11-13



93. The proposed housing mix will contribute to the development of a mixed, balanced and sustainable community in this area and would not depart significantly from the consented parent scheme.

Density

94. The proposed development is within the Core Area of the Draft Old Kent Road Area Action Plan where high density redevelopment is supported.
95. As per the consented parent scheme, the proposed amended scheme would continue to deliver the aspirations of the Southwark Plan and Draft OKR AAP to provide good quality of residential accommodation and would justify the high density of the scheme.

Quality of accommodation

96. A high-quality standard of accommodation is achieved for all homes meeting or exceeding minimum space standards, maintaining the provision of private amenity space, access to rooftop communal space, as well as enhanced fire

safety standards. All rooms would also have a ceiling height of above 2.5m high.

97. 51.4% apartments would be dual aspect and 48.6% of the units would be single aspect. The number of dual aspects will be marginally reduced from the consented parent scheme by 0.1% as shown below.

98. Proposed number of dual aspect units:

Approved Dual Aspect Units	Approved %	Proposed Dual Aspect Units	Proposed %
135	51.5%	150	51.4%

99. Whilst there is a relatively high proportion of single aspect units in the consented parent scheme and the proposed scheme; the outlook of these units are good. The units have good views out onto the podium, the new public park and there are no physical obstructions immediately in front of the single aspect units. In addition, the unit sizes are generous, the floor-to-ceiling height exceeds minimum standards and no more than 8 units would be provided for each core.

100. Whilst it is acknowledged that this is a relatively low percentage, it does not differ significantly from the approved scheme and the benefits of the scheme in terms of affordable housing delivery are considered to be significant.

101. London Plan Policy D7 and Southwark Plan Policy P8 require residential development to ensure that at least 10 per cent of dwellings meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and all other dwellings meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

102. The proposed amended scheme continues to meet the policy requirements for wheelchair accessible homes, proposing 11% M4(3) accessible homes, with all other homes delivered to M4(2) standard. This is a reduction from the 12.2% as consented, however this is policy compliant and is acceptable.

103. M4(3) units:

Approved Units	Approved %	Proposed Units	Proposed %
32	12.2%	32	11%

104. The proposed amendments will mean that the site continues to deliver a range of high-quality dwellings achieving good standards of residential quality and amenity, which are generally compliant with the Council's Housing Design SPG and remain acceptable.

Affordable housing and development viability

105. Policy P1 requires development that creates 10 or more homes to provide the maximum viable amount of social rented and intermediate homes. The minimum amount should be 35%.
106. The approved planning permission (ref: 19/AP/1710), provided 39.8% affordable housing (by habitable room). The proposed development seeks to increase this amount to 40.04%.
107. The parent consented scheme provided 39.8% habitable room included a split of 260 social rent habitable rooms (28.6%) and 102 intermediate habitable rooms (11.2%).
108. The proposed amended scheme would provide 40.04% affordable housing (habitable room) social rent 26.03% and 14.01 % (habitable room) intermediate rent.
109. Overall, the proposed amended scheme would result in a 2.57% reduction in social rented accommodation; and a 2.81% increase intermediate accommodation, however both tenures would remain policy compliant.
110. Proposed Affordable Housing Provision (Habitable Room):

Type of Affordable Housing Provision	Approved %	Proposed %	Difference
Social Rent	28.6%	26.03%	-2.57%
Intermediate	11.2%	14.01%	+2.81%

111. The proposed amended scheme would result in a total of 999 habitable rooms. 400 affordable habitable rooms are proposed which would equate to an overall provision of 40.04%. The affordable housing provision exceeds 40% with a policy compliant tenure mix; exceeding 25% for social rented and 10% for intermediate tenure. Therefore the level of provision continues to be policy compliant and provides a small uplift of affordable housing in comparison with consented parent scheme.
112. Total Habitable Rooms:

	Totals	%	%
Social	260	26.03%	40.04%
Intermediate	140	14.01%	
Market	599	59.96%	59.96%

Discounted Market Sale

113. As observed within the justification for Policy P1 of the Southwark Plan, 'Intermediate housing includes a range of products that can meet the needs of middle income households who cannot afford suitable housing at market prices but who can afford to pay more for their housing than households in social rented housing'.
114. Discount Market Sale (DMS) is a form of Intermediate Affordable Housing where a housing provider offers a discount on the purchase of a new build property. This housing is for sale at least 20% below the open market equivalent and is accessible to those with household incomes within the GLA thresholds. Homes are restricted to eligible households and should remain affordable in perpetuity. The DMS will be secured by legal agreement.

Viability

115. Policy P1 of the Southwark Plan states that where development provides 40% affordable housing and a policy compliant tenure mix, (a minimum of 25% social rented and a minimum of 10% intermediate housing) with no grant subsidy, they will not be subject to a viability appraisal.
116. The proposed scheme meets the required affordable housing quantum and desired tenure mix as discussed above. The applicant has also confirmed that no grant subsidy will be sought. Therefore the proposal scheme is not subject to a viability appraisal.
117. The affordable housing will be secured by legal agreement as per the parent consented scheme which will include details including the numbers, type, tenure and location; the timing of the construction of the affordable housing and transfer of the affordable housing to an affordable housing provider and the occupancy criteria.

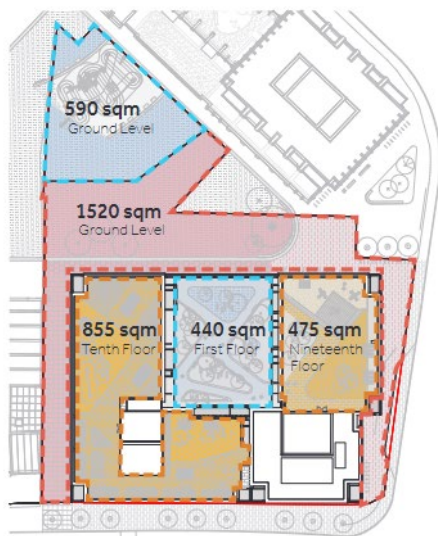
Amenity space

118. All new residential development must provide an adequate amount of useable outdoor amenity space. The SPD sets out the required amenity space standards which can take the form of private gardens and balconies, shared terraces and roof gardens.
119. In the proposed development, private amenity would be provided for the majority of residential units in the form of balconies. Communal amenity spaces for residents would be provided in the form of roof terraces and podium level above the first floor. This will be replicated in the proposed amended scheme and each of the 30 units will be private amenity space in the form of balconies which would measure 5-7m² depending on the unit size.

120. Consented parent scheme:

Consented Scheme November 2021

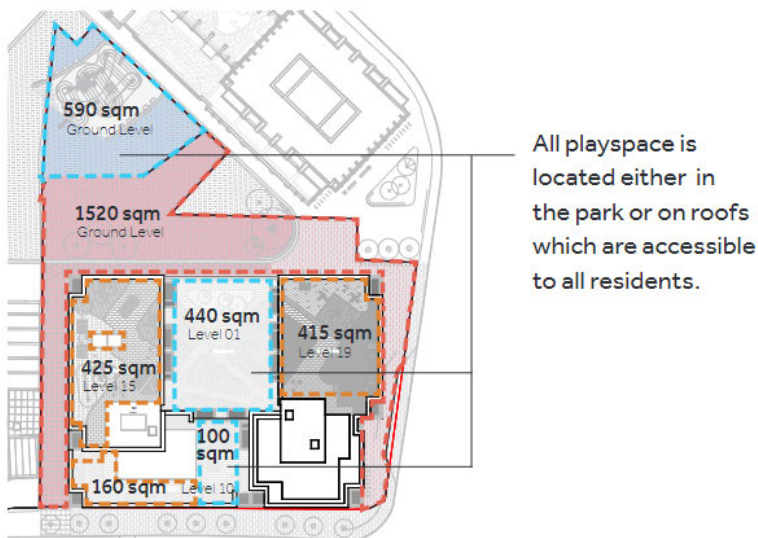
Area	Requirement	Proposed
Private communal amenity	723 sqm	1330 sqm
Public open space	1310 sqm	1520 sqm
Play provision	979 sqm	1030 sqm
Additional amenity		+ [868 sqm]



121. Proposed amended scheme:

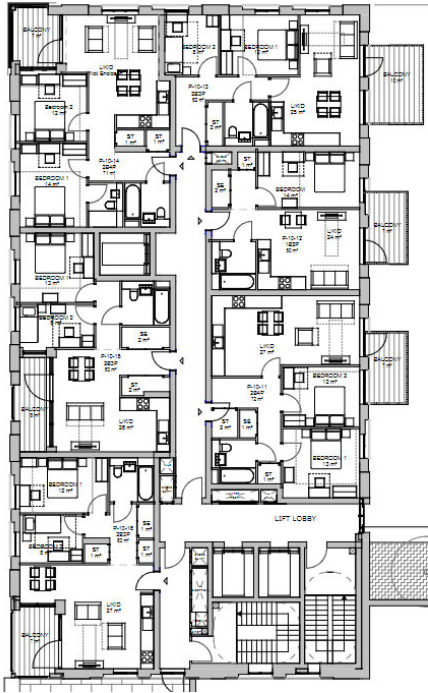
Proposed Scheme May 2024

Area	Requirement	Proposed
Private communal amenity	876 sqm *	1000 sqm
Public open space	1460 sqm *	1520 sqm
Play provision	1106 sqm **	1130 sqm
Additional amenity		+ [208 sqm]

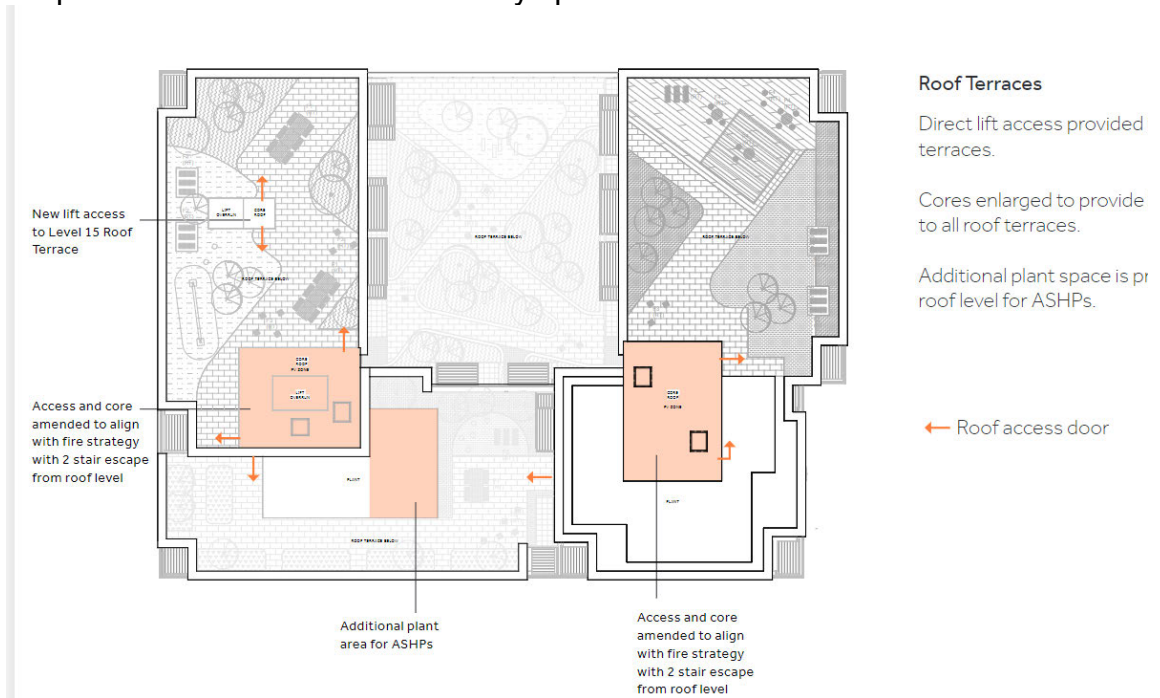


In terms of private amenity space, a total of 2,134sqm will be provided. Each of the proposed 30 units will have private amenity space

122. Private amenity space in the form of balconies:



123. Proposed Private communal amenity space



124. Private communal amenity space:

Approved Requirement	Approved Provision	Proposed Requirement	Proposed Provision
723sqm	1330sqm	876sqm	1000sqm

125. Public open space

Approved Requirement	Approved Provision	Proposed Requirement	Proposed Provision
1310sqm	1520sqm	1460	1520sqm

126. The units would have access to adequate amounts of private amenity and the private communal space and public open space exceed the required amount. The amenity space is considered acceptable.

Children's play space

127. Policy 3.6 of the adopted London Plan requires new developments to make provision for play areas based on the expected child population of the development. Children's play areas should be provided at a rate of 10sqm per child bed space (covering a range of age groups).

128. The proposal will generate a larger provision of play space than the parent consented scheme and will exceed the minimum requirement by 24m² as shown below:
Play space

129. Play Space:

Approved Requirement	Approved Provision	Proposed Requirement	Proposed Provision
979sqm	1030sqm	1106sqm	1130sqm

130. It is therefore considered that the play space does not depart substantially from the parent consented scheme, the uplift of 30 units has been taking into account and the scheme remains policy compliant.

Design

131. Policy P13 'Design of Places' of Southwark's Local Plan requires development to respond positively to the existing townscape, character and context in regard

to height, scale, massing and arrangement. Policy 17 'Tall Buildings' states that taller developments should have a height which is proportionate to the significance of the proposed location and the size of the site.

Site context

132. There are several taller buildings, including the Ruby Triangle development, in which Block B has a maximum height of 45 storeys, the proposed additional five storeys will have a minimal impact on the surrounding area.

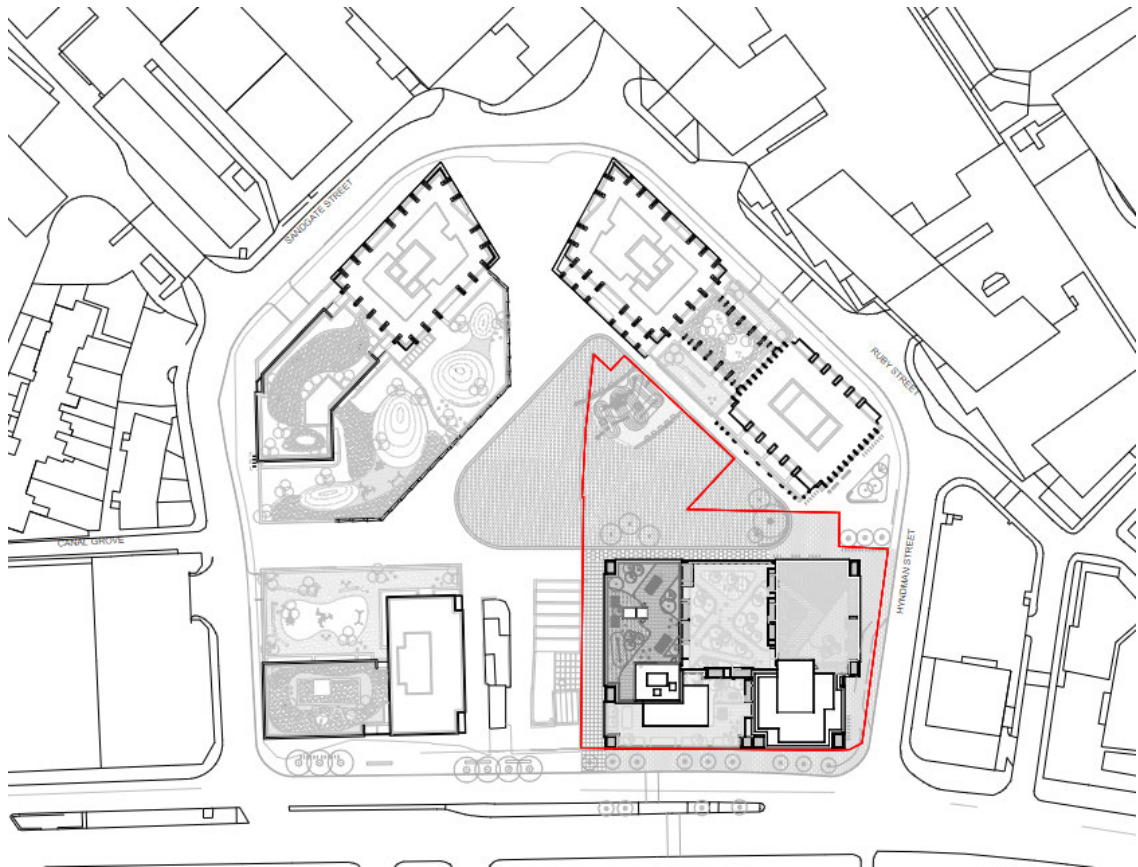
Site layout

133. The Site layout remains as consented under the consented parent scheme. With a U-shaped massing form situated on top of a two-storey podium fronting Old Kent Road. The position of the building helps enable the pedestrian links through the site, to the new park space at the rear. The ground floor layout will remain outward-looking, providing active frontages along principal elevations.

Ground Floor Layout

134. The previous residential entrance foyer has been reduced to provide a new retail / commercial unit at the corner of Old Kent Road and Hyndman Street. The new retail unit is considered a positive addition to the scheme, reinstating the high street frontage along Old Kent Road as set out in AAP 6 of the draft OKR AAP. The design of frontages will help generate activity and vibrancy at ground floor, with large, double height glazed bays. Back of house facilities are located to the rear of the primary frontage along Old Kent Road, to avoid blank frontages onto the high street. The residential entrance accessed via Hyndman Street will continue to provide a welcoming entrance space for residents with a sufficient presence in the streetscape. The hotel lobby space is situated adjacent to the residential entrance providing additional activation along Hyndman Street. Secondary escapes have been sensitively integrated to avoid breaking up commercial units.

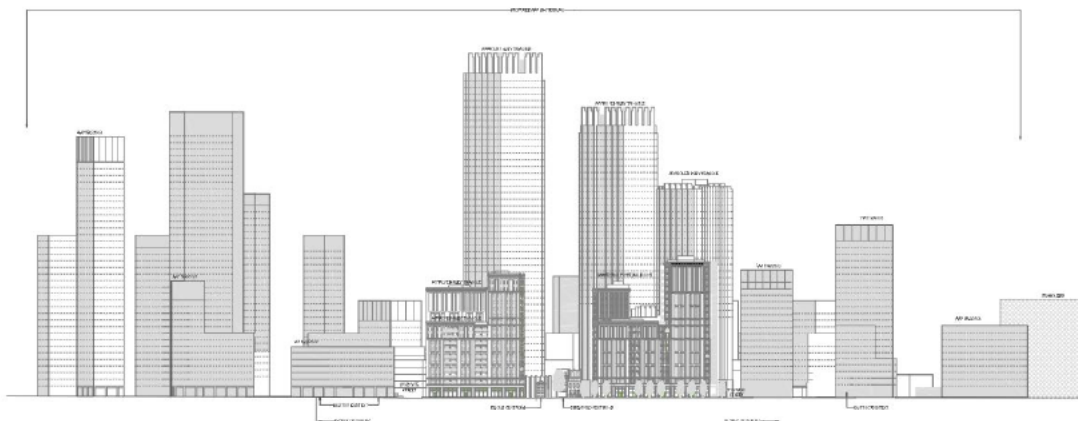
Layout in context



135. Illustrative CGI from the courtyard area:



136. Proposed Ruby and Hyndman Street Elevation



Height scale and massing

137. The majority of the massing will remain as consented, with the addition of a 5-storey extension to the west building, accommodating the additional stair. The massing is set back from the Old Kent Road frontage, which reduces its visibility from principal views along Old Kent Road.
138. The agreed design intent of the previous scheme will be retained and reinforced through the additional 5 storeys to successfully integrate the

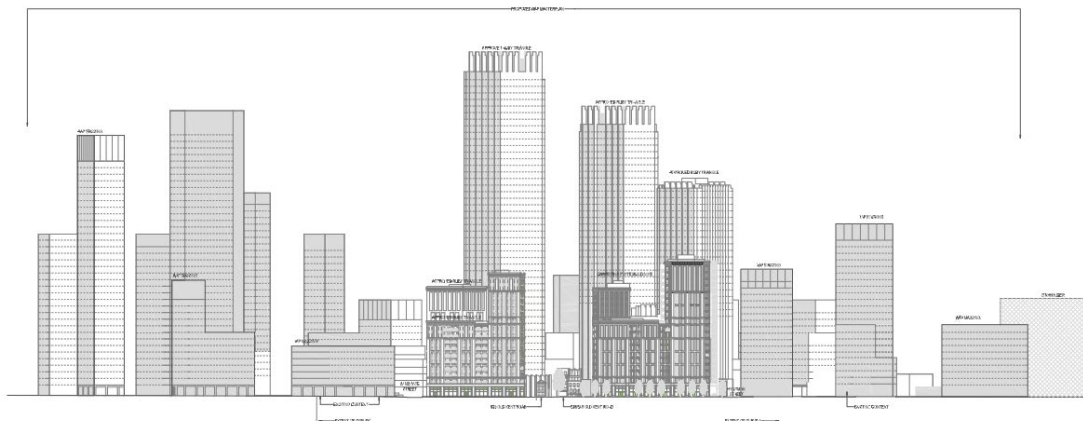
extension with the remaining development. Floor to ceiling heights will match the consented proposal to continue the rhythm of floorplates across the elevation. The West building will remain lower than the east providing a transition in heights across the site towards to the emerging tall building cluster at the rear of the Ruby Triangle site.

139. The 11m setback from Old Kent Road, will reduce the massing prominence along the Old Kent Road frontage, retaining the 9 storey shoulder on the West building to frame the high street. In response to the existing lower context to the south of Old Kent Road. The massing will be appreciated in immediate views in the Courtyard / at Ruby Lane to the rear of the development, where high quality architectural design helps to modulate the form, to create a sensitive addition to the building. The West building can be seen to mark the presence of the open space at the rear of the site, to aid legibility.

140. Proposed Sandgate Street Elevation



141. Proposed Old Kent Road Elevation



Architectural design and materials

142. The architectural design helps to modulate the additional form to create a defined top to the West building which is consistent with the architectural approach across the plot.

143.



Townscape Visual Impact Assessment

144. The results of the TVIA of the consented scheme remain largely unchanged and valid. Updated views have been provided within the DAS, to evident that the changes are mostly inconceivable, when considered with the emerging context. The 11m setback of the proposed massing, provides a sensitive transition to the lower scaled context to the south of Old Kent Road and is mostly read behind the emerging development at Ruby Triangle when viewed from the North along Old Kent Road.

145. The view from the Green Heart at Ruby Triangle is where the 5-storey addition will be most visible, however as stated in paragraphs above, the architectural design helps to modulate the additional form to create a defined top to the West building which is consistent with the architectural approach across the plot

146. Overall, it is considered that the design changes are minor in nature and will not negatively impact the townscape views. The addition of 5 storeys is considered to be non-substantive and will only be read in immediate views of the development. The high-quality architectural finish as consented will be

retained. The proposed amendments will be successfully integrated into the consented scheme and existing and emerging context.

147. Overall, it is considered that the design changes are minor in nature and will not negatively impact the townscape views. The addition of 5 storeys is considered to be non-substantive and will only be read in immediate views of the development. The high-quality architectural finish as consented will be retained. The proposed amendments will be successfully integrated into the consented scheme and existing and emerging context.

Townscape view looking along Old Kent Road

148.



Landscaping, trees and urban greening

149. The siting of the green roofs altered from the consented scheme to accommodate the lift overruns and the increase in height on the west block.
150. The approved species in the parent consented scheme will not alter. Moreover Condition 24 on the parent consent, ensures that the hard and soft landscaping will be submitted requiring detailed drawings (including cross sections, surfacing materials, and edge details) showing the landscaping across the site. The Council's urban greening factor plan was submitted and addresses concerns raised by the Urban Forester confirming that substrate with a minimum settled depth of 150mm will be utilised across the green roof areas.
151. Within the consented scheme the council's Urban Forester reviewed the proposals and considered proposed landscaping more than adequately mitigates any loss of amenity or canopy cover.
152. The overall design adheres to the outline landscape masterplan and conditions ensure the number and quality of planting is provided is recommended.

Ecology and biodiversity

153. The site previously had minimal ecological value. RPS were commissioned to undertake an assessment of Biodiversity Net Gain. The proposed post-development plans for the site include the planting of shrubs, wildflower planting, native hedgerows and trees, which account for the majority of the post development score. Therefore, the overall score for the site is a gain of 1.37 habitat units and 0.33 hedgerow units, when compared to the pre-development scenario of 0 units. The proposals are acceptable.
154. The siting of the green roofs altered from the consented scheme to accommodate the lift overruns and the increase in height on the west block.
155. Natural England confirmed that they had no comment to make on the application.
156. Condition 14 (Biodiversity Habitats) ref. 24/AP/0606 in relation to the parent consent has been approved and will apply.

Biodiversity Net Gain

157. In England, Biodiversity Net Gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.
158. However in accordance with the legislation, biodiversity net gain does not apply to:
- retrospective planning permissions made under section 73A; and
 - section 73 permissions where the original permission which the section 73 relates to was either granted before 12 February 2024 or the application for the original permission was made before 12 February 2024
- Therefore the proposed development is exempt from Biodiversity Net Gain.

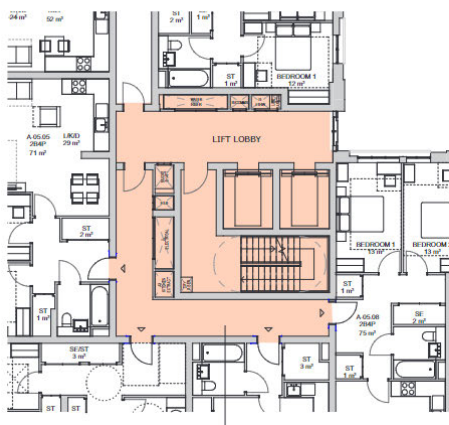
Fire safety

159. The Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021 establishes that any relevant building is subject to Gateway 1 requirements. Relevant buildings are that which satisfy the 'height condition' and contain two or more dwellings or educational accommodation. The height condition is that (a) the building is 18 metres or more in height; or (b) the building contains 7 or more storeys. The Gateway 1 requirements outline that schemes which feature a relevant building must submit a fire safety statement form and the HSE must be consulted. As a section 73 application, a Gateway 1 form is not required by the legislation for this proposal which proposes relevant buildings, however it seemed reasonable to consult the HSE given the scale of the changes made and because of the second fire cores to the buildings.

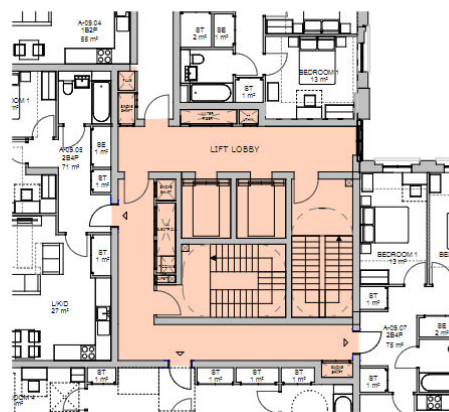
160. Policy D12 (B) of the London Plan (2021) requires that all major developments must submit a fire statement. The fire statement should demonstrate how the proposals respond to and contain information on the requirements of both parts A and B of the London Plan policy D12 on fire safety. This must be completed by a third-party, independent, suitably qualified person. 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. The council accepts fire statements in good faith on that basis. The statement was compiled and reviewed by suitably qualified assessors on behalf of the applicant and is considered to be detailed and HSE have been consulted on the amended scheme.
161. HSE was not consulted on planning application 19/AP/1710 as it was validated prior to the establishment of HSE as a statutory consultee for relevant buildings in relation to fire safety matters.
162. A high level fire safety strategy has been submitted with the S.73 application. The development has been redesigned to comply with current regulations. The proposed amended application includes a second means of escape staircase to the cores and additional access route for fire brigades. The HSE noted that it ‘welcomes this design modification’.

163. Parent Consented and Proposed Cores:

Consented Scheme November 2021



Proposed Scheme May 2024



164. Section 7.2 of the submitted Fire Statement confirms that both staircases are constructed as firefighting staircases, forming part of a firefighting shaft (including a firefighting lift per core with access to an evacuation lift if required) and wet fire main outlets within each staircase.

165. Additional access route for the fire brigade is as follows:



166. The ground floor non-residential space (retail and industrial), car parking and the hotel domain located at mezzanine level have been designed using British Standard 9999 ('BS9999') and the residential accommodation located on every upper floor level (1st to 21st floor) has been designed using British Standard 9991 ('BS9991'). HSE has assumed that the associated ancillary accommodation (plant located at ground, mezzanine, 1st and 2nd floor levels, cycle storage at mezzanine level and the residential amenity room at mezzanine level) has been designed using BS9999. HSE has assessed the application accordingly.
167. HSE has stated that they are 'content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations. However, HSE has identified matters that the applicant should try to address in advance of later regulatory stages'
168. The London Fire and Emergency Planning Authority have been consulted however no response has been received.
169. It is considered that the proposed changes to the scheme to address current building regulations meet the Fire Safety regulations are welcomed and meet current planning policy requirements.

Heritage considerations

170. The legislative and planning policy context for consideration of effects on heritage are principally set out in the Planning (Listed Building and Conservation Areas) Act 1990 (Sections 66 and 72), the NPPF (Chapter 16 in particular) and PPG, the London Plan (Chapter 7) and Southwark Plan (P19,

P20, P21 and P26 in this case).

171. The application site does not sit in a conservation area and it contains no listed buildings. The nearest designated heritage assets are the Grade II Listed Camberwell Public Library and Livesey Museum and Gasholder No. 13. The existing buildings and structures on the application site share no historical relationship with these listed buildings and are not considered to harm their setting./
172. Also within the area surrounding the application site are the following Grade II listed buildings and structures:
- Statue of George Livesey;
 - Mural at the Civic Centre;
 - The Kentish Drivers Public House;
 - Canal Grove Cottages
 - 12-14 Asylum Road, Licensed Victuallers' Almshouses; and
 - Numbers 1-50 Clifton Crescent.
 - Eveline Lowe School;
 - 108-124 (evens) Peckham Park Road,
 - Doddington Cottages, Doddington Place, and 302 and 304 Commercial Way,
 - Church of Our Lady of Seven
 - Church of Our Lady of Seven Dolours,
 - 121 and 123, 127-151 Friary Road,
 - 218 Commercial Way
173. There are no conservation areas in the immediate vicinity of the site, but Caroline Gardens Conservation Area is nearby and could therefore be impacted upon.
174. The applicant submitted a Heritage statement with the parent application ref.19/AP/1710 to assess the impact on heritage Assets.
175. During consideration of the parent consented scheme, Officers considered that the replacement of the poor quality townscape that occupied the application site would enhance the settings of the surrounding heritage assets through the high quality detailed design and material palette proposed and the introduction of new routes and public spaces within the site; and was therefore acceptable.
176. Overall, it is considered that the proposed amended scheme would continue to enhance the nearby heritage assets in accordance with legislation, national, regional and local policy including London Plan Policy HC1, and Southwark Plan policies P20 and P21.

Archaeology

177. London Plan Policy HC1 part d identifies that 'development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation'.
178. Policy P23 of the Southwark Plan further states that development must conserve the archaeological resources commensurate to its significance, and where archaeological remains cannot be preserved in situ the remains must be

excavated, recorded, archived, published, interpreted and displayed through a detailed planned programme of works.

179. The site is located within a designated Archaeological Priority Zone. As part of the parent application ref.19/AP/1710, an Archaeological Desk Based Assessment was submitted. The Archaeology Officer confirmed at the time that the development was not likely to cause such harm as to justify refusal of planning permission on the grounds of archaeological interest subject to the relevant conditions being included on the decision notice. Condition 9 (Archaeological Mitigation) ref. 22/AP/268 and Condition 10 (Archaeological Evaluation) ref. 22/AP/2686 have since been duly approved by the LPA.
180. Overall, in archaeological terms, the amended proposal will continue to comply with local and national policy and the conditions attached to the parent consented scheme.

Impact of the proposed uses

181. For many years, the application site operated as a retail warehouse. The uses to the rear comprise of industrial and storage and warehouse, but it should be noted that the approved Ruby Triangle development changes the context of the surrounding site. The proposed residential uses in this application would also be more fitting with the approved surrounding residential blocks and other non-residential floor spaces.

Outlook and privacy

182. When considering applications for housing, the NPPF states that authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (Para 125 c).
183. The London Plan (2021) requires design of development to provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst the GLA Housing SPG (2017) also advocates an appropriate degree of flexibility to be applied to use of the BRE guidelines.
184. As suggested in the BRE Guidelines, natural lighting is only one factor in site layout design and care should be taken to apply the guidance flexibly, taking into consideration the context of the Site and advantages of the proposed amended development. Southwark Plan Policy P14 states that development must provide adequate daylight and sunlight for new and existing residents daylight/sunlight.
185. The Residential Design Standards SPD recommends a minimum of 21m between the backs of properties to prevent any overlooking, and 12m where properties would face each other across a highway or other public realm.
186. The closest existing residential properties to the site are the row of properties on the opposite side of Old Kent Road (Nos. 644 - 672 Old Kent Road). These comprise of retail/commercial on the ground floor with residential above. There

would be at least 12m between the proposed development and these neighbouring windows and would comply with the SPD.

187. There would be at least 21m from the front elevation to the properties opposite on Old Kent Road, exceeding the council's SPD. Windows are proposed on the north-western elevation facing No. 641 Old Kent Road, but there are no habitable room windows on this building. The windows fronting Hyndman Street are at least 12m from the building at No.671-679 Old Kent Road.
188. The parent consented scheme and proposed amended scheme have a U-shape which is designed to avoid internal overlooking. There is at least 22.7m from the internal facades of the proposed block which is of sufficient distance to prevent direct overlooking. This will be maintained in the proposed amended scheme. No residential units are proposed at ground floor directly adjacent to the public realm, so there is no concern about defensible space at this level. Where residential units overlook communal roof terraces, each would be provided with a defensible space in the form of a private terrace to ensure privacy.
189. Where balconies lie immediately adjacent to each other they would have privacy screens between them and it is recommended that a compliance condition is imposed to ensure that at least 1.7m high privacy screen is maintained.
190. The proposed amended scheme continues to protect the surrounding neighbouring occupiers and future occupiers in terms of outlook and maintaining privacy and is acceptable according with the Southwark Plan design standards and guidance.

Sunlight

191. A day and sunlight assessment was undertaken as an additional assessment scenario to establish the potential light effects beyond those recorded by the consented scheme, which was deemed acceptable when the parent consent was assessed and determined.
192. The Building Research Establishment (BRE) guidelines 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' provides guidance on avoiding unacceptable impacts and sets out non-mandatory targets for levels of daylight and sunlight within existing and proposed development. The scheme has accordingly been assessed by the BRE standards.
193. The BRE guide states that if a window can receive 25% of summer sunlight, including at least 5% of winter sunlight between the hours of 21 September and 21 March, then the room would be adequately sunlit.
194. The BRE Guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No-Sky Line (NSL).
195. For daylight, the VSC results demonstrate that 1137 out of 1580 windows (72%) exceed the recommendations of the BRE Guidelines. The results of the

second daylight test, the NSL, demonstrate that 716 out of 843 rooms (85%) meet the strict application of the BRE Guidelines. In terms of sunlight, 479 out of 580 rooms (83%) within 90 degrees of due south of the development site will meet the BRE Guidelines.

196. The proposed scheme has a marginal/minor change from the approved scheme in terms of daylight and sunlight and remains acceptable.

Overshadowing of amenity spaces

197. The internal sun on ground record 3 out of 4 spaces will achieve at least 2 hours in sunlight to 50% surface area on March 21st. The proposed scheme has marginal/minor change from the approved scheme and remains acceptable.
198. The extent of the shadow cast as a result of the proposed amended scheme in comparison to the parent consented scheme is considered minor, especially during the summer months when the neighbouring amenity spaces are most likely to be used and enjoyed.

Wind

199. A wind microclimate assessment undertaken by WSP evaluated the pedestrian-level wind conditions surrounding the proposed development, considering wind comfort and safety criteria for various areas. A 3D model was constructed for the study includes the built area within a radius of approximately 500 meters from the site to account for the influence of the surrounding context on the incoming winds as they reach the site.

200.



201. The wind conditions in all areas at street level within and adjacent to the site remain safe and suitable for the intended and existing pedestrian uses. The public open space surrounding the proposed development presents wind conditions predominately suitable for 'sitting' with some localised 'standing' during summer season.

202. At terrace levels, the safety assessment records most of the proposed terraces and balconies within the safety criteria but for some exceptions will require mitigation at detailed design stage including solid balconies and a solid parapet.

Noise and vibration

203. The noise transmission would be controlled by planning conditions, as previously imposed on the parent consent. Overall it is not considered that any of the uses proposed would result in any significant loss of amenity to neighbouring residential occupiers.

Transport and highways

204. The key changes to the development proposals from the permitted scheme related to transport are:

- Change in floor areas/uses and associated change in trip generation;
- Changes in on-site provision for cyclists,
- Changes to the provision of blue badge spaces.

205. Policy T4 requires Transport Assessments to fully assess the impacts of the development proposals and where appropriate, mitigation will be required to address adverse transport impacts. Velocity Transport Planning (VTP) has been appointed to prepare a Transport Assessment Addendum (TAA) for the scheme in line with London Plan Policy T4.

206. Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Site layout

207. Consistent with the parent consent, vehicular access to the development would be via Hyndman Street and for Blue Badge holders only. The arrangement would consolidate and replace the previous five crossovers serving the former commercial/retail units and car park. An inset loading bay is proposed on Hyndman Street to accommodate servicing vehicles and would be at grade and accessible for pedestrians when the bay is not in use. There would be a minimum 2.4m wide public footway around the loading bay.

Trip generation

208. The detailed assessment of trip generations show an increase arising from the additional 30 units and a decrease in the change of use from B1c Light Industrial to C1 hotel units. The introduction of 30 additional units will increase the number of trips and as such, the applicant will commit to £2,700 per additional residential unit in an amendment to the S106 agreement.
209. The C1 hotel units result in a reduction of trips.

210. Overall, there would be a net reduction in the total people trips in the network peak hours. As shown in the extract below from the Transport Assessment Addendum:

Table 4-4: Net Impact Total Hotel Trip Generation and Consented Office Trip Generation

	AM PEAK HOUR			PM PEAK HOUR		
	In	Out	2-way	In	Out	2-way
Proposed (16 room hotel)	1	3	4	3	3	6
Consented (723sqm Office)	26	1	27	3	22	25
Net Impact	-25	+2	-23	-	-19	-19

211. In response to TfL's request, the applicant has submitted a daytime and night-time Active Travel Zone (ATZ) Assessment which has been carried out in line with the TfL Transport Assessment guidance which aims to show how the proposed amended scheme supports Vision Zero and the Healthy Streets policies.
212. TfL note the additional residential and hotel units should be within Phase 2 and a Grampian Condition should be inserted to restrict the uplift in development until the BLE contract is let. Given that the generated trip generation shows a net reduction in the total people trips in the network peak hours due to the reduction in light industrial space and introduction of C1 hotel units, this is not necessary as there is transport capacity for the additional 30 units and hotel accommodation. Furthermore, as explained in the 'principle of the proposed development in terms of land use' section of this report, it is anticipated that the redevelopment of 2-12 Verney Road as a logistics hub rather than a 338 home residential scheme will free up capacity in Phase 1 which will accommodate 30 homes.

Servicing and deliveries

213. The approach to servicing will remain in keeping with the consented scheme. Vehicular access to the development would be via Hyndman Street and for blue badge holders only. The arrangement would consolidate and replace the existing five crossovers. An inset loading bay is proposed on Hyndman Street to accommodate servicing vehicles and would be at grade and accessible for pedestrians when the bay is not in use. There would be a minimum 2.4m wide public footway around the loading bay.

Refuse storage arrangements

214. For the additional 30 units, 5 x 1100L Euro bins and 1 x 240 L food waste bin is proposed within the ground floor. On collection days, the LBS Refuse Collection Vehicle (RCV) will stop in the loading pad on Hyndman Street for the collection operatives to access the bins from the eastern residential waste store and bin presentation area. Once the bins have been emptied in to the RCV, the collection operatives will return them to their respective collection points.

215. Residential waste:

CORE	NO. OF CONTAINERS		
	1,100-LITRE EUROBINS		240-LITRE WHEELED BINS
	RESIDUAL WASTE	DMR	FOOD WASTE
Eastern	20	13	9
Western	12	8	4
Total	32	21	13

- Dry Mixed Recycling

216. For commercial uses, the addition 16 hotel rooms will require 4 x 1100L Eurobins and 1 x 240L Food Waste Bin. A shared commercial waste will be provided on the mezzanine floor. An on-site management contractor will be responsible for overseeing the commercial waste store and arranging a suitably licenced private waste contractor to collect each waste stream on a daily basis via the loading pad on Hyndman Street.

Car parking

217. The proposed amended scheme will continue to be car-free (excluding blue badge parking).
218. The scheme has minor amendments to the disabled car parking quantum, increasing the capacity from 8 to 10 bays, representing 3% for residential (nine bays) and 1 bay for commercial/hotel use.

Cycle parking and cycling facilities

219. TfL note that the cycle parking proposed is significantly below the minimum standards in Policy T5 of the London Plan. Further detail has been provided by the applicant to address some of their concerns and clarify some matters which are described below.
220. The parent scheme provided cycle parking which did not meet the required Local Plan or London Plan standards at the time. The proposed scheme also does not meet the required standards in the current London Plan and Southwark Plan, however it provides an additional 56 spaces over what was previously consented in the parent scheme for the uplift of 30 additional units totalling 318 spaces.
221. The S106 agreement for the parent consent has an obligation to provide 20 folding bicycles of which 20% shall be electric, to be provided in storage lockers in the public realm and free 2-year memberships to be provided to all residents. This amended proposal seeks to increase the contribution 24 folding cycles with 25% being electric. A TfL Cycle Dock Hire contribution will also be made as was agreed with the parent scheme. It is also noted that there would be a cycle hub in the Ruby Triangle scheme which would be accessible.
222. The proposals maintain the 5% accessible cycle spaces in Sheffield stands.

223. Residential cycle provision:

	Total	Double Stacked	Sheffield Stand
262 original units	262 cycles	248 cycles	14 cycles
30 new units	56 cycles	52 cycles	4 cycles
	318 cycles	300 cycles	18 cycles

224. Cycle parking for the non-residential uses is proposed as follows:

-The long-stay cycle parking associated with the non-residential land uses is proposed to be incorporated into the commercial units themselves.

-The hotel will provide two long stay spaces in the back of house area, with two short stay spaces provided in the public realm. The light industrial cycle storage is reduced in line with the proposed reduction in floor area.

225. Non-residential cycle provision:

	Parent Consent	Current Proposal
Retail	8 long stay cycles	9 long stay cycles
Commercial	10 long stay cycles	2 long stay cycles
Hotel	N/A	2 long stay cycles
	18 cycle spaces	13 cycle spaces

226. All short-stay cycle parking will be provided within the public realm, and provided at the same ratio as the consented scheme.

227. The development proposals show that the main passenger lifts will also serve as cycle lifts.

228. None of the cycle stores are accessed directly from the public realm, they are all accessed from the Mezzanine level. Entry to the mezzanine level requires passing through security doors.

Conclusion

229. The parent consent has been implemented which is a very material consideration, but has stalled due to viability issues, the s73 offers the

opportunity to get the scheme back on site and deliver much needed affordable housing. The offer on cycle parking and cycle hire remains unchanged from the parent consent, except that the uplift in units are provided for on a Southwark Plan policy complaint basis. When considering the s73 against current plan policy, it fails to meet the requirements of either the London Plan or Southwark Plan. However on the basis of the above and other material considerations the balance lies with recommending this scheme for approval, and the cycle provision is therefore considered acceptable.

Environmental matters

230. Southwark Plan Policy P65 states that development must achieve or exceed Air Quality Neutral standards and address the impacts of poor air quality on building occupiers and public realm users. It further notes that any shortfall in air quality standards on site must be secured off site through planning obligations or as a financial contribution.
231. London Plan Policy SI 1 states that development proposals should not lead to further deterioration of existing poor air quality. Development proposals should, as a minimum, be Air Quality Neutral, and use design solutions to prevent or minimise increased exposure to existing air pollution.
232. The Site lies within an Air Quality Management Area (AQMA). As part of planning application ref. 19/AP/1710, an Air Quality Assessment was submitted which reported on the potential impacts of the proposed development on local air quality. The Air Quality Assessment identified that there was a medium risk of both dust soiling impacts and increases in particulate matter concentrations due to construction activities. However, through good site practice and the implementation of suitable mitigation measures, the effects of dust and particulate matters released would not be significant.
233. An air quality neutral assessment was also carried out and showed that the proposed development would be 'air quality neutral' and off-site mitigation will not be required. No issues were raised at the time of determining the parent consent. As such, it is considered that the proposal remains compliant with national, regional and local policy and is acceptable.

Construction management

234. A Construction Environment Management Plan is secured by legal agreement and has been approved ref. 22/AP/0438.

Flood risk

235. The NPPF 2023 states that planning decisions must take into account the current and long-term implications for flood risk in order to minimise the vulnerability of communities and improve resilience. Where development is necessary in higher risk areas, development should be made safe for its lifetime without increasing flood risk elsewhere. Certain steps need to be followed when reaching a planning decision on development in higher risk areas, with risks managed through suitable adaptation measures. The advice of

flood risk management authorities also needs to be taken into account (NPPF, 166).

236. The development site is located in Flood Zone 3 as identified by the Environment Agency flood map. Zone 3 is highest risk, which indicates a high probability of flooding.
237. This Section 73 application resulted in no change in building footprint, or impermeable area. Rappor have been commissioned by Avanton to undertake a review of the Flood Risk Assessment and Drainage Strategy. The flood risk assessment remain unchanged and therefore no amendments are needed and the previous assessment in relation to flood risk remains valid.
238. The per the approved scheme, proposed development has been designed to ensure that the buildings would be protected from surface water flooding by raising ground levels and placing residential units at levels above ground level.
239. The Environment Agency have been consulted and have made no comment. The Flood Risk Team have raised some concerns which have been addressed by the applicant.
240. Condition 3 (Flood Resilience) ref. 22/AP/3611 and Condition 2 (Flow rates) ref. 22/AP/3956 in relation to the parent consent have been approved by the LPA. It is considered that the flood risk information and mitigation are in keeping with national, regional and local policy and remain acceptable.

Sustainable urban drainage

241. Sustainable Drainage Systems (SuDS) in the form of green/brown/blue roofs, permeable paving, a large area of lawn in the new park and water butts are proposed in accordance with the parent consent. The positioning of the roofs have altered by virtue of the additional 5 floors and lift overrun. Condition 5 (Surface Water Drainage) is in the process of been considered by the LPA.
242. The Sustainable Urban Drainage System for the site are in keeping with national, regional and local policy and remain acceptable.

Land contamination

243. The applicant has submitted a Phase 1 preliminary risk assessment as part of the assessment of the parent consent given the past industrial and commercial uses on the site. The assessment confirmed that on account of the site's previous industrial use, there are numerous sources of contamination recorded both on the site and in its vicinity.
244. A Demolition Geo-Environmental condition 6 ref. 22/AP/1229 has also been partially discharged.

Energy and sustainability

245. The accompanying energy strategy document states that the proposed

development will achieve an 80% reduction in carbon emissions onsite over Part L 2021 of the building regulations. Given the parent permission was assessed against Part L 2013, the new assessment has been made against Part L 2021 to be able to benchmark against current regulations.

246. The applicant will make a contribution of circa £203,910 to the Carbon Offset Green fund to achieve the net carbon neutral target of Southwark Plan Policy P70.
247. In addition to the satisfying energy and carbon emission targets, the development demonstrates compliance with Building Regulations Part O – Overheating.
248. In response to the Council's Energy team the applicant has provided additional information clarifying that they are setting out to meet BREEM excellent score for the development.
249. Given, given the scope of the changes and the construction stage, the energy and sustainability proposals are considered to be acceptable.

Circular economy

250. Circular Economy Statement has been prepared by Hoare Lea on behalf of the applicant in accordance with Policy SI7 of the London Plan.
251. The applicant has demonstrated that they are committed to the circular economy approach through adopting the following principles:
- Conserve resources, increase efficiency and source sustainably
 - Design to eliminate waste (and for ease of maintenance)
 - Manage waste sustainably and at the highest value
 - Implementation of a post completion and end of life strategy
252. Nevertheless, Condition 12 (Circular Economy Statement) was approved by the LPA ref. 22/AP/1633 as part of the parent permission and will also be approved as part of this consent.

Planning obligations (S.106 agreement)

253. IP Policy 3 of the Southwark Plan and Policy DF1 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. IP Policy 3 of the Southwark Plan is reinforced by the Section 106 Planning Obligations SPD 2015, which sets out in detail the type of development that qualifies for planning obligations. The NPPF emphasises the Community Infrastructure Levy Regulation 122 which requires obligations be:
- 254.
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development
255. Following the adoption of Southwark's Community Infrastructure Levy (SCIL)

on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. Only defined site specific mitigation that meets the tests in Regulation 122 can be given weight.

256. A S.73 application results in a new consent however any new consent issued will remain bound by the original S.106 Agreement signed under application 19/AP/0830. The main expected changes to the s106 will likely include:

Planning Obligation	Mitigation	Applicant Position
Archaeology	£11,171.	To be confirmed
Affordable Housing Monitoring:	12,176.20 (units x 132.35)	
Carbon Offset-Green Fund	203,910	
Bus Network	707,400	
DSP Bond	26,600	
Bike Scheme	13,100	
CMP Monitoring	10,480	
Affordable Workplace	To be calculated	
Section 106 admin charge	2%	

257. Non-financial contributions:

- Affordable housing provisions, including provision for an early stage review;
- Not more than 25% of the private apartments would be occupied until 50% of the affordable units are complete.
- At least 10% of dwellings to be fully wheelchair accessible (Marketing, allocation and fit out);
- Jobs, skills and training during construction period (including fall-back financial contribution if targets not met);
- skills and training once the proposed development is operational (including fallback financial contribution if targets not met);
- An employment, skills and business support plan;
- X sqm Affordable work space (see terms below);
- Appointment of workspace co-ordinator;
- Practical Completion of the commercial space to be at the same time, or before, Practical Completion of the residential units above.
- All commercial spaces to be completed with mechanical and electrical services fitted out, including heating and cooling / ventilation;
- 3 years car club membership for all eligible adult residents of the proposed development;
- Future SELCHP connection;
- Demolition Environment Management Plan;
- Final Construction and Environment Management Plan;
- Social rent service charges within the rent cap;
- Service management plan;
- Public access to open space.

258. In the event that an agreement has not been completed by 12 May 2025 the committee is asked to authorise the director of planning and growth to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to IP Policy 3 Community infrastructure levy (CIL) and Section 106 planning obligations of the Southwark Plan 2022; and Policy DF1 Delivery of the Plan and Planning Obligations of the London Plan 2021; and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015.

Mayoral and borough community infrastructure levy (CIL)

259. 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. The proposal is liable for Mayoral Cil and Southwark CIL the figures of which will be confirmed in the committee addendum.

Community involvement and engagement

Development Consultation Charter

260. This application was accompanied by a statement of community involvement (which provides full details of the public consultation). Consultation was carried out by the applicant prior to the submission of the planning application. The applicant has submitted a Statement of Community Involvement and the Engagement Summary (required by the Development Consultation Charter). The consultation was carried out with the local community and key stakeholders from the area and included the following forms of activity:
261. On the 7th March, an engagement leaflet containing the key information on the application was sent to various addresses in close proximity to the Site, An email address was included on the leaflet for residents to email with any questions or comments. At the time of submission, no responses had been received.

Consultation responses from members of the public and local groups

262. 1 objection was received from a local resident who stated the following:
 "The revised proposal repeatedly states that affordable housing percentages would be increased however in the details provided in the amended planning statement under 4.8 states "The approved 39.8% habitable room included a split of 260 social rent habitable rooms (28.6%) and 102 intermediate habitable rooms (11.2%). The proposed development will provide 25% (habitable room)

social rent and 10.09% (habitable room) intermediate rent." This is a reduction not an increase"

Officer Response: This has now been amended in the planning statement, however the application was advertised with the correct amounts of affordable housing.

Consultation responses from external and statutory consultees

Greater London Authority (Stage 1):

263. Have assessed the details of the application and, given the scale and nature of the proposals, including the increased level of affordable housing, conclude that the GLA does not have comments on the proposals other than detailed below.

Land use principles

The housing-led redevelopment of the site is supported in strategic land use terms given the proposed uses and the scheme's potential contribution to the regeneration of the immediate and wider Opportunity Area., It, however, must be confirmed at your Planning Committee that there is compliance with the principles of the agreed Old Kent Road Phase 1 residential cap of 9,500 net additional homes. Otherwise, a Grampian obligation within the Section 106 would be required – linked to the signing of the Bakerloo Line Extension (BLE) construction contract.

Subject to the above, under article 5(2) of the above Order the Mayor of London does not need to be consulted further on this application. Your Council may, therefore, proceed to determine the application without further reference to the GLA.

264. Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations. However, HSE has identified matters that the applicant should try to address in advance of later regulatory stages.

2. Supplementary information

The applicant is advised that should the CFD modelling demonstrate that the design is not acceptable, consequential design changes are likely to affect land use planning considerations and may require further HSE consultation.

It will be for the applicant to demonstrate that the means of escape is capable of being safely and effectively used at all material times, including during firefighting operations, and that the proposed performance-based solution(s) provides an equivalent level of fire safety to that of code compliance.

It will be for the applicant to demonstrate compliance at later regulatory changes. It should be considered that any design changes may affect land use

planning considerations such as layout of the building and potentially, the number and configuration of residential apartments.

Resolving this matter is unlikely to affect land use planning considerations where suitable separation of the storey exits can be achieved by way of internal alterations. It will be for the applicant to demonstrate compliance at later regulatory stages.

TFL

265. Principle of development

The development within the OKR is being phased based on the delivery of the Bakerloo Line Extension – the first 9,500 homes included in Phase 1 can be delivered prior to the letting of the construction contract for the Bakerloo provided enhancements are made to the existing public transport network and infrastructure and similarly improvements made to the active travel network and new routes provided. The remaining 10,500 would come forward following the letting of the BLE contract and would comprise Phase 2. These arrangements are highlighted within the Southwark Local Plan and the draft Old Kent Road Area Action Plan (OKR APP).

The original application and associated quantum of residential units are within the Phase 1 cap. However, the 9500 unit cap has now been reached, and therefore, the 42 additional residential and related units would need to be within Phase 2, post the BLE contract being let. A Grampian obligation which restricts the uplift in red development until then will therefore be required.

The Council should work to the assumption that this 42 unit uplift is a Phase 2 site, with this being reviewed at S106/committee stage. If spare capacity has become available from other sites' permissions lapsing/pulling out of residential development at the S106 agreement stage, then the relevant amount of the uplift could be considered as part of Phase 1 development.

Officer Response: Officers note the hotel accommodation is not residential so the additional homes is 30 rather than 42.

Public Transport Impact

Until the BLE is delivered, buses will be the main mode of public transport for users of the proposed development. However, the existing network is already at or close to capacity and cannot to cater for the additional demand. Therefore, a contribution of £2,700 per residential unit or equivalent is sought towards improvements to the bus network over a five-year initial period, commensurate with the impact of the development, in accordance with Policy T4.

Given the proposed cycle improvements for the area, and objectives to increase in sustainable travel and expand the cycle hire network in Southwark, TfL requests an appropriate contribution towards the provision of a Cycle Hire Docking Station is secured through the s106 agreement. Healthy Streets.

Active Travel Zone Assessment required. We request that the applicant provides detail as to how it is ensured that the active travel links and the public realm feels safe during darker hours.

Cycle parking

The cycle parking proposed is significantly below the minimum standards in Policy T5 of the London Plan, and even further below Southwark Plan 2022 quantity standards for cycle parking. 292 cycle parking spaces for the residential units has been proposed, with two long-stay and two short-stay proposed for the hotel use.

To align with the minimum quantity standards of Policy T5, a total of 546 long-stay and 29 short-stay spaces are required, with the Southwark Plan minimum requirements being higher than this.

Officer comment: Officers note that following discussions with the applicant the amount of cycle parking has been increased.

Car Parking

Requirement of 10 spaces for residential with two spaces for the hotel/commercial uses. Therefore, this provision falls short of policy requirements by two spaces.

To support the car free development, the applicant should enter into a permit free agreement and contribute towards the implementation of a Controlled Parking Zone for the area, both secured through the section s106 agreement.

Natural England

266. Natural England currently has no comment to make on the variation of conditions 1 and 26.

The Environment Agency

267. The Environment Agency currently has no comment to make on the variation of conditions 1 and 26.

We missed the opportunity to provide our comments for the parent application with reference 19/AP/1710, however we are encouraged that contamination conditions were included in the decision notice to prevent unacceptable risk to controlled waters and/or groundwater. Therefore we would like to be consulted on the discharged of the conditions 6 (Contamination), 41 (piling) and 42 . (unexpected contamination) and any other condition that fall under the EA remit.

Thames Water

268. No comment to make.

Consultation responses from internal consultees

Highways

269. No comment to make.

Local Economy Team (LET)

270. In general, LET are happy to support this application, and are content with the proposed change uses including a small hotel.

This development would be expected to deliver 53 sustained jobs to unemployed Southwark residents, 53 short courses, and take on 13 construction industry apprentices during the construction phase, or meet the Employment and Training Contribution.

P30 – Office and Business development (loss of employment space)

- These are noted and acceptable. There is no loss of employment space.

An employment, skills and business support plan should be included in the S106 obligations. LET

LET requests the developer to deliver 2 jobs or apprenticeships as a result of the hotel build.

The maximum Employment in the End Use Shortfall Contribution is required.

Community impact and equalities assessment

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

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

273. 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.
274. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
275. The scheme would deliver 40% affordable housing which would benefit people from BAME backgrounds who are disproportionately impacted by a lack of access to affordable housing. The accessible housing units would also benefit those with mobility impairments. The training and apprenticeship programmes would benefit younger people. There are no groups with protected characteristics that would be harmed by the proposed scheme.

Human rights implications

276. This planning application engages certain human rights under the Human Rights Act 1998 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
277. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

278. 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.
279. 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

Was the pre-application service used for this application?	YES
--	-----

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

CONCLUSION

Planning balance

280. The principle of development has been established by virtue of the extant parent consent (ref. 19/AP/1710) which is a material consideration. The proposed use and quantum of development has, therefore been secured.
281. Paragraph 11 of the NPPF makes it clear that planning application decisions should apply a presumption in favour of sustainable development.
282. The proposed amendments to the consented scheme allow the site to continue to provide substantial public benefits, from the comprehensive mixed-use redevelopment of an existing under-utilised brownfield site, which in turn makes a significant contribution to delivering the vision and objectives of the development plan.
283. The building height of the consented parent scheme and proposed amended scheme would represent a marginal change in the existing scale of the area, but as an Opportunity Area site, it is considered that the height proposed would continue be in accordance with the objectives of the Southwark Plan and Draft OKR AAP in that it would optimise the development potential of the site. Furthermore, it would sit well with the approved Ruby Triangle development and would not harm any nearby heritage assets. The protected views would not be harmed. The design and materiality is considered to respond well and complimentary to the schemes that have been approved. The ground floor pedestrian experience would be vibrant and well animated with characterful ground floor frontages enhancing the surrounding area.
284. The Public benefits include:
- The delivery of 292 much needed residential units, including 40.04% by habitable room affordable units;
 - The delivery of a mixture of high-quality light industrial floorspace at ground level; reinforcing the high street;
 - Provision of affordable workspace on site;
 - The delivery of a high quality commercial/retail floorspace at ground level;

- The delivery of hotel units at mezzanine level which will generate a range of economic benefits;
- High-quality architecture and urban design;
- Active frontages;
- The delivery of a tall building to complete the cluster of tall buildings within this area of Old Kent Road AAP;
- New public realm as well as landscaping areas;
- Enhancing fire safety and ensuring escape for all with a revised fire safety strategy;
- Employment opportunities through the construction phase and long-term job creation; and

285. The proposed development would deliver a high quality mixed residential-led development compliant with both the London and Southwark Plan and fulfils the council's aspirations for the site. The principle of redevelopment (as amended) is therefore still strongly supported.

286. It is therefore recommended that planning permission be granted, subject to conditions, the timely completion of a S106 Agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Environmental, Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning policy
Appendix 3	Planning history of the site and nearby sites
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Henrietta Ansah, Planning Officer	
Version	Final	
Dated	30 October 2024	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Resources	No	No
Acting Strategic Director, Environment, Sustainability and Leisure	No	No
Strategic Director, Housing	No	No
Date final report sent to Constitutional Team		31 October 2024

APPENDIX 1**Recommendation**

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

This document is not a decision notice for this application.

Applicant	Southwark Estates (One) Limited	Reg. Number	24/AP/0255
Application Type	S.73 Vary/Remove Conds/Minor Alterations		
Recommendation	AGREE variation	Case Number	PP-12766282

Draft of Decision Notice**The variation is AGREED for the following development:**

Variation of Condition 1 'Approved Plans', Condition 2 'Time and quantum of uses' and Condition 26 'Green, Brown and Blue Roofs' attached to planning permission 19/AP/1710, for:

"Demolition of existing buildings on the site and the comprehensive mixed-use redevelopment of the site comprising of two buildings for residential (Use Class C3), flexible retail and commercial floorspace at ground floor and use class C1 at mezzanine level, new public park, private and communal amenity space, associated car and cycle parking, access and servicing arrangements, plant and other associated works".

For information the amendments include the following:

- Increase of 30 units, bringing the overall total to 292 homes;
- Proposed extension to the west building by five floors to accommodate for the additional residential units;
- Conversion of the Mezzanine to provide 12 new C1 Hotel Use studio apartments;
- The addition of retail / commercial space to the Old Kent Road active frontages;

- The increase of affordable housing from 39.8% to 40.04%; and
- Changes to the internal layout, including the incorporation of two stairs to both building cores, to ensure compliance with fire safety regulations.

651-657 Old Kent Road London Southwark SE15 1JU

In accordance with application received on 1 February 2024 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

RTR003-FAR-DR-PA-03001

RTR003-FAR-DR-PA-03002

RTR003-FAR-DR-PA-03005

RTR003-FAR-DR-PA-03010

RTR003-FAR-DR-PA-03020

RTR003-FAR-DR-PA-03030

RTR003-FAR-DR-PA-03100 A

RTR003-FAR-DR-PA-03120 A

RTR003-FAR-DR-PA-03300 A

RTR003-FAR-DR-PA-03301 A

RTR003-FAR-DR-PA-03302 A

RTR003-FAR-DR-PA-05000 E

RTR003-FAR-DR-PA-05100 G

RTR003-FAR-DR-PA-05101 D

RTR003-FAR-DR-PA-05102 D

RTR003-FAR-DR-PA-05103 D

RTR003-FAR-DR-PA-05106 E

RTR003-FAR-DR-PA-05107 C

RTR003-FAR-DR-PA-05108 E

RTR003-FAR-DR-PA-05110 E

RTR003-FAR-DR-PA-05111 E
RTR003-FAR-DR-PA-05114 A
RTR003-FAR-DR-PA-05115 E
RTR003-FAR-DR-PA-05117 A
RTR003-FAR-DR-PA-05118 E
RTR003-FAR-DR-PA-05119 C
RTR003-FAR-DR-PA-05120 C
RTR003-FAR-DR-PA-05200 B
RTR003-FAR-DR-PA-05201 B
RTR003-FAR-DR-PA-05202 A
RTR003-FAR-DR-PA-05300 C
RTR003-FAR-DR-PA-05301 C
RTR003-FAR-DR-PA-05302 B
RTR003-FAR-DR-PA-05303 D
RTR003-FAR-DR-PA-09100 A
RTR003-FAR-DR-PA-09101 A
RTR003-FAR-DR-PA-09102 A
RTR003-FAR-DR-PA-09103

received

Other Documents

Time limit for implementing this permission and the approved plans

2. The development hereby permitted shall be begun before the 6th December 2024.

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. The development hereby approved shall be carried out in accordance with the Flood details approved under 23/AP/2484, unless otherwise agreed in writing by the Local Planning Authority.

Flood

The ground levels of the site are at residual flood risk from the River Thames, and some surface water flood risk. A Flood Resistance and Resilience Report recommending solutions should be submitted to the local planning authority and approved in writing prior to the beginning of works on site (excluding superstructure demolition and site preparation). The report should be proportionate and risked based in terms of predicted flood risks to the planned development (including predicted levels for the years provided in EA Product 4). Construction should be carried out in line with the recommendations of the report.

Reason:

To minimise potential damage to property from flood events from these sources.

4. Secure By Design Application

The development hereby approved shall be carried out in accordance with the Secured by Design details approved under 22/AP/0287, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2023.

5. Surface Water Drainage

No works (excluding superstructure demolition and site preparation) shall commence until the final detailed design for the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve the greenfield runoff rate of 3.1 l/s as detailed in the outline Drainage Strategy prepared by Watermans in 2019. The applicant must demonstrate that the site is safe in the event of

blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason:

To minimise the potential for the site to contribute to surface water flooding in accordance with the National Planning Policy Framework (2023), SI2 Flood risk management of the London Plan (2021) and P68 Reducing flood risk of the Southwark Plan (2022).

6. Contamination

The development hereby approved shall be carried out in accordance with the Geo-technical and geo-environmental assessment and associated report approved under 22/AP/1229 relating to part a only of condition 6 of the parent consent 19/AP/1710, unless otherwise agreed in writing by the Local Planning Authority.

b) In the event that contamination is found following paragraph a) of condition 6 of the parent consent 19/AP/1710 that presents a risk to future users or controlled waters or the wider environment, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The approved remediation/mitigation strategy shall be implemented as part of the development.

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

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

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with P64 of the Southwark Plan 2022 and National Planning Policy Framework 2023.

7. Tree Planting

Prior to the commencement of works for the proposed Public Realm, and subject to Section 278 negotiations with the London Borough of Southwark and Transport for London full details of all proposed tree and shrub planting as shown in the approved plans (minimum of 16 trees and 46 multistem and standard trees) 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 and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

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

Reason: To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2023, G1 Green infrastructure, G5 Urban greening, G6 Biodiversity and access to nature and G7 Trees and woodlands of the London Plan 2021 and P13 Design of places, P60 Biodiversity and P61 Trees of the Southwark Plan 2022.

8. Foundation Design

The development hereby approved shall be carried out in accordance with the Foundation Design approved under 22/AP/3881 unless otherwise agreed in

writing by the Local Planning Authority

Reason:

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with London Plan (2021), P14 Design quality and P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework (2023).

9. Archaeological Mitigation

The development hereby approved shall be carried out in accordance with the Archaeological Mitigation Works approved under 22/AP/2815 unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with National Planning Policy Framework (2023), HC1 Heritage conservation and growth of the London Plan (2021), and P14 Design quality and P23 Archaeology of the Southwark Plan (2022).

10. Archaeological Evaluation

The development hereby approved shall be carried out in accordance with the Archaeological Evaluation Works approved under 22/AP/2686 unless otherwise agreed in writing by the Local Planning Authority.

Before any work hereby authorised begins (excluding superstructure demolition and site preparation), the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with National Planning Policy Framework (2021), HC1 Heritage conservation and growth of the London Plan (2023), and P14 Design quality and P23 Archaeology of the Southwark Plan (2022).

11. Community Infrastructure Levy

The development hereby approved shall be carried out in accordance with the Foundation Design approved under 22/AP/0287 unless otherwise agreed in writing by the Local Planning Authority

Any variations to the Phasing Plan thereafter shall be agreed in writing by the Local Planning Authority.

Reason: To assist with the identification of each chargeable development (being the Phase and the calculation of the amount of CIL payable in respect of each chargeable development in accordance with the Community Infrastructure Levy Regulations 2010 (as amended)).

12. Circular Economy Statement

The development hereby approved shall be carried out in accordance with the Circular Economy Statement approved under 22/AP/1633, unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To reduce waste, increase material re-use and recycling, engender sustainable recycle behaviour among users and occupiers of the approved development, and conserve and make more efficient use of resources for as long as possible. This is in accordance with: the National Planning Policy Framework, Policy P62 (reducing waste) of the Southwark Plan 2022 and SI7 (Reducing Waste and Supporting the Circular Economy) of the London Plan 2021.

13. Digital Connectivity Infrastructure

Prior to commencement of any works (with the exception of demolition to ground level and archaeology), detailed plans shall be submitted to and

approved in writing by the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with the approved plans and maintained as such in perpetuity.

Reason:

To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness, in accordance with: the National Planning Policy Framework 2023, and; Policy SI 6 (Digital Connectivity Infrastructure) of the London Plan 2021.

Permission is subject to the following Grade Condition(s)

14. Biodiversity

The development hereby approved shall be carried out in accordance with the biodiversity roof details approved under 23/AP/0606 unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Policy G6 Biodiversity and access to nature of the London Plan 2021, Policy P60 (Biodiversity) of the Southwark Plan 2022.

15. Wheelchair Units

Prior to the commencement of works above grade (excluding superstructure demolition and site preparation), the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body.

The discharge of conditions ref. 22/AP/4236 in relation to condition 15 of the parent consent does not directly relate to this section 73 application ref.

24/AP/0255.

Reason:

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

16. Full scale (1:1) mock Ups

Prior to the commencement of works above grade hereby approved (excluding superstructure demolition and site preparation), a typical elevational mock-up of the development facades 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. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the National Planning Policy Framework National Planning Policy Framework (2023), D4 Delivering good design of the London Plan (2021), and P13 Design of places and P14 Design quality of the Southwark Plan (2022).

17. Detail Drawings

Prior to commencement of works above grade (excluding superstructure demolition and site preparation) on any phase of the development hereby authorised, detail drawings at a scale of 1:10 through:

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

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The development shall

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

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework (2023), D4 Delivering good design of the London Plan (2021), and P13 Design of places and P14 Design quality of the Southwark Plan (2022)

18. Material Samples

Prior to the commencement of works above grade (excluding superstructure demolition and site preparation) hereby authorised, samples of all external facing materials to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with the National Planning Policy Framework (2023), D4 Delivering good design of the London Plan (2021), and P13 Design of places and P14 Design quality of the Southwark Plan (2022).

19. Light Pollution

The development hereby approved shall be carried out in accordance with the lighting strategy details approved under 23/AP/1607 and 23/AP/1145 unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2023, Policy P16 (Designing out crime) of the Southwark Plan 2022.

20. Play

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

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

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

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with Policy D6 of the London Plan 2021 and Policy P12 of the Southwark Plan 2022.

21. Before any above grade work hereby authorised begins (excluding superstructure demolition and site preparation) 1:50 scale drawings of the off street wheelchair accessible parking to be provided, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the car parking facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given. The discharge of conditions application approved under ref 22/AP/0210 does not take into consideration ground floor alterations including the provision of additional off street wheelchair accessible parking now provided as part of application 24/AP/0255.

Reason:

In order to ensure that satisfactory car parking facilities are provided for disabled residents, in accordance with Policy P5 of the Southwark Plan 2022.

22. Flow Rates

The development hereby approved shall be carried out in accordance with the Flow Rates details approved under 22/AP/3956 unless otherwise agreed in writing by the Local Planning Authority.

Before any work hereby authorised begins on each phase of development hereby approved (excluding demolition and site preparation works), the specific flow rates for the sanitary ware and water consuming appliances for each of the dwelling types shall be provided to the Local Authority for approval in writing.

All dwellings shall be designed to meet 105 litres per person per day (internal water usage), which is equivalent to the 'optional' requirement of the Building Regulations Part G (105 litres/person/day for internal water usage plus 5 litres/person/day for outdoor external usage = 110 litres/person/day). The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

To ensure the development complies with the National Planning Policy Framework 2023, SI 5 of the London Plan. 2021 and P7 of the Southwark Plan 2022.

23. Cycle Parking

Before any above grade work hereby authorised begins (excluding superstructure demolition and site preparation), the following shall be submitted to and approved in writing by the Local Planning Authority:

i) 1:50 scale drawings of the facilities to be provided for the secure and covered storage of cycles.

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 (and that the store building does not cause harm to neighbour amenity) in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework (2023), T5 Cycling of the London Plan (2021), P53 Cycling and P56 Protection of amenity of the Southwark Plan (2022).

24. Hard and Soft Landscaping

Before any above grade work hereby authorised begins (excluding superstructure demolition and site preparation) detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The landscape scheme must be designed to mitigate against the adverse impacts of wind, and the submitted details must demonstrate that the appropriate Lawson Safety Method and Lawson Comfort Method criteria shall be achieved.

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

Reason: So that the Council may be satisfied with the details of the landscaping scheme, in accordance with the National Planning Policy

Framework (2023), D8 Public realm, G1 Green infrastructure, G5 Urban greening, G6 Biodiversity and access to nature and G7 Trees and woodlands of the London Plan (2021) and P13 Design of places, P59 Green infrastructure, P60 Biodiversity and P61 Trees of the Southwark Plan (2022).

25. Landscape Management Plan

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

The scheme shall include soft landscaping, ecological enhancements and roofs.

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with the National Planning Policy Framework (2023), D8 Public realm of the London Plan (2021) and P59 Green infrastructure of the Southwark Plan (2022). This is a mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan.

26. Green, Brown and Blue Roofs

i) Before any above grade work hereby authorised begins (excluding superstructure demolition and site preparation) details of the green, brown and blue roofs proposed for that Block shall be submitted to and approved in writing by the Local Planning Authority. The roofs shall be:

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

laid out in accordance with agreed plans; and

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

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

The green, brown and blue roofs shall be carried out strictly in accordance with the details approved and shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with G1 Green infrastructure, G5 Urban greening, G6

Biodiversity and access to nature and G7 Trees and woodlands of the London Plan (2021) and P13 Design of places, P60 Biodiversity and P61 Trees of the Southwark Plan (2022).

27. Fit Out of light industrial units

Before any work above grade hereby approved begins (excluding superstructure demolition and site preparation), full particulars and details of a scheme for the fit out of the premises to an appropriate level for light industrial units use shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given. This should include details of the mechanical and electrical fit out of the units, showing heating and cooling provision, the inclusion of sprinkler systems for fire safety purposes and the provision of kitchen and toilet facilities. The development shall not be carried out otherwise than in accordance with any approval given, and practical completion of the B1 (c) fit out for each phase shall be at the same time, or before the practical completion of the residential component of the same phase.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with P30 of the Southwark Plan 2022.

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

28. Electric Vehicle Charging Points

Before the first occupation of the development hereby approved, details of the installation (including location and type) of at least two electric vehicle charger points within the car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation and shall not be carried out otherwise in accordance with any such approval given.

Reason:

To encourage more sustainable travel in accordance the National Planning Policy Framework 2022 and P54 of the Southwark Plan 2022.

29. BREEAM

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

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

Reason

To ensure the proposal complies with the National Planning Policy Framework (2023), D8 Public realm of the London Plan (2021) and P59 le5 of the Southwark Plan (2022).

30. Ventilation / Kitchen Extract

Prior to the commencement of any cafe or restaurant use on the site (use class A3) full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason:

In order to ensure that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with In the interests of visual and residential amenity in accordance with P56 Protection of amenity of the Southwark Plan (2022).

31. Flood Warning and Emergency Evacuation Plan

The ground levels of the site are at residual flood risk from the River Thames, and some surface water flood risk. A stand alone Flood Warning and Emergency Evacuation Plan should be submitted to Southwark's Emergency Planning department for their approval in writing prior to occupation of the site. The plan should state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services, and of the plan. It should also provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood.

Reason:

To ensure that occupants have the opportunity to respond to Environment Agency flood warnings.

32. Ecology Enhancement Strategy

All of the measures for the mitigation of impact and enhancement of biodiversity set out in the submitted Preliminary Ecological Appraisal, shall be implemented prior to the given phase being first occupied.

Reason:

To increase the biodiversity of the site and to mitigate any impact from the development hereby approved in line with the National Planning Policy

Framework (2023), D8 Public realm of the London Plan (2021) and P59 Green infrastructure of the Southwark Plan (2022).

33. Secure By Design Certification

Before the first occupation of the building hereby permitted evidence that Secure By Design Accreditation has been awarded by the Metropolitan Police and that all approved security measures have been implemented shall be submitted to and approved by the Local Planning Authority.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with the National Planning Policy Framework (2023), D11 Safety, security and resilience to emergency of the London Plan (2021), P16 Designing out crime of the Southwark Plan (2022).

34. Thames Water

No properties shall be occupied until confirmation has been provided that either:

- i) all water network upgrades required to accommodate the additional flows from the development have been completed; or
- ii) a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied.

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

Reason:

The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. The developer can request information to support the discharge of this condition by visiting the Thames Water website <https://developers.thameswater.co.uk/Developingalargesite/Planningyourdevelopment>.

35. Screening

The 1.7m high privacy screens to the proposed balconies shall be installed prior to occupation and shall be maintained as such thereafter.

Reason:

In the interests of visual and residential amenity in accordance with to comply with P56 Protection of amenity of the Southwark Plan (2022).

36. Marketing Material

Prior to occupation, details of the marketing materials for sale and rental properties shall be submitted and approved in writing by the local planning authority clearly identifying the development as car free and that all new residents should sign acknowledgement of the permit free status of their new home.

Reason:

To ensure compliance with P30 of the Southwark Plan 2022.

37. Whole life carbon

Prior to the occupation of the development the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant building.

Reason:

In the interests of sustainable development and to maximise on-site carbon dioxide savings. Compliance condition(s) - the following condition(s) impose

restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

Permission is subject to the following Compliance Condition(s)

38. Land Use

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders), the Class B1 use hereby permitted shall only be for Class B1(a), (b) or (c) uses.

Reason:

In granting this permission the Local Planning Authority exercising control over any subsequent alternative use within B1 particularly those that raise noise and transport issues that would require a detailed assessment, in accordance with: the National Planning Policy Framework (2023), and P56 Protection of amenity of the Southwark Plan (2022).

39. Energy Efficiency

The development hereby permitted shall be constructed to include the energy efficiency measures, air source heat pumps and photovoltaic panels as stated in the Energy Strategy submitted in support of the application. All measures and technologies shall remain for as long as the development is occupied, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure the development complies with the National Planning Policy Framework 2022 and P7 of the Southwark Plan 2022.

40. Roof Plant, Equipment or Other Structures

No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part

of the buildings as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any buildings hereby permitted.

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with the National Planning Policy Framework (2023), P13 Design of places and P14 Design quality of the Southwark Plan (2022).

42. Unexpected Contamination

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

Reason:

There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

43. Servicing Hours

Any deliveries or collections to the commercial units shall only be between the following hours: 07.00 to 20.00hrs on Monday to Saturday and 10.00 to 16.00hrs on Sundays & Bank Holidays

Reason:

To safeguard the amenity of neighbouring residential properties in accordance with National Planning Policy Framework (2023), and P14 Design quality and P56 Protection of amenity of the Southwark Plan (2022).

44. Noise Transfer Between Commercial and Residential Uses

Party walls, floors and ceilings between any A3 or A4 commercial premises and residential dwellings shall be designed to achieve a minimum weighted standardized level difference of 55dB DnTw+Ctr for A3 uses and 60dB DnTw+Ctr for A4 uses. Pre-occupation testing of the separating partition shall be undertaken for airborne sound insulation in accordance with the methodology of BS EN ISO 140-4:1998. Details of the specification of the partition together with full results of the sound transmission testing shall be submitted to the Local Planning Authority for written approval prior to the use commencing and once approved the partition shall be permanently maintained thereafter.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with National Planning Policy Framework (2023), D14 Noise of the London Plan (2021) and P14 Design quality and P56 Protection of amenity of the Southwark Plan (2022).

45. The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the noise sensitive premises located around the site. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. Recommendations to achieve this are contained in the Environmental Noise Survey by Hoare Lea, project 1011225, June 2019. For the purposes of this condition the 'Background, Rated and Specific Sound levels' shall be calculated fully in accordance with the methodology of BS4142:2014. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the LPA for approval in writing. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework (2023), D14 Noise of the London Plan (2021) and P14 Design quality and P56 Protection of amenity of the Southwark Plan (2022).

46. Residential 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 rooms- 35dB LAeq T **

Dining room - 40 dB LAeq T **

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

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

The above standards may be achieved by following the recommendations contained in the Environmental Noise Survey by Hoare Lea, project 1011225, June 2019. Following completion of the development and prior to occupation, a validation test shall be carried out on a 2% sample of premises representative of the site including at least five with a fair¹/₂ade facing the Old Kent Road. The results shall be submitted to the LPA for approval in writing.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environment and transportation sources in accordance with National Planning Policy Framework (2023), D14 Noise of the London Plan (2021) and P14 Design quality and P56 Protection of amenity of the Southwark Plan (2022).

47. Post completion Circular Economy Report

No later than three months following substantial completion of the final residential unit within the development hereby consented, a Post Completion Circular Economy Report setting out the predicted and actual performance against all numerical targets in the relevant Planning Stage Circular Economy Statement shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that Planning Stage Circular Economy Statement has been implemented in the construction and delivery of the development, and that all on-going operational measures and mechanisms have been

satisfactorily implemented, in order to achieve Circular Economy goals and in accordance with: n accordance with the National Planning Policy Framework (2023), SI7 Reducing waste and supporting the circular economy, and P56 Protection of amenity and P62 Reducing waste of the Southwark Plan (2022).

48. Fire Strategy

The development hereby permitted shall be constructed to include the fire strategy measures and other enhancement measures as stated

in the fire statement by Hydrock dated 9th February 2024 submitted in support of the application. All measures shall remain for as long as the development is occupied, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

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

50. The building hereby approved shall comprise a maximum of 16 hotel bedrooms.

Reason: To ensure that the development is carried out in accordance with the approved plans and documents and otherwise conforms to the principles of sustainable development as described in the National Planning Policy Framework (2023).

Permission is subject to the following Special Condition(s)

41. Piling

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority. The development hereby approved shall be carried out in accordance with the Piling details approved under 23/AP/0210 unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

49. Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with , in accordance with the National Planning Policy Framework (2023), HC1 Heritage conservation and growth of the London Plan (2021), and P14 Design quality and P23 Archaeology of the Southwark Plan (2022).

Informatives

Relevant Planning Policy

National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework ('NPPF') was published in December 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 02 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications. The particularly relevant chapters from the Framework are:

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

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:

- The London Plan is the regional planning framework and was adopted on March 2nd 2021. The most relevant policies are those listed below.
- Good Growth 1 - Building strong and inclusive communities
- Good Growth 2 - Making the best use of land
- Good Growth 3 - Creating a healthy city
- Good Growth 4 - Delivering the homes Londoners need
- Good Growth 5 - Growing a good economy
- Good Growth 6 - Increasing efficiency and resilience
- Policy SD1 - Opportunity Areas
- Policy SD4 – The Central Activity Zone
- Policy SD6 – Town centres and high streets
- Policy SD7 Town centres: development principles and Development Plan Documents

- Policy SD8 Town centre network
- Policy SD9 Town centres: Local partnerships and implementation
- Policy SD10 - Strategic and local regeneration
- Policy D1 - London's form, character and capacity for growth
- Policy D3 - Optimising site capacity through the design-led approach
- Policy D4 - Delivering good design
- Policy D5 - Inclusive design
- Policy D6 - Housing quality and standards
- Policy D7 - Accessible housing
- Policy D8 - Public realm
- Policy D9 - Tall buildings
- Policy D11 - Safety, security and resilience to emergency
- Policy D12 - Fire safety
- Policy D13 - Agent of Change
- Policy D14 - Noise
- Policy H1 - Increasing housing supply
- Policy H4 - Delivering affordable housing
- Policy H5 - Threshold approach to applications
- Policy H6 - Affordable housing tenure
- Policy H7 - Monitoring of affordable housing
- Policy H10 – Housing size mix
- Policy S1 – Developing London's social infrastructure
- Policy S4 - Play and informal recreation
- Policy S6 - Public toilets
- Policy E1 - Offices
- Policy E2 - Providing suitable business space
- Policy E3 - Affordable workspace
- Policy E4 - Land for industry, logistics and services to support London's economic function
- Policy E7 - Industrial intensification, co-location and substitution
- Policy E9 - Retail, markets and hot food takeaways
- Policy E11 - Skills and opportunities for all
- Policy HC1 - Heritage conservation and growth
- Policy G1 - Green infrastructure
- Policy G4 – Open space
- Policy G5 - Urban greening
- Policy G6 - Biodiversity and access to nature
- Policy G7 - Trees and woodlands
- Policy SI 1 - Improving air quality
- Policy SI 2 - Minimising greenhouse gas emissions
- Policy SI 3 - Energy infrastructure
- Policy SI 4 - Managing heat risk
- Policy SI 5 - Water infrastructure
- Policy SI 6 - Digital connectivity infrastructure
- Policy SI 7 – Reducing waste and supporting the circular economy
- Policy SI 8 - Waste capacity and net waste self-sufficiency
- Policy SI 12 - Flood risk management
- Policy SI 13 - Sustainable drainage
- Policy SI 16 - Waterways – use and enjoyment

- Policy SI 17 - Protecting and enhancing London's waterways
- Policy T1 - Strategic approach to transport
- Policy T2 - Healthy Streets
- Policy T3 - Transport capacity, connectivity and safeguarding
- Policy T4 - Assessing and mitigating transport impacts
- Policy T5 - Cycling
- Policy T6 - Car parking
- Policy T6.1 – residential parking
- Policy T6.5 - Non-residential disabled persons parking
- Policy T7 - Deliveries, servicing and construction
- Policy T9 - Funding transport infrastructure through planning

Southwark Plan 2022

The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

- ST1 – Southwark's Development Targets
- ST2 – Southwark's Places
- SP1 – Homes for all
- SP2 – Southwark together
- SP3 – A great start in life
- SP4 – Green and inclusive economy
- SP5 – Thriving neighbourhoods and tackling health inequalities
- SP6 – Climate emergency

- P1 – Social rented and intermediate housing
- P2 – New family homes
- P8 – Wheelchair accessible and adaptable housing
- P13 – Design of places
- P14 – Design quality
- P15 – Residential
- P16 – Designing out crime
- P17 – Tall buildings
- P18 – Efficient use of land
- P20 – Conservation areas
- P21 – Conservation of the historic environment and natural heritage
- P23 – Archaeology
- P26 – Local List
- P28 – Access to employment and training
- P34 – Railway arches
- P35 – Town and local centres
- P44 – Broadband and digital infrastructure
- P45 – Healthy developments
- P49 – Public transport
- P50 – Highways impacts
- P51 – Walking

- P53 – Cycling
 - P54 – Car parking
 - P55 - Parking standards for disabled people and the physically impaired
 - P56 – Protection of amenity
 - P59 – Green infrastructure
 - P60 – Biodiversity
 - P61 – Trees
 - P62 – Reducing waste
 - P64 – Contaminated land and hazardous substances
 - P65 – Improving air quality
 - P66 – Reducing noise pollution and enhancing soundscapes
 - P67 – Reducing water use
 - P68 – Reducing flood risk
 - P69 – Sustainability standards
 - P70 – Energy
-
- IP1 – Infrastructure
 - IP2 – Transport infrastructure
 - IP3 – Community infrastructure levy (CIL) and Section 106 planning obligations
 - IP6 – Monitoring development
 - IP7 – Statement of Community Involvement
-
- Also of relevance in the consideration of this application is the Sustainable Design and Construction SPD (2008) and the Heritage SPD 2021.

APPENDIX 3**Planning history of the site and nearby sites**

The site was subject to a pre-application enquiry. The main issues discussed related to layout, height, scale massing, land use.

Planning permission was granted in November 2021 (ref. 19/AP/1710) for the following development: “Demolition of existing building on the site and the comprehensive mixed-use re-development of the site comprising of two buildings of 10-storeys plus mezzanine (up to 38.900m AOD) and 19-storeys plus mezzanine (up to 71.500m AOD), comprising 262 residential units (Use Class C3), 2,320m² GEA of flexible retail and commercial floorspace (Class A1/A2/A3/A4/B1 uses) at ground and mezzanine level, new public park, private and communal amenity space, associated car and cycle parking, access and servicing arrangements, plants and other associated works.”

A Section 96a (S96a) was submitted in January 2024 (ref: 24/AP/0081) to amend the description of development, the wording of which is set out below: “Demolition of existing buildings on the site and the comprehensive mixed-use redevelopment of the site comprising of two buildings comprising residential (Use Class C3), flexible retail and commercial floorspace at ground floor and use class C1 at mezzanine level, new public park, private and communal amenity space, associated car and cycle parking, access and servicing arrangements, plant and other associated works.”

The S96a also inserted a new condition (condition 2), the wording of which is as follows: “Permission is granted for the demolition of existing buildings on the site and the comprehensive mixed-use redevelopment of the site comprising; • One building of 10 storeys plus mezzanine (up to 38.900m AOD); • One building of 19-storeys plus mezzanine (up to 71.500m AOD); • 262 residential units (Use Class C3 use); • 2,258 sqm GEA of flexible retail and commercial floorspace (Class E) at ground and mezzanine level; • Ground floor contains 908 sqm GIA retail / commercial and 289 sqm GIA industrial; • Mezzanine floor contains 236 sqm GIA retail / commercial and 717 sqm GIA industrial; • New public park; • Private and communal amenity space; • Associated car and cycle parking, access and servicing arrangements; and • Plant and other associated works.

4th November 2021: 3.2 A Section 73 application was submitted on 31st August for sought changes to the affordable housing provision (by habitable room) as well as to the internal layout of the building to ensure that the relevant fire safety regulations can be met. However, this application was never validated as it required a fire statement and the design has since developed from this, hence this

An application to request for Environmental Impact Assessment (EIA) Screening Opinion was submitted (ref 19/AP/1475) for the complete redevelopment of the site, comprising of demolition of the existing building and construction of two interlocking buildings of 9 and 18 residential stories in height above a two-storey podium to provide up to 270 new residential units (Use Class C3), up to 2,500 sqm commercial floor space (Use Class A1-A3) at ground and mezzanine level including up to 100 sqm office (Use Class B1) floorspace, and associated public realm, cycle parking, wheelchair accessible car parking spaces and refuse stores. The proposed development was not considered to constitute EIA development.

Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report.

There have been numerous planning permissions granted for the current and historic operation for retail uses on the site, including advertisement consents and the provision of the car repair shop with vehicle parts sales. However, there has not been any previous application made seeking to comprehensively redevelop the site. There has also not been any application seeking consent for residential uses.

Consultation Undertaken

Site notice date: 25/07/2024

Press notice date: 04/07/2024

Case officer site visit date: n/a

Neighbour consultation letters sent: 09/08/2024

Internal services consulted

LBS Waste Management

LBS Highways Development & Management

LBS Community Infrastructure Levy Team

LBS Local Economy

LBS Ecology

LBS Flood Risk Management & Urban Drain

LBS Transport Policy

formal consultation and response to Pol

LBS Urban Forester

Statutory and non-statutory organisations

Natural England - London & South East Re

London Fire & Emergency Planning Authori

Thames Water

Environment Agency

Transport for London

Neighbour and local groups consulted:

28 Ruby Street London Southwark

610A Old Kent Road London Southwark

40 - 64 Sandgate Street London

Southwark

12 Canal Grove London Southwark

Flat 5 Lynn House Friary Estate Green

Hundred Road

21 Ethnard Road London Southwark

Flat 3 610 Old Kent Road London

18 Lewes House Friary Estate Green

Hundred Road London

Flat C 616 Old Kent Road London

Flat 9B Royal London Buildings Old Kent

Road

9 Ethnard Road London Southwark

15 Ethnard Road London Southwark

Flat B 612 Old Kent Road London

Flat 22 Lynn House Friary Estate Green

Hundred Road

Action House 53 Sandgate Street

London

First Floor Rear 635 Old Kent Road

London

First Floor Flat 30 Ethnard Road London

9 Peckham Park Road London

Southwark

7 Ethnard Road London Southwark

Flat 26 Lynn House Friary Estate Green

Hundred Road

Flat 30 Lynn House Friary Estate Green

Hundred Road

Flat 2 Lynn House Friary Estate Green

Hundred Road

25 Ethnard Road London Southwark

664 - 666 Old Kent Road London

Southwark

4 Canal Grove London Southwark
 7B Peckham Park Road London
 Southwark
 Maisonette First Floor To Third Floor Flat
 654 Old Kent Road London
 Flat A 616 Old Kent Road London
 631 - 633 Old Kent Road London
 Southwark
 Ledbury Estate Tenants Hall Old Kent
 Road London
 Flat 3 666 Old Kent Road London
 2A Ruby Street London Southwark
 Unit 16-18 Kent Park Industrial Estate
 Ruby Street
 14 Ruby Street London Southwark
 683 Old Kent Road London Southwark
 24 Pencraig Way London Southwark
 12 Pencraig Way London Southwark
 10 Pencraig Way London Southwark
 39 Ethnard Road London Southwark
 37 Ethnard Road London Southwark
 29 Ethnard Road London Southwark
 4 Pencraig Way London Southwark
 Flat 658 Old Kent Road London
 L R C Logistics Uk Ltd 14 - 16 Verney
 Road London
 Offices 14 - 16 Verney Road London
 14 - 16 Verney Road London Southwark
 Studio 34 Action House 53 Sandgate
 Street
 Studio 30 Action House 53 Sandgate
 Street
 Flat 5 Peckham Park Road London
 Unit 1 3 Peckham Park Road London
 Studio 50 Action House 53 Sandgate
 Street
 Studio 32 Action House 53 Sandgate
 Street
 Studio 29 Action House 53 Sandgate
 Street
 Studio 25 Action House 53 Sandgate
 Street
 Studio 21 Action House 53 Sandgate
 Street
 Flat 2 650 Old Kent Road London
 Unit 1 7 Peckham Park Road London
 Studio 47 Action House 53 Sandgate
 Street
 Studio 41 Action House 53 Sandgate
 Street
 Studio 38 Action House 53 Sandgate
 Street
 Studio 27 Action House 53 Sandgate
 Street
 Studio 18 Action House 53 Sandgate
 Street
 620 Old Kent Road London Southwark
 1 Ruby Triangle London Southwark
 666 Old Kent Road London Southwark
 Flat 6 Lynn House Friary Estate Green
 Hundred Road
 Flat 3 Royal London Buildings Old Kent
 Road
 Flat 15 Lynn House Friary Estate Green
 Hundred Road
 Flat 17 Lynn House Friary Estate Green
 Hundred Road
 Flat 4B Royal London Buildings Old Kent
 Road
 Flat B 27 Ethnard Road London
 10 - 18 Sandgate Street London
 Southwark
 36B Ethnard Road London Southwark
 Flat 6 Royal London Buildings Old Kent
 Road
 Studio 48 Action House 53 Sandgate
 Street
 Unit 7 Sandgate Trading Estate
 Sandgate Street
 614 Old Kent Road London Southwark
 17 Lewes House Friary Estate Green
 Hundred Road London
 40 Lewes House Friary Estate Green
 Hundred Road London
 28 Lewes House Friary Estate Green
 Hundred Road London
 32 Ethnard Road London Southwark
 Flat 16 Lynn House Friary Estate Green
 Hundred Road
 Flat 14 Lynn House Friary Estate Green
 Hundred Road
 10A Ethnard Road London Southwark
 Unit 1 709 Old Kent Road London
 Unit 4 709 Old Kent Road London
 Outside 1 Murdock Street London
 Flat 2 610 Old Kent Road London
 Studio 12 Action House 53 Sandgate
 Street

Studio 2 Action House 53 Sandgate Street
 624 Old Kent Road London Southwark
 Ground Floor Rear 635 Old Kent Road London
 24 Lewes House Friary Estate Green Hundred Road London
 16 Lewes House Friary Estate Green Hundred Road London
 11 Lewes House Friary Estate Green Hundred Road London
 First Floor And Second Floor Flat 3 Ethnard Road London
 20A Ethnard Road London Southwark
 13 Canal Grove London Southwark
 628 Old Kent Road London Southwark
 Unit 6 Sandgate Trading Estate Sandgate Street
 Flat 6 610 Old Kent Road London
 Storage Land Part Unit 9 709 Old Kent Road London
 Studio 8 Action House 53 Sandgate Street
 1 Ethnard Road London Southwark
 Flat 1 630A Old Kent Road London
 Flat 24 Lynn House Friary Estate Green Hundred Road
 10 Lewes House Friary Estate Green Hundred Road London
 First To Third Floors 662 Old Kent Road London
 Ground Floor Flat 3 Ethnard Road London
 32 Lewes House Friary Estate Green Hundred Road London
 3 Lewes House Friary Estate Green Hundred Road London
 1 Lewes House Friary Estate Green Hundred Road London
 First Floor And Second Floor Flat 624 Old Kent Road London
 632A Old Kent Road London Southwark
 7 Peckham Park Road London Southwark
 4 Ethnard Road London Southwark
 Flat 19 Lynn House Friary Estate Green Hundred Road
 Flat 18 Lynn House Friary Estate Green Hundred Road

Flat 11 Lynn House Friary Estate Green Hundred Road
 Flat 4 Royal London Buildings Old Kent Road
 641 Old Kent Road London Southwark
 674 Old Kent Road London Southwark
 Flat 2 666 Old Kent Road London
 Flat 3 670 Old Kent Road London
 Flat 12 610 Old Kent Road London
 Studio 1 Action House 53 Sandgate Street
 26 Ethnard Road London Southwark
 14 Canal Grove London Southwark
 Flat 27 Lynn House Friary Estate Green Hundred Road
 Luxford Bar 610 Old Kent Road London
 First Floor And Second Floor Flat 620 Old Kent Road London
 Flat 1 681A Old Kent Road London
 High Way Depot Peckham Park Road London
 Flat 1 666 Old Kent Road London
 Flat 1 Lynn House Friary Estate Green Hundred Road
 20B Ethnard Road London Southwark
 593 - 613 Old Kent Road London Southwark
 First To Third Floors 666 Old Kent Road London
 6 Lewes House Friary Estate Green Hundred Road London
 9B Peckham Park Road London Southwark
 Ground Floor Front 635 Old Kent Road London
 Southwark Free School Ledbury Hall Pencraig Way London
 Treasure House Cic 682 Old Kent Road London
 Ground Floor Flat 30 Ethnard Road London
 2 Canal Grove London Southwark
 8 Lewes House Friary Estate Green Hundred Road London
 Second Floor Flat 660 Old Kent Road London
 The Lodge Sandgate Trading Estate Sandgate Street
 Flat 4 670 Old Kent Road London

First To Third Floors 652 Old Kent Road
 London
 First To Third Floors 664 Old Kent Road
 London
 Second Floor Flat 681 Old Kent Road
 London
 First Floor Flat 660 Old Kent Road
 London
 Studio 49 Action House 53 Sandgate
 Street
 Units 9 To 10 57 Sandgate Street
 London
 3 Peckham Park Road London
 Southwark
 Units 1 To 7 57 Sandgate Street London
 Rubys Cafe Corner Of Ruby Triangle
 Sandgate Street
 Unit 5 Sandgate Trading Estate
 Sandgate Street
 8 Sandgate Street London Southwark
 Flat 1 670 Old Kent Road London
 626 Old Kent Road London Southwark
 19 Lewes House Friary Estate Green
 Hundred Road London
 644 - 646 Old Kent Road London
 Southwark
 7 - 14 Ruby Triangle London Southwark
 Flat 3 630A Old Kent Road London
 Flat 2 630A Old Kent Road London
 Unit 3 14 - 16 Verney Road London
 The Compleat Dish 14 - 16 Verney Road
 London
 Flat 2 632 Old Kent Road London
 Unit 18 14 - 16 Verney Road London
 Flat 3 632 Old Kent Road London
 Flat 1 632 Old Kent Road London
 The Old Gas Works 709 Old Kent Road
 London
 684 Old Kent Road London Southwark
 660 Old Kent Road London Southwark
 5 Canal Grove London Southwark
 7A Peckham Park Road London
 Southwark
 668 Old Kent Road London Southwark
 33 Lewes House Friary Estate Green
 Hundred Road London
 31 Lewes House Friary Estate Green
 Hundred Road London
 4 Lewes House Friary Estate Green
 Hundred Road London
 36 Lewes House Friary Estate Green
 Hundred Road London
 First Floor Flat 668 Old Kent Road
 London
 24 - 32 Murdock Street London
 Southwark
 709 Old Kent Road London Southwark
 40B Ethnard Road London Southwark
 40A Ethnard Road London Southwark
 615 - 629 Old Kent Road London
 Southwark
 20 - 26 Sandgate Street London
 Southwark
 Unit 1 Sandgate Trading Estate
 Sandgate Street
 639 Old Kent Road London Southwark
 681 Old Kent Road London Southwark
 Flat C 668 Old Kent Road London
 Land At 709 Old Kent Road London
 Flat 1 8 Ethnard Road London
 Unit 4 Sandgate Trading Estate
 Sandgate Street
 671 - 679 Old Kent Road London
 Southwark
 655 - 657 Old Kent Road London
 Southwark
 Studio 10-11 Action House 53 Sandgate
 Street
 Unit 2 14 - 16 Verney Road London
 28 Pencraig Way London Southwark
 14 Pencraig Way London Southwark
 9 Pencraig Way London Southwark
 35 Ethnard Road London Southwark
 17 Pencraig Way London Southwark
 656 Old Kent Road London Southwark
 Unit Bm3 14 - 16 Verney Road London
 650 Old Kent Road London Southwark
 Studio 40 Action House 53 Sandgate
 Street
 Studio 39 Action House 53 Sandgate
 Street
 38 Lewes House Friary Estate Green
 Hundred Road London
 17 Ethnard Road London Southwark
 Flat 4A Royal London Buildings Old Kent
 Road
 Flat 21 Lynn House Friary Estate Green
 Hundred Road

Flat 20 Lynn House Friary Estate Green
 Hundred Road
 36A Ethnard Road London Southwark
 28 Ethnard Road London Southwark
 Flat 8 Lynn House Friary Estate Green
 Hundred Road
 27 Lewes House Friary Estate Green
 Hundred Road London
 Flat 1 610 Old Kent Road London
 41A Ruby Triangle London Southwark
 13 Lewes House Friary Estate Green
 Hundred Road London
 Unit 2 And Unit 3 Sandgate Trading
 Estate Sandgate Street
 Flat 25 Lynn House Friary Estate Green
 Hundred Road
 44 Ethnard Road London Southwark
 10B Ethnard Road London Southwark
 Flat 5 Royal London Buildings Old Kent
 Road
 7 Canal Grove London Southwark
 652 Old Kent Road London Southwark
 622 Old Kent Road London Southwark
 Flat 5 670 Old Kent Road London
 Flat 8 610 Old Kent Road London
 First Floor Front 635 Old Kent Road
 London
 Unit 7A 709 Old Kent Road London
 Studio 11 Action House 53 Sandgate
 Street
 Flat 1 628A Old Kent Road London
 Flat 1 683 Old Kent Road London
 1A Peckham Park Road London
 Southwark
 1 Peckham Park Road London
 Southwark
 27 Pencraig Way London Southwark
 55 Ethnard Road London Southwark
 33 Ethnard Road London Southwark
 19 Pencraig Way London Southwark
 2 Pencraig Way London Southwark
 658 Old Kent Road London Southwark
 Unit 2 3 Peckham Park Road London
 Studio 45 Action House 53 Sandgate
 Street
 Studio 43 Action House 53 Sandgate
 Street
 Studio 42 Action House 53 Sandgate
 Street
 Studio 33 Action House 53 Sandgate
 Street
 Studio 31 Action House 53 Sandgate
 Street
 Studio 22 Action House 53 Sandgate
 Street
 Studio 19 Action House 53 Sandgate
 Street
 8 Canal Grove London Southwark
 12 Ethnard Road London Southwark
 Flat 10 Lynn House Friary Estate Green
 Hundred Road
 11 Canal Grove London Southwark
 Flat 9A Royal London Buildings Old Kent
 Road
 29 Lewes House Friary Estate Green
 Hundred Road London
 23 Lewes House Friary Estate Green
 Hundred Road London
 Flat B 668 Old Kent Road London
 Flat 4 610 Old Kent Road London
 9 Lewes House Friary Estate Green
 Hundred Road London
 30 Lewes House Friary Estate Green
 Hundred Road London
 20 Lewes House Friary Estate Green
 Hundred Road London
 Flat 7 Lynn House Friary Estate Green
 Hundred Road
 13 Ethnard Road London Southwark
 15 Canal Grove London Southwark
 Flat 12 Lynn House Friary Estate Green
 Hundred Road
 10 Canal Grove London Southwark
 Flat A 27 Ethnard Road London
 16B Ethnard Road London Southwark
 Flat 9 Royal London Buildings Old Kent
 Road
 662 Old Kent Road London Southwark
 656 - 658 Old Kent Road London
 Southwark
 Flat 9 610 Old Kent Road London
 Studio 10 Action House 53 Sandgate
 Street
 Studio 3 Action House 53 Sandgate
 Street
 Living Accommodation 14 Ruby Street
 London
 Flat 2 683 Old Kent Road London

25 Pencraig Way London Southwark
 13 Pencraig Way London Southwark
 31 Ethnard Road London Southwark
 1 Pencraig Way London Southwark
 5 Peckham Park Road London Southwark
 Unit 2 7 Peckham Park Road London
 Studio 37 Action House 53 Sandgate Street
 Studio 35 Action House 53 Sandgate Street
 Studio 24 Action House 53 Sandgate Street
 Studio 17 Action House 53 Sandgate Street
 Studio 15 Action House 53 Sandgate Street
 628A Old Kent Road London Southwark
 39 Lewes House Friary Estate Green Hundred Road London
 Flat 10 610 Old Kent Road London
 23 Ethnard Road London Southwark
 46 Ethnard Road London Southwark
 21 Lewes House Friary Estate Green Hundred Road London
 Flat 7 610 Old Kent Road London
 35 Lewes House Friary Estate Green Hundred Road London
 34 Lewes House Friary Estate Green Hundred Road London
 22 Lewes House Friary Estate Green Hundred Road London
 Flat A 612 Old Kent Road London
 Flat 28 Lynn House Friary Estate Green Hundred Road
 17 Canal Grove London Southwark
 Flat 2 Royal London Buildings Old Kent Road
 630 Old Kent Road London Southwark
 612 Old Kent Road London Southwark
 6 Canal Grove London Southwark
 Studio 9 Action House 53 Sandgate Street
 Studio 4 Action House 53 Sandgate Street
 651 - 657 Old Kent Road London Southwark
 Units 22-24 Kent Park Industrial Estate Ruby Street
 63 Ethnard Road London Southwark
 61 Ethnard Road London Southwark
 57 Ethnard Road London Southwark
 5 Pencraig Way London Southwark
 672 Old Kent Road London Southwark
 Flat 656 Old Kent Road London
 Unit 35 14 - 16 Verney Road London
 Studio 44 Action House 53 Sandgate Street
 Studio 36 Action House 53 Sandgate Street
 Studio 28 Action House 53 Sandgate Street
 Studio 51 Action House 53 Sandgate Street
 654 Old Kent Road London Southwark
 7 Lewes House Friary Estate Green Hundred Road London
 2 Lewes House Friary Estate Green Hundred Road London
 Flat 13 Lynn House Friary Estate Green Hundred Road
 676 - 680 Old Kent Road London Southwark
 6 Ethnard Road London Southwark
 Flat 9C Royal London Buildings Old Kent Road
 Flat 29 Lynn House Friary Estate Green Hundred Road
 25 Lewes House Friary Estate Green Hundred Road London
 12 Lewes House Friary Estate Green Hundred Road London
 5 Lewes House Friary Estate Green Hundred Road London
 37 Lewes House Friary Estate Green Hundred Road London
 15 Lewes House Friary Estate Green Hundred Road London
 Flat 9 Lynn House Friary Estate Green Hundred Road
 11 Ethnard Road London Southwark
 24 Ethnard Road London Southwark
 16 Canal Grove London Southwark
 7C Peckham Park Road London Southwark
 Studio 14 Action House 53 Sandgate Street
 Studio 6 Action House 53 Sandgate

Street
 Unit 26 Kent Park Industrial Estate Ruby
 Street
 26 Pencraig Way London Southwark
 11 Pencraig Way London Southwark
 59 Ethnard Road London Southwark
 18 Pencraig Way London Southwark
 15 Pencraig Way London Southwark
 3 Pencraig Way London Southwark
 Studio 46 Action House 53 Sandgate
 Street
 Studio 26 Action House 53 Sandgate
 Street
 Studio 23 Action House 53 Sandgate
 Street
 Studio 20 Action House 53 Sandgate
 Street
 Studio 16 Action House 53 Sandgate
 Street
 14 Lewes House Friary Estate Green
 Hundred Road London
 Flat 1 Royal London Buildings Old Kent
 Road
 Unit 9 709 Old Kent Road London
 Flat 8 Royal London Buildings Old Kent
 Road
 22 Ethnard Road London Southwark
 626B Old Kent Road London Southwark
 Flat 4 Lynn House Friary Estate Green
 Hundred Road
 Basement 635 Old Kent Road London
 26 Lewes House Friary Estate Green
 Hundred Road London
 Rear 7 Peckham Park Road London
 5 Ethnard Road London Southwark
 Flat 3 Lynn House Friary Estate Green
 Hundred Road
 Flat 23 Lynn House Friary Estate Green
 Hundred Road
 19 Ethnard Road London Southwark
 34 Ethnard Road London Southwark
 2 Ethnard Road London Southwark
 18 Ethnard Road London Southwark
 9 Canal Grove London Southwark
 3 Canal Grove London Southwark
 648 Old Kent Road London Southwark
 Unit 11 57 Sandgate Street London
 632 Old Kent Road London Southwark
 616 Old Kent Road London Southwark
 9C Peckham Park Road London
 Southwark
 Flat 2 670 Old Kent Road London
 Flat 11 610 Old Kent Road London
 Flat 5 610 Old Kent Road London
 Flat B 616 Old Kent Road London
 Unit 2 Sandgate Trading Estate
 Sandgate Street
 Unit 3 Sandgate Trading Estate
 Sandgate Street
 Studio 13 Action House 53 Sandgate
 Street
 Studio 7 Action House 53 Sandgate
 Street
 Studio 5 Action House 53 Sandgate
 Street
 Unit 28-32 Kent Park Industrial Estate
 Ruby Street
 Unit 20 Kent Park Industrial Estate Ruby
 Street
 23 Pencraig Way London Southwark
 53 Ethnard Road London Southwark
 16 Pencraig Way London Southwark
 Unit A 14 - 16 Verney Road London
 Flat 1 650 Old Kent Road London
 Flat 2 8 Ethnard Road London
 9D Peckham Park Road London
 Southwark
 16A Ethnard Road London Southwark
 1 Canal Grove London Southwark
 Flat 7 Royal London Buildings Old Kent
 Road
 14 Ethnard Road London Southwark
 Flat A 614 Old Kent Road London
 Ground Floor And First Floor 685 - 689
 Old Kent Road London
 9A Peckham Park Road London
 Southwark
 Flat 2 628A Old Kent Road London
 Studio 13A Action House 53 Sandgate
 Street

Re-consultation:

Consultation Responses Received

Internal services

LBS Highways Development & Management
LBS Community Infrastructure Levy Team
LBS Ecology
LBS Transport Policy
formal consultation and response to Pol
LBS Urban Forester

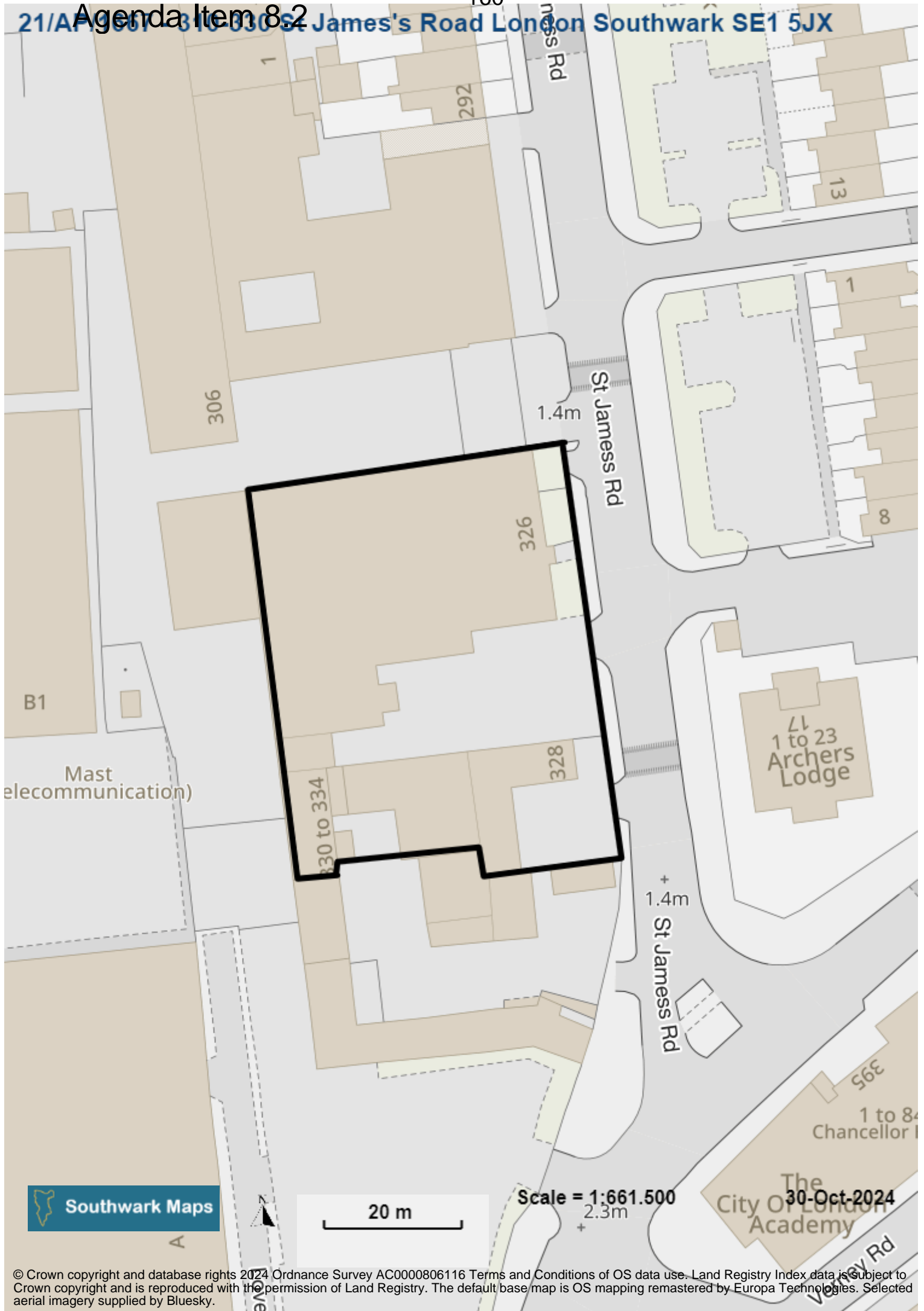
Statutory and non-statutory organisations

Thames Water
Transport for London

Neighbour and local groups consulted:

Flat 1 London SE151RX

21/A/AR/0001/310/000 St James's Road London Southwark SE1 5JX



Contents

Contents	1
EXECUTIVE SUMMARY	3
BACKGROUND INFORMATION	5
Details of proposal	7
Planning history of the site and adjoining or nearby sites.	14
KEY ISSUES FOR CONSIDERATION	14
Summary of main issues.....	14
Legal context	14
Planning policy.....	15
ASSESSMENT.....	15
Principle of the proposed development in terms of land use.....	17
Impact of proposed development on amenity of adjoining occupiers and surrounding area.....	42
Transport and Highways	47
Sustainable development implications.....	51
Mayoral and borough community infrastructure levy (CIL).....	62
Community impact and equalities assessment.....	67
Human rights implications.....	69
Positive and proactive statement	69
Positive and proactive engagement: summary table.....	70
CONCLUSION	70
BACKGROUND DOCUMENTS.....	71
APPENDICES	71
AUDIT TRAIL	72

Meeting Name:	Planning Committee (Major Applications) B
Date:	12 November 2024
Report title:	<p>Development Management planning application: Application 21/AP/1667 for: Full Planning Application</p> <p>Address:</p> <p>310-330 ST JAMESS ROAD LONDON SOUTHWARK SE1 5JX</p> <p>Proposal:</p> <p>Retention of existing Live /work unit and redevelopment of the site comprising demolition of existing buildings and erection of three buildings to provide new residential development and the provision of flexible Class E floorspace with public realm improvements, amenity space, cycle parking spaces, disabled car parking spaces and refuse/recycling stores and other associated works.</p> <p>For information the development consists of;</p> <ul style="list-style-type: none"> - Erection of three buildings at 6, 9 and 21 storeys - Maximum AOD height of 69.02m - 161 residential units - 1779 sqm of employment floorspace (Class E(g)(i) and E(g)(iii)) - 164.5 sqm of Sui Generis floorspace (retained Live / work) - 33 sqm of ancillary community floorspace
Ward(s) or groups affected:	Old Kent Road
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Director of Planning and Growth
Application Start Date: 14/05/2021 Application Expiry Date:	
Earliest Decision Date: 13/08/2021	

RECOMMENDATIONS

1. That planning permission be granted, subject to conditions and the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of (1) are not met by 12 May 2025 the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 242 of this report.

EXECUTIVE SUMMARY

3. The scheme would deliver 161 new homes with 36% being affordable, comprised of 25.4% social rent and 10.6% intermediate housing.
4. The proposal will comfortably re-provide over existing non-residential floorspace on site. The development will provide a cumulative sum of 1742 sqm of Class E floor space.
5. The development is expected to support 38 sustained jobs to unemployed residents, 38 short courses and 9 construction industry apprentices. The maximum Employment and Training Contribution is £182,600.
6. The development would provide a total of 700 sqm of play space and communal amenity space across the ground, podium and roof levels, catering for residents of all ages with a variety of character areas.
7. The proposal would secure a high quality of residential design with all units meeting the internal space standards, benefitting from private amenity areas and a surplus of communal amenity space. The majority of new homes would benefit from dual aspect and a high level of internal daylight.
8. The proposal would deliver a 69.72% savings on carbon emissions across residential and non-residential floorspace, with a contribution of £136,800 to bring the development to net zero.
9. The proposal would provide a high quality landscaped environment which would achieve a policy compliant Urban Greening Factor of 0.41.
10. High quality secure, convenient and weather proof cycle stores are provided with 247 cycle parking spaces. These are provided as a mixture of two-tier, Sheffield and accessible Sheffield to cater for all users. Contributions will support the roll out of membership to a cycle hire docking scheme for residents for three years, with a contribution of £57,960.

Executive summary tables

Housing

11.

Homes	Private	Private HR	Aff SR Homes	Aff SR HR	Aff Int Homes	Aff Int HR	Homes Total (% of total)
Studio	4	4	0	0	0	0	1%
1 Bed	39	78	10	21	9	18	24%
2 Bed	54	162	6	24	6	19	42%
3 Bed	14	70	16	80	3	15	34%
4 Bed +	0	0	0	0	0	0	0
Total and (%) of total	111 (64%)	314 (64%)	<u>32</u> (19.9%)	125 (25.4%)	18 (11.1%)	52 (10.5%)	161

Land uses

12.

Use Class	Existing sqm	Proposed sqm	Change +/-
B8 Storage and distribution	1261.5	0	-1261.5
Class E(g)(i) Light industrial	398.5	1544	+114
Class E(g)(iii) Office / Workspace	285	198	-87
F2 Community Use	0	33	+33

Greening, Drainage and Sustainable Transport Infrastructure

13.

Greening, Drainage and Sustainable Transport Infrastructure			
	Existing	Proposed	Change +/-
Urban greening factor	0 (Zero)	0.41	+0.41
Green roof coverage	0 (zero)	0 sqm	0
Electric Vehicle Charging Points	0 (zero)	1	+1
Cycle parking spaces	0	247 Long stay commercial and residential spaces 10 Visitor spaces	+ 257

14. **Community Infrastructure and Section 106**

CIL and Section 106 (or Unilateral Undertaking)	
<i>Criterion</i>	<i>Total Contribution</i>
CIL (estimated)	£5,364,682.95 million (pre-relief) £3,511,559.14 million (net of relief)
MCIL (estimated)	£776,959.46
Section 106 Contribution	As set out in the 'Planning Obligations' section of this report

BACKGROUND INFORMATION

Site location and description

15. The site comprises a series of buildings that are in industrial use located on the western side of St James's Road. These buildings are as follows:

- 310 - 326 St James's Road – the largest building on the site this is a two-storey shed with storage and central parking yard. It was a former storage unit of a wholesale meat and poultry business and also includes a garage and smaller ancillary storage/office unit towards the rear.
 - 328 St James's Road – an L-shaped three storey building owned by Firetecnic Systems set back from St James's Road frontage.
 - 330 St James's Road – Two to three storey building that houses artist studios, workshop space and a live/work. This building is accessed from the yard from the south of the site.
16. The site currently has two points of access with the primary access from St James's Road. The secondary access point is from the yard to the south of the site. This yard is accessed from St James's Road, and a right of way across this yard currently gives access to 330 St James's Road.



Figure 1: Site location plan

Surroundings and designations

17. The site's surroundings are occupied by the following;
- North: Chevron Apartments, which has been granted planning permission subject to the completion of a s106 agreement to be extended up to seven storeys (ref. 19/AP/6395).
 - East: Residential land uses on Culloden Close and Argyle Way
 - South: Low rise industrial buildings around a service yard for access
 - West: Six Bridges Industrial Estate, formed of large low rise industrial warehouses as well as residential on Marlborough Grove
18. The site is subject to the following planning policy constraints;

- Old Kent Road Opportunity Area
- Old Kent Road - Action Area Core
- Southwark Plan Allocation NSP67 Marlborough Grove
- Site allocation OKR11, Sub Area 2 'Cantium Retail Park and Marlborough Grove
- North Southwark and Roman Roads Archaeological Priority Zone
- Environment Agency Flood Zone 3
- Thorburn Square Conservation Areas is located approximately 400m away
- Livesey Conservation Area is approximately 290m away
- Glengall Road Conservation Area is approximately 330m away
- Eveline Lowe Primary School (Rolls Road) is approximately 125m away, and the Old Kent Road Mural on the Civic and Livesey Building are located nearby approximately 230m from the site
- The site has moderate public transport accessibility with a Public Transport Access Level (PTAL) of 3

Details of proposal

19. The application is to be heard as an addendum item and re-presented to the planning committee, following a resolution to grant a previous design of the scheme on 19 December 2022. The previous version of the scheme received a resolution to grant for the following;

- Construction of three building comprising residential led mixed use development, of 7,8 and 19 storeys
- Provision of 153 homes, 35.4% of will be affordable
- 1900 sqm of class e floor space
- Refurbishment of the 330 St James Road for a retained live / work unit.

20.

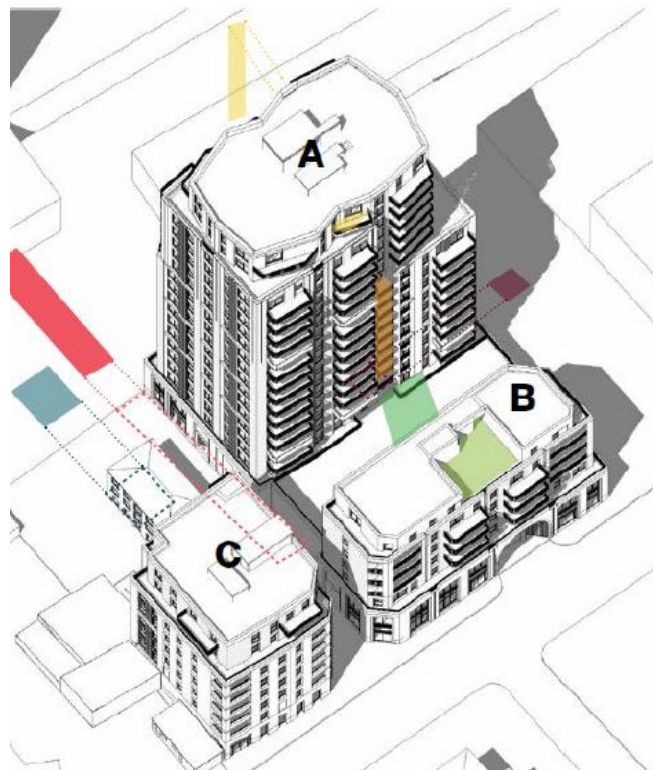


Figure 2: Previous scheme block layout (December 2022)

21. Following the resolution to grant, new fire safety changes were introduced, comprised of the following;
- Internal layout changes to the podium shared between Building A and B
 - Introduction of two stairwells to each building
 - Increase in height to Building A by two storeys
 - Reduction in height to Building B, to below 18m
 - Increase in height to Building C, by one storey
22. As a result of the above listed changes, the amended scheme proposes the following:
- Demolition of the existing buildings on site
 - Construction of three buildings
 - Building A – Podium, plus 19 storeys, 21 storeys in total
 - Building B – Podium, plus 4 storeys, 6 storeys in total
 - Building C – 9 storeys in total
 - Provision of 161 homes, 35.9% affordable
 - Re-provision of 1742 sqm of workspace (Class E(g)(i) and Class E(g)(iii))
 - 10% affordable workspace provision
 - Provision of 700 sqm of communal amenity and play space
 - Refurbishment of the 330 St James Road for a retained live / work unit
 - Provision of a 33 sqm community room

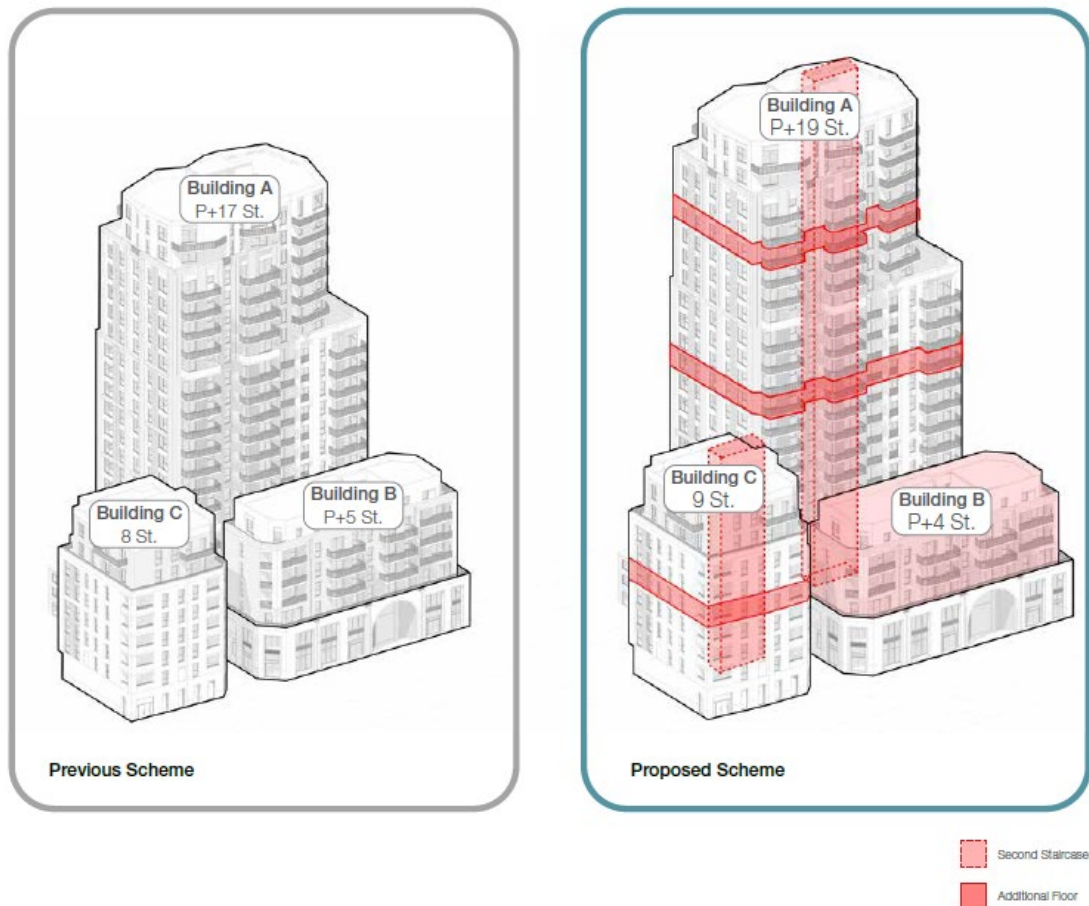
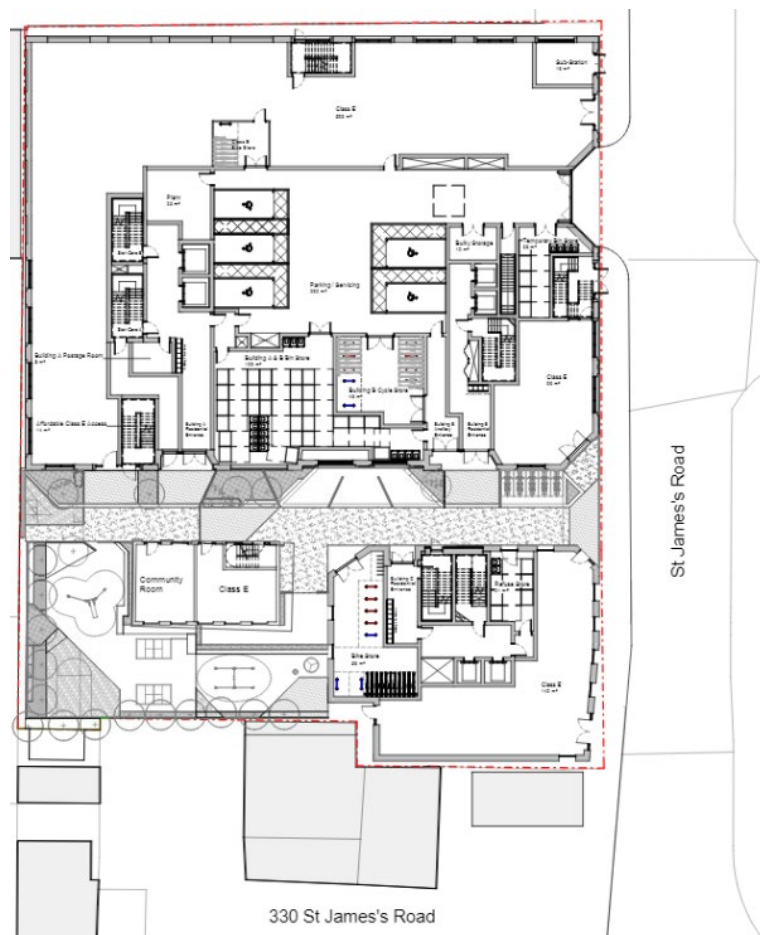


Image: proposed fire safety amendments

23. The site would be split into two parts with a pedestrian route running across the site east to west from St James's Road and the Six Bridges Estate. The northern part of the site would be a podium block with two towers above and the southern part of the site would be a standalone 9 storey block. The retained Roca building would be to the south of the proposed pedestrian route.



Plan: Indicative site plan

24. The podium block would cover most of the site and contain the majority of the residential units. The ground and mezzanine floors would provide the E(g)(iii) light industrial floorspace, fronting both St James's Road and the new pedestrian route. Industrial uses are proposed along the east, north and west edges of the podium that is located on the north of the site. The two buildings sitting above the podium are 19 residential storeys (Building A) and 4 residential storeys (Building B). Access to the residential buildings would be along the pedestrian route. Building A would provide a mix of intermediate and private flats and Building B a mix of social rented and intermediate tenure units.
25. The basement level provides plant accommodation and is accessed from Building B's residential stair core for maintenance. The UKPN substation is located at ground floor, at the northeastern corner of the development, allowing for access directly from St James's Road. The majority of the remaining plant is located at basement level and roof level.
26. The Southern block (Building C) would also have Class E(g)(iii) use on the ground floor accessed off St James's Road, with 8 storeys of residential floors above providing social rented units. The residential entrance to Building C and associated cycle and refuse store is also accessed off the newly created pedestrian route.
27. The retained Roca building would provide an E(g)(iii) class unit (35sqm) and a community room (33sqm) on the ground floor. The existing Live/work unit in the Roca building would be retained. The community space would be available for both residents of the development, the wider community and local businesses (local

businesses would need to hire the space).

28. The new east-west route will create a new walking route through the site, allowing for future connectivity to Six Bridges Park when this is developed. Until then, the route will terminate at the western site boundary. 'Play along the way' is incorporated into the landscape, making this an active route for children, and seating areas are also provided.

Plan: Proposal within indicative AAP masterplan to show new connection with future Six Bridges Park



29. A landscaped courtyard on the podium level will provide communal amenity space and play space for all of the new homes. Access to this space will be from the first-floor levels of buildings A and B, which would be accessed via the circulation cores. A smaller communal roof terrace is proposed on the top floors of Buildings B and C.
30. The scheme has also evolved to provide at least 10% of affordable workspace on the ground floor level, located in the northern block. The development is car-free, but provision of 5 disabled bays are proposed. Servicing and 5 disabled parking spaces are provided within the ground floor of the podium block, accessed from St James's Road.
31. The building will be finished in a range of bricks, with different colours and tones used to differentiate uses within the development, breaking the building in to smaller elements, each with a clear identity. The most widely used bricks reflect the predominance of London Stock brick in the area, but white and green glazed bricks are also proposed. Feature panels are proposed on each building to reinforce the unique identity of each part of the building.
32. In terms housing provision, there would be total of 161 homes proposed:

- 32 social rented units (124 habitable rooms)
- 18 intermediate units (42 habitable rooms)
- 111 private (market) units (314)
- The existing Live/work unit in the Roca building would remain as it is but is not included in the net increase in housing provision in this instance.

33. During negotiations, amended plans have been received to provide the following:

- Policy compliant provision of affordable housing to meet the 25% social rent requirement in habitable rooms
- Policy compliant space standards for wheelchair user social rent dwellings
- Amended bay groupings for Building A to provide a better considered façade composition

Consultation responses from members of the public and local groups

34. Neighbour consultation has been undertaken between the dates of 17 May 2024 to 14 June, to advertise the proposed amendments to the scheme. Public consultation has been undertaken through the use of neighbour letters, the posting of a site notice and advertisement of the scheme in the Southwark News. The comments listed below contain representations received from February 2023 following the resolution to grant and to June 2024, after the latest round of consultation.

35. The material considerations raised are summarised below;

- The building will adversely affect daylight, sunlight and privacy to existing buildings and cause increased overshadowing
- The proposal will adversely affect The Cave Studios referred to as unit C at 330 St James Road
- The daylight and sunlight assessment contains false assumptions relating to the neighbouring properties
- The proposal will be an oppressive addition next to neighbouring properties
- The height, density and massing of the proposal is out of character with the surrounding area
- Proposal will lead to increased overspill parking, traffic and noise and additional waste and refuse
- The proposal will strain local public services such as schools, GP facilities and public transport services
- The building is poorly designed with an unimaginative façade
- The proposal would be overcrowded and too dense providing a poor quality of residential accommodation
- The landscaped areas provided are not well considered and would be overshadowed
- The placement of the proposal and its interaction with the public realm without a semi-public buffer zone will attract anti-social behaviour and graffiti
- Support is given for the provision of new homes

36. Officer comment:

- The impact of the proposals upon the receipt of daylight and sunlight to neighbouring properties and spaces has been rigorously assessed and is considered to be comparable to those previously considered acceptable when the resolution to grant was given.
- The impact to Unit C of 330 – 334 St James Road, has been properly assessed using addendum daylight and sunlight material, submitted in April 2022 and considered acceptable when the resolution to grant was given.
- The content of the daylight and sunlight assessment has been considered accurate and has been supported with an addendum item submitted in April 2022 which considered the internal layout and window arrangement to Unit C of 330 – 334 St James's Road.
- The proposal will be a considerable size and mass, however this is consistent with the resolution to grant scheme and has been designed in accordance with principles on high rise development. The placement of the buildings across the site and their height has taken into consideration their height relative to surrounding neighbours and steps up away from nearby low-rise residential dwellings. Furthermore, the scheme maintains the relationship with facing neighbouring units agreed under the resolution to grant.
- As outlined above, the scheme has been designed in accordance with policies outlined in the Draft Old Kent Road Area Action Plan, which is cognisant of the area's emerging context within an Opportunity Area.
- The proposal has been robustly assessed with regard to transport impacts and will not be considered to lead to overspill parking or traffic as the scheme is car free and the number of trips generated will be similar to those considered acceptable under the resolution to grant. The proposal has remained the same with regard to noise impacts and will not introduce additional harmful amenity impact to nearby residents. The waste and refuse strategy and capacity is consistent with that agreed via the resolution to grant.
- The application would be considered to be within the Old Kent Road Area Action Plan phase 1, which allows the council to permit up to 9500 homes before additional services such as the Bakerloo Line Extension are required, as this does not breach this threshold, it is considered the approval of this proposal would not unreasonably affect the provision of public services.
- The building will ensure a high quality and rich façade design that complements the local material palette.
- The proposal has been robustly assessed to ensure the provision of good quality residential accommodation with regard to internal space standards, internal daylight, outlook as well as private and communal amenity space.
- The communal amenity areas and play space would receive a varied level of sunlight, however these have been assessed and demonstrate that the ground floor play spaces receive sufficient sunlight to meet BRE guidelines, whilst the podium and roof level amenity space to Building B would receive a high level of daylight to contribute to a pleasant environment.
- The proposal includes multiple windows from the Class E space on the ground floor of the podium shared between Building A and B as well as to Building C. This contributes to the provision of active frontage and natural surveillance which will reduce the likelihood of anti-social behaviour and graffiti.

- The residential led mixed use redevelopment of the site is welcomed and accords with local and regional planning policy.

Planning history of the site and adjoining or nearby sites.

37. The following planning applications are considered to be relevant for the assessment of these;
- 20/AP/3797: Request for EIA screening opinion for the redevelopment of the site to provide mixed-use, residential-led development.
 - No applications have been approved at the application site since the resolution to grant of the previous scheme.
 - See appendices for full site planning history.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

Legal context

40. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021 and the Southwark Plan 2022. Section 72 of

the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.

41. 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

42. 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 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Equalities

43. The Equality Act (2010) provides protection from discrimination for the following protected characteristics: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership. Section 149 of the Equality Act 2010 places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers, including planning powers. Officers have considered this in the assessment of this application and Members must be mindful of this duty, inter alia, when determining all planning applications. In particular Members must pay due regard to the need to:
- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act; and
 - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
44. As set out in the Essential Guide to the Public Sector Equality Duty (2014), “the duty is on the decision maker personally in terms of what he or she knew and took into account. A decision maker cannot be assumed to know what was in the minds of his or her officials giving advice on the decision”. A public authority must have sufficient evidence in which to base consideration of the impact of a decision.
45. The Strategic Housing Market Assessment (SHMA) prepared on behalf of a number of South East London boroughs states that Southwark, together with Lewisham, has the most ethnically mixed population in the South East London sub-region. Compared to the population at large a very high proportion of Black

households (70%) are housed in the social/affordable rented sector. These groups could therefore stand to benefit from the proposed affordable housing, which would include social rented units. The provision of communal amenity spaces to be shared by different tenures would also contribute to the potential for increased social cohesion.

46. There are a large number of existing black and ethnic minority businesses in the local area, which would not be directly affected by the proposed development. However, the impact of the development would increase footfall in the local area and could create a number of opportunities for these existing businesses.

Other equality impacts

47. Proposed enhancements to the streetscape on St James's Road would prioritise the movement of pedestrians and promote "healthier, active lives" in accordance with draft Policy AAP 10 of the draft OKR AAP.
48. The proposed development would provide a mix of uses including residential, commercial unit, community room and play space. The homes, commercial and community facilities in the scheme would be provided to modern design standards, including compliance with the regulations on accessibility. In addition, all homes would be built to accessible standards as a minimum and 10% would be wheelchair accessible. The proposed development would generate additional opportunities for local employment. Furthermore, the 10% Affordable Workspace proposed will be secured through the S106 Agreement.
49. The proposal would be designed to ensure safety and security is maximised to reduce any potential for crime. Linkages into and sightlines across the site would be improved and buildings will be designed to meet Secure by Design standards, as discussed later in the report.
50. The proposal includes the provision of new public realm and public play area, which would increase the level of high-quality open space available in the area. This feature will have a number of positive benefits, especially for younger people and those on lower incomes who may not be able to access more formal organised physical activities. This opportunity for recreation encourages more active lifestyles, which would improve health and quality of life in addition to encouraging social integration and community cohesion.

Conclusion on equality impacts

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

Environmental Impact Assessment

52. The scale of the proposed amendments to the previously scheme, is not considered to require further Environmental Impact Assessment. As such the scheme is consistent with the screening opinion completed under application 20/AP/3797 and the previous resolution to grant permission. For full assessment, see the report published for the planning committee in December 2022. For the reasons outlined above the proposed development is therefore not considered to constitute EIA development.

Principle of the proposed development in terms of land use

53. The report presented to planning committee thoroughly assessed the principle of the land use according to the following sub-headings;
- Planning policy designations of the land according to the Southwark Plan (2022) and (Draft) Old Kent Road Area Action Plan (2020)
 - Re-provision of employment floor space
 - Job-creation
 - Affordable workspace

The Council remain of the position that the proposed development is in accordance with the previous assessment of the principle of the land use. The subsequent assessment, however, will provide a brief update the above listed sub-headings, where the scheme has evolved and provide an up-to-date summary and assessment.

Planning policy considerations

54. The proposal remains a residential-led mixed use development, which accords with the planning policies applicable to this site including; Policy SD1 'Opportunity Areas' of the London Plan (2021), Area Vision 13 'AV.13' of the Southwark Plan (2022), Site Allocation OKR11 'Marlborough Grove and St James' Road' of the (Draft) Old Kent Road Area Action Plan (2020).

Re-provision of employment floorspace

55. To meet fire safety regulations with the provision of new stairwells, the internal layouts of the ground and mezzanine floors have been amended, resulting in a slight reduction of employment floorspace, from the previous scheme. To illustrate the impact upon the provision of employment floor space, the non-residential uses tables have been extracted from the Design and Access Statement Addendum below.

56.

Non-residential Uses - Planning

Location	Class E(g)(i) Light Industrial (sqm)	Class E(g)(iii) Office/Work- space (sqm)	Plant (sqm)	Ancillary Community Space (sqm)	TOTAL (sqm)	Sui Ger (Live/W
Podium (GF and mezzanine)	1,399	285	110	0		
Building C (ground floor)	181	0	0	0		
330 St James's Road	35	0	0	33		164.5
TOTAL	1,615	285	110	33	2,043	164.5

Figure 3: Non-residential floorspace agreed in December 2022

57.

Non-residential Uses - Proposed

Location	Class E(g)(i) Light Industrial (sqm)	Class E(g)(iii) Office/Work- space (sqm)	Plant (sqm)	Ancillary Community Space (sqm)	TOTAL (sqm)	Su (Li
Podium (GF and mezzanine)	1,368	198	110	0		
Building C (ground floor)	141	0	0	0		
330 St James's Road	35	0	0	33		16
TOTAL	1,544	198	110	33	1,885	16
<i>Difference</i>	-71	-87	0	0	-158	

Figure 4: Non-residential floorspace currently proposed

58. As outlined above, the composition of the non-residential floor space remains the same between the previous and current scheme, save for a reduction in Class E(g)(i) light industrial space, which reduces by 71 sqm from 1615 to 1544 sqm. Page 50 of the Design and Access Statement Addendum outlines that the site currently contains 398.5 sqm of Class E(g)(i) Light Industrial floorspace, therefore the current proposal sufficiently re-provides on employment floorspace.

59. *Job creation*

The Local Economy Team have advised that with the amendments to the scheme, the development would now be expected to deliver; 38 sustained jobs to unemployed Southwark residents, 38 short courses and take 9 construction industry apprentices, or meet the Employment and Training Contribution. The maximum Employment and Training Contribution is £182,600 (£163,400 against sustained jobs, £5,700 against short courses and £13,500 on construction industry apprentices). An Employment, Skills and Business support plan will be included in the S106 obligations.

Affordable workspace

60. The amended proposal continues to accord with policy on the provision of affordable workspace. The scheme would provide 1742 sqm of gross employment space, under Class E(g)(i) light industrial and Class E(g)(iii) office and workspace. The scheme provides 198 sqm of affordable workspace, amounting to 11.3% of total employment floorspace provision. This is accessed through its own door,

lobby and stairwell on the ground floor of Building A, with the majority of the workspace being located on the mezzanine floor above. The space would be secured for a period of 30 years for a rent of £12 per sqft (inclusive of service charge, insurance and VAT). Overall, this is considered to be comparable in price and quality to other workspaces secured in the Old Kent Road area. As before under the resolution to grant, the workspace has been designed to be flexible to accommodate a range of users, details of a specialist workspace provider and fit out would be secured in the section 106 legal agreement. For the reasons outlined above, the proposal continues to accord with P31 'Affordable workspace' of the Southwark Plan (2022).

Provision of housing, including affordable housing

61. To account for the alteration to the core arrangements and maintain a financially viable scheme, the number of homes has been increased by 8. Below is a summary of the composition of the housing, taken from the most up to date accommodation schedule. This demonstrates the scheme maintains a policy compliant provision and composition of affordable housing as detailed below;
- The total number of habitable rooms increases by 23 to 491
 - Social rent is comprised of 125 habitable rooms representing 25.3% of total provision ($125 / 491 * 100 = 25.4\%$)
 - Intermediate units comprise 52 habitable rooms representing 10.6% of total provision ($52 / 491 * 100 = 10.6\%$)
 - The overall affordable housing provision combines the social rent and intermediate units, generating 177 habitable rooms which represents 36% of the total number of habitable rooms ($177 / 491 * 100 = 36\%$)

Development viability

62. In order to comply with the requirements of P1 to provide the maximum viable amount of affordable housing, the amended proposals have been accompanied with an updated financial viability assessment (FVA) to account for the uplift in residential units. The council's consultant who reviewed the FVA prior to the resolution to grant, outlined that build cost increased by providing comfort cooling units to all homes (amounting to £700,000), and the residual land value of just under £5 million was similar to the council's calculated benchmark land value. For these reasons, it was concluded that with provision of 35% affordable housing, there was no additional surplus profit.
63. The updated FVA has been reviewed by the same consultant to provide greater consistency. This includes updated figures for revised areas, build costs and residential land values. The benchmark land value was not requested to be reconsidered, as such the council's consultants have adopted the same value of £5 million referred to above. It is considered however, that given the increasing finance rates on investment market, this may have decreased. The consultant's increased their build cost to £50,178,000, to reflect the increased floor areas and requirement for a second staircase. The residential values have also been increased to £835 per square foot to align with values being achieved at Bermondsey Heights. It is noted that all other inputs including profit, affordable values, commercial values, professional fees, disposal fees and finance rates have been kept consistent with the previous assessment completed for the resolution to

grant scheme. The council's consultant's position remains unchanged, the updated FVA concludes that the 36% provision of affordable housing provided at a policy compliant tenure mix is the maximum viable amount of affordable housing that can be provided.

64. The affordable housing proportions and composition outlined above demonstrate that 25% is social rent and 10% is intermediate, thereby complying with P1 'Social rented and intermediate housing' of the Southwark Plan (2022).

Housing mix and density

Housing mix

65. P2 'New family homes' of the Southwark Plan (2022), sets out the following criteria to be met on this site:
- A minimum of 60% of homes with two or more bedrooms
 - A minimum of 20% of family homes with three or more bedrooms
 - A maximum of 5% of studios for private housing only
 - Two bedroom homes as a mix of two bedroom 3 person and 4 person homes

66. The proposed housing mix is given below in tabular form:

<i>Home type</i>	<i>Number of homes proposed</i>	<i>Percentage of overall</i>	<i>Maximum / minimum requirement</i>	<i>Complies with P2</i>
Studio	4	2%	5%	Yes
1B2P	58	36%	N/A	Yes
2B+	99	61%	60%	Yes
3B+	33	20%	20%	Yes

67. Further to the above, it is noted that the development proposes 25, two-bedroom 3 person homes and 41, two-bedroom 4 person homes, meeting the requirement to provide a mixture for this type of residential unit. The proposal improves the housing mix given in the resolution to grant and continues to accord with adopted policy outlined above.

Wheelchair accessible housing

68.

<i>Unit size</i>	<i>Social rent</i>	<i>Intermediate</i>	<i>Private</i>	<i>Total</i>
1B2P	2	0	0	2
2B3P	1	3	1	5
2B4P	0	0	0	0
3B4-5P	0	1	5	6
Total	3	4	6	13

69. A review of the residential schedules under section 8.1 of the Design Access

Statement Addendum has been undertaken. The proposal continues to accord with the requirements of Part 1 and 2 P8 'Wheelchair accessible and adaptable housing'.

70. In respect of criteria 3, part 1 under P8, the number of wheelchair user dwellings, falls slightly under the 10% threshold to 9.3%. However, as a result of spatial constraint and efforts by the applicant to ensure that the wheelchair user housing provided meets the enlarged internal space standards outlined in table 4 to P8, this is considered acceptable on balance. With regard to criteria 1 of part 2 under policy P8, it is noted that the development does include the provision of 2B3P dwellings. However, given this is already established in the resolution to grant scheme and the current improves on this by reducing the number of these units, this is considered on balance to be acceptable. For the reasons outlined above, the proposal is considered to comply with P8 'Wheelchair and accessible housing' of the Southwark Plan (2022).

Density

71. The resolution to grant scheme raised no concerns with regard to density of the development. This considered broad themes of the proposal such as; height and massing, function of public open space, internal daylight and sunlight, high quality residential design as well as development potential for neighbouring sites. This utilised an assessment of policies P13 'Design of places' P14 'Design quality', P15 'Residential design' and P18 'Efficient use of land' of the Southwark Plan (2022). The impact of the proposed amendments upon the quality of the proposed units, height and massing, architecture, townscape views, amenity impacts and transport implications are set out in the subsequent sections of the report. However, it is considered the uplift in units and increased height does not increase the density of the proposal to an unacceptable degree.

Residential accommodation

72. Policy P15 Residential design of the Southwark Plan sets out that development must achieve an exemplary standard of residential design and must take into consideration the site context, the impact on the amenity of adjoining occupiers, and the quality of accommodation.

Unit size

73. P15 of the Southwark plan requires developments to meet the minimum national space standards. All of the units would comfortably meet or exceed the minimum total GIA space requirements set out in the nationally described space standards and as set out in the 2015 Technical Update to the Residential Design Standards SPD.

Dual aspect

74. P15 of the Southwark Plan requires that developments are predominantly dual aspect, the percentage of dual aspect units would be very good at 65.8%. Those units that have single aspect are not solely north facing. The proposed dwellings retain good internal daylight levels to support a high quality of residential design.

Number of units per core

75. The Mayor's Housing Design SPG requires that each core should be accessible to generally no more than eight units on each floor. There would be no more than eight units per core. In blocks B and C where the majority of the affordable homes are, there would be between two to four flats on each floor, which is a positive aspect of the scheme and well within the guidance of the Mayor's Housing Design SPG.

Overlooking

76. The proposed blocks are designed to limit direct overlooking by positioning the windows in appropriate places and avoiding habitable windows facing each other across the podium courtyard. The existing buildings adjoining the site are predominantly industrial and therefore no privacy issues are raised. To the north of the site is the Chevron apartments. The design of the scheme takes into account those existing windows and any potential windows that are proposed in the scheme under planning application ref 19/AP/6395. The position of the proposed building windows would limit direct overlooking into the new windows of the Chevron apartments.
77. For the reasons outlined above, the proposal has demonstrated compliance with P15 'Residential design' of the Southwark Plan (2022), as well as the Mayor's Housing SPG and the council's Residential Design Standards SPD (2015).

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

78. In terms of the overall amount of amenity space required, the following would need to be provided:
- Private amenity space: For units containing three or more bedrooms, 10sqm of private amenity space as required by the SPD; and for units containing two bedrooms or less, ideally 10sqm of private amenity space, with the balance added to the communal space;
 - Communal amenity space: 50sqm communal amenity space per development as required by the SPD; and
 - Children's play space: ten sqm of children's play space for every child space in the development as required by the London Plan.
 - Public open space: five sqm of public open space per dwelling as required by the draft OKR AAP. Some developments are required to provide open space within their sites as set out in the AAP masterplan, others to make a financial contribution.

Private amenity space

79. All 161 homes proposed are served with private balcony amenity space. All two, three, and four bedroom properties are provided with 10 sqm or more of private amenity space. All studio flats have been provided with at least 4 sqm of private amenity space.
80. In line with the requirements of the policy, there would be private amenity space

shortfall equalling 64 sqm. 10 x one-bedroom units have a 4 sqm shortfall, 4 x studios have a 6 sqm shortfall. This will be added to the communal requirement as detailed in the below paragraphs.

Children's play space

81. The child yield for the development has been calculated for the amended proposals using the 'Providing for Children and Young People's Play and Informal Recreation' published as SPG in 2012 by the GLA using the GLA Population Yield Calculator (version 3.2). This results in 584 sqm of play space being required across the whole site. The scheme proposes to provide 595 sqm, ensuring that the play space requirement would be met on site. This would be provided within the ground floor courtyard, the podium and the roof space on Block C. In addition to this, playable space is provided in the new pedestrian route to encourage 'play along the way'. This playable public realm is in addition to the minimum play space requirement and is a positive benefit of the proposal.

Image: Communal and play space distribution

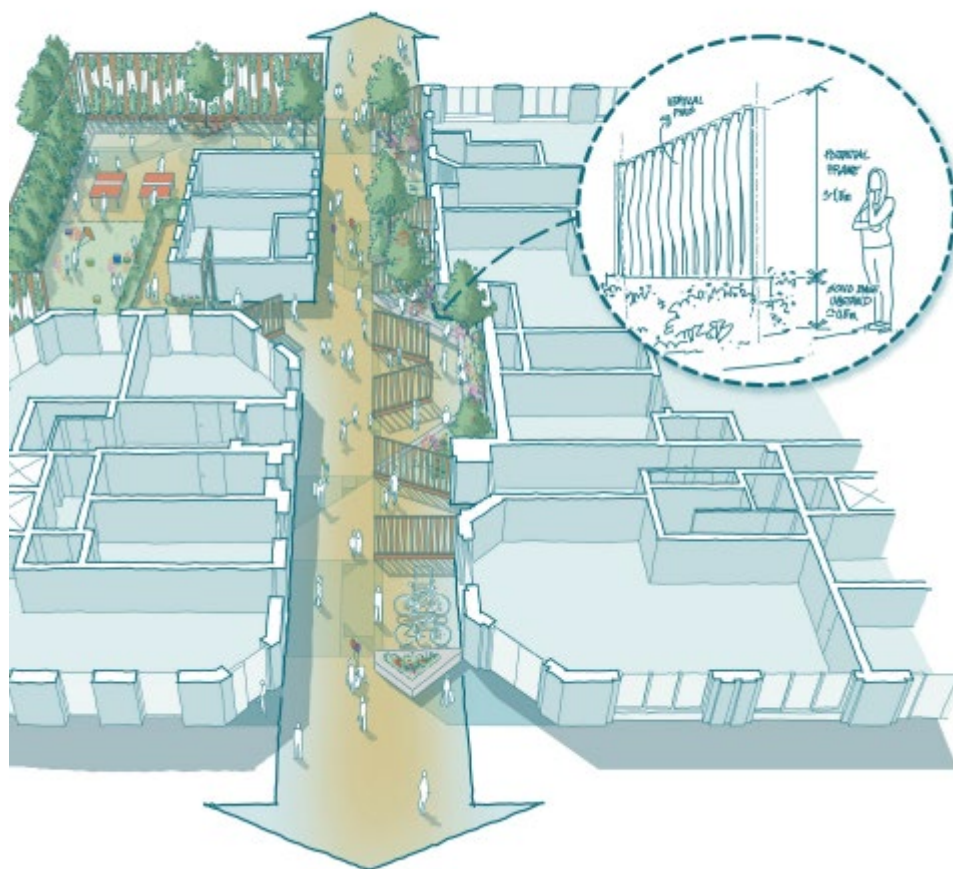
82. Proposed Scheme



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

Image: Spaces along the pedestrian route

84.



Communal amenity space

85. As outlined the Residential Design SPD, developments are required to provide 50 sqm of communal amenity, plus any shortfall. This would result in a total communal amenity requirement of 114 sqm (50 + 64 sqm shortfall referred to above). The Design and Access Statement addendum outlines on page 48 that 213 sqm of communal and surplus communal amenity space will be provided. This exceeds the policy requirement. All tenures would have access to this podium space and it is expected that the social rented tenants within Block C would have fob access to this podium level.

Public open space

86. In addition to the adopted amenity space requirements set out above, emerging Policy AAP11 of the draft OKR AAP requires the provision of 5sqm of public open space per proposed home. The plan identifies that some sites are expected to provide public space as part of their redevelopment and others are not. In the latter instance, those sites will be expected to make s106 contributions to off-site public space provision. This will be charged at £205 per square metre. As set out in the Section 106 and CIL SPD, £205 per sqm represents the average cost for improving open space in Southwark.
87. 161 homes would be provided resulting in a requirement for 805 sqm of public

open space. This site is not identified within the AAP as providing public open space. The applicant has agreed to make the contribution of £165,025 based on the 161 dwellings proposed and can be secured by the legal agreement. This excludes the existing live/work unit on the site.

Overshadowing to public spaces

88. Given the height of the buildings that surround the outdoor amenity spaces, the level of direct sunlight on the ground will vary. Following amendments to the scheme during the initial assessment of the works, the coverage of buildings where the Rocca building is located was reduced to provide more outdoor amenity space.
89. The 2021 assessment of the overshadowing to the amenity areas showed that podium level spaces achieved sun on ground to 0% and 19% of their area, whereas two of the four street level amenity areas met BRE guidelines. The 2023 assessment showed comparable results with sun on the ground at 0% and 20% of the podium spaces meeting the BRE guidelines. The sunlight to area labelled A6 which is located on the roof of Building B, does experience a reduction in sunlight, with sun on ground reducing to 34%, however this would still benefit from higher levels of sunlight in the summer months and high levels of daylight throughout the year, which would contribute to a positive experience of the amenity area.
90. There are a variety of amenity areas available for the residents of the site and it is considered there would be sufficient opportunities for the majority of these spaces to be in sunlight year-round. Furthermore, the addition of one storey to Building C and the provision of affordable housing would be considered a benefit to the scheme, therefore the reduction in sunlight is considered acceptable on balance. As such, it is considered the proposals will not unacceptably harm the receipt of sunlight to the amenity areas and will support the provision of good quality amenity space.

Fire Safety

91. In late 2022, at the time the application was being prepared for presentation to planning committee, the legislative and policy landscape was developing to require greater fire safety provisions for high rise residential buildings. Following statements during this period from the National Fire Chiefs Council (NFCC), the Mayor of London and the Commissioner of the London Fire Brigade made statements in favour of the provision of two stair cores to residential buildings that are 18m or 7 storeys in height. Following subsequent statements from the Department for Levelling Up Housing and Communities (DLUHC), the Greater London Authority made statements that high rise residential schemes above 18m would not be permitted at Stage 2, without the provision of two stair cores.
92. In order to account for the loss of saleable floor area, arising from alterations to the cores of all three proposed buildings, Building A has increased by two storeys to 21, Building B has been reduced in height by one storey to 6 storeys (below 18m in height) and Building C has been increased by one storey to 9 storeys.
93. The scheme has already been assessed relative to compliance with Policy D12 'Fire safety' of the London Plan (2021), under the resolution to grant. The development granted consent by the planning committee was accompanied by a

Fire Statement, completed by a registered member of the Institute of Fire Engineers. This covered matters of means of escape, fire safety features and access for fire service personnel.

94. As the application was submitted before August 2021, the scheme is not referable to the Health and Safety Executive (HSE), and therefore comments have been sought in a discretionary manner to demonstrate that the building has achieved the highest standards of fire safety in accordance with Policy D12 of the London Plan. HSE have been confirmed that they are content with the fire safety design of the proposal.

Design, layout, tall building, heritage assets including views

95. The NPPF stresses that good design is a key aspect of sustainable development and is indivisible from good planning (paragraph 131). Chapter 3 of the London Plan seeks to ensure that new developments optimise site capacity whilst delivering the highest standard of design in the interest of good place making. New developments must enhance the existing context and character of the area, providing high quality public realm that is inclusive for all with high quality architecture and landscaping. The importance of good design is further reinforced in the Southwark Plan Policies P13 and P14 which require all new buildings to be of appropriate height, scale and mass, respond to and enhance local distinctiveness and architectural character; and to conserve and enhance the significance of the local historic environment. Any new development must take account of and improve existing patterns of development and movement, permeability and street widths; and ensure that buildings, public spaces and routes are positioned according to their function, importance and use. There is a strong emphasis upon improving opportunities for sustainable modes of travel by enhancing connections, routes and green infrastructure. Furthermore, all new development must be attractive, safe and fully accessible and inclusive for all.
96. The main design amendments to the proposal from the previously agreed iteration are as following:
- A second staircase has been added to Building A to comply with the updated fire safety guidance. Increasing the height of the building from podium plus 17 storeys to podium plus 19 storeys.
 - Building B has been reduced from podium plus 5 storeys to podium plus 4 storeys, taking the top occupied storey of the building below the 18m threshold and removing the need for a second staircase.
 - A second staircase has been added to building c to comply with fire safety guidance. Increasing the height of the building from 8 storeys to 9 storeys.
 - Minor amendments to the architectural design to accommodate the reconfigured heights.
 - Minor alterations to the Internal layout of the podium in response to HSE comments

These changes have been derived from recent updates to legislation, and the requirement of a second stair core in buildings above 18m's.

Site Layout

97. London Plan Policy D3 requires developments to make the most efficient use of land to optimise density, using an assessment of site context and a design-led approach to determine site capacity. This design led approach is also reflected in Southwark Plan Policy P18. In respect of site layout and public realm Southwark Plan Policy P13 requires developments to ensure that the urban grain and site layout take account of and improve existing patterns of development and movement, permeability and street widths; to ensure that buildings, public spaces, open spaces and routes are positioned according to their function, importance and use to ensure that a high-quality public realm that encourages walking and cycling is safe, legible, and attractive is secured. The detailed design of all areas of public realm must be accessible and inclusive for all ages and people with disabilities as well as providing opportunities for formal and informal play and adequate outdoor seating for residents and visitors.
98. The draft AAP identifies the site within site allocation OKR11 the 'Six Bridges Estate', which is proposed to be transformed into a mixed-use area with homes above industrial distribution warehouses, that will directly serve central London. The indicative masterplan intends to partially close Marlborough Grove and transform the busy service route to a calm and well-designed public open space. It will provide increased permeability through the site, connecting the Phoenix School sites together through a well-designed environment.
99. The amended scheme retains the key urban design principles from the earlier iteration and the site layout remains as per the previous proposal.
100. The proposed development is split into two elements with the blocks to the north sitting above a podium of commercial and community floorspace and a southern block at ground. This layout enables the creation of a new East-West route through the site as previously established in the earlier iteration of the scheme. The route allows for future connectivity to the Six Bridges Park (when developed) which will be situated to the West. Until then, the route will terminate at the western site boundary. A variety of uses at the western edge would ensure that there would be passive surveillance from the courtyard play space and the community room to entrances to Block A and the commercial unit.
101. Servicing is to be internalised within the podium space and accessed from St James's Road, it has been ensured that the servicing entrance will not dominate the frontage. Sufficient head clearance will be provided for service vehicles, providing a double height space across the podium, with large entrances to commercial floorspace.
102. The proposed development is considered to optimise the site, and be an efficient use of the land.
103. A previous proposal was given resolution to grant, the scheme ensures that the key urban design principles from the earlier iteration have been retained. Enabling increased permeability through the site, to connect to emerging development at the western edge, and provide a frontage onto St James Road.
104. The proposal has been able to integrate a second core with a minimal increase to

the built form, retaining a good level of public realm and amenity space at podium level.

105. Ground Floor layout

Following comments from HSE lobby entrances have been slightly reduced, to enable a secondary access for each core. It is considered that despite this minor reduction, residential entrances will still provide a presence in the streetscape.

106. Scale, massing and height

London Plan Policy D9 deals with tall buildings. The policy sets out a list of criteria against which to assess the impact of a proposed tall building (location / visual / functional / environment / cumulative). London Plan Policy D4 requires that all proposals exceeding 30 metres in height and 350 units per hectare must have undergone at least one design review or demonstrate that they have undergone a local borough process of design scrutiny.

107. Southwark Plan Policy P17 deals with tall buildings. The policy identifies this site as suitable for tall buildings as it is located within the Old Kent Road opportunity core area. The policy sets out a list of requirements for tall buildings of which the policy states that tall buildings must:

1. Be located at a point of landmark significance; and
2. Have a height that is proportionate to the significance of the proposed location and the size of the site; and
3. Make a positive contribution to the London skyline and landscape, taking into account the cumulative effect of existing tall buildings and emerging proposals for tall buildings; and
4. Not cause a harmful impact on strategic views, as set out in the London View Management Framework, or to our Borough views; and
5. Respond positively to local character and townscape; and
6. Provide a functional public space that is appropriate to the height and size of the proposed building; and
7. Provide a new publicly accessible space at or near to the top of the building and communal facilities for users and residents where appropriate.

108. Policy 8 of the Draft OKR AAP sets out a tall building strategy with the 'Stations and Crossings' reinforcing the proposed hierarchy of buildings. The three-tier strategy defines a clear building height strategy across the opportunity area. 'Tier One' buildings represent developments that exceed 20 storeys in height. These developments are proposed to be sited in the vicinity of the proposed BLE stations, to mark their citywide significance and optimise the use of land in the most accessible locations. Mid height 'Tier Two' buildings proposes building heights within the range of 16 to 20 storeys to mark places of local importance to help define their character and assist wayfinding. 'Tier Three' tall buildings up to 15 storeys will act as markers within the neighbourhood. The strategic locations of Tier One and Tier Three buildings assist in wayfinding and markers at a junction.

109. The proposed massing of blocks fronting St James's Road (Blocks B and C) have been revised, with building B reducing to Podium + 4 storeys and Building C equating 9 storeys. It is considered that the redistribution of a storey is considered

acceptable and will reinforce the mediation in height across the plot, stepping up to Building A (the Tower) which will be podium + 19 storeys. The additional 2 storeys on the tower are considered to be non-substantive and will not negatively impact townscape views.

110. The principal of a tall building in this location has already been established, given the first iteration of the scheme comprised a 19 storey tower. The 2 additional storeys will make it a 21 storey tower above podium, which is a Tier 1 building in the AAP. Whilst it is acknowledged that this exceeds the height stipulated in the AAP, when considering the development in the emerging context, amongst a new cluster of taller buildings, it is considered acceptable. The site is situated in close proximity to the Key junction between St James Road and Old Kent Road, which is a strategic connection to the city.
111. The indicative heights set out in the masterplan for the remaining area, show an increase in height from East to West with the existing Bermondsey works building being 20 storeys at its highest point, the taller building at 21 storeys will continue this transition in height to the indicative development at the rear of the site. The lower scaled buildings provide an appropriate transition in scale to the existing context.
112. The 2 additional storeys have been sensitively integrated into the tower to ensure that the crown wouldn't appear top heavy and enabling a continuation of the architectural approach which was previously established. The addition of 1 typical lower-level floor and 1 upper level balanced the proportions of the tower. There was a slight dis-alignment with the previous bay groupings, which has now been resolved. Providing a consistent 4 bay grouping across the majority of the tower, with a well-defined 5-bay grouping forming the crown. It is thought that the 4-bay grouping enhances the sense of verticality. The proportionality of the tower with a 2 storey base and well-articulated bays, creates a positive addition to the townscape.
113. The 2 lower scale buildings create a shoulder height of 9 and 6 storeys along St James Road, providing a human-scale frontage that activates the street. The composition of the lower-level buildings remains the same, retaining the modulation of the forms with a defined base, middle and top.
114. It is considered that the scheme has been successfully adapted to meet the updated fire safety guidance. Whilst maintaining the design intent of the previously agreed scheme. For the reasons set out above it is considered that the proposal accords with Policy D9 'Tall Buildings' of the London Plan (2022), Policy P17 'Tall buildings' of the Southwark Plan (2022) in terms of the principal requirements for tall buildings as well as Policy 8 of the AAP.
115. The application is accompanied by a Heritage, Townscape and Visual Impact Assessment. The impact on protected views and heritage assets is discussed in paragraphs below.

Architectural Design

116. Southwark Plan Policy P14 sets out the criteria for securing high quality design. In respect of architectural design and materials the policy requires all developments to demonstrate high standards of design including building fabric,

function and composition; presenting design solutions that are specific to the site's historic context, topography and constraints; responding positively to the context using durable, quality materials which are constructed and designed sustainably to adapt to the impacts of climate change.

117. The original design intent of the previous scheme has been maintained through the adaptations required to meet fire safety guidance. With careful consideration given to the placement of the additional storeys. The architectural design is reflective of the existing and emerging character with a robust brick finish across all the buildings. As discussed above the proposed massing has been carefully articulated to provide a well-defined base and top to each of the buildings.
118. Building A, reflects a strong vertical expression, with vertical brick piers and largely recessed bays providing depth to the façade. The revised grouping of window bays creates visual rhythm from the bottom to the top of the building, which helps to articulate the form. A minor rationalisation of projecting balconies as a result of internal layout amendments is a positive alteration to the elevation, simplifying upper levels. A minor setback of the crown previously proposed has been removed, however this is considered to enhance the vertical expression of the tower, in particular when viewed from the south. The architectural design of the tall building will create a positive contribution to the townscape, when appreciated from mid to long range views.
119. Buildings B and C are smaller in scale and have a simpler façade arrangement. They use a mix of inset and external balconies to articulate the elevations. A storey was removed from the lower levels of Building B retaining the setback upper level which defines the top of the building. A condition will require detailed drawings to be submitted including any external drainage and ventilation systems. Building C expresses the structural core aspects of the building to modulate the façade. The revised window groupings on the southern elevation are a positive alteration to the scheme, providing additional detailing and rhythm to the façade. The use of inset balconies at the corners help to articulate the regular rectangular floor plate.
120. The double height podium between buildings A and B provides a defined base, establishing a frontage along St James Road and the new E/W pedestrian route through the site. Double height bays with crittal style warehouse windows, provide activation and windows into the commercial floorspace. The large arches and metal work for servicing bays and balustrades are references to its historical context. Referencing its previous use as a wool factory. The elevation fronting the new pedestrian route would be important to ensure that this would provide an attractive, functional and safe access for future residents and local community.
121. The bike store within Building C has been enlarged and reconfigured to accommodate the additional storeys. This has resulted in a slight reduction to the commercial floorspace and activation onto the open space at the rear. It is considered however, that there will be passive surveillance from upper-level residents.

Materiality

122. The predominant material would be brick, with a variation of tones utilised across all of the buildings, providing visual interest that differentiates between the blocks.

A glazed white brick has been integrated at ground, to respond to the white tone of the retained building at 330 St James Road. A green glazed brick plinth is integrated at the base of the building to provide additional detailing and pick up on the green tones used elsewhere in the development. The glazed brick finish at ground creates a high quality, tactile finish, which is appreciated in immediate views of the building.

123. Conclusion on design issues

In conclusion, the architectural design and materiality of the proposal is considered to be of high-quality. The proposed massing across the plot has been distributed to provide a human scaled character fronting St James Road, stepping up in height to Building A at the centre of the site. Façades are well articulated providing sufficient depth across the elevation. It is considered that the proposal will be a positive addition to the existing and emerging context.

124. Conditions are included on the application to ensure that the high-quality finish represented will be realised through to the construction of the development. Requiring the submission of detailed drawings, material samples and a full-scale mock up as recommended.

Heritage considerations and impacts on protected views

125. Chapter 16 of the NPPF contains national policy on the conservation of the historic environment. It explains that great weight should be given to the conservation of heritage assets. The more important the asset, the greater the weight should be (paragraph 195). Any harm to, or loss of significance of a designated heritage asset should require clear and convincing justification (paragraph 206). Pursuant to paragraph 207, where a proposed development would lead to substantial harm or total loss of significance of a designated heritage asset, permission should be refused unless certain specified criteria are met. Paragraph 208 explains that where a development would give rise to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the scheme. Paragraph 209 deals with non-designated heritage assets and explains that the effect of development on such assets should be taken into account, and a balanced judgment should be formed having regard to the scale of any harm or loss and the significance of the asset. Working through the relevant paragraphs of the NPPF will ensure that a decision-maker has complied with its statutory duty in relation to Conservation Areas and Listed Buildings.
126. Development plan policies (London Plan Policy HC1 and Southwark Plans Policies P19, P20 and P21) echo the requirements of the NPPF in respect of heritage assets and require all development to conserve or enhance the significance and the settings of all heritage assets and avoid causing harm.
127. The site is not within a conservation area and the existing building is not listed. The building at No. 330 (Roca building) is however, identified as a building of architectural merit. The AAP identifies the cluster of small industrial buildings to the south of the site as having a historical finer grain that should be retained. The old varnish and 'Japan' factory is identified as being of historical merit that should be retained. The nearest conservation areas are Thorburn Square and Glengall Road, which are over approximately 400m and 330m away respectively. The site is not

within any protected views.

128. The retained Roca building is three storeys in height with a symmetrical façade and industrial-style, large windows. As discussed above, the proposal to refurbish the existing windows and remodel this existing building to make it more visible, active and open is welcomed. The minor works proposed to the facades do not remove the original character of the building.
129. The original Townscape Visual Impact Assessment (TVIA) selected 10 viewpoint locations for assessment, which consisted of short, medium and long range views. Within this assessment are also views looking south-east (towards Grade II listed Eveline Lowe School) and a view from Burgess Park, from the hill west of the football pitch, looking north-east (towards Cobourg Road, Trafalgar Avenue and Glengall Road Conservation Areas).
130. The applicant has submitted a TVIA addendum, which builds upon the 10 selected townscape viewpoint locations considered under the resolution to grant. The TVIA addendum assesses the townscape impact of the amended proposals through a selection of four of the viewpoints originally considered, where the alterations are best appreciated.
131. The addendum concludes that the reconfigurations to storey heights are not considered to alter the effects identified in the original TVIA upon townscape and visual receptors. This is evidenced in the following paragraphs. The results of the TVIA previously considered by Officers and planning committee are therefore considered to remain unchanged and valid.
132. In a similar manner to the previous TVIA, the addendum has considered multiple contexts. These are the proposal as agreed from the resolution to grant as the baseline, the amended scheme with additional height and a cumulative image of the development in combination with other consented schemes. The latter is due to the site's location in the wider AAP masterplan area, demonstrating the local area is experiencing significant change. In summary, the list of assessed scenarios considered are as follows:
 - Previous scheme – given resolution to grant
 - Current scheme - as amended
 - Cumulative – considering other consented schemes

Map: Summary viewpoints selected for addendum assessment

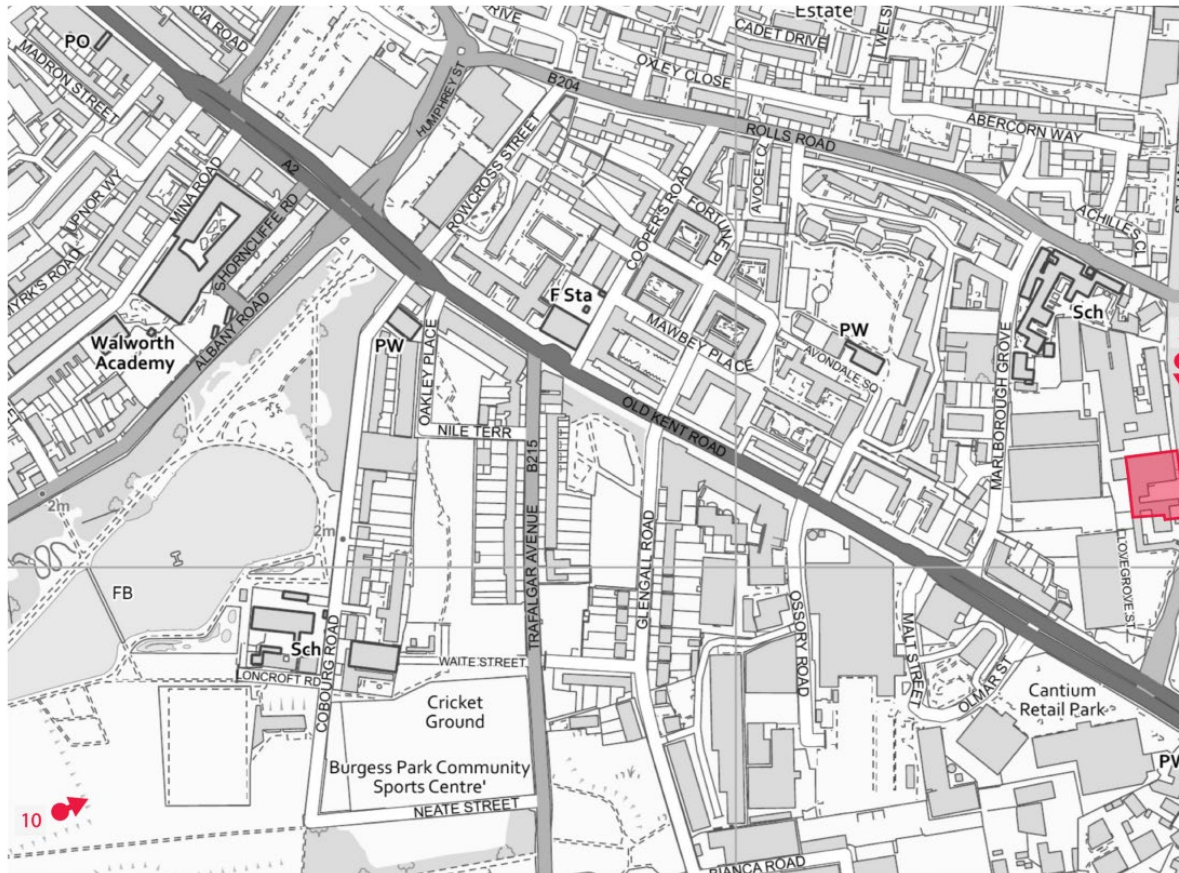


Figure 3.1: Viewpoints map. Approximate site boundary marked in red for indicative purposes only. Ordnance Survey © Crown Copyright 2023. All rights reserved. Licence number 100022432

133. The four key townscape views are short, medium and long range and are listed below:

- View 2 – Rotherhithe New Road at Junction with St James's Road, looking north
- View 3: St James's Road, on flyover south of City of London Academy, looking south;
- View 5: St James's Road, opposite No. 284, looking south; and
- View 10: Burgess Park, from hill west of football pitch, looking north-east (towards Cobourg Road, Trafalgar Avenue and Glengall Road Conservation Areas).

134. A comparison of the 4 key views below, showing the previous scheme, updated proposal and cumulative development is set out in the following paragraphs.

135. View 2 Previous Scheme:



136. View 2 Updated Proposal:

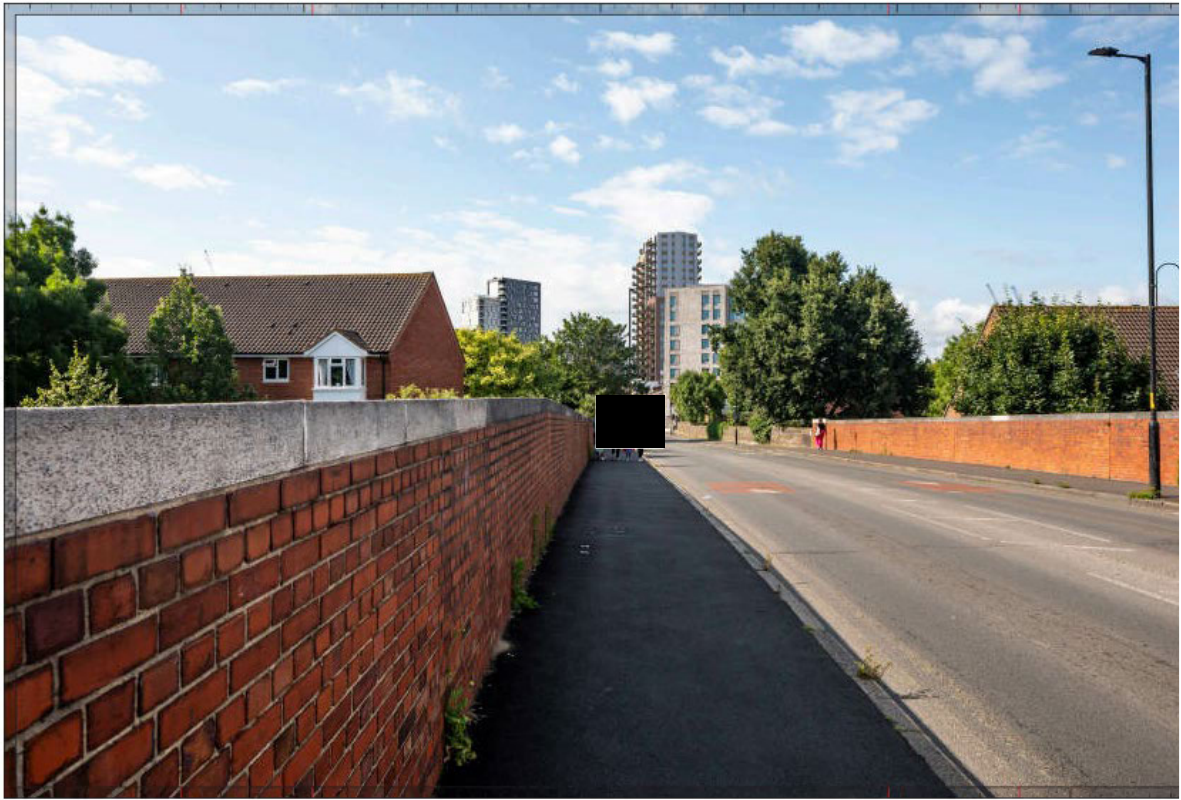


137. View 2: Cumulative Development:



138. View 3 Previous Scheme



139. View 3 Updated Proposals:140. View 3 Cumulative Development

141. View 5 Previous Scheme:



142. View 5 Updated Proposals:

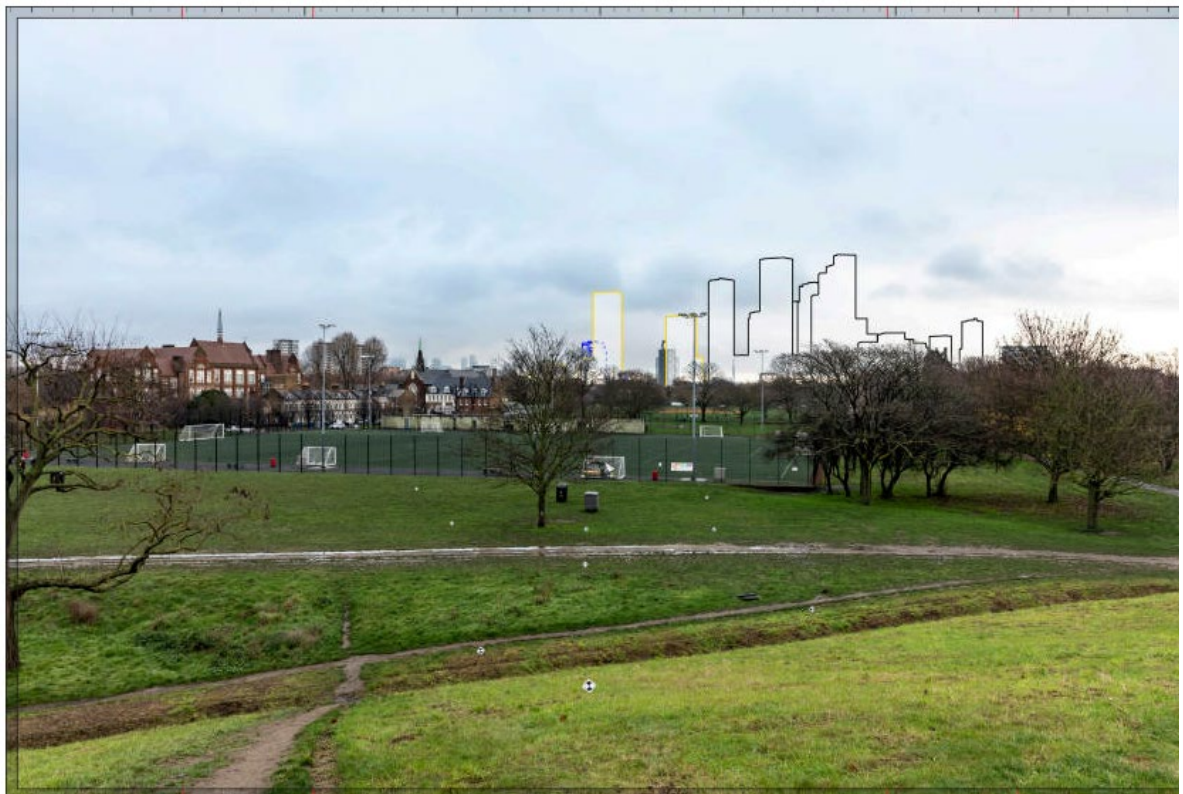


143. View 5 Cumulative Development:144. View 10 Previous Scheme:

145. View 10 Updated Proposals:



146. View 10 Cumulative Development



147. View summary

As seen in views 2, 3, 5 and 10, the increase in height of blocks A and B are marginal and would be largely imperceptible, particularly from longer distance views (10). It is considered that this would not have a shift in effect on townscape and visual amenity. In closer views (2) Block B, which has been decreased in height by one storey, would have less of a visual impact within views and upon the wider setting.

Cumulative summary

148. When considered alongside cumulative schemes, the proposals can be seen to sit among a wider emerging context, with a number of tall building schemes evident. The proposed increase in storey height would be minimally evident and in instances partially or fully occluded. No change of effect is identified.

Conclusion

149. The reconfigurations to height will have minimal impact on the overall design of Blocks A, B and C, with the changes being relatively imperceptible when compared to the previous scheme. The consideration of the effects from the previous scheme and the updated proposals in the four townscape views, shows that the height changes will not have a detrimental effect on the surrounding townscape and visual amenity.

150. It should also be considered that the presence of nearby cumulative development will reduce the visibility of Block A, which will be occluded from view entirely in some instances.

151. Overall, the proposed development is considered to sit comfortably with the emerging context and would not have a significant negative impact on local viewpoints. As such, it is considered that the proposal will not significantly harm locally listed buildings and conservation areas within the area.

Public realm, landscaping and trees

152. The public realm and landscaping of this development has been arranged in accordance with character areas of the pedestrian route traversing the site in an east west route, the podium and roof terraces to Building B and C. The landscaping proposed is consistent with that secured in the resolution to grant scheme. This was considered to have provided defensible planting as a buffer to residential terraces, soft landscaping to frame the walking route and improve biodiversity, whilst the selection of materials takes its cue from the nearby material palette.

153. As with the resolution scheme, a series of screens will be provided that contain vertical fins which frames planting areas as well as building entrances. The vertical fin systems will move with the wind, helping to regulate the wind comfort level in between the proposed buildings. An updated technical addendum to the wind report previously submitted has been reviewed and assessed.

154. The findings of the wind addendum report outline that as the massing of the amended proposal remains similar, it is anticipated that the wind conditions will be comparable to those previously tested and approved. However, due to the increase in height of Buildings A and C as well as the reduction in width of the recess to Buildings A and B, reducing the space between buildings, wind funnelling across the main thoroughfare may increase. The addendum outlines that additional mitigation may be required as a result of the design changes. It is expected that additional mitigation would be similar to that tested and recommended as part of the previous wind report (dated 31 March 2022). However, given this testing hasn't been done on the latest design proposal, the wind addendum concludes by recommending that further testing is undertaken to verify whether further mitigation is required to ensure safe and suitable wind conditions. For this reason, it is considered necessary to secure the provision of further testing on the final design of this scheme in line with the conclusions of the wind addendum, detailing the comfort levels and any additional mitigation measures required, prior to the commencement of works.
155. A condition will be maintained to ensure that the mitigation measures previously outlined in the 2022 and addendum wind microclimate report are provided to the council before the construction of above grade works. The resolution to grant scheme secured an obligation for the submission of an estate management plan will be carried across in this legal agreement.
156. The updated landscaping and play space strategy has outlined that the development will include a variety of tree species being planted at the ground, podium and roof level with appropriate soil depths. The proposed tree planting is well spread throughout the site and helps to contribute to the visual amenity of the area alongside providing climate resilience with shading, rainwater attenuation. The site maintains an Urban Greening Factor (UGF) in excess of 0.4 at 0.41, which is welcomed and accords with policy.
157. The proposals have been reviewed by the council's Urban Forester, who has outlined support for the amendments, save for the minor amendment to tree species selected, which can be dealt with by condition.
158. For the reasons outlined above, the proposal is considered to continue to accord with policy G5 'Urban Greening' of the London Plan (2021) and P61 'Trees' of the Southwark Plan (2022).

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

Daylight and sunlight – neighbours

159. The application has been supported by the provision of a Daylight and Sunlight Assessment dated April 2021 and an updated assessment from November 2023, the latter of which was subject to public consultation in April 2024. This 2023 assessment appraised the impact of the increase height of the proposals and their cumulative impact with a consent given at Chevron Apartments under application reference number 19/AP/6395.

160. These two assessments formed the main appraisal of the daylight sunlight impacts associated with the development, however, have been supported by the following addendum letters, referred to in the latest assessment:

- October 2021: Sunlight to amenity areas / playspace
- December 2021: Sunlight to amenity areas / playspace continued
- January 2022: Sunlight to amenity areas / playspace continued
- April 2022: Internal layout and assessment of 330 – 334 St James’s Road
- October 2024: Annual Probable Sunlight Hours cumulative assessment for 294 – 304 St James’s Road

161. The Daylight Sunlight impact will be assessed by property and theme according to Vertical Sky Component (VSC), Daylight Distribution and Annual Probable Sunlight Hours for the following properties and addresses, which will:

- 330 – 334 St James Road
- 294 – 304 St James Road, Chevron Apartments
- 1 – 8 Culloden Close
- 1 – 23 Archers Lodge
- 395 Rotherhithe Road

330 – 334 St James Road

162. The 2022 assessment showed that 11 windows fell below the BRE guidelines, with ratio reductions between 0.58 and 0.76. The results of the 2023 assessment are comparable, with the same 11 windows falling below BRE guidelines, with ratio reductions of 0.54 and 0.73. As there are rooms with multiple windows serving the same room, the daylight distribution results are a more accurate assessment of the effects. For daylight distribution, the 2022 assessment outlined that 13 of the 15 windows adhered to BRE guidelines, with those that fell below having ratio reductions of 0.77 and 0.78, which is a marginal infraction. The results of the 2023 assessment are similar, with 13 rooms adhering to the BRE guidelines and the two that do not having ratio reductions of 0.76 and 0.77.

163. In respect of annual probable sunlight hour (APSH), full adherence is achieved to all units in the 2022 and 2023 assessments.

164. An objection to the proposal was received after the resolution to grant and prior to the consultation period for this application. This objected to the scheme on the basis of the daylight and sunlight impacts to a property referred to as Unit C as part of the wider 330 to 334 St James’s Road property. The objection asserts that the proposal will materially reduce the levels of daylight and sunlight received to a bedroom, which is the only source of daylight and ventilation to that room, and that the proposal will harm the property’s right to light.

165. This matter was satisfactorily addressed in the report previously presented to planning committee. For further context, it is noted that the original daylight and sunlight report for this application was accompanied by an addendum assessment carried out in April 2022, where access to the mixture of commercial, live / work and residential uses was granted to allow a more comprehensive assessment of the daylight and sunlight impacts. The addendum report outlines that in regard to

daylight, all windows to Unit C maintain VSC levels in excess of 27, which is considered to support a high level of daylight where no further examination is required. In regard to sunlight, the addendum notes that all windows tested showed now change in sunlight, or marginal increases for the west facing windows on the ground floor of Unit C. The final point of the objection relates to a harm to right of light, however this is a legal matter and is not under assessment in this application. In summary, the impact of the proposals to Unit C has been properly considered and demonstrates the proposal will not have a harmful impact to the daylight and sunlight to this property and is consistent with the resolution to grant scheme.

294 – 304 St James Road – Chevron Apartments

166. The impact of the proposal has been assessed against the impact to the existing flats within Chevron Apartments as well as the existing and new flats being created as permitted under application 19/AP/6395. The initial 2021 assessment of VSC showed that 18 of the 41 windows achieved BRE guidelines, with those that did not experiencing ratio reductions of between 0.44 and 0.79. The 2023 assessment results are comparable, with 25 windows falling below BRE guidelines, experiencing ratio reductions of 0.44 and 0.78. As most rooms have more than one window, a review of daylight distribution will provide a better indication of the daylight effects.
167. When testing the impact of the proposal upon the VSC for the existing and consented flats under 19/AP/6395, it is noted that the 2021 assessment showed 34 of the 73 windows tested adhered to BRE guidelines. The 2023 assessment is comparable, showing 31 of the 73 windows adhering to the BRE guidelines.
168. With regard to daylight distribution, under the 2021 assessment, 17 of the 27 rooms assessed adhered to BRE guidelines, where the remaining 10 experienced reductions of between 0.40 and 0.78. The results of the 2023 assessment are comparable with the same 10 rooms falling below the BRE guidelines, experiencing ratio reductions of between 0.44 and 0.79, resulting in a very slight improvement.
169. When assessing the impact on daylight distribution cumulatively with the development approved under 19/AP/3695, under the 2021 assessment, 25 of the 39 rooms met BRE guidelines. Of the 14 remaining rooms, the 10 existing flats are affected to the same degree, with 4 bedrooms falling below the BRE guideline. The 2023 assessment results are the same, showing the same 14 rooms below the BRE guidelines, demonstrating no additional impact.
170. With regard to sunlight, the 2021 assessment shows that 29 of the 30 windows tested exceed BRE guidelines for annual sunlight, whereas for winter sunlight, 22 of the 30 windows tested adhere to the guidelines. The 2023 results are comparable, showing 26 windows exceeding BRE guidelines for annual sunlight, whereas for the winter sunlight provision, 21 of the 30 windows meet BRE guidelines.
171. On first review of the 2023 daylight sunlight assessment, it was noted that the cumulative impact with the proposal and 19/AP/6395, to APSh was included in the tabular results in the appropriate appendixes but not in the commentary. In addition, it was noted that between the 2021 and 2023 assessments, the number of

windows at Chevron Apartments assessed cumulatively had decreased from 73 to 71. An addendum letter dated October 2024 was received which confirmed that this wasn't included in the 2021 assessment and was excluded from the 2023 assessment for consistency. It is noted the number of windows assessed for cumulative impact to sunlight at Chevron Apartments, is limited to 51 as these face within 90 degrees of due south. The discrepancy of the number of windows tested is due to the omission of window 12 and 13 of room 8 at Chevron Apartments, which faces in a northerly direction away from the development. Due to their orientation, they experience no impact to daylight levels and are not required to be tested for sunlight.

172. The 2021 assessment confirmed 49 of the 51 windows tested met BRE guidelines for annual sunlight hours, whilst for winter sunlight, 47 of windows tested adhere to BRE guidelines. The 2023 results are comparable, with 3 additional windows falling below the BRE threshold and those three doing so with ratio reductions of between 0.75 and 0.78, marking a negligible difference. For annual sunlight 46 of the 51 windows tested meet BRE guidelines, with the same results for winter sunlight hours. As such, it is considered that the scheme does not lead to an unacceptable sunlight impact to these properties cumulatively with 19/AP/6395 and this point has been satisfactorily resolved.
173. An assessment of the impact of the proposals on the overshadowing of the ground level courtyard within Chevron Apartments demonstrated that none of this area receives 2 hours of sunlight on the assessment date of 21 March, in either existing or proposed condition. These conditions are replicated under the 2023 assessment results, so there is no harmful amenity impact. The impact of the proposals upon the internal courtyard to Chevron Apartments and two new amenity spaces created as part of the development has been undertaken cumulatively taking into account the 19/AP/6395 permission. The 2021 assessment outlined that all three amenity areas adhere to BRE guidelines, with the ground floor courtyard showing no change in sunlight between the existing and proposed context. Furthermore, the third-floor level amenity areas comfortably exceed the 50% target. These results are replicated in the 2023 assessment, with all three amenity areas adhering to the BRE guidelines.

1 – 8 Culloden Close

174. The 2021 results for VSC outlined that 11 of the 24 windows assessed adhered to BRE guidelines, of the 13 that fell short these did so with ratio reductions of between 0.71 and 0.79, which is a minor transgression. The 2023 assessment results are comparable with 9 of the 24 windows adhering to BRE guidelines, the remaining windows that fell short, did so with ratio reductions of between 0.71 and 0.79, which is marginally short of the threshold of adherence.
175. In assessing the proposal cumulatively with permission granted at Chevron Apartments under 19/AP/6395, for VSC it is noted that 10 of the 24 windows met BRE guidelines, with the remaining 14 windows falling short with ratio reductions of between 0.70 and 0.79. The 2023 assessment shows the impact is comparable, with 6 windows meeting BRE guidelines and the remaining 18, falling short with ratio reductions of between 0.68 and 0.78. Therefore, the impact to VSC between the two proposals is marginal.

176. For daylight distribution, it is noted that 16 of the 24 rooms tested adhered to BRE guidelines, the remaining 8 experience ratio reductions between 0.63 and 0.79. The 2023 assessment outlined that a small improvement was experienced with 19 of 24 rooms adhered to the BRE guidelines, with ratio reductions for the remaining rooms of 0.64 and 0.79.
177. With respect of the cumulative assessment of the amended proposals and 19/AP/6395, the 2021 results showed that 16 of the 24 rooms tested adhered to BRE guidelines, with the remaining 8 having ratio reductions of between 0.63 and 0.79. The 2023 assessment results demonstrates that 19 of the 24 rooms adhere to BRE guidelines, with the remaining 5 experiencing ratio reductions of between 0.64 and 0.79, denoting a slight improvement.
178. In relation to sunlight, it is noted that 19 of the 24 windows tested exceed the BRE guidelines, where for winter sunlight provision, 18 of the 24 windows met the target threshold. The 2023 assessment results are comparable with 18 of 24 windows meeting BRE guidelines for annual and winter sunlight.
179. The cumulative assessment of sunlight accounting for the proposal and the Chevron Apartment application under 19/AP/6395, outlines in 2021 that 18 of the 24 windows tested exceed BRE guidelines for annual sunlight as well as 18 for winter sunlight. The 2023 assessment results are the same, showing 18 of the 24 windows meeting BRE guidelines for annual and winter sunlight.

1 – 23 Archers Lodge

180. The 2021 results of the VSC demonstrated that all 16 windows of these apartments fell below BRE guidelines, with ratio reductions ranging from between 0.52 and 0.62. The 2023 results are comparable with the same 16 windows failing, with ratio reductions between 0.54 and 0.70.
181. The 2021 assessment outlined that 1 of the 8 rooms tested adhered to BRE guidelines, with the remaining 7 rooms falling marginally below the 0.8 threshold, with reductions of between 0.73 and 0.79. The 2023 results are comparable with a slight improvement, showing that 3 of the 8 rooms tested, adhered to BRE guidelines, with ratio reductions on the remaining 5 of between 0.75 and 0.78.
182. In respect of sunlight, the 2021 assessment shows that all 16 windows meet BRE guidelines in annual and winter, which is replicated in the 2023 assessment.

395 Rotherhithe New Road

183. With regard to the VSC assessment, the 2021 report shows that 45 of the 50 windows tested adhere to the BRE guidelines. The results of the 2023 scheme are comparable with 44 of the 50 windows tested, meeting BRE guidelines.
184. In respect of the daylight distribution, the 2021 assessment showed that all 43 rooms tested adhered to BRE guidelines, which is replicated in the 2023 assessment.
185. Sunlight is not assessed at this property, as the windows affected face within 90 degrees of due north.

186. As outlined above, it is acknowledged that the amendments to the scheme will lead to a reduction in the level of daylight and sunlight received, which is most expressed in the addresses in close proximity to the site. However, the scale of these reductions is comparable to the development given resolution to grant and does not create an additional unacceptable amenity impact.

Enclosure of outlook

187. As the proposal maintains the same massing and extent as that which has been given a resolution to grant from planning committee, it is considered that the development will not introduce additional impacts related to enclosure of outlook. The proposal is varied by the introduction of two and one storeys to building A and C respectively, which does not materially alter the relationship between the development and any facing neighbours.

Overlooking and privacy of neighbouring properties

188. The main report previously presented to planning committee outlined that the scheme did not cause unacceptable overlooking for the following reasons;

- the dwellings were sited 16m over a public car park from the nearest facing residences
- the ground and mezzanine levels hosted workspace that did not contain living accommodation which does not facilitate harmful overlooking
- the upper floor windows on Block B are positioned so they do not overlook the Chevron Apartments
- the podium would have planting and other features to limit overlooking to the north
- 12m distances over St James Road toward Culloden Close and Archer's Lodge are in place

189. The amendments would increase the overall number of homes by 8 to 161 in total, with the introduction of two storeys, an upper and lower floor, to Building A and one storey to Building C. However, at the ground and mezzanine levels as well as upper floors the arrangement of the units and separation distances between facing neighbours is consistent with the permission granted at planning committee.

190. For the reasons outlined above, the amended proposal is considered to have similar impacts to the scheme that was given resolution to grant and will continue to accord with P56 'Protection of amenity' of the Southwark Plan (2022).

Transport and Highways

Trip generation

191. The resolution to grant scheme assessed the impact of the proposals on trip generation to and from the site. This considered multi-modal residential, two-way trips in the AM and PM peak hours, resident vehicle trips and trips associated with delivery and servicing. It was concluded that the vehicle movements would not generate any significant adverse impact on the existing movements on adjoining

roads.

192. The scheme given resolution to grant outlined that the residential aspect of the development was expected to generate 86 and 68 two-way person trips during the AM and PM peak hours respectively. TRICs and 2021 census data has been used to assess the impact of the residential aspect of the development. It is expected to generate between 89 and 71 two-way person trips during the AM and PM peak hours respectively, for the increased scheme of 161 residential units. Therefore, the trip generation is comparable with the resolution to grant scheme.
193. With regard to servicing and delivery for the residential and industrial uses on, the resolution to grant established that the site would receive a total of 36 delivery and servicing trips a day, 4 for the industrial and 32 for the residential. The amended scheme is anticipated to receive 38 delivery and servicing trips, 4 for the industrial and 34 for the residential. As such, this would be considered to be comparable with the scheme's resolution to grant.

Car parking

194. The amended scheme maintains 5 disabled persons parking spaces as established in the resolution to grant. This is equivalent to 3% of dwellings, in accordance with London Plan policy T6 'Car parking' of the London Plan (2021). The proposal would maintain the same provision of electric vehicle (EV) charging at 20% of the spaces provided with active charging, with passive provision for the remaining spaces. The active EV charging unit will be located centrally between two spaces, to serve two spaces, one at a time. The amended scheme would secure the following; parking design and management plan, an obligation to demonstrate marketing of the units as car free and a condition to preclude the future residents from applying for parking permits in the surrounding Controlled Parking Zone (CPZ).

Cycle parking

195. The quantum of cycle parking required is set out below:

Type	London Plan (2021)	Southwark Plan (2022)
Residential long stay	289	266*
Residential short stay	5	16.1
Commercial long stay	11.6**	6.9
Commercial short stay	3.4***	6.9
Total	309	295.9

* PTAL 3

**B1 Business offices (outer London): 1 space per 150 sqm

*** B1 Business offices (outer London): First 5000 sqm, 1 space per 500 sqm

196. The composition of the long stay residential and commercial cycle parking proposed is given below:

Stand type	Number	Spaces	Percentage provision	of
Two-tier racks	67	134	54%	
Raised cycle stands	14	14	5%	
Sheffield	34	68	27%	
Sheffield (oversized)	13	25	10%	
Wall mounted	6	6	2%	
Total	134	247		

197. With regard to the quantum of long stay residential and commercial cycle parking provided, it is noted that the 247 spaces, falls short of the 300.6 (London Plan) or 272.9 (Southwark Plan) required according to policy. However, it is considered that the shortfall is acceptable, given the spatial constraint of the site, and in particular the industrial floorspace. And because amendments were made to alter the design of the cycle parking to demonstrate greater compliance with London Cycle Design Standards (LCDS) at the request of officers, as discussed below, which resulted in an overall reduction of the number in pursuit of enhanced usability. In respect of short stay cycle parking, the development is served with 5 Sheffield Stands amounting to 10 spaces, opposite Building C, on the corner of the eastern edge of the site and the landscape route. The 10 spaces provided would suitably accommodate the 8.4 spaces required under the London Plan, but would fall short of the 23 required under the Southwark Plan. However, this is considered to be acceptable given the reasons set out above.

198. The development will be served with a large amount of cycle parking spaces that come in a variety of stand types, balancing space efficiency and accessibility. The make-up of the cycle parking caters for those who are less able with standard Sheffield Stands as well as enlarged Sheffield Stands, with the latter accommodating enlarged or adapted cycles. The cycle parking meets LCDS standards on the composition of cycle parking by providing at least 20% of stands as Sheffield Stands as well as at least 5% as enlarged Sheffield Stands, for adapted bicycles or cargo bikes.

199. Following consultation with the council's transport policy and Transport for London, the following amendments to the cycle parking have been secured more closely comply with LCDS:

- Two-tier racks at more than 0.4m intervals
- Sheffield Stands to 1m spacing
- Sheffield Stands under raised racks to 1.2m spacing
- Aisle width for Building C increased to 2.5m

It is noted that the Sheffield Stands to Building C are slightly below the 1m spacing desired, however this is a small discrepancy, and they provide a functional layout. Accessible spaces markings, to reserve spaces for the less able bodied has not been provided, however this can be secured by condition.

200. As was the case with the resolution to grant permission, contributions will be sought to support the expansion of the TfL cycle hire network at a rate of £50 per home totalling £8,050. It is intended that the development would maintain its contribution of to support sustainable travel and cycling with 3 years free membership for the residents of this development. This would amount to £120 per

home, per year totalling £57,960.

Improvements to local footway and highway environment

201. The scheme prepared and presented to planning committee which received resolution to grant was assessed in consultation with the Highways Development Management Team (HDM), to assess the impact to the highways network. The following works were to be secured as part of the section 278 agreement, to be secured in the section 106 legal agreement:

- Renewal and upgrading of the kerb and footway adjacent to the development site
- Repaving of the footway in accordance with Southwark Streetscape Design Manual (SSDM)
- Reconstruct any redundant vehicle crossovers fronting the development according to SSDM standards
- Construct any proposed vehicle crossovers fronting the development according to SSDM standards
- Reconstruct any existing vehicle crossovers fronting the development according to SSDM standards
- Review existing and proposed signage fronting the development and investigate installation of existing / proposed signage on building walls
- Remove or relocate redundant street furniture fronting the development
- Provide appropriate dropped kerbs for refuse bin collection.
- Refresh road markings following kerb installation.
- Promote a TMO to amend any parking / road markings arrangements. Works to include road markings and signage if required.
- Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development.
- Upgrade street lighting to current LBS standards (including on private roads). Investigate the possibility to provide lamp columns mounted to the building walls in order to improve effective footway widths.

The latest proposals have been reviewed by HDM, who have raised no additional comments, subject to the capturing of the above listed changes in the section 106 legal agreement.

Servicing and deliveries

202. The servicing arrangement for the site remains the same as that which was given resolution to grant. This will be comprised of both on street servicing for refuse collection and use of an internal courtyard for 4.6 tonne light vans. As outlined above, the development is considered to generate 38 trips a day, which would be similar to that previously established in the resolution to grant.

203. It is considered necessary to maintain the requirement for a robust servicing and delivery management plan to be secured by obligation of the section 106 legal agreement. In addition, the council will secure a delivery service bond (DSP) against the baseline figures, for all servicing and delivery trips. This would be calculated at £100 per home and per 500 sqm of non-residential floor space and would total £16,477 based on 161 homes and 1885 sqm of non-residential floor

area. This is charged in accordance with regulation 122 of the Community Infrastructure Levy Regulations 2010. The new development will monitor daily vehicular activity of the commercial and residential, quarterly for a period of 2 years, from 75% occupancy. If the site meets or betters its own baseline target (38 trips) the bond will be returned within 6 months of the end of the monitoring period. If the site fails to meet its own baseline the bonded sum will be made available for the council to utilise for sustainable transport projects in the ward of the development. The council will retain £1,600.00 for assessing the quarterly monitoring. The applicant has agreed to the contribution, which can be collected via the legal agreement.

Refuse

204. The refuse collection arrangement is consistent with that proposed under the resolution to grant. This will take place on street due to spatial constraint, it is not possible to service internally. Building A and B being served with a bin store in the centre of the plan, accessed internally, with a temporary bin store for the storage of waste prior to collection sited on the eastern edge of the plan, adjacent to St James's Road. Building C has its own refuse store, accessed off the landscape route to the centre of the development. Both the temporary store to Building A and B as well as the Building C store are located within 10m of the collection points on St James's Road, which refuse staff will have access to prevent on street storage. Further details of the commercial refuse storage will be secured by condition.

Noise and vibration

205. The application was supported by a noise impact assessment, when given resolution to grant, which was reviewed by the council's Environmental Protection Team (EPT), with conditions requested on internal noise levels, plant noise, noise transferral between commercial and residential uses. Previous concerns regarding acoustics ventilation and overheating (AVO), where windows are to be closed for sound attenuation but open for thermal comfort, have been resolved with a revised thermal assessment utilising closed windows, blinds and improved glazing g-values alongside the application of cooling. As the proposal is the new to the area, containing noise sensitive receptors, it remains incumbent on the development to mitigate and manage any adverse impacts from noise associated with established businesses, so as not to curtail their growth. EPT have raised no additional concerns with the amended proposals and have requested the same conditions be attached in regard to noise. For the reasons outlined above, the proposal is considered to accord with D13 'Agent of change' of the London Plan (2021) and P66 'Reducing noise pollution and enhancing soundscapes' of the Southwark Plan (2022).

Sustainable development implications

Energy use

206. Regional and local planning policy requires that major developments provide an assessment of their energy demands and to demonstrate an assessment of the Mayor's energy hierarchy has been carried out.

P70 of the Southwark Plan (2022) sets out that all major development should be net zero.

P70 outlines that major development must minimise carbon emissions in order of the following hierarchy; Be Lean (energy efficient design and construction), Be Clean (low carbon energy supply), Be Green (on site renewable energy generation and storage), Be Seen (monitor, verify and report on energy performance and Offset residual carbon emissions, which forms the method of assessment for this policy.

207. *Residential emission savings*

P70 sets out that major residential development must reduce onsite carbon emissions by 100% in line with 2021 Building Regulations, with any shortfall secured off site through planning obligations or as a financial contribution. The development would achieve a site wide saving on residential emissions of 71.86%, with the remaining carbon emissions tonnage being offset with a financial contribution.

208. *Non-residential emission savings*

P70 also requires that major non-residential development must reduce emissions by a minimum of 40% over Part L Building Regulation 2021, with any shortfall secured offsite through planning obligations or a financial contribution. The site wide non-residential savings on carbon emissions would be 33.71%.

209. *Site wide carbon emissions performance*

The residential and non-residential emissions reductions combine to reduce carbon emissions across 'Be Lean' and 'Be Green' stages by 69.72%, with the remaining carbon offset as detailed in the table below in section 11.

Be Lean – energy efficient design and construction

210. In terms of meeting the 'Be Lean' tier of the hierarchy, a range of passive and active measures are proposed, which include:

- Improved U-values and g-Values as detailed within Section 4
- Improved air permeability
- Improved ventilation performance
- Improved lighting and lighting controls
- System efficiencies in line with the GLA Energy Planning guidance

Be Lean - residential emissions

With these mitigations in place, the carbon emissions would drop to 140 tonnes per year, amounting to a reduction of 6.92% of the total site wide residential emissions.

Be Lean – non-residential emissions

With these mitigations in place, the carbon emissions would drop to 8 tonnes per year, amounting to a reduction of 8.99% of the total side non-residential emissions.

Be Lean - Total on site emissions

Overall, the be lean measures for residential and non-residential combine to reduce emissions to 148 tonnes per year, amounting to a 7.04% reduction. Whilst it is acknowledged that this falls short of the 10% requirement for residential development, and 15% for the non-residential, due to the strong overall performance of onsite carbon reduction of 69.72%, largely achieved by 'Be Green' measures to be discussed below, this discrepancy is considered acceptable on balance. Furthermore, the development achieves its onsite reduction of carbon emissions by 100%, as an offset contribution is secured in the legal agreement.

Be Clean – low carbon energy supply

211. The site is within an area identified as having district heating potential and is within a local heat study area, as identified within the London Heat Map. However, no district heating network with connection opportunities exists at the current time. In addition, the district heat network is currently being extended along Ilderton Road. As such, all parts of the development would be served by a centralised energy centre, which itself would draw from a centralised air-source heat pump system (ASHP).
212. By designing-in a futureproofed plant room at basement level, the opportunity to link the development into a wider district heating system would be safeguarded. This meets the requirements of Policy SI 3 of the London Plan and P70 Energy of the Southwark Plan.
213. As no immediate connection to a district heating network is proposed, no carbon savings are reported from the 'Be Clean' stage of the energy hierarchy.

Be Green – renewable energy generation and storage

214. As was the case with the resolution to grant scheme, the Photovoltaics (PVs) and Air Source Heat Pumps (ASHPs) have been considered feasible for this development and have been utilised.

Be Green - residential emissions

With these mitigations in place, the carbon emissions would drop to 42 tonnes per year, amounting to a reduction of 64.94% of the total site wide residential emissions.

Be Green – non-residential emissions

With these mitigations in place, the carbon emissions would drop to 6 tonnes per year, amounting to a reduction of 24.72% of the total site non-residential emissions.

Be Green - total site wide onsite emissions

Overall, the Be Green measures for residential and non-residential combine to reduce emissions to 48 tonnes per year, amounting to a 62.69% reduction at the

Be Green stage.

Be Seen – monitoring, verifying and reporting energy performance

215. The submitted energy statement outlines that the following 'Be Seen' mitigations will be provided:

- Sufficient metering and sub-metering will be provided to meet Part L, BREEAM and London Plan 'Be Seen' requirements.
- pre-construction Operational Energy assessment will be undertaken.
- A post-construction Operational Energy assessment will be undertaken.
- Planning applicants will ensure that each responsible party is aware of their design and reporting responsibilities at each reporting stage.

Post completion check figures are reported from years 1 to 5 after completion of the works, which will be secured in the section 106 legal agreement to ensure compliance with 'Be Seen' requirements.

Total savings

216.

Development CO2 Emissions from each stage of the Energy Hierarchy			
	Total Regulated Emissions	CO2 Savings	Percentage saving
Part L 2021 Baseline	159 tonnes CO2		
With Be Lean applied	148 tonnes CO2	11 tonnes CO2	7.04%
With Be Clean applied	148 tonnes CO2	0	0
With Be Green applied	48 tonnes CO2	100 tonnes CO2	62.69%
Cumulative saving		111 tonnes CO2	69.72%
Shortfall on carbon zero	48 tonnes CO2		

217. The above listed table utilises data from the summary table in section 8.1 of the energy statement to detail the overall carbon emissions savings.

Overheating

218. London Plan Policy SI4 and Policy P69 of the Southwark Plan set out the cooling hierarchy that should be followed when developing a cooling strategy for new buildings. The six-step hierarchy is as follows:

- Minimise internal heat generation through energy efficient design; then
- Reduce the amount of heat entering the building through the orientation, shading, albedo, fenestration, insulation and green roofs and walls; then
- Manage the heat within the building through exposed internal thermal mass and high ceilings; then
- Use passive ventilation; then

- Use mechanical ventilation; then
- Use active cooling systems (ensuring they are the lowest carbon options).

219. The proposed development has been designed to reduce cooling demand and overheating risks. In order to reduce the energy consumption associated with cooling, external balcony overhangs, internal blinds and reduced g-Value glazing are to be provided to reduce solar gain.

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

BREEAM

221. Overall, the proposal would exceed the required 70% score to achieve BREEAM 'Excellent' rating, in accordance with P69 'Sustainability standards' of the Southwark Plan (2022).

222. Whole life cycle

London Plan Policy SI2 requires a calculation of Whole Life Cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment (WLCA). This captures a development's unregulated emissions, its embodied emissions and the carbon impact of mid-life maintenance and end-of-life dismantling. A Whole Lifecycle Carbon (WLC) assessment has been undertaken for the proposed development. The estimated WLC emissions of the proposed development have been provided, the WLC carbon emissions from Modules A1 - A5 and Modules B – C are projected to be lower than the GLA WLC benchmarks. A Whole Life Cycle monitoring report and post completion report has been requested by condition.

223. Circular Economy

Policy GG5 of the London Plan 2021 promotes the benefits of transitioning to a circular economy as part of the aim for London to be a zero-carbon city by 2050. Policy D3 requires the principles of the circular economy to be taken into account in the design of development proposals in line with the circular economy hierarchy. Policy SI7 requires referable applications to develop circular economy statements.

224. A Circular Economy Statement has been submitted and addresses those 9 core principles that the GLA has set out in their Circular Economy Statement Guidance.

225. A planning condition requiring a Circular Economy Statement to be agreed in writing by the council prior to commencement of any works on site is recommended. Additionally, a condition is to be imposed on the decision notice that requires a post completion circular economy report no later than three months

following substantial completion of the final residential unit.

Ground conditions and contamination

226. The resolution to grant scheme was supported with a desk based study identifying moderate or low risk of contamination. The Environmental Protection Team (EPT) have been consulted on the latest proposals and have outlined that the latest proposals have had no significant implications for matters within EPT's scope, with no further comments to add. The previously attached condition for submission of site contamination and remediation details will be secured. The proposal continues to accord with P64 'Contaminated land and hazardous substances' of the Southwark Plan (2022).

Flood Risk, resilience and safety

227. The main assessment of the flood risk and associated management measures was undertaken in the report presented to committee, which was given resolution to grant. An updated Flood Risk Assessment (FRA) and Sustainable Drainage Strategy has been provided to align with the updated proposals. The summary of the FRA outlines that the proposal is at low risk of flooding, can be occupied safely in a breach event and remains in line with the previous 2021 assessment. Surface water run-off will be attenuated through blue roofs, permeable paving and below ground cellular storage, reducing discharge rates to mimic the 1 in 100 year greenfield run off rate. The updated sustainable drainage strategy, accounts for the latest development proposals and is in accordance with that already completed in 2021.

228. The applicant proposed blue roofs and permeable paving which will run into an underground geocellular attenuation tank. The updated documents have been assessed in consultation with the Environment Agency (EA) and the Flood Risk Management Team. The EA has raised no objections to the development subject to the attachment of the requested conditions.

229. Following the initial review of the Flood Risk Management Team of the updated proposal, more information was requested of the applicant. This included confirmation of whether green roofs were included in the drainage strategy, greenfield runoff calculations and maintenance tasks and frequency for each component of the drainage strategy. It was confirmed that green roofs are not proposed, greenfield runoff rates were provided in appendices to the FRA and maintenance tasks were clarified as part of the sustainable drainage strategy. To capture these outstanding details, the submission of Sustainable Drainage Systems (SuDS) and a verification report for the sustainable drainage strategy has been secured by condition. For the reasons outlined above, the proposal continues to accord with P68 'Reducing flood risk' of the Southwark Plan (2022).

Construction management

230. The proposal will maintain compliance with the previously agreed outline construction logistics plan (CLP). Further detail of the routing and scheduling of construction vehicles will be provided following the grant of permission and prior to the implementation of the development via the submission of a demolition and

environmental management plan (DEMP and CEMP), as well as a final CLP. These will be secured under the section 106 legal agreement and assessed in consultation with colleagues in Network Management.

Ecology, biodiversity and green infrastructure

Ecology

231. Following the initial assessment of the Ecological impacts of the proposals, captured in the resolution to grant scheme. A technical update to the Biodiversity Impact Assessment (BIA) commissioned in 2020 and Preliminary Ecological Appraisal undertaken in December 2020, has been submitted and assessed by the council's ecology officer. The technical update was undertaken to re-establish the baseline conditions of the site and to review the previous BIA in relation to current 2024 baseline conditions. The technical update outlined that a site visit was undertaken on 9 September 2024, and recorded no changes to the general layout and use of the site, as such the site retained a pre-development value of 0.00 area based biodiversity units.
232. The council's ecology officer has reviewed the technical update and builds upon the comments received for the resolution to grant scheme. It has been outlined that a condition for the submission of details on green roofs and landscape ecological management plan (LEMP) be secured. In addition, a birds informative will be applied. For the reasons outlined above, the scheme maintains compliance with P60 'Biodiversity' of the Southwark Plan (2022).

Biodiversity

233. As the application was submitted before 12 February 2024, the application is exempt from meeting the requirements of Biodiversity Net Gain.

Air quality

234. The development remains compliant with the Air Quality Assessment submitted and approved under the resolution to grant scheme. EPT have been consulted on the application and have raised no further comments. For this reason, the application continues to accord with P65 'Improving air quality' of the Southwark Plan (2022).

Archaeology

235. The Archaeology Officer has been consulted on the latest scheme and has requested the following conditions and obligations are carried across from the draft decision notice;
- Conditions
 - Archaeological Evaluation
 - Archaeological Mitigation
 - Archaeological pre-commencement foundation and basement design
 - Archaeological Reporting
 - See draft condition schedule

- S106 Obligations
 - Archaeology monitoring contribution

For the reasons outlined above, the proposal is considered to accord with P23 'Archaeology' of the Southwark Plan (2022).

Digital connectivity Infrastructure

236. The NPPF recognises the need to support high-quality communications infrastructure for sustainable economic growth and to enhance the provision of local community facilities and services. To ensure London's long-term global competitiveness, Policy SI6 (Digital Connectivity Infrastructure) of the London Plan 2021 requires development proposals to:

- be equipped with sufficient ducting space for full fibre connectivity infrastructure;
- achieve internet speeds of 1GB/s for all end users, through full fibre connectivity or an equivalent.
- meet expected demand for mobile connectivity; and
- avoid reducing mobile capacity in the local area.

237. A pre-commencement is attached to the decision notice that requires detailed plans to be submitted to and approved in writing by the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. This is in line with the requirements of Policy SI6 of the London Plan 2021.

Planning obligations (S.106 undertaking or agreement)

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

239.

Planning Obligations: Summary Table		
<u>Obligation</u>	<u>Mitigation / Terms</u>	<u>Applicant's position</u>
Residential		
Affordable housing monitoring	£132.35 per affordable property, 161 x 132.35 = £21,332.5	Agreed
Affordable housing	Secure 50 as affordable housing. To make the affordable units available before 50% of the private units can be occupied	Agreed

	Early-stage viability review	
Wheelchair housing	<p>Securing and allocation of the wheelchair housing</p> <p>13 Wheelchair units (3 x Social rented, 4 x Intermediate, 6 Private)</p> <p>To market the private tenure wheelchair units to wheelchair users with appropriate locations and methods</p>	Agreed
Local economy and workspace		
Employment (Construction phase)	<p>38 sustained jobs to unemployed Southwark residents, 38 short courses, and take on 9 construction industry apprentices during the construction phase, or meet the Employment and Training Contribution.</p> <p>The maximum Employment and Training Contribution is £182,600 (£163,400 against sustained jobs, £5,700 against short courses, and £13,500 against construction industry apprenticeships).</p>	Agreed
Affordable workspace	<p>Minimum 10% affordable workspace in Class E(g)(iii) use at £12 per sqft inclusive of service charge, insurance and VAT.</p> <p>Employment, Skills and Business Support Plan</p> <p>Appointment of workspace coordinator and fit out</p>	Agreed
Transport and Highways		
Public Transport Infrastructure Contribution	<ul style="list-style-type: none"> • Bus contribution of £434,700 (based on £2,700 per home) • A contribution towards the provision of a TfL Cycle Hire Docking Station £7,650 • Three years membership for cycle hire £57,960 	Agreed
Highway works	<ul style="list-style-type: none"> • s.278 works with the highway authority for highway works listed above, upgrade street lighting and traffic management change, see transport and highways section of committee report for breakdown of requested works, in paragraph 209 	Agreed

	<ul style="list-style-type: none"> Including a contribution toward Legible London Signage 	
Healthy streets	<ul style="list-style-type: none"> A healthy streets contribution is requested to support active travel 	Agreed
Parking permit restriction	This development would be excluded from those eligible for car parking permits under the CPZ operating in this locality.	Agreed
Car club membership	Three-year membership to new residents to car clubs operating in the area.	Agreed
Construction management plan review and monitoring	£40 per unit (£6,440) contribution for Construction Management within the OKR AAP area. This is for the council to manage cumulative impacts on the highways and environment.	Agreed
Delivery and Service Plan	<p>Delivery and service plan to be submitted to and approved in writing by the council. This will also be supported by a delivery and servicing plan bond of £16,477 (based on £100 per home for uplift, £100 per 500sqm non-residential floorspace).</p> <p>Retention of £1600 for the council's quarterly monitoring of the delivery and service plan.</p>	Agreed
Energy, Sustainability and the Environment		
Futureproofing for connection to District Heat Network (DHN)	Prior to development, an Energy Strategy must be approved setting out how the development will be designed and built so that it will be capable of connecting to the District CHP in the future.	Agreed

Achieving net carbon zero	<p>Agreed site wide carbon target of 69.72%</p> <p>An off-set payment of £136,800</p> <p>Review and re-calculation of on-site savings following detailed design stage</p> <p>Be Seen Monitoring</p> <p>Connection to SELCHP district heating system with agreement to continued use of the temporary strategy (which relies on gas) should there be delays with implementation of SELCHP in the area.</p> <p>Energy strategy review</p>	Agreed
Be Seen	Submission of post completion figures from years 1 to 5 to the GLA, in line with Be Seen reporting requirements	Agreed
Archaeology monitoring/supervision fund	Contribution towards cost of providing technical archaeological support (£11,171 for schemes over 10,000sqm)	Agreed
Trees and landscaping	<ul style="list-style-type: none"> • Submission of a Tree Planting Strategy to be submitted and approved by the council in writing • £4000 per tree, that is not delivered in accordance with the approved Tree Planting Strategy 	Agreed
Open space		
Public open space	£165,025 (£205 per sqm shortfall)	Agreed
Other obligations		
Detailed design clauses	Securing of Weston Williamson Architects to deliver detailed design unless otherwise agreed in writing	Agreed
Estate Management Plan	Securing plan to ensure management and maintenance of public spaces and equal tenure access to the children's and communal play areas.	Agreed

Administration fee	Maximum contribution to cover the costs of monitoring these necessary planning obligations, calculated as 2% of total sum. (excluding the DSP and those contributions that are either separate monitoring contributions or a monitoring contribution is already being collected for this particular obligation)	Agreed

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

- Retention and continued management of the community space in the Rocca Building and the associated play space
- Marketing, allocation and fit out of the commercial units to include lighting, cooling, heating, toilet, kitchen and three phase power supply.
- London Living Wage – best endeavours to being offered to all staff employed in the commercial units as well as workers during the construction period;
- Workspace Specification (including full M&E fit out);
- Triggers securing Practical Completion of workspace;
- Affordable Workspace Management Plan, including marketing requirements;
- Equal tenure access to the children’s and communal play areas
- Public access to the public open space and management of the public realm within the scheme

241. The S106 heads of terms agreed would satisfactorily mitigate against the adverse impacts of the proposed development.

242. In the event that a satisfactory legal agreement has not been entered into by 12 May 2025, it is recommended that the director of planning and growth refuses planning permission, if appropriate, for the following reason:

“The proposal, by failing to provide for appropriate planning obligations secured through the completion of a S106 agreement, fails to ensure adequate provision of employment and training contributions, and mitigation against the adverse impacts of the development through projects or contributions that is contrary to Southwark Plan policy IP3 (‘Community Infrastructure Levy (CIL) and Section 106 Planning Obligations’), Policy DF 1 Planning Obligations of the London Plan (2021) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015)”.

Mayoral and borough community infrastructure levy (CIL)

243. The site is located within Southwark CIL Zone 2, and MCIL2 Band 2 Zone. Based on the GIA measurements obtained from the submitted CIL form 1 (dated 24-Nov-2023) the gross amount of CIL is approximately £5,364,682.95 (pre-relief). Subject to the correct CIL forms being submitted on time, CIL Social Housing Relief of approximately £1,853,123.81 can be claimed for various types of affordable

housing. Thus, the resulting CIL amount is estimated to be £3,511,559.14 net of relief. It should be noted that this is an estimate, floor areas will be measured and checked when related CIL Assumption of Liability and Relief Claim Forms are submitted, after planning approval has been secured.

Consultation responses from external and statutory consultees

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

245. Arqiva:

- No objection to the proposal.

Officer comment:

- No further action required.

246. Local Economy Team:

- LET have no objection to the proposal in principle, subject to the attachment of the following obligations
 - 38 sustained jobs to Southwark Residents
 - 38 short courses
 - 9 construction industry apprentices
 - Maximum Employment and Training Contribution of £182,600 (£163,400 against sustained jobs, £5,700 against short courses, and £13,500 against construction industry apprenticeships).
 - Submission of an Employment, Skills and Business Support Plan

Officer Comment:

- The above listed obligations have been secured in the legal agreement.

247. Environment Agency:

- No objections raised subject to the attachment of the requested conditions.
- A moderate risk of contamination has been identified and further investigation is required
- The site is protected by River Thames Tidal flood defences up to a 1 in 1000 chance in any year, our most recent modelling shows the site is at risk if there were to be a breach
- It is recommended that flood resistant and resilient measures are incorporated into the design

Conditions requested:

- Site investigation and contamination
- Verification report of remediation works
- Compliance element of remediation condition in the event of further contamination risks found#

- Site water drainage compliance condition
- Piling method statement
- Finished floor level compliance

Officer comment:

The above listed conditions have been instated, and are addressed with the attachment of the council's standard condition on site remediation and verification.

248. Environmental Protection Team:

- If there are any specific issues you would like further comment on please let me know however the amended layouts do not appear to have any significant implications within EPT's scope. For this reason, we would not have anything further to add to our previous comments/recommendations. The previous recommendations continue to apply to the amended scheme.

Officer comment:

- The previously requested conditions have been attached to this permission.

249. Flood Risk Management Team:

Following the first review of the amended proposals, the FRM team requested additional information in relation to:

- Drainage hierarchy: Clarify whether green roofs are used in the development
- Run-off rate and attenuation volume: Provide the greenfield run-off rates for review
- Maintenance: More information is required on the tasks and frequencies for each drainage component

Officer comment:

- Following the submission of additional information, it is noted that the calculations that support the greenfield run-off rate are required but can be secured by condition.
- In respect of maintenance, additional information is required on the maintenance tasks and frequencies for the vortex flow control device and permeable paving as well as the maintenance owner.
- In response, a condition will be added to secure the submission of Sustainable Drainage Systems (SuDS) and a Drainage Strategy Verification Report.

250. Greater London Authority:

- The new energy strategy is carried out in Part L 2021, changing the results significantly as a result most items are now re-opened and outstanding.
- Due to the nature of the changes the Whole Life Cycle (WLC) Carbon assessment considered when the scheme gained resolution to grant is

applicable, it is requested that the submission of post construction assessment is secured by condition.

- The amendments to the scheme are considered to have minimal impact on the Circular Economy aspects of the proposal, however additional information is requested on description of development, bill of materials, operational waste strategy and end of life strategy.
- The GLA is satisfied that the FRA remains compliant with policy as long as the appropriate stakeholders have been engaged with and are satisfied with this section of the application. A request is made that the drainage strategy remains as per the original application.

Officer comment:

- The energy statement has been assessed against Part L 2021 of the Building Regulations.
- A condition is attached to secure the WLC post construction assessment.
- The submitted Circular Economy addendum is considered to meet GLA guideline emissions and performance during construction will be secured by condition prior to occupation.
- The FRA has been consulted on with relevant consultees such as the Environment Agency and the Flood Risk Management Team, who are satisfied with the submitted details subject to the application of conditions on Sustainable Drainage Strategy and Drainage Strategy Verification Report.

251. Health and Safety Executive:

- The HSE responded to outline they are content with the fire safety designs of the scheme.

252. London Fire and Emergency Planning Authority:

- No response received to date.

Officer comment:

- No further action required.

253. Metropolitan Police:

- Responded to the initial consultation for this site back in June 2021. Please refer to that response when considering the decision and planning conditions relating to this application.

Officer comment:

- Previous conditions attached on secure by design methods and certification will be carried across.

254. Transport for London:

Active Travel Zone Assessment

- It is requested that an updated Active Travel Zone Assessment and night time / darker hours Active Travel Zone Assessment is due to the time that has since elapsed the last version of this was reviewed.

Healthy Streets

- A Healthy Streets Contribution is requested to support improving active travel in the area
- A contribution towards Legible London signage is requested.

Public Transport and Active Travel

- The existing bus network is near capacity, necessitating a contribution of £2,700 per residential unit for enhancements over the initial five years.
- TfL requests funding for a Cycle Hire Docking Station through the s106 agreement, alongside the previously secured three years of free Cycle Hire membership for residents.

Cycling infrastructure

- A minimum of 299 long-stay and nine short-stay cycle parking spaces are required, but there is a shortfall of 11 spaces. Improvements are necessary to meet London Plan standards.
 - Specific requests include:
 - Sheffield stands must be accessible and spaced according to standards.
 - Minimum aisle widths and lift dimensions need to comply with London Cycling Design Standards (LCDS).
 - Access concerns for cycle storage in Building C should be addressed, including potential secondary exits for safety.

Construction

- Construction: A Construction Logistics Plan is required to ensure safe access during construction and to promote sustainable delivery methods.

Travel Plan

- A full Travel Plan should be established to support sustainable travel options for residents, including targets for the first five years.

Officer comment

- As this application is to assess the amendments to the scheme previously given resolution to grant, it is not considered necessary to request an updated Active Travel Zone Assessment
- Healthy Streets contribution and London Legible Streets will be secured in the legal agreement.
- Cycle Hire Docking Stations contributions and membership will be secured in the legal agreement.
- Amended plans have been received to address the concerns on compliance with LCDS, which has resulted in the provision of amended plans with increased spacing between two-tier racks, Sheffield Stands under the raised

storage racks, Sheffield Stand spacing and provision of enlarged Sheffield Stands. The number of cycle stands provided relative to those required by policy, however this is considered acceptable given space constraint from rep-providing industrial space and the enhanced overall usability.

- A Travel Plan was not requested on the previous scheme therefore this is not considered necessary.

255. Thames Water:

- No objections have been raised subject to the attachment of the following informatives and conditions:
- A piling method statement is to be secured by condition.
- An informative on Groundwater Risk Management Permit, should be attached.

Officer comment:

- The requested conditions will be secured.

256. Waste Management Team:

- Applicant hasn't answered queries on drag distances from the bin stores
- They have not identified which bin store is residential and which is commercial
- Please provide calculations for waste generation

Officer comment:

- Arrangement is as consented previously and will provide drag distances of less than 10m to kerbside collection.
- Further details of commercial refuse storage will be secured by condition as was the case with the resolution to grant scheme.
- Detail on calculations has been requested of the applicant, which will be reported in an addendum.

Community impact and equalities assessment

257. The Equality Act (2010) provides protection from discrimination for the following protected characteristics: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership. Section 149 of the Equality Act 2010 places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers, including planning powers. Officers have considered this in the assessment of this application and Members must be mindful of this duty, inter alia, when determining all planning applications. In particular Members must pay due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act; and
- Advance equality of opportunity between persons who share a relevant

protected characteristic and persons who do not share it; and

Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

258. As set out in the Essential Guide to the Public Sector Equality Duty (2014), “the duty is on the decision maker personally in terms of what he or she knew and took into account. A decision maker cannot be assumed to know what was in the minds of his or her officials giving advice on the decision”. A public authority must have sufficient evidence in which to base consideration of the impact of a decision.
259. The Strategic Housing Market Assessment (SHMA) prepared on behalf of a number of South East London boroughs states that Southwark, together with Lewisham, has the most ethnically mixed population in the South East London sub-region. Compared to the population at large a very high proportion of Black households (70%) are housed in the social/affordable rented sector. These groups could therefore stand to benefit from the proposed affordable housing, which would include social rented units. The provision of communal amenity spaces to be shared by different tenures would also contribute to the potential for increased social cohesion.
260. There are a large number of existing black and ethnic minority businesses in the local area, which would not be directly affected by the proposed development. However, the impact of the development would increase footfall in the local area and could create a number of opportunities for these existing businesses.

Other equality impacts

261. Proposed enhancements to the streetscape on St James’s Road would prioritise the movement of pedestrians and promote “healthier, active lives” in accordance with draft Policy AAP 10 of the draft OKR AAP.
262. The proposed development would provide a mix of uses including residential, commercial unit, community room and play space. The homes, commercial and community facilities in the scheme would be provided to modern design standards, including compliance with the regulations on accessibility. In addition, all homes would be built to accessible standards as a minimum and 10% would be wheelchair accessible. The proposed development would generate additional opportunities for local employment. Furthermore, the 10% Affordable Workspace proposed will be secured through the S106 Agreement.
263. The proposal would be designed to ensure safety and security is maximised to reduce any potential for crime. Linkages into and sightlines across the site would be improved and buildings will be designed to meet Secure by Design standards, as discussed later in the report.
264. The proposal includes the provision of new public realm and public play area, which would increase the level of high-quality open space available in the area. This feature will have a number of positive benefits, especially for younger people and those on lower incomes who may not be able to access more formal organised physical activities. This opportunity for recreation encourages more active lifestyles, which would improve health and quality of life in addition to encouraging social integration and community cohesion.

Conclusion on equality impacts

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

Human rights implications

266. 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.

267. This application has the legitimate aim of delivery three buildings of mixed use residential and commercial land use with affordable workspace, community space, play space and public realm improvements. 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.

Statement of community involvement

268. Beyond statutory consultation undertaken, the following methods of engagement have been utilised;

- Leaflet drop to 220 local addresses

269. To comply with the requirements of the Development Consultation Charter (DCC), an engagement summary document was submitted in support of the amended proposals. This outlines that prior to the validation of the planning application, the applicant undertook additional engagement activity with local residents, businesses and stakeholders to provide early notice of the amendments to the resolution to grant scheme. A total of 220 residents and businesses were sent a newsletter in March 2024, notifying them of the changes to the scheme, inviting them to register and attend an online consultation event. The newsletter contained the telephone number and email address through which local residents could register to attend the online webinar. One respondent registered for the event, though this respondent nor any of the other addresses notified attended the event. Responses have since been received directly to the council.

270. Local Ward Councillors were also contacted with an invitation to attend a briefing of the event, however, no response was received.

Positive and proactive statement

271. The council has published its development plan on its website together with advice

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

272. 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.

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

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

CONCLUSION

274. The redevelopment of this site is positively, aligns with the policy goals in the draft Old Kent Road Area Development Plan (OKRD AAP) and Southwark Plan.

275. The mixed-use nature of the proposal accords with local aspirations for this site as set out within the OKR AAP. Although the commercial floor space is slightly reduced as a result of the amendments, it is noted that this would significantly increase the floor area of employment floorspace over the site's existing condition, which accords with policy. The provision of affordable workspace is a key benefit of the scheme and will support local businesses and the site's economic function, supporting full time employment.

276. Given the evolving character of the area, the introduction of housing is not anticipated to harm existing businesses, in light of this it is considered principle of the proposed development should be supported in this instance.

277. The proposal provides a high standard of accommodation, with each unit having private balconies and compliant internal areas. Properties are served with a good level of internal daylight and are predominantly dual aspect. The proposal includes a policy compliant housing mix and affordable housing offer, meeting Southwark Plan requirements.

278. As previously considered, the proposed height marks a notable change but is deemed appropriate for an Opportunity Area, aligning with the London Plan and

OKRD AAP objectives, and Tall Building Strategy and the design is compatible with the surrounding context.

279. Daylight and sunlight impact on neighbouring properties is considered to be comparable with those assessed as part of the resolution to grant scheme. Whilst the amendments will reduce daylight and sunlight in some locations it is considered that this will not cause an unacceptable amenity impact.
280. The proposal would provide enhanced public spaces and permeability towards the Six Bridges Estate which is seen as a key benefit, alongside the revitalization of the Roca building and improved play areas, helping to deliver the masterplan aspirations of sub area 3 of the Old Kent Road Area Action Plan.
281. The proposal meets London Plan targets for urban greening with a 0.41 UGF and biodiversity, with a significant reduction in carbon emissions (69% compared to Building Regulations). The proposal would include good quality cycle parking provisions to support active travel and upgraded public realm to enhance pedestrian experience.
282. It is therefore recommended that planning permission is granted, contingent on the attachment of conditions and completion of a Section 106 agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Environmental, Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Ewan Lawless, Planner, Old Kent Road Team	
Version	Final	
Dated	31 October 2024	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Assistant Chief Executive – Governance and Assurance	No	No
Acting Strategic Director, Environment, Sustainability and Leisure	No	No
Strategic Director, Housing	No	No
Date final report sent to Constitutional Team		31 October 2024

APPENDIX 1**Recommendation (draft decision notice)**

Applicant	Mr Paul Bearnardout 310 St James's Road	Reg. Number	21/AP/1667
Application Type	Major application		
Recommendation	GRANT permission	Case Number	321-310

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

Retention of existing Live /work unit and redevelopment of the site comprising demolition of existing buildings and erection of three buildings to provide new residential development and the provision of flexible Class E floorspace with public realm improvements, amenity space, cycle parking spaces, disabled car parking spaces and refuse/recycling stores and other associated works.

For information the development consists of;

- Erection of three buildings at 6, 9 and 21 storeys
- Maximum AOD height of 69.02m
- 161 residential units
- 1779 sqm of employment floorspace (Class E(g)(i) and E(g)(iii))
- 164.5 sqm of Sui Generis floorspace (retained Live / work)
- 33 sqm of ancillary community floorspace

310-330 St Jamess Road London Southwark SE1 5JX

In accordance with application received on 14 May 2021 and Applicant's Drawing Nos.:

Existing Plans

EXISTING WEST ELEVATION PL-857-0007 received 28/09/2022
 EXISTING SOUTH ELEVATION PL-857-0006 received 28/09/2022
 EXISTING NORTH ELEVATION PL-857-0004 received 28/09/2022
 EXISTING CONTEXT ELEVATIONS. PL-857-0003 received 28/09/2022
 EXISTING GROUND FLOOR PLAN PL-857-0002 REV A received 28/09/2022
 EXISTING EAST ELEVATION 857-0005 received 16/05/2024

Proposed Plans

PROPOSED PODIUM BASEMENT FLOOR PLAN 857-0020 - REV A received 16/05/2024
 PROPOSED 330 ST JAMES AND BUILDING C GROUND FLOOR PLAN-C PL-857-0040 received 25/04/2024
 PROPOSED SITE WIDE GROUND FLOOR PLAN WITH WIDER CONTEXT-E PL-857-0011 received 25/04/2024
 PROPOSED PODIUM GROUND FLOOR PLAN-E. PL-857-0021 received 25/04/2024
 PROPOSED PODIUM MEZZANINE FLOOR PLAN-B PL-857-0022 received 25/04/2024
 PROPOSED BUILDING C & 330 ST JAMES NORTH ELEVATION PL-857-0055 - REV B received 25/04/2024
 PROPOSED BUILDING B & C WEST ELEVATION PL-857-0053 - REV B received 25/04/2024
 -PROPOSED BUILDING B & C EAST ELEVATION PL-857-0051 - REV C received 25/04/2024
 PROPOSED BUILDING A & B NORTH ELEVATION PL-857-0050 - REV B received 25/04/2024
 PROPOSED BUILDING A & B SOUTH ELEVATION PL-857-0052 - REV D received 27/10/2024
 PROPOSED BUILDING A & 330 ST JAMES ROAD EAST ELEVATION PL-857-0054 - REV C received 27/10/2024
 PROPOSED BUILDING A & 330 ST JAMES WEST ELEVATION PL-857-0057 - REV C received 27/10/2024
 PROPOSED CONTEXT ELEVATIONS PL-857-0058 - REV B received 25/04/2024
 PROPOSED BUILDING C & 330 ST JAMES SOUTH ELEVATION PL-857-0056 -

REV B received 25/04/2024

Other Documents

BUILDING C TYPICAL EAST BAY ELEVATION AND SECTION PL-857-0074 - REV B received 25/04/2024

BUILDING A TYPICAL EAST BAY ELEVATION AND SECTION PL-857-0073 - REV B received 25/04/2024

PODIUM TYPICAL SOUTH BAY ELEVATION AND SECTION PL-857-0072 - REV B received 25/04/2024

BUILDING B TYPICAL WEST BAY ELEVATION AND SECTION-B PL-857-0071 REV B received 25/04/2024

BUILDING B TYPICAL EAST BAY ELEVATION AND SECTION PL-857-0070 - REV C received 25/04/2024

PROPOSED BUILDING A LEVEL 18 PL-857-0032(A) received 29/10/2024

PROPOSED BUILDING A LEVEL 05 - 07 PLAN 857-0027(A) received 16/05/2024

PROPOSED BUILDING A LEVEL 08 - 11 PLAN 857-0028(A) received 16/05/2024

PROPOSED BUILDING A LEVEL 12 PLAN 857-0029(A) received 16/05/2024

PROPOSED BUILDING A LEVEL 13 - 17 PLAN 857-0030(A) received 16/05/2024

PROPOSED BUILDING A & B LEVEL 03 PLAN 857-0025(A) received 16/05/2024

PROPOSED BUILDING A & B LEVEL 04 PLAN 857-0026(A) received 16/05/2024

BUILDING B TYPICAL EAST BAY ELEVATION AND SECTION DETAIL 857-0080 - REV A received 16/05/2024

BUILDING B TYPICAL WEST BAY ELEVATION AND SECTION DETAIL 857-0081 - REV A received 16/05/2024

BUILDING A TYPICAL EAST BAY ELEVATION AND SECTION DETAIL 857-0083 - REV A received 16/05/2024

BUILDING C TYPICAL EAST BAY ELEVATION AND SECTION DETAIL 857-0084 - REV A received 16/05/2024

PROPOSED BUILDING C LEVEL 07 PLAN 857-0044(A) received 16/05/2024

PROPOSED BUILDING C LEVEL 08 PLAN 857-0045(A) received 16/05/2024

PROPOSED BUILDING C ROOF PLAN 857-0046 - REV C received 16/05/2024

PODIUM SOUTH BAY ELEVATION AND SECTION DETAIL 857-0082 - REV A received 16/05/2024

BUILDING C TYPICAL NORTH ELEVATION AND SECTION 857-0085- REV A received 16/05/2024

PROPOSED SITE WIDE ROOF PLAN PL-857-0047 - REV D received 25/04/2024

PROPOSED BUILDING A & B ROOF PLAN PL-857-0034 received 25/04/2024

PROPOSED BUILDING A LEVEL 19 PLAN PL-857-0033 received 25/04/2024

PROPOSED SITE PLAN-C PL-857-0010 received 25/04/2024

PROPOSED BUILDING A & B LEVEL 02 PLAN-B. PL-857-0024 received 25/04/2024

PROPOSED SECTION DD PL-857-0063 REV B received 25/04/2024

PROPOSED SECTION CC PL-857-0062 REV B received 25/04/2024

PROPOSED SECTION BB PL-857-0061 REV C received 25/04/2024

PROPOSED SECTION AA PL-857-0060 REV B received 25/04/2024

PROPOSED BUILDING A & B LEVEL 01 PLAN PL-857-0023 - REV D received 27/10/2024

PROPOSED 330 ST JAMES AND BUILDING C LEVEL 01 PLAN PL-857-0041 - REV C received 27/10/2024

PROPOSED 330 ST JAMES AND BUILDING C LEVEL 02 PLAN PL-857-0042 - REV C received 27/10/2024

PROPOSED BUILDING C LEVEL 03-06 PLAN PL-857-0043(A) - REV A received 27/10/2024

RESIDENTIAL CYCLE STORAGE LAYOUTS PL-857-SK - 01H received 27/10/2024

DESIGN AND ACCESS STATEMENT ADDEDNUM received 27/10/2024

ACCOMMODATION SCHEDULE BY UNITS PL857-00001 REV D received 30/10/2024

RED LINE SITE LOCATION PLAN PL-857-0001 REV A received 28/09/2022

Time limit for implementing this permission and the approved plans

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

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

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

3. No development shall take place, including any works of demolition, until a written Development and Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:
- o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
 - o Site perimeter continuous automated noise, dust and vibration monitoring;
 - o Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
 - o Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
 - o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
 - o Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
 - o A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

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

- o Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/construction>

- o Section 61 of Control of Pollution Act 1974,

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

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

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

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

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

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

- o Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>

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

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with Southwark Plan 2022 policies P50 ('Highways impacts') and

P56 ('Protecting amenity'), policy T4 ('Assessing and mitigating transport impacts') of the London Plan 2021 and the National Planning Policy Framework 2023.

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

Reason:

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2023.

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

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2023.

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

Reason:

In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2023.

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

This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

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

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

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P64 (Contaminated land and hazardous substances), and the National Planning Policy Framework 2023.

8. No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Sustainable Drainage Strategy prepared by Elliot Wood 14/03/24 and subsequent accompanying information. The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows.

Reason:

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

9. Prior to any development commencing (including demolition), an ecological watching brief shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given. All of the measures for the mitigation of impact and enhancement of biodiversity set out in the submitted Biodiversity

Impact Assessment by Greengage and Preliminary Ecological Appraisal and Bat Building Survey by Ambiental, shall be implemented prior to 90% of the residential dwellings are occupied.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2023); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open Water space, P59 Green infrastructure, P60 Bioiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

10. 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 at hernan.castano@southwark.gov.uk or on 020 7525 4706 to arrange.

Reason:

To ensure that construction works do not have an adverse impact on the highway in accordance with the National Planning Framework (2023), Policy T4 (Assessing and Mitigating Transport Impacts) of the London Plan (2021) and Policy P51 (Highway Impacts) of the Southwark Plan (2022).

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

Reason:

The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of

local underground sewerage utility infrastructure.

12. No demolition or construction works shall begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site has been submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. The development shall not be carried out otherwise than in accordance Construction Logistics Plan or any amendments thereto.

Reason:

To ensure that construction works do not have an adverse impact on the transport network and to minimise the impact of construction activities on local air quality, in accordance with the National Planning Framework (2023), Policy T1 (Strategic Approach to Transport), Policy T4 (Assessing and Mitigating Transport Impacts), Policy T7 (Deliveries, Servicing and Construction) and Policy SI 1 (Improving Air Quality) of the London Plan (2021) and Policy P56 (Protection of amenity) of the Southwark Plan (2022). Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

Permission is subject to the following Grade Condition(s)

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

Reason:

In granting this permission, the Local Planning Authority has had regard to the special circumstances of this case in accordance with P30 Office and Business Development of the Southwark Plan 2022, Policy E7 Industrial intensification, co-location and substitution of the London Plan 2021 and The National Planning Policy Framework 2023.

14. Prior to the commencement of the above grade works, a Tree Planting Strategy and Management Plan shall be submitted to and approved by the Local Planning Authority, which shall detail responsibilities and maintenance schedules (including 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 for stem girths greater than 20cm the schedule shall be a minimum of five years.

The Tree Planting Strategy and the Tree 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 'Recommendations for Cultivation and Planting of Trees in Advanced Nursery Stock Category' and BS 4428 'Code of Practice for General Landscaping Operations'.

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

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, in accordance with: the National Planning Policy Framework 2023; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2012; and Policies P13 (Design of places), P14 (Design quality), P56 (Protection of Amenity) and P60 (Biodiversity) of the Southwark Plan 2022.

15. Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development. Details shall include:

1) a scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants;

2) proposed parking, access, or pathway layouts, materials and edge details;

3) location, type and materials to be used for hard landscaping including specifications, where applicable for:

a) permeable paving

b) tree pit design

c) underground modular systems

d) sustainable urban drainage integration

e) use within tree Root Protection Areas (RPAs);

4) typical cross sections;

5) a schedule detailing sizes and numbers/densities of all proposed trees/plants;

6) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and

7) types and dimensions of all boundary treatments.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. Any trees, shrubs, grass or other planting that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out

of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season.

Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting. Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard.

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2023; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

16. Play provision and equipment Prior to any work being carried out above grade, drawings and schedules of play provision and equipment to be provided, specifically the location, area to be provided in the communal amenity areas shall be submitted to and approved by the Local Planning Authority in writing and such provision as is agreed shall be made available to residents prior to the first occupation of the development.

Details shall include:

- a) a scaled plan showing all areas devoted to play and ages catered for, distinguishing between areas for formal equipment, free play, informal play provision and access to nature
- b) Type of equipment to be provided and number of children accommodated per piece of equipment
- c) Typical cross sections
- d) Access and egress routes

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2023; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

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

Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm,

Or, extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) - meets the requirements of GRO Code 2014,

Laid out in accordance with roof plans; hereby approved;

- PL-857-0034 - PROPOSED BUILDING A & B ROOF PLAN

- PL -857-0046-REV C - PROPOSED BUILDING C ROOF PLAN

- PL-857- 0047-REV D - PROPOSED SITE WIDE ROOF PLAN

and Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on minimum 75% wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and the Local Planning Authority agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity as well as contributing to the Urban Greening Factor requirements of the London Plan (2021) with the aim of attaining a minimum score of 0.4 for residential developments and 0.3 for commercial developments in accordance with the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

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

The scheme shall include the following elements:

Shrub and herbaceous planting, the amenity grassland, biodiverse green roof, the biodiverse buffer planting and the green wall.

Reason:

To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site and to ensure the management of the public realm, in accordance with the National Planning Policy Framework (2023); Policy G1 (Green infrastructure), Policy G5 (Urban greening), Policy G6 (Biodiversity and access to nature), Policy D8 (Public realm) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

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

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

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

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2023); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open Water space, P59 Green infrastructure, P60 Bioiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

20. Prior to the commencement of works above grade, the developer shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans for that phase meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance

with the details thereby approved by the appointed building control body.

- M4 (Category 2) 'accessible and adaptable':- up to 90%
- M4 (Category 3(a) 'accessible and adaptable':- 10 units
- M4 (Category 3(b) 'wheelchair user dwellings'.- 3 units Reason:

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

21. Prior to any above grade works for each phase of the development hereby approved, detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within that phase of development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason:

To comply with SI 6 of the London Plan 2021.

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

Reason:

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

23. Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2023 and Southwark Plan 2022 policy P16 ('Designing out crime').

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

Reason:

In order to ensure that satisfactory safe and secure cycle parking and showering facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2023; Policy T5 ('Cycling') of the London Plan 2021 and P53 ('Cycling') of the Southwark Plan 2022.

25. Before any above grade work hereby authorised begins details and drawings of the facilities to be provided for the refuse storage arrangements for the commercial units shall be provided and made available for use by the occupiers. The refuse storage facilities shall thereafter be retained and the space used for no other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: the National Planning Policy Framework 2023 and policies P56 ('Protection of amenity') and P62 ('Reducing waste') of the Southwark Plan 2022.

26. a. Before any fit out works to the Class E units hereby authorised begins, an independently verified BREEAM Design Stage report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating (unless otherwise agreed by the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
- b. Within 6 months of the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason:

To ensure the proposal complies with The National Planning Policy Framework 2023, Southwark Plan 2022 policy P69 ('Sustainability standards') and Policy SI2 ('Minimising greenhouse gas emissions') of the London Plan 2021.

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

Reason:

To ensure the development complies with the National Planning Policy Framework 2023, Southwark Plan 2022 P67 (Reducing Water Use) and Policy SI 5 (Water Infrastructure) of the London Plan 2021.

28. Before any work above grade hereby authorised begins, details of further testing of the wind impacts associated with the amended design and any required mitigations must be submitted to and approved in writing by the Local

Planning Authority. In accordance with the recommendations of the Wind Technical Addendum, produced by Windtech, dated 06 November 2023.

Reason:

So that the Council may be satisfied with the scheme has sufficiently accounted for any adverse impacts to the wind conditions associated with the amended design, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2023, policy D4 ('Delivering good design') of the London Plan 2021 and policies P13 ('Design of places'), P14 ('Design quality') and P59 ('Green infrastructure') of the Southwark Plan 2022.

29. Before any work above grade hereby authorised begins, details of the mosaic and art work to be provided on the ground and first floor elevations. Once approved, the development shall be constructed in accordance with the approved drawings and maintained for as long as the development is occupied.

Reason:

To achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with: the National Planning Policy Framework 2023, policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

30. Prior to the commencement of any above grade works details of the specification of glass with an appropriate reflectivity, demonstrating that levels of glare would be reduced to a tolerable level at all times, to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2023 and Southwark Plan 2022 policies P56 ('Protection of amenity').

31. Before any work above grade hereby authorised begins, details of the routing of residential soil stacks through the ground and first floor commercial spaces to ensure that these would not be run along the ceiling soffits of those spaces shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In granting this permission, the Local Planning Authority has had regard to the special circumstances of this case in accordance with P30 Office and Business Development of the Southwark Plan 2022, Policy E7 Industrial intensification, co-location and substitution of the London Plan 2021 and The National Planning Policy Framework 2023.

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

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with the National Planning Policy Framework (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).

33. Prior to the commencement of works above grade (excluding superstructure demolition and site preparation) hereby authorised, samples of all external facing materials to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with the National Planning Policy Framework (2023), D4 Delivering good design of the London Plan (2021), and P13 Design of places and P14 Design quality of the Southwark Plan (2022).

34. Prior to commencement of works above grade (excluding superstructure demolition and site preparation) on any phase of the development hereby authorised, detail drawings at a scale of 1:10 through:

- i) all facade variations; and
- ii) shop fronts and residential entrances; and
- iii) all parapets and roof edges; and
- iv) all balcony details; and
- v) heads, cills and jambs of all openings
- vi) including any external drainage or ventilation systems

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

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework (2023), D4 Delivering good design of the London Plan (2021), and P13 Design of places and P14 Design quality of the Southwark Plan (2022)

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

35. Prior to occupation of any part of the development, details of the marketing materials for sale and rental properties shall be submitted and approved in writing by the local planning authority clearly identifying the development as predominantly car free (excluding the permitted designated wheelchair parking spaces) and that new residents not requiring the permitted spaces should sign acknowledgement of the permit free status of their new home.

Reason:

To ensure compliance with P54 of the Southwark Plan 2022.

36. Prior to occupation of the development, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement for that phase shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance.

Reason:

To ensure that Planning Stage Circular Economy Statement has been implemented in the construction and delivery of the development, and that all on-going operational measures and mechanisms have been satisfactorily implemented, in order to achieve Circular Economy goals and in accordance with: the National Planning Policy Framework 2023, and; Policies GG6 (Increasing Efficiency and Resilience) and SI7 (Reducing Waste and Supporting the Circular Economy) of the London Plan 2021.

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

The owner should use the post construction tab of the GLA's WLC assessment template and this should be completed accurately and in its

entirety, in line with the criteria set out in the GLA's WLC Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage (RIBA Stage 2/3), including the WLC carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. The assessment should be submitted along with any supporting evidence as per the guidance and should be received three months post as-built design completion, unless otherwise agreed.

Reason:

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

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

Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILP) Guidance Note 1 for the reduction of obtrusive light (2020).

Information should include a bat-friendly lighting plan, including lighting specification using LED's (at 3 lux) at a recommended of spectrum of 80% amber and 20% white with a clear view, no UV, and no horizontal light spread ideally less than 70° and timers in relevant parts of the site. A 3D plan of the illumination level should be submitted to enable assessment of the potential impact on protected species.

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2023, London Plan policy G6 ('Biodiversity and access to nature') and Southwark Plan 2022 policies P56 ('Protection of amenity') and P60 ('Biodiversity').

39. Prior to first occupation of development hereby consented, an interim report/letter (together with any supporting evidence) from a suitably qualified landscape specialist shall be submitted to and approved in writing by the LPA. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby approved will, once completed, achieve or exceed the agreed UGF score of 0.41.

Within six months of first occupation of the development hereby permitted, a post construction certificate prepared by a suitably qualified landscape specialist (or other verification process agreed with the LPA) shall be submitted to and approved in writing by the LPA, confirming that the agreed UGF score of 0.27 has been met.

Reason:

To ensure the proposal complies with: the National Planning Policy Framework 2023; Policy G5 (Urban Greening) of the London Plan 2021 and policy P59 ('Green infrastructure') of the Southwark Plan 2022.

40. No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Sustainable Drainage Strategy prepared by Elliot Wood (ref: 22000111, 14/03/24) and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason:

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

41. Prior to first occupation of any part of the development hereby consented, a detailed Parking Management Plan shall be submitted demonstrating that the parking provided as part of the proposed development is used in accordance with its purpose. The plan should also ensure that the parking spaces

provided are used efficiently and correctly and to ensure that relevant controls are in place to inform appropriate parking behaviour.

Reason:

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

42. Prior to first occupation of the development hereby approved, the installation of active electric vehicle charger points for all spaces within the car parking area shall be installed and shall not be carried out otherwise in accordance with any such approval given.

Reason:

To encourage more sustainable travel in accordance with P54 Car Parking of the Southwark Plan 2022 and Policy T6 Car Parking of the London Plan 2021.

43. No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason:

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

44. Prior to first occupation of any part of the development hereby consented, the cooling units (Zeroth by Dimplex Heat Pump) and the mechanical ventilation shall be installed within the development in accordance with the approved Residential Thermal Comfort Assessment. These shall be maintained for as long as the development is occupied.

Reason:

In accordance with London Plan 2021 Policy SI4 and the Southwark Plan 2022 and Policy P69.

46. Prior to first occupation of the development hereby permitted a Delivery and Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved by the Local Planning Authority. The servicing of the development shall be carried out in accordance with the approval given and the Service Management Plan shall remain extant for as long as the development is occupied.

Reason:

To ensure compliance with the National Planning Policy Framework (2023); Policy P49 (Public transport); Policy P50 (Highways impacts); Policy P51 (Walking) of the Southwark Plan (2022)

Permission is subject to the following Compliance Condition(s)

45. Party walls, floors and ceilings between the commercial premises and residential dwellings shall be designed to achieve a minimum weighted standardized level difference of 60dB DnTw+Ctr. Pre-occupation testing of the separating partition shall be undertaken for airborne sound insulation in accordance with the methodology of ISO 16283-1:2014. Details of the specification of the partition together with full results of the sound transmission testing shall be submitted to the Local Planning Authority for written approval prior to the use commencing and once approved the partition shall be permanently maintained thereafter.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2023.

47. The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019.

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

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2023

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

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

Living and Dining rooms- 35dB LAeq T †

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

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

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

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation in accordance with the Southwark Plan 2022 Policy P56

(Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2023.

49. The development shall achieve full compliance with the air quality assessment mitigation measures as detailed in Air Quality Assessment produced by Air Pollution Services.

Reason:

To protect future occupiers from poor external air quality in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P65 (Improving air quality), and the National Planning Policy Framework 2023.

50. Before the first occupation of any part of the development hereby approved, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers. The refuse storage facilities shall thereafter be retained and the space used for no other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: the National Planning Policy Framework 2023 and policies P56 ('Protection of amenity') and P62 '(Reducing waste') of the Southwark Plan 2022.

51. The Class E uses hereby permitted shall not be carried on outside of the hours 07:00 to 23:00 on any day.

Reason

To safeguard the amenity of neighbouring residential properties in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2023.

52. Notwithstanding the provisions of the Town and Country Planning (Use

Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders), the Class E use hereby permitted shall only be for Class E(g) uses. At least 1,544 sqm of the Class E use shall be light industrial Class E(g)(iii) in both blocks A, B and C.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with Strategic Policy 1.2 Strategic and local preferred industrial locations of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2023.

53. The development hereby consented shall not be carried out other than in accordance with the approved Stage 2 Fire Strategy carried out by Introba, dated November 2023 and the Gateway One Fire Statement Form, dated 25 April 2024 on the Council's Planning Register.

Reason:

To minimise the risk to life and minimise building damage in the event of a fire, in accordance with: the National Planning Policy Framework 2023, and; Policy D12 ('Fire safety') of the London Plan 2021.

54. The development hereby permitted shall be constructed in accordance with the approved Energy Strategy Rev 9 dated 01/11/2023. All measures and technologies shall remain for as long as the development is occupied, unless as otherwise agreed in writing.

Reason:

To ensure the development complies with the National Planning Policy Framework 2023 and Policy S1 2 of the London Plan 2021

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

elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any building hereby permitted.

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area, in accordance with: the National Planning Policy Framework 2023, Southwark Plan 2022 policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

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

Reason:

To ensure such works do not detract from the appearance of the building in accordance with: The National Planning Policy Framework 2023, Southwark Plan 2022 policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

57. The residential accommodation hereby approved shall not be occupied until the ground and first floor commercial units have been fitted out in accordance with the approved E class fit out details, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring residential properties do not suffer a loss of amenity by reason of noise nuisance from fit out works after residential accommodation has been occupied, in accordance with the National Planning Policy Framework 2023 and Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes).

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

Reason:

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants. This is in line with the National Planning Policy Framework 2023. Infiltrating water has the potential to cause remobilization of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

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

Reason:

To ensure that the development does not harm groundwater resources in line with the National Planning Policy Framework 2023. The developer should be aware of the potential risks associated with the use of piling where contamination is an issue.

60. The first-floor finished floor level must be set no lower than 8.92 metres above Ordnance Datum (mAOD), in line with the submitted 'Proposed Section AA' (dated 29 April 2021, ref.PL857-0060).

Reason:

To reduce the risk of flooding to the development and occupants.

Permission is subject to the following Special Condition(s)

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

Reason:

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

Informatives

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

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

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

- 2 All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.
- 3 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>.

Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.

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

The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>.

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>

- 4 We recommend that flood resistant and resilient measures are incorporated in to the design and construction of the development proposals, where practical considerations allow, using guidance contained within the Department for Communities & Local Government (DCLG) document 'Improving the flood performance of new buildings: flood resilient construction'.

- 5 Occupiers of land have a common law right to prune/reduce parts of trees that overhang their property. However, they may not climb a tree to do so and must leave it in a safe, stable and healthy condition. Tree canopies typically need to be reduced to all sides at the same time to maintain stability. If they are reduced on the private land side they will consequently also generally need to be reduced on the Highway at the same time by agreement with the council - funded by the occupier. The extent of reduction that individual trees can stand whilst remaining healthy will also vary from species to species.

You may request that the tree is cut to the boundary line to effect these common law rights, however this would fall within each pertinent cycle. For pruning in respect of scaffold erection or access, or in very limited cases, removal; the

following would apply.

Standard Contract Price List rates will be used wherever suitable operations exist. In addition, for each such tree an additional approval fee of £225 must be paid to cover the time of officers and contractors in assessing such costs. That approval fee is non-deductable against the CAVAT value. Works shall be the physical works only and shall not include any traffic management, laboratory or other costs.

Please contact trees.envl@southwark.gov.uk marked for the attention of Philip Barwell

Relevant planning policy

National Planning Policy Framework

The revised National Planning Policy Framework ('NPPF') was published in December 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 224 states that the policies in the Framework are material considerations, which should be taken into account in dealing with applications.

The following chapters are relevant:

- Chapter 2 Achieving sustainable development
- Chapter 6 Building a strong, competitive economy
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 Conserving and enhancing the historic environment

London Plan 2021 Policies

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

The relevant policies are:

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG5 Growing a good economy
- GG6 Increasing efficiency and resilience
- Policy SD1 Opportunity Areas
- Policy SD10 Strategic and local regeneration
- Policy D1 London's form, character and capacity for growth
- Policy D2 Infrastructure requirements for sustainable densities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D7 Accessible housing
- Policy D8 Public realm
- Policy D9 Tall buildings
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety

- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H4 Delivering affordable housing
- Policy H5 Threshold approach to applications
- Policy H6 Affordable housing tenure
- Policy H7 Monitoring of affordable housing
- Policy H10 Housing size mix
- Policy S1 Developing London's social infrastructure
- Policy E2 Providing suitable business space
- Policy E11 Skills and opportunities for all
- Policy HC1 Heritage conservation and growth
- Policy HC3 Strategic and Local Views
- Policy HC4 London View Management Framework
- Policy G1 Green infrastructure
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands 29
- Policy SI 1 Improving air quality
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 3 Energy infrastructure
- Policy SI 4 Managing heat risk
- Policy SI 5 Water infrastructure
- Policy SI 6 Digital connectivity infrastructure
- Policy SI 7 Reducing waste and supporting the circular economy
- Policy SI 8 Waste capacity and net waste self-sufficiency
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T2 Healthy Streets
- Policy T3 Transport capacity, connectivity and safeguarding
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T7 Deliveries, servicing and construction
- Policy T9 Funding transport infrastructure through planning

Southwark Plan 2022

- ST1 Southwark's Development targets
- ST2 Southwark's Places
- SP1a Southwark's development targets
- SP1b Southwark's places
- SP1 Quality affordable homes
- SP3 Great start in life
- SP4 Green and inclusive economy
- SP5 Thriving neighbourhoods and tackling health inequalities
- SP6 Climate Change
- AV.13 Old Kent Road Area Vision
- P1 Social rented and intermediate housing
- P2 New family homes

- P7 Wheelchair accessible and adaptable housing
- P12 Design of places
- P13 Design quality
- P16 Designing out crime
- P17 Tall buildings
- P18 Efficient use of land
- P21 Conservation of the historic environment and natural heritage
- P23 Archaeology
- P28 Access to employment and training
- P30 Office and business development
- P31 Affordable workspace
- P44 Broadband and digital infrastructure
- P45 Healthy developments
- P49 Public transport
- P50 Highways impacts
- P51 Walking
- P53 Cycling
- P54 Car Parking
- P55 Parking standards for disabled people and the mobility impaired
- P56 Protection of amenity
- P57 Open space
- P59 Green infrastructure
- P60 Biodiversity
- P61 Trees
- P62 Reducing waste
- P64 Contaminated land and hazardous substances
- P65 Improving air quality
- P66 Reducing noise pollution and enhancing soundscapes
- P67 Reducing water use
- P68 Reducing flood risk
- P69 Sustainability standards
- P70 Energy
- IP2 Transport infrastructure
- IP3 Community infrastructure levy and section 106 planning obligations.

Mayors SPD/SPGs

- Sustainable Design and Construction (April 2014)
- Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)
- London View Management Framework (March 2012)
- Planning for Equality and Diversity in London (October 2007)
- Southwark SPDs/SPGs
- Design and Access Statements (2007)
- Residential Design Standards (2011 with 2015 update)
- S106 and CIL (2015)
- S106 and CIL Addendum (2017)
- Sustainability Assessments (2007)
- Sustainable Design and Construction (2009)
- Sustainable Transport (2009)

- Southwark AAP's
- Draft Old Kent Road Area Action Plan (December 2020)

Consultation undertaken

Site notice date: 22/05/2024

Press notice date: 23/05/2024

Case officer site visit date: n/a

Neighbour consultation letters sent: 29/09/2022

Internal services consulted

LBS Transport Policy
 LBS Archaeology
 LBS Community Infrastructure Levy Team
 LBS Local Economy
 LBS Ecology
 LBS Environmental Protection
 LBS Highways Development & Management

LBS Flood Risk Management & Urban Drain
 LBS Transport Policy
 LBS Urban Forester
 LBS Waste Management
 LBS Community Infrastructure Levy Team
 LBS Ecology
 LBS Environmental Protection
 LBS Highways Development & Management
 LBS Flood Risk Management & Urban Drain
 LBS Transport Policy
 LBS Waste Management
 LBS Ecology
 LBS Transport Policy
 LBS Archaeology
 LBS Community Infrastructure Levy Team
 LBS Local Economy
 LBS Ecology
 LBS Environmental Protection
 LBS Highways Development & Management

LBS Flood Risk Management & Urban Drain
 LBS Transport Policy
 LBS Urban Forester
 LBS Waste Management
 formal consultation and response to Pol

Statutory and non-statutory organisations

Environment Agency

Great London Authority
London Fire & Emergency Planning Authori

Natural England - London & South East Re
Metropolitan Police Service (Designing O
Transport for London
Thames Water
Metropolitan Police Service (Designing O

Environment Agency

Great London Authority
London Fire & Emergency Planning Authori

Natural England - London & South East Re
Metropolitan Police Service (Designing O
Transport for London
Thames Water

Neighbour and local groups consulted:

Flat 11 276B St Jamess Road London
Selco Builders Warehouse Six Bridges
Trading Estate Marlborough Grove
Flat 9 276B St Jamess Road London
St James Studio 330 St Jamess Road
London
Unit 1 The Old Bike Shed 330-334 St
Jamess Road London
Flat 1 The Studio 330 St Jamess Road
London
Flat 2 The Studio 330 St Jamess Road
London
Ground Floor Unit 1 St James Industrial
Mews 276 St Jamess Road
Unit 5 St James Industrial Mews 276 St
Jamess Road
32 Chevron Apartments 294 St Jamess
Road London
Unit B4 Six Bridges Trading Estate
Marlborough Grove

Flat 3 276B St Jamess Road London
16 Culloden Close London Southwark
Flat 2 Wetton House 278 St Jamess
Road
Flat 12 Archers Lodge 17 Culloden
Close
10 Fallow Court Argyle Way London
7 Chevron Apartments 294 St Jamess
Road London
Flat 6 Archers Lodge 17 Culloden Close
1 Culloden Close London Southwark
12 Fallow Court Argyle Way London
282 St Jamess Road London Southwark
29 Chevron Apartments 294 St Jamess
Road London
Flat 7 Wetton House 278 St Jamess
Road
9 Culloden Close London Southwark
Flat 1 Wetton House 278 St Jamess
Road

Flat 11 Archers Lodge 17 Culloden Close
 Flat 8 Archers Lodge 17 Culloden Close
 Flat 3 Archers Lodge 17 Culloden Close
 3 Culloden Close London Southwark
 11 Fern Walk London Southwark
 Unit A Six Bridges Trading Estate Marlborough Grove
 290 St Jamess Road London Southwark
 18 Chevron Apartments 294 St Jamess Road London
 13 Chevron Apartments 294 St Jamess Road London
 Flat 13 Wetton House 278 St Jamess Road
 4 Fern Walk London Southwark
 Flat 20 Archers Lodge 17 Culloden Close
 12 Chevron Apartments 294 St Jamess Road London
 Unit B1 Six Bridges Trading Estate Marlborough Grove
 Flat 4 276C St Jamess Road London
 Flat 11 Wetton House 278 St Jamess Road
 11 Culloden Close London Southwark
 13 Fern Walk London Southwark
 Unit C1 Six Bridges Trading Estate Marlborough Grove
 Flat 7A 276B St Jamess Road London
 28 Chevron Apartments 294 St Jamess Road London
 16 Chevron Apartments 294 St Jamess Road London
 3 Chevron Apartments 294 St Jamess Road London
 Flat 4 Wetton House 278 St Jamess Road
 23 Chevron Apartments 294 St Jamess Road London
 13 Culloden Close London Southwark
 Flat 15 Archers Lodge 17 Culloden Close
 Flat 10 Archers Lodge 17 Culloden Close
 12 Culloden Close London Southwark
 7 Fallow Court Argyle Way London
 1 Chevron Apartments 294 St Jamess Road London

Flat 12 276B St Jamess Road London
 15 Chevron Apartments 294 St Jamess Road London
 Flat 14 Wetton House 278 St Jamess Road
 Flat 3 Wetton House 278 St Jamess Road
 Warehouse 310-326 St Jamess Road London
 Flat 10 276C St Jamess Road London
 Flat 14 Archers Lodge 17 Culloden Close
 7 Culloden Close London Southwark
 6 Fern Walk London Southwark
 3 Ivy Court Argyle Way London
 1-3 Verney Road London Southwark
 306 St Jamess Road London Southwark
 Flat 14B 276B St Jamess Road London
 24 Chevron Apartments 294 St Jamess Road London
 First Floor 330 St Jamess Road London
 Flat 12 276C St Jamess Road London
 Flat 5 276C St Jamess Road London
 Flat 12 Wetton House 278 St Jamess Road
 Flat 10 Wetton House 278 St Jamess Road
 Flat 17 Archers Lodge 17 Culloden Close
 Unit C3 Six Bridges Trading Estate Marlborough Grove
 Flat 6 276C St Jamess Road London
 Flat 5 Wetton House 278 St Jamess Road
 5 Fern Walk London Southwark
 4 Chevron Apartments 294 St Jamess Road London
 286 St Jamess Road London Southwark
 288 St Jamess Road London Southwark
 Flat 14A 276B St Jamess Road London
 Flat 1 276C St Jamess Road London
 1 Ivy Court Argyle Way London
 Flat 1 Archers Lodge 17 Culloden Close
 4 Culloden Close London Southwark
 10 Fern Walk London Southwark
 3 Fern Walk London Southwark
 9 Fallow Court Argyle Way London
 Gospel Of Light Unit 4 St James Industrial Mews 276 St Jamess Road

284 St Jamess Road London Southwark
 Flat 2 276B St Jamess Road London
 Flat 1 276B St Jamess Road London
 31 Chevron Apartments 294 St Jamess
 Road London
 11 Chevron Apartments 294 St Jamess
 Road London
 Flat 11 276C St Jamess Road London
 Flat 8 Wetton House 278 St Jamess
 Road
 332 St Jamess Road London Southwark
 Flat 9 Wetton House 278 St Jamess
 Road
 Flat 7 276C St Jamess Road London
 2 Chevron Apartments 294 St Jamess
 Road London
 5 Ivy Court Argyle Way London
 Flat 2 276C St Jamess Road London
 Flat 7 Archers Lodge 17 Culloden Close
 15 Culloden Close London Southwark
 5 Culloden Close London Southwark
 2 Ivy Court Argyle Way London
 33 Chevron Apartments 294 St Jamess
 Road London
 27 Chevron Apartments 294 St Jamess
 Road London
 17 Chevron Apartments 294 St Jamess
 Road London
 Flat 18 Archers Lodge 17 Culloden
 Close
 Flat 16 Archers Lodge 17 Culloden
 Close
 8 Culloden Close London Southwark
 6 Culloden Close London Southwark
 Flat 10 276B St Jamess Road London
 Flat 4 276B St Jamess Road London
 34 Chevron Apartments 294 St Jamess
 Road London
 21 Chevron Apartments 294 St Jamess
 Road London
 8 Chevron Apartments 294 St Jamess
 Road London
 6 Chevron Apartments 294 St Jamess
 Road London
 Unit 5A St James Industrial Mews 276 St
 Jamess Road
 Flat 8 276C St Jamess Road London
 Flat 3 276C St Jamess Road London
 Flat 15 Wetton House 278 St Jamess
 Road
 Unit 2 The Old Bike Shed 330-334 St
 Jamess Road London
 Unit 2 Including First Floor Unit 1 St
 James Industrial Mews 276 St Jamess
 Road
 Ground Floor Rear 332 St Jamess Road
 London
 2 Culloden Close London Southwark
 Flat 6 Wetton House 278 St Jamess
 Road
 8 Fallow Court Argyle Way London
 Store 310-326 St Jamess Road London
 8 Fern Walk London Southwark
 9 Chevron Apartments 294 St Jamess
 Road London
 Flat 6 276B St Jamess Road London
 30 Chevron Apartments 294 St Jamess
 Road London
 25 Chevron Apartments 294 St Jamess
 Road London
 22 Chevron Apartments 294 St Jamess
 Road London
 20 Chevron Apartments 294 St Jamess
 Road London
 Flat 22 Archers Lodge 17 Culloden
 Close
 Flat 19 Archers Lodge 17 Culloden
 Close
 Flat 9 Archers Lodge 17 Culloden Close
 14 Culloden Close London Southwark
 10 Culloden Close London Southwark
 7 Fern Walk London Southwark
 4 Ivy Court Argyle Way London
 292 St Jamess Road London Southwark
 Flat 5 276B St Jamess Road London
 26 Chevron Apartments 294 St Jamess
 Road London
 19 Chevron Apartments 294 St Jamess
 Road London
 10 Chevron Apartments 294 St Jamess
 Road London
 Flat 9 276C St Jamess Road London
 Units B2 And B3 Six Bridges Trading
 Estate Marlborough Grove
 The Studios 330 St Jamess Road
 London
 Workshop 330-334 St Jamess Road
 London

Flat 13 Archers Lodge 17 Culloden
Close
14 Chevron Apartments 294 St Jamess
Road London
Flat 23 Archers Lodge 17 Culloden
Close
Flat 21 Archers Lodge 17 Culloden
Close
9 Fern Walk London Southwark
Flat 7 276B St Jamess Road London
Flat 5 Archers Lodge 17 Culloden Close
Flat 2 Archers Lodge 17 Culloden Close
12 Fern Walk London Southwark
Unit C4 Six Bridges Trading Estate
Marlborough Grove

Unit D Six Bridges Trading Estate
Marlborough Grove
Unit C2 Six Bridges Trading Estate
Marlborough Grove
330-334 St Jamess Road London

Flat 4 Archers Lodge 17 Culloden Close
11 Fallow Court Argyle Way London
328 St Jamess Road London Southwark
Flat 14 276B St Jamess Road London
Flat 13 276B St Jamess Road London
Flat 8 276B St Jamess Road London
5 Chevron Apartments 294 St Jamess
Road London

Re-consultation:

Consultation responses received

Internal services

LBS Transport Policy
 LBS Archaeology
 LBS Community Infrastructure Levy Team
 LBS Ecology
 LBS Environmental Protection
 LBS Highways Development & Management
 LBS Transport Policy
 LBS Urban Forester
 LBS Community Infrastructure Levy Team
 LBS Ecology
 LBS Environmental Protection
 LBS Highways Development & Management
 LBS Transport Policy
 LBS Ecology
 LBS Transport Policy
 LBS Archaeology
 LBS Community Infrastructure Levy Team
 LBS Local Economy
 LBS Ecology
 LBS Environmental Protection
 LBS Highways Development & Management
 LBS Transport Policy
 LBS Urban Forester
 formal consultation and response to Pol

Statutory and non-statutory organisations

Environment Agency

Natural England - London & South East Re
 Metropolitan Police Service (Designing O
 Thames Water

Metropolitan Police Service (Designing O

Metropolitan Police Service (Designing O

Neighbour and local groups consulted:

27 Sherwood Gardens London SE16
 3JA
 4 Culloden Close London SE16 3JH
 330 St James Rd London SE1 5jx
 80 Rivington Street 330 St. James's
 Road LONDON
 Culloden Close London SE16 3JH
 10 Birchmere Lodge London SE16 3JB
 FLAT 2, ARCHERS LODGE, 17
 CULLODEN CLOSE London
 MILL HALL SOUTH CUCKFIELD RH17
 5HX
 Flat 23, Archers Lodge, 17 Culloden
 Close LONDON
 29 Sherwood gardens London
 11 Fern Walk London SE16 3Jd
 9 Fallow Court London Se16 3jq
 No Postal Address In Email
 330 St James rd London Se15jx
 4, Culloden Close Culloden Close
 London
 1 Argyle Way London
 Flat 2 Archers Lodge 17 Culloden Close
 London
 The Den, Hartfoot Lane Ansty
 Dorchester
 9 Culloden Close London
 The Cave Studios 330 St James Road
 London
 2 Farrow Place London SE16 6QE
 Flat 14 Archers Lodge 17 Culloden
 Close
 7 Fern Walk London SE16 3JD
 12 Fern Walk Bermondsey London
 330 St James's Road London SE1 5JX
 Flat 7 Archers Lodge 17 Culloden Close
 10 Culloden Close London Southwark
 30 Sherwood Gardens London SE16
 3JA
 4 guild house 393 rotherhithe new road
 london se163fn
 10 Culloden Close London SE16 3JH
 Flat 3 Winter Lodge London CR2 7SA
 12 culloden close London Se16 3jh
 330 St James Rd London SE1 5JX
 MILL HALL SOUTH WHITEMANS
 GREEN CUCKFIELD
 2 Weybridge court Argyle way London
 65 Chancellor House 395 Rotherhithe

New Road London
 330 st James Rd London Se15jx
 16 Culloden Close Bermondsey London
 17 Culloden Close Flat 7 Archers Lodge
 London
 29 Sherwood Gardens London SE16
 3JA
 35 Rope Street London SE16 7TE
 9 Culloden close London SE16 3JH
 CULLODEN CLOSE LONDON LONDON
 Flat 23 Archers Lodge 17 Culloden
 Close London
 3 fern walk St james Road London
 1 Weybridge Court Argyle Way
 Bermondsey, London
 1 Argyle Way Bermondsey SE16 3JG
 9 Fallow Court Argyle Way London
 Apartment 1403 Talisman Tower 6
 Lincoln Plaza London
 2 Ivy Court Argyle Way London
 3 Sherwood Gardens London SE16 3JA
 330-334 St James Road London SE1
 5JX
 2 Culloden Close London SE163JH
 3 fallow court Argyle way London
 7 Culloden Close London SE16 3JH
 Flat 9 Winter Lodge London
 28 sherwood gardens London Se16 3ja
 180 Moffat Road Thornton Heath Surrey
 10 Fallow Court Argyle Way London
 4 Weybridge Court Argyle Way
 LONDON
 Flat 15, Archers Lodge 17 culloden close
 London
 31 Sherwood Gardens Flat 6 Birchmere
 Lodge London
 180 Moffat Road Thornton Heath
 CR78PX
 284 St James' Rd Bermondsey
 LONDON
 14 Culloden Close London LONDON
 Stone Cottage Main Street Syston
 9 weybridge court Argyle way
 Rotherhithe
 Apartment 32 2 Woods Road London
 180 Moffat Road Thornton Heath Surrey
 11 Culloden Close London
 4 Weybridge Court Argyle Way London
 10 Fallow Court Argyle way London

282 St James's Road, Bermondsey,
London SE1 5JX
Flat 3 Winter Lodge Bermondsey SE16
3JD

This page is intentionally blank.

OPEN

COMMITTEE:

NOTE:

PLANNING COMMITTEE (MAJOR APPLICATIONS) B

Original held in Constitutional Team; all amendments/queries to Gregory Weaver, Constitutional Team, Tel: 020 7525 3667

MUNICIPAL YEAR 2024-25

OPEN

COPIES		COPIES	
MEMBERS		PLANNING TEAM	
Councillor Kath Whittam (Vice-Chair)	1	Colin Wilson / Stephen Platts	1
Councillor Ketzia Harper	1		
Councillor Jon Hartley	1		
Councillor Michael Situ	1		
Councillor Cleo Soanes	1		
Councillor Emily Tester	1		
Electronic Copies (No paper)		COMMUNICATIONS TEAM (Electronic)	
Councillor Richard Livingstone (Chair)		Eddie Townsend	
Councillor Sam Dalton (reserve)			
Councillor Gavin Edwards (reserve)		LEGAL TEAM	
Councillor Nick Johnson (reserve)		Ravinder Johal	1
Councillor Richard Leeming (reserve)			
Councillor Darren Merrill (reserve)		CONSTITUTIONAL TEAM	
Councillor Reginald Popoola (reserve)		Gregory Weaver (incl. chair's copy)	4
Councillor Martin Seaton (reserve)			
MEMBER OF PARLIAMENT (Electronic)		TOTAL PRINT RUN	11
Neil Coyle MP, House of Commons, London, SW1A 0AA			
Miatta Fahnbulleh MP, House of Commons, London, SW1A 0AA			
Helen Hayes MP, House of Commons, London, SW1A 0AA			
		List Updated: 28 October 2024	