Open Agenda

Planning Committee (Major Applications) B

Tuesday 1 April 2025
6.30 pm
Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Membership	Reserves
Councillor Richard Livingstone (Chair)	Councillor Sam Dalton
Councillor Kath Whittam (Vice-Chair)	Councillor Gavin Edwards
Councillor Ketzia Harper	Councillor Nick Johnson
Councillor Jon Hartley	Councillor Richard Leeming
Councillor Cleo Soanes	Councillor Darren Merrill
Councillor Michael Situ	Councillor Reginald Popoola
Councillor Emily Tester	Councillor Martin Seaton

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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Access

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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: 24 March 2025

PRINTED ON RECYCLED PAPER

Planning Committee (Major Applications) B

Tuesday 1 April 2025
6.30 pm
Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
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** To approve as a correct record the minutes of the meeting held on 5 March 2025.	1 - 4
6.	**RELEASE OF £189,648.00 FROM S106 AGREEMENTS ACROSS THE BOROUGH TO SUPPORT THE DELIVERY OF AN AFFORDABLE WORKSPACE IN ELEPHANT & CASTLE**	5 - 21

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7.1.	**24/AP/2314 - HALL AND CO LTD JEWSON SITE, RAILWAY RISE, LONDON SOUTHWARK SE22 8WW**	27 - 160
7.2.	**23/AP/2786 - CAMBERWELL GREEN MAGISTRATES COURT, 15 DEYNSFORD ROAD, LONDON SE5 7UP**	161 - 372

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

EXCLUSION OF PRESS AND PUBLIC

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

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

DISTRIBUTION LIST

Date: 24 March 2025

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.

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
Environment, Neighbourhoods and Growth
Tel: 020 7525 5403

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

Agenda Item 5.

Planning Committee (Major Applications) B

MINUTES of the OPEN section of the Planning Committee (Major Applications) B held on Wednesday 5 March 2025 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 Cleo Soanes Councillor Michael Situ Councillor Emily Tester
OTHER MEMBERS PRESENT:	Councillor Victor Chamberlain
OFFICER SUPPORT:	Colin Wilson, Head of Strategic Development) Michael Feeney, (Specialist Planning Lawyer) Neil Loubser, (Team Leader) Richard Craig, (Team Leader, Design and Conservation) David Jenkins, (Principal Engineer) Chirag Bhavan, (Team Leader, Design and Conservation) Alokiir Ajang, (Transport Planner) Gregory Weaver, (Constitutional Officer)

1. APOLOGIES

Apologies were received from Councillor Ketzia Harper and Jon Hartley.

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 member's attention to the members' pack and supplemental report which had been circulated before the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes for the Planning Committee (Major Applications) B meeting held on the 5 February 2025 be approved as a correct record signed by the chair.

6. TO RELEASE £411,177.86 FROM SECTION 106 AGREEMENTS FOR THE DELIVERY OF DRUID STREET IMPROVEMENTS

Report: See pages 6 – 94 of the main agenda report

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

RESOLVED:

1. That the Planning Committee (Major Applications) B approves the release of the funds amounting to £411,177.86 which were received by the council (pursuant to the terms o the legal agreements pertaining to the planning applications noted in the Table 1, below) and are to be applied towards the Druid Street public realm and highway works improvements scheme (the "Scheme").

Table 1 - Summary of Requested Funding.

Planning application Reference	Profit Centre	Spend Category	Address	Indexation amount	Amount
14/AP/0830	W07425	Transport - Strategic	237 Walworth Road London SE17 1RL		£105,780.96
18/AP/0900	W09065	Transport - Strategic	Capital House 42-46 Weston Street SE1 3QD	£5,564.32	£293,564.32
12/AP/2859	W09595	Public Realm Improvements	VALENTINE & ORSON PUBLIC HOUSE 171 LONG LANE, LONDON, SE1 4PN	£0.00	£14,832.92
Total					**£411,177.86**

7. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning application, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items were considered.

2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated be agreed.

3. That where reasons for decisions or conditions were not included or not as included in the reports relating to an individual item, they be clearly specified and agreed.

7.1 24/AP/2770 SOUTHWARK UNDERGROUND STATION, THE CUT, LONDON SOUTHWARK SE1 8JZ

Planning Application Number: 24/AP/1880

Report: See pages 100 – 247 of the main agenda and pages

Proposal:

"Demolition and redevelopment to provide a purpose built student accommodation building of 15 storeys (plus basement and rooftop plant) with retail and/or café uses within Use Class E on the ground floor, and a residential building of 9 storeys (plus rooftop plant) to accommodate 44 affordable residential homes within Use Class C3, with community uses within Use Class F1 on the ground floor; together with cycle parking, refuse/recycling storage, servicing, improvements to Joan Street, landscaping and other works."

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

Members put questions to the officers.

There were no objectors present.

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

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

Councillor Victor Chamberlain gave a statement and answered questions put by

members of the committee.

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

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

RESOLVED:

1. That planning permission be granted to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.

2. In the event that the requirement of paragraph 1 above are not met by 05/09/2025, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 328.

Meeting ended at 8.00 pm

CHAIR:

DATED:

Agenda Item 6.

Meeting Name:	Planning Committee (Major Applications) B
Date:	01 April 2025
Report title:	Release of **£189,648.00** from S106 agreements across the borough to support the delivery of an affordable workspace in Elephant & Castle
Ward(s) or groups affected:	North Walworth Ward
Classification:	Open
Reason for lateness (if applicable)	Not applicable
From:	Director of Planning and Growth

RECOMMENDATIONS

1. That the Planning Committee (Major Applications) B approves the release of the funds amounting to **£189,648.00**, which were received by the council (pursuant to the terms of the s.106 legal agreements pertaining to the planning applications noted in Table 1, below) and will be used to support the delivery of an affordable workspace (known as the "Enterprise Hub") in the borough.

Table 1 - Summary of Requested Funding.

Planning application Reference	Profit Centre	Spend Category	Address	Amount to be used
17/AP/3170	W08499	Affordable Workspace	18-19 CRIMSCOTT STREET, SE1 5TE	£83,449.00
21/AP/1825	W09169		140-148 Borough High Street, SE1 1LB	£43,440.00
19/AP/1173	W09689		150-154 Borough High Street SE1 1LB	£62,759.00
				£189,648.00

BACKGROUND INFORMATION

S106 Affordable Workspace Contributions

2. Planning obligations are legal obligations secured for the purposes of mitigating the impacts of a development proposal. They can contribute to providing the infrastructure and facilities necessary to achieve sustainable communities. These

obligations are secured in legal agreements under the Town and Country Planning Act 1990 (often referred to as section 106 agreements), which are entered into by parties with proprietorial interests in the development site to which they relate. This is to ensure that they bind the site owners, including the developers (should they have or subsequently acquire such interests). Moreover, planning obligations can take the form of a variety of different things, including the requirement to pay (to the council) financial contributions.

3. In addition, the Community Infrastructure Levy (CIL) regime allows local planning authorities, like the council, to levy a charge for new developments (above a certain size and type). The purpose of this charge is to raise funds to contribute to the infrastructure needed to support the area's development.

4. The council's S106 and CIL Supplementary Planning Document (SPD) 2015 (updated November 2020) provides detailed guidance on the council's use of planning obligations and CIL. On 6 March 2024, the Cabinet resolved that the new Section 106 (S106) and Community Infrastructure Levy (CIL) Supplementary Planning Document (SPD) be approved for consultation. This consultation concluded on 27 November 2024.

5. S106 monies form a key part of the funding strategy to deliver the council's new affordable workspace, alongside grants from the GLA, other capital receipts and borrowing. Use of all forms of funding, including S106 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 imperative that the council keeps its borrowing within prudential limits to ensure it is sustainable and affordable. The application of S106 receipts helps to ensure the council remains within prudential borrowing, especially given the economic uncertainty and period of relatively high interest rates currently being experienced.

6. The council expects affordable workspace to be provided by developers on-site. In exceptional circumstances where a developer has justified, by both the council's planning policy requirements and the London Plan, that the affordable workspace cannot be built on-site, the affordable workspace should be provided off-site. If this is not possible, the council may allow a contribution to be secured through an in-lieu payment, as stated in policy P31 of the Southwark Plan 2022. All in-lieu payments are held in an account for S106 Affordable Workspace Contributions.

7. Should the committee resolve to approve the recommendation (as set out in paragraph 1 above), these sums shall be released to the Department of Environment, Neighbourhoods, and Growth portfolio holder to be applied towards the support for the delivery of an affordable workspace in Elephant & Castle.

Trampoline CIC Enterprise Hub Proposal

8. The Southwark Pioneers Fund (SPF) was established in 2022 through the Council Delivery Plan 2022-2026 commitment to support entrepreneurs in the borough, especially those from underrepresented and historically disadvantaged backgrounds. The SPF is also well placed to enable the Southwark 2030 goal of a strong and fair economy.

9. Trampoline CIC, a Southwark-based social enterprise, is the delivery partner for the Southwark Pioneers Fund's 'Launchpad' programme. They propose to establish an Enterprise Hub in the borough at subsidised rates, with wrap-around business support, for a majority minority-led and women-led membership.

10. A capital grant, funded through Southwark Council's S106 affordable workspace funding, will unlock external match funding of c£1 million from Impact on Urban Health, who have committed to providing OPEX funding for the Enterprise Hub, contingent on council funding. Impact on Urban Health is a charitable organisation under the umbrella of Guy's and St Thomas' Foundation, which funds place-based approaches to addressing health inequalities in the boroughs of Lambeth and Southwark. A capital grant will also enable Trampoline to enter into an occupancy agreement at 1 Tiverton Street, where they will be located at the Enterprise Hub.

11. Trampoline CIC delivers the Launchpad programme under the SPF, which includes a business support and grant programme for aspiring entrepreneurs and start-ups in the borough. To date, they have supported 211 residents through intensive business support and a further 142 residents with light-touch support. They have awarded 34 grants to entrepreneurs to help grow their businesses to a total value of £98,087. Through their business support, 33 new Southwark businesses have been registered, and 46 Southwark enterprises have been supported to introduce new products or enter new markets. Therefore, they are performing well against their contract KPIs, and their contract was extended for another two years in 2024.

12. Trampoline CIC is a strong performer in terms of entrepreneurs supported from underrepresented backgrounds. Eighty-one percent of the enterprises they have supported are minority-led, and 76 percent are women-led. The targets for each of these Key Performance Indicators (KPIs) were 60 percent.

13. Trampoline CIC has identified an opportunity to support their growing cohort of graduates from the SPF Launchpad programme through the provision of affordable workspace, including desk space, a recording studio, and creative studio space, at 1 Tiverton Street (behind the Salvation Army Building, 99-101 Newington Causeway), in the North Walworth Ward. Trampoline CIC also seek to secure commercial kitchen space for the future members of the Enterprise Hub in the area and has had positive conversations with potential providers.

KEY ISSUES FOR CONSIDERATION

14. Subject to planning committee approval, the s106 affordable workspace funding from the agreements set out in paragraph 1 will be released to the Local Economy Team to administer a capital grant to Trampoline CIC to establish an affordable

workspace in the form of an Enterprise Hub.

15. A capital grant of £189,648 will enable Trampoline CIC to establish an Enterprise Hub at 1 Tiverton Street, located in the North Walworth ward area. This location has been identified as highly accessible to the Enterprise Hub's target audience. By locating the Enterprise Hub at this site, Trampoline CIC will also contribute to the placemaking of the Elephant & Castle town centre.

16. The capital grant will enable the establishment of the Enterprise Hub, through covering the costs of fixtures, furniture, and technologies. This funding will also enable the refurbishment of the currently out-of-use lift at 1 Tiverton Street so that the enterprise hub is accessible for entrepreneurs with disabilities. These capital costs are outlined in Appendix A: Trampoline CIC's Enterprise Hub Proposal.

17. The capital grant will enable the establishment of the following spaces, resulting in the following number of local entrepreneurs supported:

Table 2: Number of entrepreneurs supported

Ref.	Type of workspace provided at the Enterprise Hub	Minimum no. entrepreneurs supported per annum
1	Coworking space	60
2	Creative studio	25
4	Podcast studio	20
5	Satellite commercial kitchen space (at another location in Elephant & Castle)*	30
	TOTAL	**135 Southwark-based entrepreneurs supported**

*Trampoline CIC is currently in the exploratory phase of securing a commercial kitchen space for its members. They have had positive conversations with potential providers, and this capital grant will allow them to unlock these opportunities.

18. The funding of Trampoline CIC's enterprise hub will be a test case for future council-funded affordable workspace projects. By providing upfront capital funding, which will unlock funding from external partner funding, the council can undertake relevant learning and evaluation to better understand future best-practice funding and revenue-share models. Trampoline CIC's enterprise hub will also provide an evidence base to inform future revenue generation scenarios for the council.

19. The Local Economy Team will closely monitor the efficacy and impact of Trampoline CIC's enterprise hub, including the wider social value generated.

20. An affordable membership model will cover the workspace's baseline operational costs, and an external operational grant from Impact on Urban Health will enable the provision of wrap-around incubation and business coaching support onsite.

21. Table 3 (below) outlines the approximate projected revenue of the Enterprise Hub through its affordable membership model.

Table 3: Projected income from Enterprise Hub membership

	Year 1 projected income from membership (£)	Year 2 projected income from membership (£)
General coworking space (hot desking)	56,500	85,000
Creative lab studio	135,000	163,000
Recording studio	75,500	88,000
TOTAL	**267,000**	**336,000**

22. The Lowe Group can offer Trampoline CIC a subsided rate for premises at 1 Tiverton Street. The Lowe Group will offer Trampoline CIC a rate of £2.50 per square foot per year. The space is 5680m^2 over three floors so that the rent will be c£14,000 per year. This, along with minimal overhead costs, will mean the annual operating costs for the Enterprise Hub can be covered by the income they receive from memberships. The additional OPEX funding from Impact on Urban Health will enhance the offer, with further onsite presence from Trampoline, business coaching, and incubation and networking support.

23. The provision of this affordable workspace, in the form of a dynamic enterprise hub with wrap-around support, will enable the following outcomes:
    i. Increased collaboration and productivity among entrepreneurs and early-stage start-ups,
    ii. Enhanced business growth through peer learning and networking
    iii. New businesses registered,
    iv. Enhanced product development capabilities and increased market readiness,
    v. Boosted local innovation by supporting entrepreneurs to prototype products and iterate designs,
    vi. Increased opportunities for aspiring food entrepreneurs to test menus and scale operations without high capital investment,
    vii. Ability to scale up and move to more permanent kitchens/restaurants and
    viii. Increased confidence.

24. Appendix A contains a detailed Trampoline CIC's Enterprise Hub proposal.

25. Policy SP4 of the Southwark Plan 2022 commits to providing at least 10% of all new employment floorspace as affordable workspace for start-ups and existing and new small and independent businesses in Southwark. Trampoline CIC's Enterprise Hub aligns with this commitment by increasing the amount of affordable workspace

available to start-ups and new, small, and independent businesses in Southwark.

26. This enterprise hub will also support goal 4 of the Southwark 2030 Strategy of a strong and fair economy by supporting entrepreneurs from disadvantaged backgrounds with access to affordable workspace and business support. Affordable workspaces delivered by developers under their s106 commitments can be inaccessible to our harder-to-reach communities. While these workspaces are affordable in comparison to what is available at market rates, local entrepreneurs and start-ups led by diverse founders often do not have the cash flow to afford them (see Appendix A for further information). Trampoline CIC will offer a subsidised membership model that accommodates those experiencing economic hardship, with a tapered paid membership model that supports members to build up to pay an affordable rate over 12 months.

27. The council recently commissioned Avison Young to undertake a review of the current affordable workspace provision. Their recommendations paper found that Southwark's workspace offer could better reflect demand by:
    ix. Increasing the current limited number of incubation and accelerator space,
    x. Increasing the number of 'clean' creative studio spaces,
    xi. Building upon Elephant & Castle's identity of an area for innovation, creative studios, and co-working space,
    xii. Encouraging workspace in Walworth that meets the needs of local communities, is accessible to a diverse range of people, enables economic inclusion, and
    xiii. Encouraging organisations to set up affordable workspaces and brokering relationships between asset owners and operators.

28. This proposal aligns with these recommendations from Avison Young, as the Enterprise Hub provides an incubation space for local entrepreneurs, particularly those who have historically been economically excluded. The Enterprise Hub also offers a 'clean' creative studio space and further co-working space in the Elephant & Castle area. The Enterprise Hub proposal also provides an opportunity for the council to act as a broker between a local social enterprise (Trampoline CIC) and an asset owner (Lowe Group) to achieve the benefit of new affordable workspaces for the borough.

29. Resources from the S106 affordable workspace contributions are important in the overall funding approach to the council's provision of new affordable workspaces. The schemes delivered by the council typically deliver a far higher proportion of new affordable workspaces than required by planning policy (see policy SP4 and P31 of the Southwark Plan). For these reasons, this report recommends that the Planning Committee release the sums described in paragraph 1.

Policy framework implications

30. The Southwark Economic Strategy 2023-2030 commits to delivering additional workspace in town centres, including industrial, distribution, hybrid and studio workspace (Please refer to section 3 of the strategy- Investment and Growth).

31. Trampoline CIC's Enterprise Hub will support work towards the council's target, outlined in policy SP4 (and P31) of The Southwark Plan 2022, to deliver 10% of new employment floorspace as affordable for start-ups.

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

Community impact statement

32. With regard to the Public Sector Equality Duty (see paragraph 33 below), an equality impact assessment was carried out on the SPF, through which Trampoline CIC is funded to undertake their Launchpad programme (see Background Documents). The study identifies service users across the protected characteristics and details the mitigating actions that could be incorporated into the service design.

Equalities (including socio-economic) impact statement

33. The Public Sector Equality Duty which is found 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.

34. The SPF, through which Trampoline CIC is funded to deliver their Launchpad programme, and the graduates of which will be using the proposed enterprise hub, is designed to be accessible to enterprises led by people from Black, Asian and minority ethnic backgrounds, women, disabled people and young people. Appropriate targets were put in place for the Launchpad contract. During the SPF procurement, Trampoline CIC scored highly on their ability to engage with the target demographics, contributing to their winning the contracts.

35. For their SPF Launchpad contract, Trampoline CIC has exceeded their Equalities targets. For example, in line with the contract KPIs, the cohort of enterprises they support is required to be 60% minority-led and 60% female-led. They have a cohort of enterprises that is 81% minority-led and 76% female-led. Trampoline CIC consistently perform well at targeting and supporting residents from minoritised groups.

36. The purpose of their enterprise hub, which this report recommends funding a capital grant to support its establishment, is targeted at entrepreneurs from disadvantaged backgrounds seeking access to the workspace.

37. As it is an enhancement of the SPF, Trampoline's enterprise hub is captured by the initial equality impact assessment for the SPF.

Health impact statement

38. Trampoline CIC's enterprise hub proposal aims to be accessible to the underrepresented in business, including disabled people and people with additional health needs.

39. Access to affordable workspace and wrap-around enterprise support for entrepreneurs from disadvantaged backgrounds is understood to significantly and positively impact health outcomes. For these reasons, Impact on Urban Health supports Trampoline CIC's enterprise hub model.

Climate change implications

40. Through the SPF Launchpad programme, Trampoline CIC provides entrepreneurs with training on ethical business practices, including support for carbon reduction planning and environmental impact reporting. The incubation and wraparound support proposed to be delivered to the members of the Enterprise Hub will include an extension of this climate action training.

Resource Implications

41. The developments set out in paragraph 1 secured £518,574.71 for the delivery of affordable workspace. This budget of **£189,648.00 as set out in paragraph** 1 is currently unallocated and available.

42. The allocation of the money to the Local Economy for the purposes of an affordable workspace capital grant accords with the individual S106 agreements and the delivery of affordable workspace will provide appropriate mitigation for the impacts of the developments to which the money has been secured against.

43. The administration of the capital grant to Trampoline CIC will be overseen and monitored by existing resources in the Local Economy Team.

44. Once approved by Planning Committee a separate new capital project will be created within Planning & Growth.

Consultation

45. The site listed in this report has been subject to the usual planning consultation process and has been assessed as being acceptable, with planning permission being granted.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning and Growth

46. The proposed allocation accords with the agreements itemised in paragraph 1 and would provide appropriate mitigation for the impacts of the specific and future developments.

Assistant Chief Executive – Governance and Assurance (HM)

47. The part 3F of the Council's constitution states that one of the functions of planning committee (major applications) is to consider expenditure of funds over £100,000 of strategic importance secured through s106 agreements.

48. The report sets out the justification for expenditure of funds for affordable workspace secured through legal agreements under s106 of the Town and Country Planning Act 1990.

49. Funds secured through section 106 agreements should be spent in accordance with the terms of the legal agreement.

50. The Planning Committee must have due regard to the public sector equality duty in making this decision. Officers have considered the duty at paragraphs 32-37 above and an equalities impact assessment has been carried out which the committee should into account in its deliberations.

51. 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 provisions of the Human Rights Act 1998.

52. Article 1.3(i) of the Council's Constitution confirms 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 38, 39 and 40 above.

Strategic Director of Resources CAP24/114

53. This report requests that the Planning Committee approve the release of £189,648 of Section 106 monies from the planning agreements listed in paragraph 1 for Affordable Workspace in Elephant & Castle. Details are set out in the body of this report.

54. The Strategic Director of Resources notes the resource and finance implications in paragraphs 41-43 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
Equality impact assessment: Southwark Pioneers Fund	160 Tooley Street London SE1 2QH	Julia Craig Julia.craig@southwark.gov.uk
Copies of S106 All documents can be accessed online at:	160 Tooley Street London SE1 2QH	Neil Loubser 0207 525 5451
Link: https://www.southwark.gov.uk/planning-and-building-control/planning-applications/planning-register-search-view-and-comment-on-planning-applications		
Council Plan 2022-26	160 Tooley Street London SE1 2QH	Joseph Brown Joseph.Brown@southwark.gov.uk
Link: https://www.southwark.gov.uk/council-and-democracy/fairer-future/fairer-greener-safer-southwark-s-council-delivery-plan		
Capital programme update for 2022-23 to 2031-32	160 Tooley Street London SE1 2QH	Amarjit Uppal 020 7525 4578
Link: https://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=7342&Ver=4		

APPENDICES

No.	Title
A	Affordable Workspace Projects

AUDIT TRAIL

Lead Officer	Neil Kirby Head of Sustainable Growth	
Report Author	Julia Craig	
Version	Final	
Date	20/03/2025	
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 Finance	Yes	Yes
Director of Planning and Growth	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		20/03/2025

APPENDIX A

Trampoline CIC Enterprise Hub Proposal

1. Background information

Trampoline CIC is a social enterprise established in 2016, that supports community entrepreneurship, provides business incubation support, and promotes ethical leadership in SMEs, for people from underserved communities.

They offer business incubation support to aspiring, pre-start and start-up entrepreneurs with a viable business concept, to help them test their ideas, improve their business skills and acumen, identify, and connect with their target markets, formalise their business operations, become efficient entrepreneurs, and understand and navigate the challenges of running a small business in uncertain times. They also enable their service users to develop an entrepreneurial mindset, become confident entrepreneurs, and ethical business leaders in their communities.

Over the past 4 years, Trampoline CIC has provided comprehensive business incubation support (with support period lasting on average 6 months) to over 900 entrepreneurs, enabling them to increase their confidence for running a business (82%), continue their business operations (55%), trade regularly (60%), incorporate their business (37%), pay themselves a salary (22%) and employ other people (5%).

2. The need

Through delivering the Southwark Pioneer Fund: Launchpad programme for two years, to date Trampoline CIC provided support to over 550 early-stage start-ups and entrepreneurs who are looking to set up and/or operate their small business from Southwark. While they greatly value the opportunity to take part in business skills training and other activities offered within the SPF programme, most have expressed the need to find an affordable and supportive environment to work from, in a collaborative way.

This feedback has regularly been voiced during Trampoline CIC's "Let's Talk Business" networking events, a safe space where local start-ups come together for peer-to-peer support, and to explore partnership and collaboration opportunities.

As part of their clients' needs analysis, Trampoline CIC spoke to over 100 service users, to try to identify key issues affecting early-stage start-ups in Southwark, South London, and more generally in London; in their responses, they mentioned issues around affordability, barriers to inclusion and active participation, access to shared facilities, access to opportunities, including networking, information, personalised and on-demand incubation support, as well as access to start-up funding.

a. Affordability (for using coworking facilities)

Around 70% of entrepreneurs passing through Trampoline's doors have advised that they find it very isolating to work alone from home. They have also said that they cannot afford to use hot-desking and/or co-working facilities available in the borough, as most only offer monthly memberships / subscriptions, without providing the flexibility of "Pay Per Use" price plans.

Like many large global cities, desk rates in London vary by location and building grade. Median rates in Central London, for example, attract an average monthly desk rate of £684 per person per desk; this is almost 65% more than prices in South London. The median coworking desk rate in London is £425 per person per month (Rubberdesk, 2023); this is quite high for early-stage entrepreneurs, and even more so for people within Trampoline's target groups: people working towards setting up a business, generating a stable income, and/or coming out of the benefit systems, would find it incredibly hard to afford any of these prices.

The Pay per Use market is also relatively expensive in London: hourly rates for hot desking start at around £20 per user, depending on the location, and could be as high as £50 per hour, per user. Even on the lowest tariff, on average a person could spend £100 for five hours of using the space. In Southwark, one of London's least expensive areas, monthly desk space subscription starts at around £200 + VAT. These rates are not usually affordable to freelancers or early-stage start-ups within Trampoline's target groups.

a. Inclusion

Inclusion, accessibility, and diversity issues within coworking spaces remain a critical one and unfortunately, it's evident that many minoritised groups, including people from BAME communities, women, single parents, older residents, young people, and people living with a disability or neurodiversity, do not feel entirely welcome or included in these environments. One significant factor contributing to this sense of exclusion is the perception that coworking spaces are predominantly used by and affordable to white, middle-aged people, particularly men. This can create a barrier for minoritised community members who, yet again, feel marginalised and underrepresented, leading to feelings of intimidation or discomfort when entering these spaces. The lack of diversity among members and leadership within coworking spaces further exacerbate these feelings of exclusion and hinder opportunities for meaningful interaction, networking, and collaboration.

b. Access to Shared Facilities

Trampoline's service users regularly provide the feedback that they do not have access to start-up capital required to invest in the type of equipment, facilities, or resources they need to start their operations. This lack of funding impedes their ability to buy professional, heavy-duty machineries such as 3D printers and scanners, laser cutters, computers with specialist software, digital embroidering, sewing, and knitting machines, as well as digital recording and editing equipment (e.g. for podcasts).

For those working in the Food & Beverage sector, they usually lack access to a professional kitchen for prepping and cooking; they quite often start cooking from

home, in their own kitchens, until they realise this is not complaint, according to their tenancy agreements. Sooner or later (when the business takes off), they face the issue of not being able to scale up their business operations while continuing to work from home and if not reported to or found out by their landlords, their operations are soon shut down at the point of having to register for a Health & Safety inspection with the local authority.

c. Networking & Peer Support

Furthermore, while coworking spaces offer physical workspaces, they do not always facilitate meaningful networking and peer-support opportunities. Many spaces focus solely on providing desk space and amenities, neglecting the importance of fostering peer-to-peer support and collaborative communities, which can lead to facilitating and supporting both the development of entrepreneurial ecosystems and Circular Economy models. Without having access to structured networking events, business coaching or mentoring support, and opportunities for skills development or skill-sharing, start-ups and entrepreneurs struggle to leverage the full potential of these spaces, for growth and collaboration. One of the primary reasons behind this deficiency is the emphasis on providing workspace infrastructure over prioritising community-building initiatives.

d. Access to On-demand Incubation Support

Access to on-demand incubation support is often inexistent in current coworking facilities. While few of these spaces offer additional support services, such as access to meeting rooms or admin support, comprehensive start-up support is limited or non-existent. This includes lack of information, advice, and guidance (IAG) for business development, lack of access to B2B networking and B2C trading events, lack of support for identifying funding or investment opportunities for scaling up, as well as lack of access to business coaching support from experienced professionals. These are all critical resources for early-stage ventures.

3. The Opportunity

Trampoline propose an innovative approach in response to the above issues. They plan to develop an enterprise incubation Hub Space, a cluster of accessible shared facilities for early-stage start-ups from marginalised and minoritised communities, giving them access to flexible and affordable amenities they can share / collectively use during the first 12 months of their start-up journey.

Having access to shared facilities will enable them to focus on:

a) Steadying and growing their business operations, without having to worry about investing large sums of money (they do not have) for buying specialist equipment or entering long-term lease agreements (kitchen or studio premises),
b) Minimising their start-up costs,
c) Strengthening their business structure and model, and
d) Making their business financially viable for the first year of their operations.

Trampoline's enterprise incubation Hub Space will provide access to a dark kitchen, a fab-lab, a recording studio facility, and a coworking space; it will also offer a broad

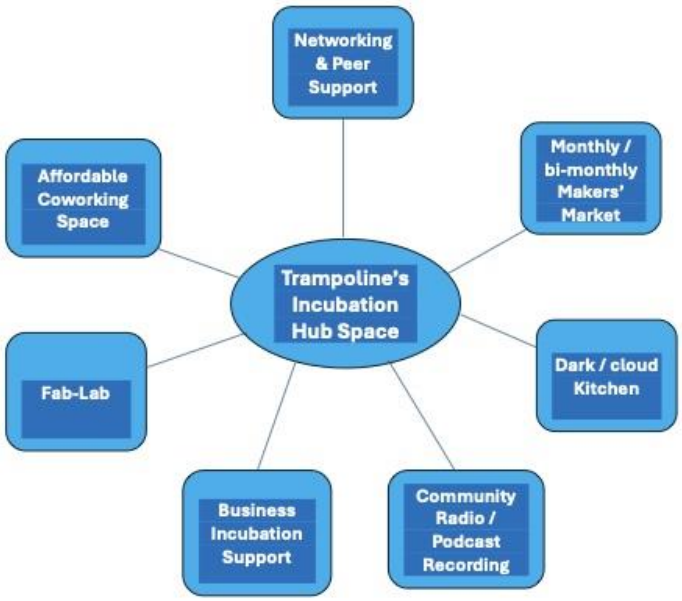
range of adjacent support services designed to strengthen the capability of early-stage start-ups and facilitate their journey to becoming confident and efficient entrepreneurs, with the ability to set up ventures with strong foundations, test out and develop their proof of concept, and run enterprises that can become sustainable in the long run.

This concept will provide a welcoming and inclusive environment for local entrepreneurs within their usual target groups (makers, producers, freelancers, artists, innovators, etc.) and address the many barriers they face. By fostering a strong sense of community and an entrepreneurial ecosystem through curated business training events, networking events, business coaching support, and regular (monthly or fortnightly) market events, Trampoline will create a Business Hub where local entrepreneurs will be able to access, within the same vicinity, most facilities needed throughout the early stages of their start-up journey. By doing so, the Hub Space will enhance the value proposition of existing coworking spaces by adding services and facilities that are still difficult and expensive to access for most start-ups.

This will inevitably cut down requests for grants funding and/or financial aids from existing local start-ups support funds, to buy the equipment or use facilities available within their offer, thus redirecting those grants requests to more important and sustainable expenditure items. Furthermore, by nurturing a supportive environment where early start-ups can exchange ideas, collaborate on projects, and access business surgeries and coaching support, the enterprise incubation hub will become a catalyst for entrepreneurship, innovation, socioeconomic changes, as well as providing a model for promoting both circular and shared economies.

4. The Proposed Space

Trampoline's enterprise incubation Hub Space will be based in and around 1 Tiverton Street, Elephant & Castle.



This proposal covers the development of the following shared facilities:

i. Dark kitchen (AKA virtual, shadow, cloud, or ghost kitchen): Trampoline are having positive conversations with existing commercial kitchen providers in the Elephant & Castle area to form a partnership for the dark kitchen offer of the Enterprise Hub. The funding proposed for the dark kitchen will act as seed funding from which a partnership with an existing space can be established and for further equipment and a booking system.

   Once the space is identified, the dark kitchen will include fittings, fixtures, and equipment typical of a professional, commercial kitchen space. The dark kitchen will be shared by multiple start-up users working in the Food & Beverage industry. It will provide access to workstations, cooking, cookware, as well as dry and cold storage facilities. This will be used as a "ghost" kitchen, with a possibility for food vendors to arrange collection from delivery services (Deliveroo, Uber Eats, Just Eat, Bolt Food, etc.), so they can sell their products freshly cooked, remotely. Alternatively, they can just use the facility to prepare and cook onsite and transport them to events they are catering for.

   The kitchen facility will require an online booking system for vendors to secure their slots in advance, as well as an order booking system linking them to delivery service companies.

ii. Creative lab studio (the "Fab-Lab"): these facilities will take up one of the three floors at 1 Tiverton Street to offer start-ups access to professional machinery to aid their production process. Following the architects' advice, the lab will accommodate people working with:
   - equipment such as 3D printer and scanner, laser cutter, and computers with specialist software, and
   - equipment such as digital embroidering machines, digital sewing machines, and a digital knitting machine.

   Each space could accommodate up to ten people at a time.

iii. Coworking space to accommodate hotdesking for sole founders, studio space for small teams, and a cubicle with insulated walls to be used as a podcast recording studio. This space, over two floors, will be able to accommodate up to 30 people at a time.

5. Financial plan and forecasting

The below table represents Trampoline's financial planning and forecasted income and outgoings over the first three years of the Enterprise Hub.

Revenue	Year 1 (£)	Year 2 (£)	Year 3 (£)	Total (£)
P/L brought forward (before tax)	**-**			**-**
Hub revenue projection (memberships, pay per use)	**372,576**	**455,464**	**461,178**	**1,289,218**
Sponsorships	25,000	50,000	100,000	175,000
Match funding (Impact on Urban Health)	**363,185**	**308,787**	**315,028**	**987,000**

Total revenues	760,761	814,251	876,206	2,451,218
Total operational costs	**400,728**	**340,172**	**350,377**	**1,091,277**
Profit/Loss	360,033	474,079	525,829	-

6. Match funding

Impact on Urban Health's Investment committee has approved an overall funding envelope of £987,000 for three years to cover the incubation support and business coach role for up to three years of operations. The business model assumes that after three years, income from memberships and pay-per-uses will cover operational expenses, and then third sector grants will facilitate additional incubation and business coaching support to members.

7. Capital funding requested

A capital grant from Southwark Council will be the catalyst for the establishment of the Enterprise Hub in Elephant & Castle. The table below sets out how the requested funding would be spent.

CAPEX Items (Requested from LBS)	Costs (£)
Coworking Space – Blue Room (St Peter's Church)	19,735
Coworking Space – Tiverton Street	3,280
Fabrication Labs – Tiverton Street	21,545
Podcast Studio – Tiverton Street	6,400
Dark Kitchen – Location TBC	22,265
Project Costs – Architects: Planning & Design	22,500
Project Costs – Architects: Construction, Procurement, Management	37,709
Project Costs – Trampoline: Design & Management	9,822
Lift reinstatement – upfront capital costs	39,720
Contingency	6,672
Total	**189,648**

8. Timeline

Date	Milestone
December 2024	Outcome notification from Impact on Urban Health
February 2025	Decision from Southwark Council Planning Committee regarding capex funding
March 2025	Project start
March – August 2025	Project execution for completion end of August
September 2025	Official launch of Enterprise Hub

Agenda Item 7.

Meeting Name:	Planning Committee (Major Applications) B
Date:	1 April 2025
Report title:	Development Management
Ward(s) or groups affected:	All
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 committee and planning sub-committees. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:

    a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Levelling Up, Housing and Communities and any directions made by the Mayor of London.

b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.

c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.

7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.

8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.

9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.

10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance

12. A resolution to grant planning permission shall mean that the Director of Planning and Growth is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the Director of Planning and Growth shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.

13. A resolution to grant planning permission subject to legal agreement shall mean that the Director of Planning and Growth is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Director of Law and Governance, and which is satisfactory to the Director of Planning and Growth. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the Director of Law and Governance. The planning permission will not be issued unless such an agreement is completed.

14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission.

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently the Southwark Plan which was adopted by the council in February 2022 The Southwark Plan 2022 was adopted after the London Plan in 2021. For the purpose of decision-making, the policies of the London Plan 2021 should not be considered out of date simply because they were adopted before the Southwark Plan 2022. London Plan policies should be given weight according to the degree of consistency with the Southwark Plan 2022.

16. The National Planning Policy Framework (NPPF), as amended in July 2021, is a relevant material consideration and should be taken into account in any decision-making.

17. Section 143 of the Localism Act 2011 provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.

18. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010 as amended, provides that “a planning obligation may only constitute a reason for granting planning permission if the obligation is:

    a. necessary to make the development acceptable in planning terms;
    b. directly related to the development; and
    c. fairly and reasonably related to the scale and kind to the development.

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

19. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

BACKGROUND DOCUMENTS

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

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Gregory Weaver, Constitutional Officer Alex Godinet, Lawyer, Finance and Governance	
Version	Final	
Dated	24 March 2025	
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		24 March 2025

Meeting Name:	Planning Committee (Major Applications) B
Date:	2 April 2025
Report title:	**Addendum report** Clarifications and corrections
Ward(s) or groups affected:	Goose Green and Camberwell Green
Classification:	OPEN
Reason for lateness (if applicable):	New information and corrections to the main reports
From:	Director of Planning and Growth

PURPOSE

1. To advise members of clarifications and corrections in respect of the following items on the main agenda. These were received / identified after the preparation of the report(s) and the matters raised may not therefore have been taken into account in reaching the stated recommendation.

RECOMMENDATION

2. That members note and consider the additional information in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Correction and additions to the report in respect of the following item on the main agenda:

ITEM 7.1: 24/AP/2314 - Hall And Co Ltd Jewson Site Railway Rise London Southwark SE22 8WW

Late representations

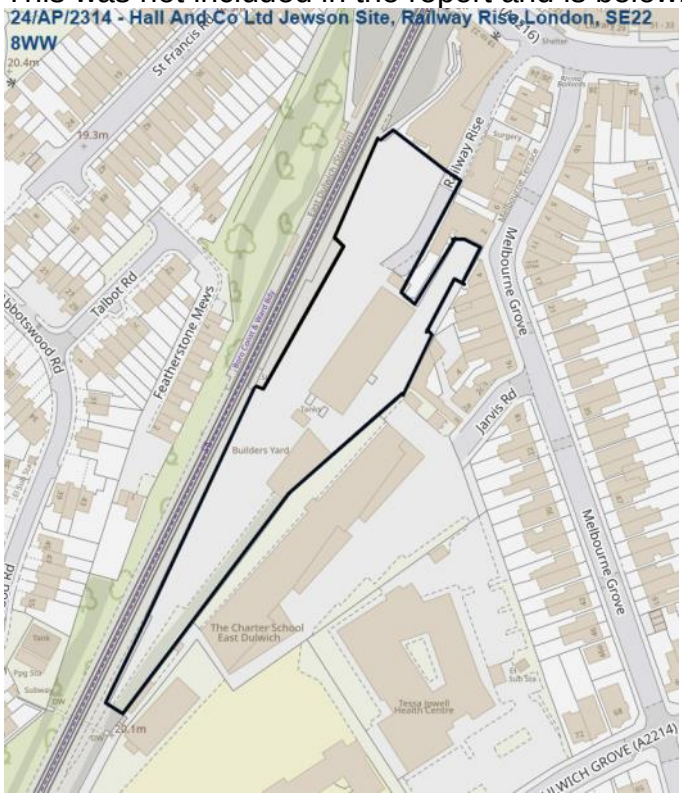
4. Members of the committee have received an email highlighting concerns with the proposal and report. This has mentioned the quantum of development, the need for student housing, the lack of a nominations agreement and the absence of a student management plan. These matters are addressed in the main committee report. The submission of a student management plan is recommended as an obligation in the legal agreement. Other issues such as

height, scale and massing and impact on neighbours are also addressed in the main report.

Corrections and clarifications to the report

Site plan

5. This was not included in the report and is below:



Recommendation

6. The recommendation in the report refers to paragraph 266 for the reason for refusal if the legal agreement is not completed. The published report is missing some paragraph numbers, so to clarify, the reason for refusal, if a legal agreement isn't signed to should be:

"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 Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy 8.2 Planning Obligations of the London Plan (2016) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015)."

Executive Summary

7. Para 4, to be updated to correct tenure split percentages and to read as follows:

4. Planning permission is sought for demolition of the existing structures on the site and construction of three buildings with varying height between 6 and 8 storeys which would provide 1,229sqm of commercial floor space as B8 storage and distribution use, 53 affordable homes which would be 40% by habitable room, comprising *25.8%* social rent and *14.2%* intermediate and 360 purpose built student units. The proposal also includes supporting amenity elements such as play space and communal gardens as well as refuse and cycle facilities.

Summary Tables

8. Para 6, to be updated to correct tenure split table and to read as follows:

Tenure Split			
Tenure	**Number of Units**	**Number of Habitable Rooms**	**% (Habitable Room)**
Social Rent	*31*	*155*	*25.8%*
Intermediate (Shared Ownership)	*22*	*85*	*14.2%*
Direct Let (Student)	360	360	60%

Details of proposal (affordable homes)

9. Para 25, to be updated to correct tenure split percentages and table and to read as follows:

25. The proposal includes the provision of 53 affordable residential homes (Class C3) and accounts for 40% of the total habitable rooms on site as affordable housing. The provision of affordable housing is proposed to be *25.8%* social rent and *14.2%* shared ownership homes.

Tenure	Number of Homes	Number of Habitable Rooms	% (Habitable Room)
Social Rent	*31*	*155*	*25.8%*
Intermediate (Shared Ownership)	*22*	*85*	*14.2%*
Total	53	240	40%

Table 1: Tenure split of affordable residential homes

Building C is comprised of 16 one bed apartments (including two M4(3) homes), 7 two bed homes (including two M4(3) homes), 16 three bed family homes (including 2 M4(3) homes) and 14 four bed family homes.

Development viability

10. Para 86, to be updated to correct tenure split percentages and to read as follows:

86. Earlier parts of this report have explained the rationale for this proposal to deliver no on-site affordable student housing, and to instead deliver a 100% direct-let scheme and maximise the affordable housing provision. This results in the delivery of 53 affordable dwellings comprising 240 habitable rooms, delivering 40% on site affordable housing, *25.8%* of which would be social rent and *14.2%* intermediate.

Public Transport Accessibility Level

11. To confirm, the site has a Public Transport Accessibility Level of 4 and while a small part of the site is in PTAL 3, this does not change the assessment of the transport impacts

You can click anywhere on the map to change the selected location.

PTAL output for Base Year
4

Biodiversity

12. Para 193, to be updated to include BNG shortfall in terms of habitat units and to read as follows:

193. During the course of the application, and additional metric was submitted with an updated baseline of habitat units. It was noted that some minor errors had been included in the previous metric baseline. The updated baseline metric equates to an increase of 13.23% in onsite units, however trading rules have not been met meaning offsite compensation *accounting for 0.82 offsite habitat units, 0.5 onsite units and 0.44 hedgerow units* are required.

13. Para 195, to be updated to clarify the delivery of off-site habitat units to achieve BNG uplift and to read as follows:

195. Whilst it is acknowledged that the site does not achieve the requisite 10% BNG uplift, on balance, given the site conditions and constraints and that additional planting has largely been maximised as part of the redevelopment of the site, it is considered reasonable to accept off-site tree planting as compensation for the proposed shortfall in BNG. *The delivery and supply of off-site habitat units including details of location will be secured by way of condition and agreed with Directory of Planning and Growth in the s106 Agreement to ensure adequate compensatory planting is provided.*

The assessment table is below:

Government Guidance on Significance; **Does the proposed habitat delivered contain;**	**Assessment**
Habitats of medium or higher distinctiveness in the biodiversity metric.	The following area based habitats are being created which have a distinctiveness of medium: -Biodiverse green roof -Mixed scrub -Urban trees
Habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development.	The low distinctiveness habitat intensive green roof proposes to deliver 0.36 habitat units.
Habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development.	N/A
Areas of habitat creation or enhancement which are significant in area relative to the size of the development .	Introduced shrub is proposed to cover 0.1053 ha.
Enhancements to habitat condition e.g. from poor or moderate to good.	Urban trees condition is enhanced from poor to

	moderate. Mixed scrub condition is changed to moderate from 'Condition assessment N/A'

Planning obligations

14. Planning Obligation Table – Affordable housing obligation to be updated to correct tenure split percentages and to read as follows:

Affordable housing	a. 40% of all habitable rooms to be provided on-site as affordable housing. b. Tenure split: *25.8%* social rent; *14.2%* intermediate.	Agreed

Conclusion

15. Update to the conclusion to correct tenure split percentages and to read as follows:

316. The major redevelopment of the site is supported through the site allocation. The scheme will deliver 40% affordable housing with *25.8%* social rent and *14.2%* intermediate. In addition, it re-provides 1,229sqm of commercial space on the site as required by the site allocation. This makes a significant contribution to addressing the boroughs great need to deliver affordable housing. In addition the scheme would provide student housing in an appropriate location which is considered to contribute positively to a mixed and inclusive neighbourhood.

ITEM 7.2: 23/AP/2786 - Camberwell Green Magistrates Court - 15 Deynsford Road SE5

Corrections and clarifications to the report

13. Rent levels for the community floorspace - Rent levels for the proposed community floorspace would be secured through the legal agreement. As there is no end user agreed at this stage, the actual rent levels would be agreed with officers, and benchmarked against other similar facilities in the area. The applicant has advised that if a charity were to occupy the spaces, they would be offered peppercorn rents in perpetuity.

14. Wren Road - This road is noted in the Camberwell Grove Conservation Area Appraisal because it focusses on Camberwell Green, with the Hartnell's building on one side and Lloyd's Bank on the other side. Wren Road does not

sit within any protected views, and no protected views would be impacted by the proposal.

15. Polish artwork within the building – There were formerly a number of friezes and sculptures in the building by Polish artist Tadeusz Adam Zielinski. The applicant has advised that these were dismantled and donated by the Ministry of Justice to the Polish Cultural Foundation.

16. Correction to paragraphs 43 and 156 of the officers' report: The site is not located in a conservation area and the building is not listed, therefore S.72 of the Listed Building & Conservation Areas Act 1990 would not apply in this instance. There are however, planning policies which seek to preserve the setting of conservation areas and listed buildings as set out in the officer report.

17. Clarification to paragraph 64 of the officers' report: - The retention of the existing structural fame limits the amount of residential floorspace which the building could provide, owing to the difficult space in the centre of the plan form. The proposed hotel would make a commercial use of this difficult space, which would be lined with new homes around the edges of the building. Officers have given weight to the retention of the existing frame on sustainability grounds.

18. Correction to paragraph 444 of the officers' report: - The contribution which Transport for London (TfL) has requested towards the cycle hire scheme (£140,000) has been agreed and would be secured through the s106 agreement.

19. Additional representation received: - An objection has been received raising the following concerns:

- Fiercely opposed to this scheme in such an important building / site in Camberwell by developers whose history here shows little regard for how this building and site should properly be used.

- Under a decent government, it could and should be used once again as a court as there is an obvious need for its continuing role as such.

- Have previously investigated the wrongful award of planning permission by corrupt officials and would do the same if this application goes ahead.

Officer response – The Ministry of Justice sold the site on the basis that the former Magistrates' Court was surplus to requirements, following a consolidation of its property portfolio. The reasons for reaching the recommendation to grant planning permission are set out in full in the officers' report.

Conclusion of the Director of Planning and Growth

16. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to the completion of a Section 106 Agreement.

REASON FOR LATENESS

17. The new information and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the comments made.

Background Papers	Held At	Contact
Individual files	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

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Meeting Name:	Planning Committee B
Date:	01 April 2025
Report title:	**Development Management planning application:** Application 24/AP/2314 for: Full Planning Application **Address:** Hall And Co Ltd Jewson Site, Railway Rise, London Southwark SE22 8WW **Proposal:** Demolition of existing buildings and construction of a mixed-use development of 3 buildings being 1) part 5, part 6 part 7 storeys, 2) part 5, part 7, part 8 storeys and 3) part 7 and part 8 storeys, accommodating up to 1,229sqm of storage and distribution space (Use Class B8), 53 affordable residential homes (Use Class C3) (40% affordable by habitable room) and 360 purpose-built student accommodation rooms (Use Class Sui Generis) with ancillary cycle parking, refuse stores, car parking and landscaping.
Ward(s) or groups affected:	Goose Green
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Director of Planning and Growth
Application Start Date: 08/08/2024	**Application Expiry Date**: 08/11/2024
Earliest Decision Date: 08/11/2024	

RECOMMENDATION

1 That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.

2 In the event that the requirements of paragraph 1 above are not met by 01 July 2025, the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 266.

EXECUTIVE SUMMARY

3 The Site is brownfield land comprising two permanent structures, with heights varying between one and three storeys, built to serve as a builder's merchant and storage yard (sui-generis). The majority of the Application Site is hard landscaping comprising an external storage yard, vehicle turning delivery area and car park.

4 Planning permission is sought for demolition of the existing structures on the site and construction of three buildings with varying height between 6 and 8 storeys which would provide 1,229sqm of commercial floor space as B8 storage and distribution use, 53 affordable homes which would be 40% by habitable room, comprising 26% social rent and 14% intermediate and 360 purpose built student units. The proposal also includes supporting amenity elements such as play space and communal gardens as well as refuse and cycle facilities.

5 The Applicant has undertaken pre-application engagement with planning officers in order to facilitate a high-quality scheme comprising purpose-built student accommodation ('PBSL'), affordable family homes and the reprovision of the existing employment floorspace in accordance with the Southwark Local Plan Site Allocation NSP41. Furthermore, in line with the NPPF, the Application Scheme has undergone community consultation with local residents and the wider public, suitably guiding the development.

SUMMARY TABLES

6

Housing							
Homes	**Private Homes**	**Private HR**	**Social Rent Homes**	**Social Rent HR**	**Shared Ownership Homes**	**Shared Ownership HR**	**Homes Total (% of total)**
Studio	0	0	0	0	0	0	0
1 bed (2P)	0	0	6	18	10	30	30.2%
2 bed (3P)	0	0	2	8	5	20	13.2%
3 bed (4P)	0	0	9	45	7	35	30.2%
4 bed (5P)	0	0	14	84	0	0	26.4 %
Total and (%) of total	**0**	**0**	**31 (58.5%)**	**155 (64.6%)**	**22 (41.5%)**	**85 (35.4%)**	

Student Housing				
Premium Deluxe Studio	**Standard Studio**	**Premium Studio**	**Wheelchair Accessible M4(3)**	**Total**
187	94	59	20	360

Commercial			
Use Class Description	**Existing GIA**	**Proposed GIA**	**Change +/-**
Commercial (Class E)	1,220 sqm	0 sqm	- 1,228.9 sqm
Use Class B8 (storage & distribution)	0 sqm	1,229 sqm	+ 1,229 sqm
Student Accommodation (PBSA)	0 sqm	12,262.1 (360 rooms)	+ 12,262.1 sqm
Residential Accommodation	0 sqm	5,695.9 sqm (53 units / 240 rooms)	+ 5,695.9 sqm

Tenure Split			
Tenure	**Number of Units**	**Number of Habitable Rooms**	**% (Habitable Room)**
Social Rent	35	156	26%
Intermediate (Shared Ownership)	18	84	14%
Direct Let (Student)	360	360	60%

Open Green Space			
	Existing Area	**Proposed Area**	**Change +/-**
Public Open Space	0 sqm	1,428 sqm	+ 1,428 sqm
Play Space	0 sqm	513 sqm	+ 513 sqm

Carbon Saving and Trees	
Criterion	**Details**
CO2 savings	39.8 CO2 / year
Trees Lost	22 (15 removed by previous owners)
Trees Gained	39

Greening, Drainage and Sustainable Transport Infrastructure			
Criterion	**Existing**	**Proposed**	**Change +/-**
Urban Greening Factor	-	0.43	-
Greenfield Run Off Rate	67 l/s (1 in 1 year) 153 l/s (1 in 30 year) 197 l/s (1 in 100	3.2 l/s (1 in 1 year) 3.2 l/s (1 in 30 year) 3.2 l/s (1 in 100 year)	

	year)		
Green Roof Coverage	0	976 sqm	+ 976 sqm
Electric Vehicle Charging Points	0	4	+ 4

CIL and Section 106	
Criterion	**Total Contribution**
CIL (estimated)	£4,521,728.52 (pre-relief). £2,580,231.20 (net of relief).
MCIL (estimated)	£898,250.31
S106 Contribution	As per the 'Planning Obligations' section of this report

BACKGROUND INFORMATION

Site location and description

7 The application site is a long linear plot running parallel to the western boundary of the railway line at East Dulwich Station. The site is 0.85 hectares and is predominantly hardstanding with some small industrial buildings. The site is split over two levels, mostly occupied by Jewson's builder's merchants on the higher level, accessed from Railway Rise to the north. In addition, there is some ancillary office space on the lower level, accessed from a secondary entrance on Melbourne Grove to the east.

Image 1: Site location plan (edged in red)

8 To the north-east are 2 to 3 storey residential terraces with ground floor retail fronting Melbourne Grove. The recently built Charter School is located to the south-east. Directly to the north of the site on the corner of Railway Rise and Grove Vale (A2216) is a new 4 storey residential building with a local library and Marks and Spencer supermarket at the ground floor. The general character of East Dulwich is suburban residential, with some community and High Street uses close to the train station.

9 The following policy designations are relevant to this site:
Adjacent (to the west) to a Site of Importance for Nature Conservation and Borough Open Land for Grove Park Cutting (OS11O).
Adjacent to Melbourne Grove Protected Shopping Frontage.
AV.08 East Dulwich Area Vision
NSP41 Railway Rise, East Dulwich
London Views Management Framework Extended background vistas:
Alexandra Palace viewing terrace to St Paul's Cathedral
Air Quality Management Area
Critical Drainage Areas
Suburban Zone South
Flood Risk Zone 1
The area has a PTAL rating of 4, indicating a good level of public transport

accessibility.

10 The application site is allocated for redevelopment in accordance with NSP41 of the Southwark Plan (2022). Site allocations set out land uses that *must* be provided as part of the redevelopment, in addition to other acceptable land uses that *should* be provided, alongside the required land uses. Site allocations are expected to achieve all the site requirements of both *must* and *should*.

11. The site requirements for NSP41 are as follows:

Redevelopment of the site must:
Provide at least the amount of floor space (E(g), B8) currently on the site; and
Provide a habitat buffer to the adjacent green corridor along the railway line.

Redevelopment of the site should:
Provide new homes (C3) – indicative capacity 53.

12 The allocation also states the site is within the setting of the locally significant heritage asset, East Dulwich Community Hospital.

Surrounding Area

13 The surrounding area could be categorised as predominantly suburban however the scale and massing within the area is mixed with a number of taller structures present in the townscape as highlighted in the image below.

Image 2: Aerial Image of the site (edged in red) looking east/south east, showing surrounding taller buildings.

14 The site directly to the south formed the former Dulwich Hospital and has been redeveloped recently. Adjacent to the Application Site is Charter School (Blocks A and B), part four part five storeys in height, abutting the Application Site to the south. Block C of Charter School has been constructed to the south and Block D will be completed in late 2024 in the centre of the site. The Tessa Jowell Health Centre, which is part two and part three storeys in height, is located closer to East Dulwich Grove.

15 The railway lines serving East Dulwich Station run immediately parallel to the west of the Site. A small selection of eateries, public houses and commercial shops, predominantly along Grove Vale (A2216), lie to the northeast of the Site,

with residential terraces located to the east of the Site. Directly north of the Application Site lies a new residential building which is 4-5 storeys in height, housing a local library with a supermarket on ground floor.

16 To the west of the railway line is an established residential area (served by St Francis Road and Abbotswood Road) comprising mostly 2-3 storey buildings with Hambledon Court which is a 7-8 storey apartment building.

17 East Dulwich Station lies approximately 50m north of the site, whilst North Dulwich Station lies approximately 800m southwest. Bus services along Grove Vale are approximately 50-80m from the Site, providing access to Brixton, Dulwich and Peckham.

18 The site is not located within a conservation area but the following listed buildings are in close proximity to the site:

Southwark Military Hospital War Memorial Cross (Grade II)
Goose Green Primary School and nursery and associated wall, gates and railings (Grade II)
Dulwich Grove United Reformed Church (Grade II)
Numbers 31 and 33 East Dulwich Grove (Grade II)
1-3 Railway Rise (Locally Listed)
East Dulwich Community Hospital (Locally listed)

Image 3: Heritage Asset Map

Details of proposal

19 The proposal seeks demolition of existing structure and the construction of 3 buildings ranging from 7-8 storeys in height and comprising 53 affordable homes, 360 purpose built student units, and reprovision of 1,229sqm of commercial floorspace with associated internal and external amenity space.

Land Use

20 Building A is located adjacent to the entry of Railway Rise and comprises 1,229sqm of commercial floorspace at basement and lower ground with PBSA (purpose built student accommodation) above. Three blue badge parking bays and three bays for the use of the commercial units are proposed at lower ground floor, adjacent to the commercial space. Building A is 7 storeys in height and contains 177 PBSA rooms.

21 Building B is the central block and shares a connection with Block A as both blocks comprise PBSA. Building B is wholly PBSA in use and eight storeys in height. There is a small wing to the southeast of Block B which is five storeys in height. The roof of this wing and the link block between Buildings A and B are proposed to be used for PBSA amenity. Building B contains 183 PBSA rooms.

22 Building C is the most southerly of the buildings and comprises residential accommodation (Class C3). Building C is eight storeys in height and contains 53 affordable residential homes.

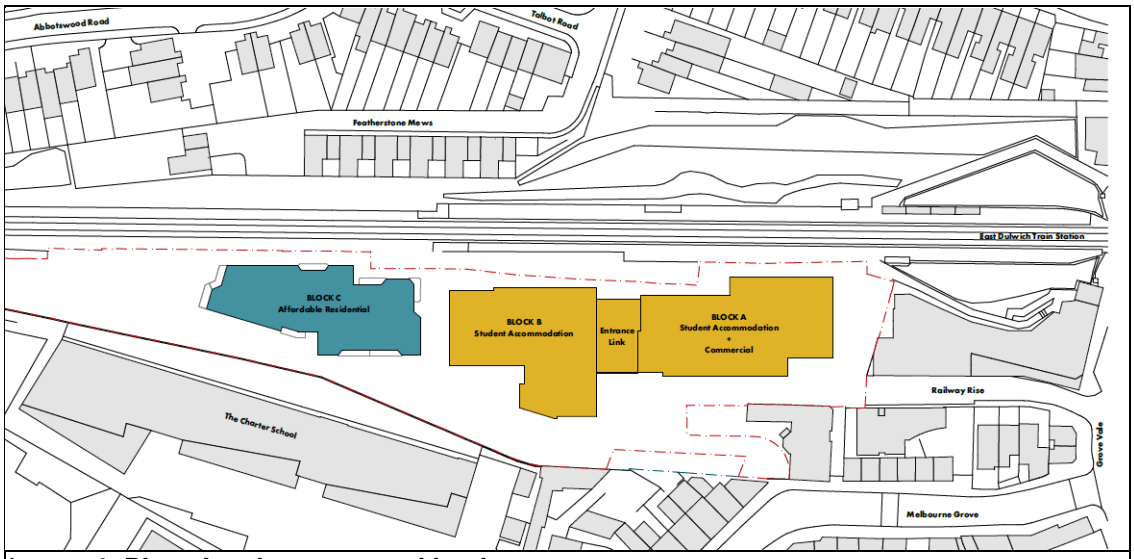


Image 4: Plan showing proposed land uses

Employment Reprovision

23 The proposal includes the re-provision of 1,229sqm of commercial floorspace in Building A, which is designated as storage and distribution space (Class B8). 10% of the floorspace proposed will be provided as affordable workspace.

Student Accommodation

24 The proposal includes 360 purpose building student rooms distributed across Blocks A and B. The buildings are arranged to create a pedestrian-led internal street, with commercial space at the front and residential areas becoming more private towards the south end of the site. The PBSA units will be let at market rents.

Affordable Homes

25 The proposal includes the provision of 53 affordable residential homes (Class C3) and accounts for 40% of the total habitable rooms on site as affordable housing. The provision of affordable housing is proposed to be 26% social rent and 14% shared ownership homes.

Tenure	Number of Homes	Number of Habitable Rooms	% (Habitable Room)
Social Rent	35	156	26%
Intermediate (Shared Ownership)	18	84	14%
Total	53	240	40%

Table 1: Tenure split of affordable residential homes

Building C is comprised of 16 one bed apartments (including two M4(3) homes), 7 two bed homes (including two M4(3) homes), 16 three bed family homes (including 2 M4(3) homes) and 14 four bed family homes.

Amendments to the application

26 During the course of the applications, amended / updated plans were received (10 December 2024 and 07 February 2025).

27 The primary change included reallocation of the commercial space from 'flexible employment space (Class E)' to storage and distribution space (Class B8). This was due to additional marketing analysis conducted by the Applicant to evaluate the most likely occupier of the site which found that the proposed commercial space is significantly better suited for a B8 storage and distribution use, likely to be used as a self-storage unit.

28 Updated plans and documents were also provided by the Applicant in response to the Council officers' comments. The primary revision related to trip generation and parking standards, along with their corresponding impacts on the landscape strategy, noise assessment, and air quality evaluation.

29 Lastly, a daylight and sunlight addendum and design note were submitted addressing amenity impacts on The Melbourne Grove Medical Centre and Nos. 2 & 2A Melbourne Grove.

Planning history of the site and adjoining or nearby sites.

30 Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report. A fuller history of decisions relating to this site, and other nearby sites, is provided in Appendix 2.

<u>Pre-Application</u>

31 The following pre-application meetings have been held with respect to the proposed development on the site and Southwark Council:

Pre-application 01: June 2022
Pre-application 02: 28th September 2022

Pre-application 03:	12th October 2023
Highways workshop:	2nd November 2023
Pre-application meeting 04:	8th November 2023
Pre-application meeting 05:	21st February 2024
Waste and Access Workshop:	22nd April 2024
Pre-application meeting 06:	17th May 2024
Pre-application meeting 07:	6th June 2024

32 During the course of the pre-application meetings the principles of development were refined to include the provision of 40% on site affordable housing, student accommodation, and the replacement of employment use on the site to include 10% affordable workspace.

33 It is noted that some of the C3 residential housing was originally located in a separate block to the south of the site, but this was incorporated into a single block to provide less bulk and massing, more open space and ease access constraints for refuse vehicles and fire trucks. The Design evolution of the scheme is noted in the images below.

Image 5: Perspective railway approach view showing design evolution of the scheme (September 2022 and November 2022)

Image 6: Perspective station view showing design evolution of the scheme (March 2023, November 2023, February 2024 and final design)

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

Principle of the proposed development in terms of land use;
Environmental impact assessment
Development viability
Provision of affordable housing
Housing mix, density and residential quality
Public realm, amenity space and children's play space
Urban design and heritage
Heritage considerations
Landscaping and trees
Green Infrastructure, Ecology and biodiversity
Secured by Design
Archaeology
Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight, noise and vibration
Transport and highways, including servicing, car parking and cycle parking
Environmental matters, including construction management, flooding, contamination, air quality and wind
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
Consultation responses from external and statutory consultees
Community impact, equalities assessment and human rights

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

Legal context

35 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.

36 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

37 The following policy designations are relevant to this site:
Adjacent (to the west) to a Site of Importance for Nature Conservation and Borough Open Land for Grove Park Cutting (OS11O).
Adjacent to Melbourne Grove Protected Shopping Frontage.
AV.08 East Dulwich Area Vision
NSP41 Railway Rise, East Dulwich
London Views Management Framework Extended background vistas:
Alexandra Palace viewing terrace to St Paul's Cathedral
Air Quality Management Area
Critical Drainage Areas
Suburban Zone South
Flood Risk Zone 1
The area has a PTAL rating of 4, indicating a good level of public transport accessibility.

ASSESSMENT

Principle of the proposed development in terms of land use

Commercial uses

38 London Plan Policy E7 (Industrial intensification, co-location and substitution) states that mixed-use or residential development proposals on Non-Designated Industrial Sites should only be supported where it has been allocated in an adopted local Development Plan Document for residential or mixed-use development; or industrial, storage or distribution floorspace is provided as part of mixed-use intensification.

39 Southwark Policy NSP41 (Railway Rise) states that there is 1,220sqm of existing small business workspace and storage (use classes (E)(g) and B8) on the site and that proposed development must re-provide at least this amount.

40 Southwark Policy P28 (Access to employment and training) requires

developments incorporating more than 5000sqm of gross floor area to provide training and jobs for local people in the construction stage.

41 Southwark Policy P30 (Office and business development) requires development plots within site allocations where employment re-provision is required to retain or increase the amount of employment floorspace on site and promote the successful integration of homes and employment space in physical layout and servicing in areas that will accommodate mixed use development.

42 Southwark Policy P31 (Affordable workspace) requires that developments retain small and independent businesses or ensure their provision of affordable, suitable spaces in new developments. Projects exceeding 500 sqm of employment floorspace must allocate at least 10% for affordable workspace at discounted rents, secured for 30 years, prioritising displaced or local small businesses.

43 The Application Site is a non-designated industrial site allocated for redevelopment under NSP41 of the Southwark Plan (2022) which states that the existing 1,220sqm of small business workspace and storage floorspace must be re-provided as part of any redevelopment of the site. The proposal seeks to provide 1,229 sqm of storage and distribution (Class B8) floor space which complies with Site Allocation NSP41 and London Policy E7.

44 The commercial space has been designed to be located close to the entrance of Building A with access via Railway Rise and includes both servicing space and parking. It is considered that the commercial offering is appropriately situated being close to East Dulwich Station and transport connections while also providing on site servicing. During the course of the Application, amendments were received which changed the nature of the commercial space to solely a B8 storage and distribution use which was a result of further market analysis undertaken by the Applicant which found this to be the most likely occupier of the site.

45 In accordance with Policy P31, 10% of the commercial area has been designated as affordable workspace. The affordability and details of the commercial space are to be secured by way of an affordable workspace strategy as part of the S106 agreement. In addition, employment training and apprenticeship opportunities at both construction and operational phases are to be secured by way of a Jobs and Training Specification as part of the S106 agreement, in accordance with Policy P28.

46 The development will not result in a loss of commercial space on the site and will provide more than the requisite replacement commercial workspace which will meet the requirements of Policy E4 and E7 of the London Plan and Policies P30 and P31 of the Local Plan. The proposal is also in accordance with Site Allocation NSP41 in delivering replacement commercial floorspace on site as well as Policy P28 and Policy P31 in providing both opportunities for training, apprenticeships and affordable workspace.

Delivery of housing

47 Policy H1 of the London Plan emphasises the urgent need to increase the

supply of housing in London and sets out a 10-year housing of 23,550 new homes in Southwark up and until 2028/29. The policy states that Boroughs should 'optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions'.

48 The London Plan also recognises that student homes contribute toward a borough's housing target at a ratio of 2.5:1. This ratio is also recognised in Annex 4 of the Southwark Plan. The London Plan states the approach to monitoring net housing provision from different forms of non-self-contained accommodation is based on the amount of self-contained housing this form of supply will free up.

49 Southwark Policy SP1 (Homes for All) outlines a comprehensive strategy to increase housing supply and quality across Southwark. The policy aims to deliver at least 40,035 new homes between 2019 and 2036, with a target to provide a minimum 35% affordable housing, subject to viability, of which 25% should be social rented and 10% intermediate and an annual target of 2,355 homes per annum.

50 Site allocation NSP41 (Railway Rise, East Dulwich) of the Local Plan identifies that the site has an indicative capacity to accommodate 53 new homes. .

51 The proposal provides 360 student rooms (PBSA) which would contribute the equivalent of 144 new residential dwellings toward meeting Southwark's housing delivery targets, based on the ratio of 2.5:1. In addition, 53 new affordable residential homes are proposed which results in a total of 197 homes. The proposal would account for 8.3% of the annual Southwark housing target a significant contribution to meeting that target.

52 Overall, it is considered that the application is in accordance with Policy H1 of the London Plan and Policy SP1 and P1 of the Southwark Plan in delivering new homes to help meet Southwark's housing targets. The provision of the equivalent of 197 homes, 53 of which would be affordable homes, will assist the Council in addressing this housing need while also meeting housing delivery targets. Whilst the number of homes provided on the site is above the indicative capacity within the site allocation it should be noted that the capacity is indicative and the design and amenity section of this report sets out why officers considered the quantum of development provided on the site is appropriate and in keeping with Southwark Plan policies.

Student Accommodation

53 Student housing is classified as non self-contained accommodation and a 'sui generis' use in the Use Classes Order. Student accommodation is also considered as 'housing' for monitoring purposes through the Council's and GLA's monitoring reports.

54 Policy H15 of the London Plan sets an overall strategic requirement for purpose-built student accommodation (PBSA) of 3,500 bed spaces to be provided annually. The supporting text to Policy H15 is clear that PBSA contributes to meeting London's overall housing need and is not in addition to this need. Section 3.9 of the Mayor of London's Housing SPG states that

specialist student accommodation makes an essential contribution to the attractiveness of London as an academic centre of excellence.

55 Part A of Policy H15 states that boroughs should seek to ensure the local and strategic need for PBSA is addressed, provided that:

the development contributes to a mixed and inclusive neighbourhood;
it is secured for occupation by students;
the majority of bedrooms and all affordable student accommodation is, through a nominations agreement, secured for occupation by students of one or more higher education providers;
the maximum level of accommodation is secured as affordable student accommodation and;
the accommodation provides adequate functional living space and layout.

56 Part B of Policy H15 encourages boroughs, student accommodation providers and higher education providers to deliver student accommodation in locations well connected to local services by walking, cycling and public transport, as part of mixed use regeneration and redevelopment schemes

57 Policy P5 of the Southwark Plan requires PBSA proposals where all the bedspaces would be 'direct-lets', as is the case with this scheme to:

As a first priority deliver the maximum amount of PBSA alongside a minimum of 35% of the habitable rooms as conventional affordable housing (subject to viability);
In addition to this provide 27% of student rooms let at a rent that is affordable to students as defined by the Mayor of London.

58 The student housing policies of the Southwark Plan and London Plan, Policy P5 and Policy H15 respectively, differ in two key ways:
Policy H15 prioritises the delivery of the maximum viable number of affordable student rooms (and does not expressly require student housing proposals to deliver conventional affordable housing either on- or off-site), whereas Policy P5 prioritises the delivery of conventional affordable housing; and
Policy H15 expects at least 51% of the bedspaces (the majority) to be subject to a nominations agreement, whereas Policy P5 requires all the bedspaces in a nominations scheme to be subject to a nominations agreement subject to viability.

59 When assessing the principle of a student housing scheme, the policies outlined above require consideration of:
the principle of introducing a student housing use to this site;
the local and strategic need for student housing;
whether the student housing would contribute to a mixed and inclusive neighbourhood;
securing the accommodation for student occupation;
whether a nominations agreement has been secured;
securing the maximum level of affordable housing subject to viability; and
whether adequate and functional accommodation and layouts would be provided.

60 The following paragraphs of this report assesses the proposed development against these considerations. Later parts of this report will deal with the other matters that these policies refer to, such as the affordable housing offer, quality of accommodation and transport aspects.

61 This site is identified for the provision of housing with an indicative capacity of 53 homes. Providing additional homes above this indicative capacity is acceptable subject to other considerations including the provision of affordable housing and the design, scale and impact neighbours' amenity (which is considered later in this report) and the contribution the scheme would make to a mixed and inclusive neighbourhood. In all the equivalent of 197 homes would be provided on the site (including the student homes) and of these 40% would be affordable by habitable room.

62 Subject to design and amenity considerations the proposed conventional and student housing scheme would help to meet the Council's housing targets set out in the Southwark Plan and London Plan and deliver the housing capacity identified for this site.

63 For the reasons given above, the proposed conventional affordable housing and student accommodation use would help contribute to, the strategic housing delivery targets of the development plan, including the Council's vision to "build more homes of every kind in Southwark and to use every tool at our disposal to increase the supply of all different kinds of homes", as set out in Southwark Plan Policy ST2.

64 Some of the public objections received about the planning application have asserted that student accommodation does not address the need for housing and is a factor in rising rental charges across London. While these concerns are noted, for the reasons detailed above, it is considered that the development would make a contribution towards addressing housing need and in particular the need for affordable housing.

Is there a local and strategic need for student housing?

65 There is a demand for more student accommodation across London, which needs to be balanced with making sure Southwark has enough sites for other types of homes, including affordable and family housing. The affordable housing element of the current application is considered further in a separate section of this report.

66 There are several higher education institutions (HEIs) in the borough with teaching facilities and student accommodation. These include London South Bank University (LSBU), Kings College London (KCL), University of the Arts (UAL) and London School of Economics (LSE). The borough is also home to some smaller satellite campuses.

67 The evidence base underpinning the Southwark Plan included a background paper on student housing, dated December 2019. It refers to the Council's Strategic Housing Market Assessment (SHMA) Update 2019, which found that:
major HEIs within Southwark provide a total of 23,500 course places;
over 21,000 students aged 20 or above live in the borough during term time;

at least 50% of these students live in private rented accommodation, while 15% live with their parents; and
there are some 7,800 bed spaces in PBSA in the borough.

68 The applicant has submitted their own Student Economic Impact Report in supported the application, prepared by Jeremy Leach Research Ltd. It notes the following key points:

There is a record 443,000 students (full- & part-time) in Higher Education in London in 2021/22.
Many of the universities in the Central sub-region of London are a short journey by public transport from the Railway Rise site (London Bridge is 13 minutes by train from East Dulwich). Student numbers are at record levels at many of the sub-region's principal universities including University College London, University of the Arts, London, Imperial College, King's College London and The University of Westminster.
Looking at estimates of student spending: In East Dulwich. Student numbers are currently relatively low in the East Dulwich area (defined as the two postcode sectors SE22 8 and SE22 9) and currently total just 600 (350 full-time and 250 part-time). These students have a total spend of almost £17 million annually. Of this, some £6 million is "off-campus" and occurs in the local area.
The 32,250 students living in Southwark spend almost £1 billion annually; of this, £388 million is estimated to be spent off-campus.
Overseas students make up a large part of the student body at London universities and these students have significant levels of spending in particular in Southwark. The off-campus spending of the 8,500 overseas students living in the borough is estimated to be £125.5 million annually.
There are three universities with campuses within a 3-mile radius of Railway Rise which appear in the top 100 UK universities in terms of income. These include KCL, University of the Arts, London (29th place; £425m income) and London South Bank University (80th place; £202m income).
The construction of the development at the Railway Rise site will have a value of between £65 and £80 million and it is estimated that, at its peak, up to 150 full-time jobs will be created during the construction of the scheme.
Annual spending on core items by the 360 students living at Railway Rise will exceed £2.4 million with an estimated £1.94 million of this being spent locally in the East Dulwich area.

69 The findings of the Student Economic Impact Report indicate that in central London, total student numbers are at record levels at many of the Central sub-region's principal universities including University College London (UCL), University of the Arts, London (UAL), Imperial College, King's College London (KCL) (where student numbers have increased by 23% in the past two years) and The University of Westminster. It goes on to illustrate that the economic contribution of the overseas students living in Southwark in the form of off-campus spending (which impacts the local area more directly) is very significant with the 8,500 overseas students living in Southwark, estimated to spend more than £125 million off-campus annually.

70 In summary, while the proposed accommodation would add to a number of direct-let student housing developments in the borough, it would nevertheless contribute towards the borough's and London's stock of PBSA, for which there

is an identified need. In this respect, the application addresses the overarching aim of Part A of London Plan Policy H15 and Policy P5 of the Southwark Plan.

Would the student housing contribute to a mixed and inclusive neighbourhood?

71 Criterion 1 of London Plan Policy H15(A) requires student housing proposals to contribute to a mixed and inclusive neighbourhood.

72 The area surrounding the application site is a mix of commercial and conventional residential uses. Directly outside the site is the local shopping frontage on Grove Vale containing a mix of local convenience stores and food and beverage provision. East Dulwich Station is located 50m from the site. Directly to the north of the site is a new mixed use building containing 22 residential units, a local library and a supermarket. The land at 1A Dog Kennel Hill is allocated for redevelopment and is expected to deliver 31 residential units. To the west of the railway line lies an established residential area comprising two-three storey buildings however, further to the west lies Hambleton Court which contains 40 residential units as well as Dulwich Hamlet which received planning permission in 2023 for redevelopment of the site to provide 219 residential homes. Directly to the south of the site lies Charter School and the Tessa Jowell Health Centre which is surrounded by two to three storey terraces with ground floor commercial spaces and an established residential area. In this surrounding land use context, the proposed student-housing led scheme with a significant on site affordable housing element would sustain a mixed and inclusive neighbourhood through the introduction of an alternative residential product and demographic in addition to conventional affordable housing.

73 The impacts arising from the 360 new residents (some student, some in the affordable housing) are discussed in the later relevant parts of this report (amenity, transport, Section 106 contributions etc.), along with the details of the mitigation to be secured. Mayoral and Community Infrastructure Levies, payable by the developer upon implementation of the development, can be channelled into the provision of new infrastructure to meet the needs of the local population. This is considered satisfactory with regard to mitigating the additional demand placed on local services and infrastructure as a result of the proposed student accommodation.

74 tThe proposed land use is in conformity with Southwark Plan and London Plan policy. Introducing a mix of student housing and conventional affordable housing into a local centre, and one where conventional residential uses are well represented, is not considered to cause harm and would contribute to a mixed and inclusive neighbourhood.

Is a nominations agreement in place?

75 Criterion 3 of London Plan Policy H15(A) requires the majority of the accommodation within a PBSA proposal to be secured for students through a nominations agreement with one or more HEIs.

76 The applicant does not intend to enter into a nomination's agreement with a HEI for any of the proposed accommodation; instead, the accommodation will

be directly managed by an independent provider which is usually referred to as direct let student housing. While the proposed development would not comply with Criterion 3 of Policy H15(A) due to being 100% 'direct-let', the locally specific and more up-to-date student housing policy (Southwark Plan Policy P5) supports direct-let student housing subject to the provision of affordable housing (which is in turn subject to viability) and additionally a proportion of the student accommodation being affordable (27%). In this instance the on site affordable housing element has been prioritised rather than the on site affordable student housing provision. This has enabled the affordable housing provision to be delivered at 40% of the total habitable rooms on the site.

77 Accordingly, it is considered that the development proposal complies with the affordable requirements that Policy P5 sets out for direct-let schemes.

Is the location suitable for student accommodation?

78 Part B of London Plan Policy H15 requires student housing scheme sites to be well connected by transport to local services. Situated 50m from East Dulwich Station and 50m from bus services along Grove Vale, the site benefits from good accessibility to public transport (as reflected in its PTAL rating of 4), services and established higher educational facilities. There are universities with campuses within a 3-mile radius of Railway Rise including University of the Arts, London and London South Bank University. While Kings College is s 17min walk from the site.

Summary on the principle of student housing

79 In conclusion, the site is considered to be appropriate in principle for student accommodation, meeting a demonstrable need and achieving compliance with the requirements of London Plan Policy H15 and Southwark Plan Policy P5. The proposal would provide high quality accommodation for students in an accessible and sustainable location meeting borough need and demand whilst also providing much needed conventional affordable housing contributing to a mixed and inclusive neighbourhood.

Conclusion on land use

80 The proposals include a range of uses which will make a significant contribution towards the role and function of area, through the provision of 1,229sqm of storage and distribution floorspace, together with 360 purpose built student units and 53 new affordable residential homes to meet identified housing need. It will fulfil the aspiration set out in the Site Allocation to provide at least the same amount of floorspace (Class E / B8) which is currently on site and meet and exceed the sites indicative residential capacity of 53 homes. Together with the proposed student housing, this will deliver a significant uplift in new homes, the equivalent of 144 homes towards meeting the Council's housing targets whilst contributing to the creation of a mixed and inclusive community.

Environmental impact assessment

81 Environmental Impact Assessment is a process reserved for the types of development that by virtue of their scale or nature have the potential to

generate significant environmental effects.

82 The council was requested to issue a screening opinion (ref: 24/AP/2147) as to whether the proposed development, due to its proposed size and scale, would necessitate an Environmental Impact Assessment (EIA).

83 The conclusion of this assessment was that no significant likely effects have been identified and accordingly the proposed development would not be likely to have significant effects upon the environment by virtue of factors such as its nature, size or location.

84 For the reasons given above, an EIA is not required in respect of the proposed development.

Development viability

Policy Background

85 Southwark's Development Viability SPD requires a Financial Viability Appraisal (FVA) to be submitted for all planning applications which trigger a requirement to provide affordable housing. Southwark's Development Viability SPD pre dates the current London Plan and Southwark Plan policies for student housing. Nonetheless the FVA should also identify the maximum level of affordable student housing that can be sustained as required by Policy P5 "Student Homes".

86 Earlier parts of this report have explained the rationale for this proposal to deliver no on-site affordable student housing, and to instead deliver a 100% direct-let scheme and maximise the affordable housing provision. This results in the delivery of 53 affordable dwellings comprising 240 habitable rooms, delivering 40% on site affordable housing, 26% of which would be social rent and 14% intermediate.

87 The applicant has submitted a Financial Viability Assessment (FVA) in accordance with the Affordable Housing SPD and Southwark Plan Policy P5 to allow an assessment of the maximum level of affordable housing that could be supported by the development. The appraisal was reviewed by Atitlan Consulting on behalf of the Council.

Findings of the viability review process

88 The applicant's FVA, prepared by DS2, establishes the proposed student housing scheme from a Benchmark Land Value (BLV) which is based on the Site's Existing Use Value (EUV) plus a 20% premium uplift. The FVA indicates a Residual Land Value (RLV) for the site of £3,400,062 and a BLV of £14,784,050. With a nominal differential between these two figures of £11,383,988, the FVA concludes that the proposed scheme exceeds the maximum viable quantum of affordable housing and would result in a deficit of around £12m, after allowing for a developer profit.

89 Atitlan Consulting's' review on the scheme on behalf of the council, having reached a different BLV to DS2, indicates that the scheme could viably support

a 40% affordable housing on the site as is proposed. Their assessment shows that the scheme would provide a surplus of between £10m and £6m. Considering the differences between the specialists, the offer of 40% affordable housing is considered to be maximum viable.

Conclusion on development viability

90 With an implementation-dependent Early Stage Review to be imposed through the Section 106 Agreement, officers consider that the maximum viable amount of affordable housing has been secured, in accordance with policy P5 of the Southwark Plan.

Housing mix

91 Policy H10 of the London Plan states that residential schemes should generally consist of a range of unit sizes, with applicants and decision-makers having due regard to a number of considerations, including the housing evidence base, delivering mixed and inclusive neighbourhoods, the nature and location of the Site together with the aim of optimising the potential of housing site. Southwark Plan Policy P2 sets out the housing mix for major residential developments. This includes a minimum of 60% of homes with two or more bedrooms and within the suburban zone, 30% of family homes with three or more bedrooms.

Table 2 below summarises the residential housing mix of the proposed development.

Residential Homes	Quantity	Unit Mix	No. Habitable Rooms	% Habitable Rooms	Occupancy
1 Bed	16	30.2%	48	20%	32
2 Bed	7	13.2%	28	11.6%	23
3 Bed	16	30.2%	80	33.4%	64
4 Bed	14	26.4%	84	35%	70
Total	53		240		189

Table 2: Residential housing mix by habitable room and occupancy

92 The proposed development would achieve a housing mix of 69.8% homes with two or more bedrooms and 56.6% homes with three or more bedrooms and therefore meets the requirements of Policy P2.

Quality of Accommodation

Student Accommodation

93 London Plan Policy H15 requires PBSA to provide adequate functional living space.

94 There are no specific housing standards for student housing and given the different needs and management of student housing in comparison to conventional housing, it is not appropriate to apply standard residential design standards to student housing. The student rooms themselves comprise a range

of room types to suit varying needs including ensuite bedrooms, accessible ensuite bedrooms, studio rooms and accessible studio rooms. All bedrooms and studios will have integrated storage and will be provided with an ensuite shower room.

Image 7: Standard Student Studio floor plan and illustration of Deluxe Studio Student Room

95 All residents would have access to outdoor amenity space and 540.6sqm of indoor communal amenity space.

Image 8: Illustration of Upper Study Lounge Area in Block B

96 SP Policy P5 requires 5% of student rooms to be wheelchair accessible. 20 adaptable rooms will be designed to accommodate wheelchair users meeting the requirements of Building Regulations M4(3) 'wheelchair user dwellings' which equates to 20 bedrooms proposed. This provision accounts for 6% of the total student bedrooms, exceeding the minimum requirement set by local policy. These rooms are also evenly distributed across the two PBSA buildings to ensure accessibility for wheelchair users. The wheelchair user accommodation would be secured through the Section 106 Legal Agreement.

Residential Accommodation

97 The proposed residential building would deliver high-quality accommodation. It follows the principles of inclusive design, with all units to meet M4(2) standards – this includes 10% delivered as wheelchair adaptable under M4(3), including 10% of the social rented units required under SP Policy P8.

98 The size of all homes would meet the Southwark Plan space standards with many exceeding them and all having floor to ceiling heights of at least 2.5m. The majority (75%) of the residential units would be dual aspect to maximise light and ventilation. Where there are single aspect dwellings they are restricted to studio and one bedspace homes, they are not facing north and will have adequate passive ventilation, daylight and privacy, and not overheat. The Application Scheme provides a high standard of residential design by ensuring that no more than eight dwellings are accessed from a single core per floor, with all flats having access to private outdoor space, including balconies of a minimum of 10sqm. In addition, all flats have access to communal rooftop gardens accounting for an additional 50sqm of communal outdoor amenity space.

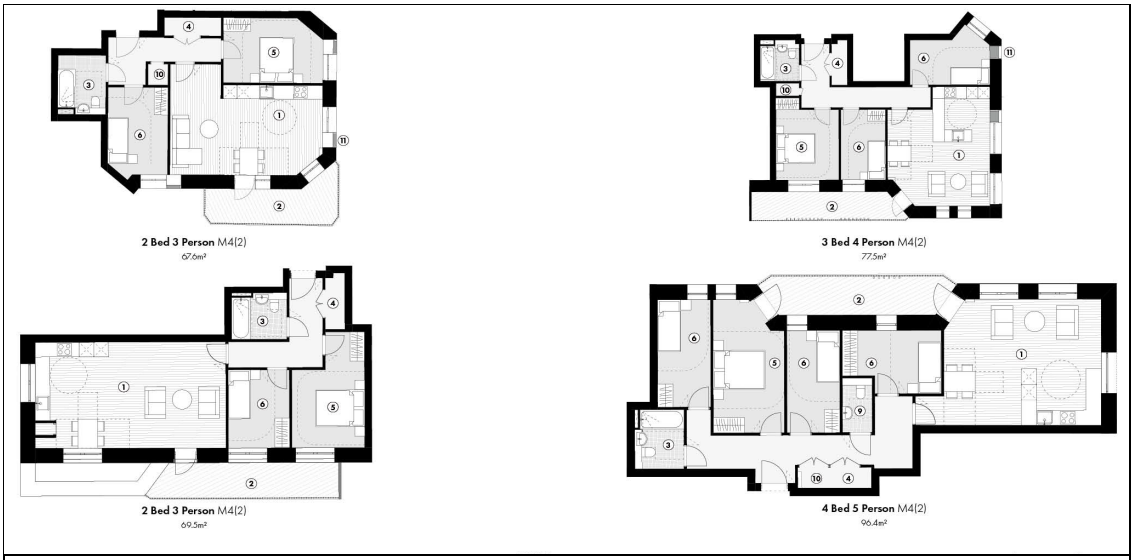


Image 9: Typical floor plan of 2 bed, 3 bed, and 4 bed residential apartments

Image 10: Illustration of the interior of a typical residential apartment

99 In terms of accessibility, a total of 7 affordable residential flats have been designed in accordance with Part M4(3) to be wheelchair accessible or adaptable units. This provision accounts for 13.2% of the residential building, exceeding the minimum requirement. These rooms are also evenly distributed across the buildings to ensure accessibility for wheelchair users.

100 The Application Scheme is considered to represent a high standard of design quality of both the residential and student accommodation. All homes will have access to indoor and outdoor amenity space and the scheme has been designed to be inclusive and accessible across the student and residential blocks. Overall, the proposal is considered to accord with Development Plan requirements.

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

101 The importance of protecting neighbouring amenity is set out in Southwark Plan Policy P56, which states “development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users”. The 2015 Technical Update to the Residential Design Standards SPD 2011

expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Daylight and Sunlight

102 The NPPF sets out guidance with regards to daylight/sunlight impact and states "when considering applications for housing, authorities should take a flexible 62 approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site". The intention of this guidance is to ensure that a proportionate approach is taken to applying the BRE guidance in urban areas. London Plan Policy D6 sets out the policy position regarding this matter and states "the design of development should provide sufficient daylight and sunlight to new and surrounding houses that is appropriate for its context". Policy D9 states that daylight and sunlight conditions around tall building(s) and the neighbourhood must be carefully considered. Southwark Plan policies identify the need to properly consider the impact of daylight/sunlight without being prescriptive about standards.

BRE Daylight Tests

103 The BRE Guidance sets out the rationale for testing the daylight impacts of new development through various tests. The first and most readily adopted test prescribed by the BRE Guidelines is the Vertical Sky Component assessment (VSC). This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27%, which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by approximately 20% of the original value before the loss is noticeable.

104 The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method, which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of more than 20% in the area of sky visibility, daylight may be affected.

BRE Sunlight Tests

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

receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and receives less than 0.8 times its former sunlight hours during either period and

has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

106 In addition, the BRE sets out specific guidelines relating to balconies on existing properties. This guidance acknowledges that balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction may result in a large relative impact on the sunlight received. As a result, they advise that the impact of existing balconies can be demonstrated by carrying out additional PSH calculations, for both the existing and proposed situations, with the balconies notionally removed.

107 The applicant has undertaken a daylight and sunlight assessment which has analysed the impacts of overshadowing to the daylight and sunlight amenity of the following neighbouring properties:

1, 2A, 2C and 4 Jarvis Road
4 to 16 (even) Melbourne Grove
18-22 Grove Vale
33, 38 and 45 St Francis Road
12 Talbot Road
1 to 7 Featherstone Mews
35 and 37 Abbotswood Road
3 Jarvis Road
The Melbourne Grove Medical Practice
2 & 2A Melbourne Grove

Image 11: 3D view of proposed scheme and identified surrounding sensitive residential properties

Nos. 1, 2A, 2C and 4 Jarvis Road

108 These residential properties lie to the south-east of the site and have rear elevations which face toward the proposed development. Across the four properties, 21 windows were assessed serving 9 habitable rooms. While minor reductions of VSC and NSL are noted, all 21 windows including 9 habitable rooms would experience reductions of less than 20% which accords with the BRE guidelines and are considered to have a negligible impact on occupants of these properties. With regard to sunlight, of the 5 receptors orientated within 90 degrees of due south, all fully comply with the BRE APSH.

Nos. 4 to 16 (even) Melbourne Grove

109 These properties are mixed use terraces which are located to the east of the site and have rear elevations which face the proposed development. Across the seven properties, 30 windows were assessed serving habitable 24 rooms. 23 of the 30 windows and 23 habitable rooms comply with the BRE Guidelines, experiencing negligible VSC and NSL reductions of less than 20%.

110 Reductions which would fall below the BRE Guidelines relate to the windows of Nos. 12, 14, & 16 Melbourne Grove and the habitable rooms of Nos. 4, 6, 10, 12, 14 & 16 Melbourne Grove. 6 of these (W1-3/161 – No. 10 Melbourne Grove, W1/141 – No. 8 Melbourne Grove and W1/111 & W1/121 – No. 6 Melbourne Grove) would experience a reduction between 21% - 28% which is considered to be minor given these 6 windows would all maintain a high residual VSC of around 25%. With regard to the single habitable room (R1/141 served by windows W1/141 – No. 8 Melbourne Grove), the NSL reduction accounts for 21.5% which again is considered to be minor.

111 The final window (W1/101) associated with No. 4 Melbourne Grove would experience a substantial VSC reduction of 52.6%. This is largely in part due to the covered walkway which obstructs this window and block out the light from the top part of the sky. Taking into consideration a no balcony assessment which assesses the impact without self-obstruction, the reductions accounts for 34.6% with a high residual VSC of 23.8%. This demonstrates that the impacts are predominantly self-imposed as a result of the covered walkway.

112 With regard to sunlight, of the 23 receptors orientated within 90 degrees of due south, all fully comply with the BRE APSH.

113 In summary, most windows and rooms experience minimal impacts which are within the BRE Guidelines. While 7 noticeable minor VSC reductions have been identified, beyond the 20%, this is primarily due to self-obstruction from existing features like cover walkways. Given a high residual VSC would also be maintained for these windows affected, it is considered that the impacts would not be harmful to the occupiers' residential amenity.

No. 18-22 Grove Vale

114 This property is a recently developed block of residential flats located to the north of the site. 6 windows serving 6 bedrooms and 4 windows serving a living/kitchen/dining room were assessed. 2 windows serving 2 bedrooms and 2 windows serving the living/kitchen/dining room would experience a negligible

reduction in VSC of less the 20%, whilst 4 of the 7 rooms would also experience a negligible reduction in NSL.

115 Of the 6 windows not meeting the guidelines, 2 would experience a minor loss of VSC, accounting for 24% and 27% and relate to the windows serving the living/kitchen/dining room. This room is serviced by a total of 4 windows, 2 of which experience unnoticeable/no impacts and 1 of which (W9/203) is a large light given window which is no impacted. In addition, all 4 windows would maintain a high residual VSC of between 18% to 30%. As such, the overall daylight retained by this room is considered to be acceptable.

116 Of the 4 remaining windows which do not meet the guidelines, these are associated with bedrooms and account for a moderate to substantial reduction of between 30% to 48%. While the BRE considers bedrooms to be less important, a no balcony assessment for these windows found that changes to window (W1/201) would be negligible with a VSC reduction of 16%, while the remaining 3 windows would experience a minor reduction between 26% to 31%. These 3 windows would however retain a high residual VSC between 16% to 26% which is considered reasonable for the area.

117 With regard to sunlight, of the 7 receptors orientated within 90 degrees of due south, 5 experience unnoticeable reduction to W/APSH. The remaining 2 receptors (R1/201 and R2/201) are associated with bedrooms which the BRE states do not need to be analysed. Nonetheless, the impacts have been considered and the reduction is considered minor as these rooms would retain adequate sunlight levels of 23% and 21% respectively.

118 In summary, most windows and rooms experience impacts which are within the BRE Guidelines. While 6 noticeable minor VSC/NSL reductions have been identified, beyond the 20%, these are primarily associated with bedrooms which are considered less critical according to the BRE guidance. The associated loss of daylight is not considered unreasonable for these windows impacted additionally due to self-obstruction from existing features like balconies and given a high residual VSC which would be maintained. It is considered that the impacts to daylight and/or sunlight would not be harmful to the occupiers' residential amenity.

<u>Nos. 33, 38 and 45 St Francis Road, No. 12 Talbot Road, Nos. 1 to 7 Featherstone Mews and Nos. 35 and 37 Abbotswood Road</u>

119 These thirteen terrace and mixed use residential properties are located to the west of the site and have rear elevations which face the proposed development. A total of 41 windows serving 24 habitable rooms were assessed. All 41 windows and 22 rooms experience reductions of VSC/NSL of less than 20% which complies with the BRE guidance. The two rooms which experience a noticeable reduction in NSL are (R1/550 – 12 Talbot Road) and (R1/560 – 35 Abbotswood Road) accounting for a 31% and 25% reduction respectively. Given the windows serving these rooms would experience a reduction in VSC within the BRE guidance and that a residual VSC of around 28% would be retained, it is considered that each of these properties would maintain good daylight and the impacts are considered acceptable.

With regard to sunlight, of the 7 receptors orientated within 90 degrees of due south, all fully comply with the BRE APSH.

3 Jarvis Road

120 This residential property is located to the east of the site and has a rear elevation which faces the proposed development. 16 windows serving 2 bedrooms, 1 living/kitchen/dining room, 1 study, and 2 primary habitable rooms were assessed. 13 of the 16 windows and all rooms experience negligible reduction in VSC and NSL less than 20% which complies with the BRE guidance.

121 The 2 reductions in VSC are associated with (W3/570 & W2/570) are minor accounting for a 21% and 24% reduction, respectively. These windows are small slit windows which face the site and relate to dual aspect ground floor bedrooms which benefit from large primary windows facing away from the site which are not impacted by the proposed development. Similarly, the remaining impacted window serving the study is the smallest of the three windows serving this room and experiences a minor reduction in VSC of roughly 23%. The BRE Guidance states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall VSC may be derived by weighting each VSC element in accordance with the proportion of the total glazing area represented by its window. When this is taken into consideration, the equivalent VSC reductions account for 3.1% (bedroom R3/570), 6.9% (bedroom R7/570) and 8% (study R4/571) which collectively is considered to have an unnoticeable or negligible impact on the occupants of this property.

122 With regard to sunlight, of the 6 receptors orientated within 90 degrees of due south, all fully comply with the BRE APSH.

The Melbourne Grove Medical Practice

123 This non-residential property is located to the north-east of the site and faces onto 18-22 Grove Vale. It has a planning consent to be redeveloped to provide six dwellings. It is this residential scheme that has been tested. 48 windows serving 12 rooms (6 living rooms and 6 bedrooms) were assessed. 30 windows and 7 rooms did not experience reduction in VSC / NSL greater than 20% as a result of the proposal. However, 18 windows (37.5%) associated with 4 bedrooms and 3 living rooms, would experience a reduction greater than the BRE guidance.

124 The 3 living rooms impacted are each severed by 4 windows; 1 of which would achieve VSC compliance and 3 which would maintain residual VSCs of between 17.6% - 25.2%. The 4 bedrooms impacted are also served by 4 windows; all of which would have two or more windows which would enjoy residual VSC's greater than 12%. It is noted that the BRE considers bedrooms are less important as they have a lower expectation of daylight. However, it is considered that each room would retain good daylight levels which are reasonable given the locale.

125 With regard to sunlight, of the 3 living rooms within 90 degrees of due south, all

would experience noticeable reduction to WPSH. This is not uncommon in an urban area where taller buildings are likely t clock out the sun when it is lower in the sky. Nonetheless, the reduction is considered minor as these rooms would retain adequate residual sunlight levels of between 21% - 25% APSH.

2 & 2A Melbourne Grove

126 This property is located north-east of the site and runs parallel to the Block A of the proposed development. It is noted that the consented building on this site (ref: 23/AP/0029) is built to the boundary and is dual aspect with some rooms having a triple aspect. 34 windows serving 12 rooms (7 living/kitchen/dining and 5 bedrooms) were assessed. 15 windows and 7 rooms would comply BRE guidance while 21 windows (61.7%) associated with 4 bedrooms and 6 living/kitchen/dining rooms would experience a VSC reduction greater than 20%.

127 All bedrooms would maintain residual VSCs of 16.63% or greater to the main window as a result of the proposal. While it is noted that some windows would retain lower residual VSCs of 6%, these are associated with secondary windows which are obstructed by balconies which block out light from the sides and top part of the sky. It is considered that the loss of light to these windows while significant would be negligible in terms of the overall light achieved to the room. Similarly with regard to the kitchen/living/dining rooms, the primary windows all maintain high VSC levels between 12.8% - 30% which considered to be adequate in terms of daylight given the location and context.

128 With regard to sunlight, 7 living/kitchen/dining rooms are within 90 degrees of due south. While it is noted that 3 of these would fall below recommended WSPH, this is not unusual in an urban location and within the context of the site. However, with regard to APSH it is noted that 6 would maintain high levels of sunlight, greater than 15% with only 1 window falling below this level which is considered a minor impact.

Conclusion of daylight and sunlight

129 In total, the development would result in 21 minor, 8 moderate and 20 substantial adverse reductions in VSC for surrounding properties. With respect to NSL, there would be a total of 6 minor, 6 moderate and 4 substantial reductions for surrounding properties. These exceedances of the BRE guidance, and the negative impact they would have on neighbour amenity, should be given some weight in determining the application.

130 However, when interpreting the daylight losses, regard must be had to the existing, underdeveloped nature of the site, as well as its location within a low-scale residential and mid-scale mixed use and commercial environment. Some of the most impacted properties have design features that significantly limit the existing internal light levels, as a result of which any meaningful development on neighbouring land would generate sizeable percentage losses. An alternative ‘no balconies’ assessment of the residential units located at No. 18-22 Grove Vale and No. 4 Melbourne Grove, which was submitted as part of the applicant’s daylight and sunlight report, shows that the derogations from the BRE guidance are primarily due to the presence of covered walkways or

balconies above the windows serving these properties.

131 Sunlight reductions would be experienced by a small number of windows at No. 12 Talbot Road, No. 35 Abbotswood Road, No. 3 Jarvis Road and Nos. 6,8, and 10 Melbourne Grove. All of these windows face east, west or southeast in the general direction of the application site. As such, they are reliant on the openness of the land to achieve these baseline APSH levels, which are relatively high for an urban environment. In turn, this makes the windows more susceptible to change. While the extent of ASPH impact is recognised, given most of these impacted windows would retain a high residual VSC, it is not considered that the resulting levels would be harmful to occupant amenity.

132 With regard to the impact of the proposed development on the consented scheme at The Melbourne Grove Medical Practice and Nos. 2 & 2A Melbourne Grove, daylight and sunlight impacts within these proposed dwellings are minimal with all of the main windows maintaining or exceeding light levels which are considered appropriate for this location. It is noted that existing light access to Nos. 2 and 2A Melbourne Grove is largely unobstructed due to the underdeveloped nature of the application site. Furthermore, it would be unreasonable to expect no impacts as a result of the proposal given the western elevation of this building looks over the development site. Notwithstanding this property would retain adequate levels of residual daylight / sunlight. Similarly, The Melbourne Grove Medical Practice would also maintain levels of daylight and sunlight which are commensurate with or better than one would expect for the locale, and as such, the impacts to this property are acceptable.

133 Given the site allocation under the Southwark Local Plan, where more intensive development is expected and where the BRE guidelines should be applied flexibly following the design-led approach to density promoted by the London Plan, the impacts are on balance acceptable. As noted above, the BRE guidelines are not mandatory and the advice within the guide should not be seen as an instrument of planning policy. Whilst the majority of windows tested meet BRE requirements a relatively small minority of the impacts would go beyond the recommended guidelines but these are not of such significance that it would warrant a reason for refusal of an otherwise acceptable development.

Overshadowing of amenity spaces

134 With regard to the existing adjoining properties identified in the previous Section, a total of 37 amenity spaces have been assessed with regard to overshadowing impacts. Of the 37 amenity spaces assessed on 21st March, 32 comply with the BRE Guidance with no noticeable reductions to these areas. The remaining 5 amenity spaces which would experience a reduction beyond the BRE guidance of greater than 20% are associated with rooftop amenity areas located at Nos. 1,3,4,5 and 6 Featherstone Mews with the areas in their outdoor spaces going from 70% sunlit to between 52%-25% sunlit for two houses on 21 March. While it is acknowledged that this will be a noticeable change to the existing sunlight received by these amenity area, on balance, this is considered acceptable given these areas are associated with above ground rooftop amenity areas, the existing ground floor amenity areas of these properties currently do not receive 2 hours of direct. In addition, the

overshadowing impacts to these areas during the summer solstice would be fully compliant with the BRE guidance.

Overall, the direct impacts of the proposed development on adjoining amenity spaces are considered to be minor with most properties retaining all existing levels of solar access to these areas. Whilst it is acknowledged that the outdoor amenity spaces of Nos. 1,3,4,5 and 6 Featherstone Mews will be impacted, given the separation of the proposed development and height scale and massing which incorporates a stepping back as well as the native planting buffer along the rear boundary of the site, it is considered that the proposed development has been appropriately designed to mitigate these associated impacts. Furthermore, all adjoining amenity spaces, including those at Featherstone Mews, would achieve full compliance with the BRE Guidance during the summer months and as such, the proposed impacts are considered acceptable in this instance and would not be unduly harmful to the outdoor amenity of adjoining residents.

Outlook and privacy

135 With regard specifically to preventing harmful overlooking of dwellings, the 2015 Technical Update to the Residential Design Standards SPD 2011 requires developments to achieve:
a distance of 12 metres between windows on a highway-fronting elevation and those opposite at existing buildings; and
a distance of 21 metres between windows on a rear elevation and those opposite at existing buildings.

136 The image below shows the breakdown of the surrounding buildings. This shows that the majority of the adjacent structures are residential or mixed-use properties. There is however educational, and health care uses in close proximity to the site such as Charter School and Tessa Jowell Health Centre to the south of the site and 40 Columbo Street to the south.

Image 12: Use classes of surrounding buildings

137 The distances between Featherstone Mews and the western elevations of Bock B and C, are between 22.2m – 27.4m. There would also be a distance of 25 - 30m between the eastern side elevation of Block A and B and the residential dwellings along Melbourne Grove and Jarvis Road.

138 It is noted that there would be a distance of approximately 12-15m between the northern elevation of Block A and the side elevation and balconies to units at No. 18-22 Grove Vale which would be below the recommended separation distances. However, given no windows are proposed on this elevation besides those serving a central corridor, there would be no impact on privacy while outlook would be maintained in other directions.

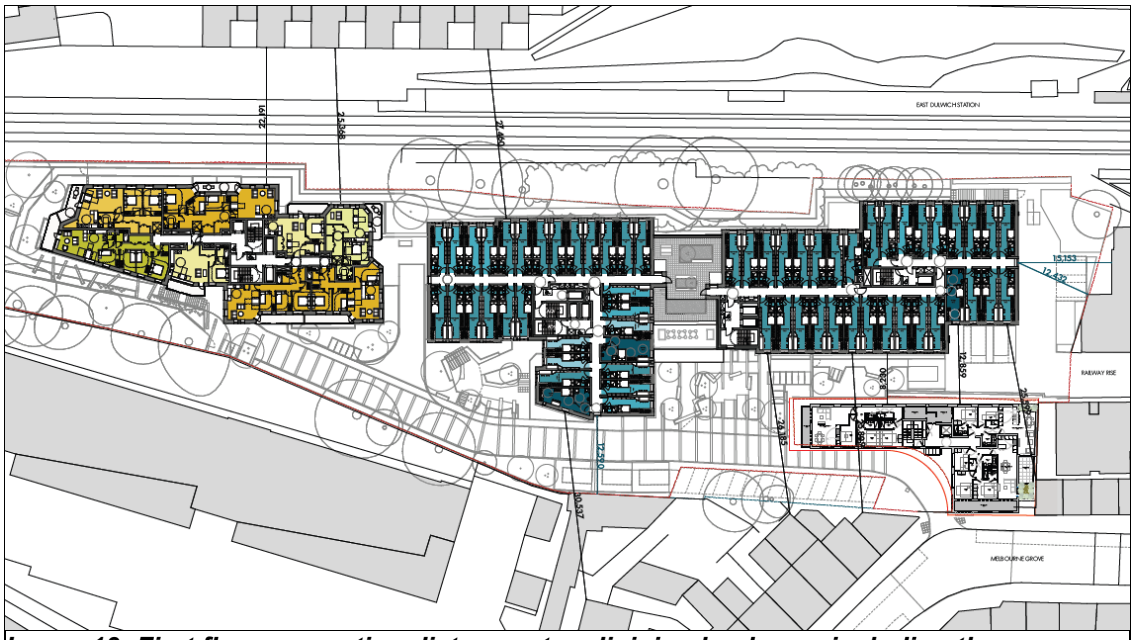


Image 13: First floor separation distances to adjoining land uses including the consented scheme at The Melbourne Grove Medical Practice and Nos. 2 & 2A Melbourne Grove

139 With regard to the impact of the proposed development on the consented scheme at The Melbourne Grove Medical Practice and Nos. 2 & 2A Melbourne Grove, there would be a distance of 8.2m - 12.8m between the eastern elevation of Block A and the rear elevation of the consented residential apartments on this adjoining site. While this would be below the recommended separation distances, majority of the windows are attributed to corridors or living rooms which have dual or triple aspects to the south and west. Overall, while the proposal would have some impact on some bedroom windows which have a primary outlook towards the site, a separation distance of almost 13m would be maintained in these instances which is not considered to be unreasonable in terms of privacy or outlook.

140 Given the distances involved, being above the required 12m as set out Design Standards SPD and given the location of new windows relative to neighbouring properties, including the consented scheme at The Melbourne Grove Medical Practice and Nos. 2 & 2A Melbourne Grove have been minimised, it is considered that any increased overlooking or loss of privacy as a result of the proposed development would be minimal.

141 The proposed development would therefore have an acceptable impact upon the living conditions of the adjacent properties with regards privacy and overlooking.

Noise and vibration

Plant noise

142 Plant (power, heating and cooling machinery) would be contained within three rooms at the basement level of Block B and three rooms at the lower ground floor level of Block C.

143 A condition is recommended requiring the plant not to exceed the background sound level (LA90 15min) at the nearest noise sensitive premises, and for the specific plant sound level to be 10 dB(A) or more below the representative background sound level in that location, all to be calculated fully in accordance with the relevant Building Standard. The condition is considered sufficient to ensure that the proposed plant will not have an unacceptably adverse impact on existing neighbouring residents or the users of the building.

People noise and disturbance

144 Many of the objections mention the potential impact from the increased bumber of people on the site. There would be a reduction in vehicle movements, most notably from larger vehicles that would service the builders' merchants. While there would be more activity from people, residents would likely exit the site onto Melbourne Grove and head north to Grove Vale towards the amenities and transport options there and on Lordship Lane. The Student Management Plan says that the operator would work to with residents to reduce any porential impact.. Through the legal agreement, a more substantive management plan would be required for approval detailing how the student accommodation would be managed to limit impact on neighbours, the code of conduct students would need to adhere to, how neighbours can complain if they are disturbed and what action would be taken.

Vibration

145 A condition is recommended requiring an assessment of vibration and reradiated noise to be submitted for the Council's approval following piling but prior to commencement of above-ground construction. The purpose of the assessment is to ensure that adjoining occupiers would not be exposed to vibration or re-radiated noise in excess of the Council's recommended maximum levels, those 0.13 m/s VDV in the case of vibration during the night-time period, and 35dB LASmax in the case of re-radiated noise.

Public Realm

146 London Plan Policy D8 states that development proposals should encourage and explore opportunities to create new public realm where appropriate and ensure the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Landscape treatment, planting, street furniture and surface materials should be of good quality, fit-for-purpose, durable and sustainable.

147 SP Policy P13 (Design of places) requires proposals to ensure buildings and spaces are well-positioned for their function and use. High-quality public realms that encourage walking, cycling, and are safe and attractive are essential, along with appropriate landscaping and green infrastructure. The policy also mandates inclusive design accessible to all ages and disabilities, formal and informal play opportunities, and adequate outdoor seating.

148 The Proposed Development includes a series of landscaped public amenity spaces mostly at ground level, designed to enhance the overall aesthetic and functionality of the site. These areas include the Shared Surface, Student Arrival, Social Space, Woodland Garden, Amenity Roof Gardens, and Native Buffer.

149 The Student Arrival area is designed to provide a visible, welcoming and green entrance for students and includes varying seating arrangement, a small lawn and generous planting. While the Social Space provides a buffer between the student and residential accommodation and incudes a pergola and multifunctional seating which offers an informal meeting area for both students and residents.

Image 14: Visual representation of the student arrival space and student building entrance.

150 The Woodland Garden, located at the southern end of the site, retains much of the existing greenery and provides play and amenity spaces for residents, particularly children (refer to section below). Amenity Roof Gardens are also provided on the residential and student buildings and offer additional outdoor amenity spaces, with extensive planting. Lastly, the Native Buffer along the boundaries of the site have been utilised for native planting including woodland species and vertical greening to enhance the visual aesthetic and biodiversity of the site.

151 In total, the Proposed Development will deliver 1428sqm (GIA) of publicly accessible space. Overall, it is considered that this will provide a well-connected, green place which promotes safety, well-being, social interaction and a sense of place in accordance with SP Policy P13.

Image 15: Location and provision of public realm spaces

Provision of Play Space

152 London Plan Policy S4 (Play and informal recreation) requires developments to enhance play opportunities and independent mobility for children, ensuring residential developments provide at least 10 square metres of good-quality, accessible play space per child. Play space should be stimulating, safe, integrated into the neighbourhood, incorporate greenery, be under passive surveillance, and not segregated by tenure.

153 The provision of play space has been allocated to the southern corner of the site in the Woodland Garden. This is considered appropriate given its proximity to the residential block which it will serve and the separation from the student accommodation block which will provide additional safety for children and families. The provision of play space on the site is allocated for use by the residents of the residential block. As such, it is considered that the location of the play space is appropriate for the site and will ensure that families are able

to access this space safely and children able to enjoy a high quality space.

Image 16: Location of play space

154 The play space has been designed to integrate with the natural woodland character and create a diverse, and sensory-rich area that caters to children of various ages and abilities. The design of the play space also includes wheelchair accessible surfacing and play equipment that offers diverse sensory experiences including stepping stones, musical chimes, exploratory routes, tee pee, climbing structure and cradle swing. An informal teenage hang-out space is incorporated into the proposal, providing hard and flush surfaces and shelters. The strategy has been designed to ensure that the proposed play areas are engaging, inclusive, and promote interaction with nature while meeting local policy requirements for on-site play provision.

Image 17: Visual representation of the woodland garden and play space

155 Due the nature and size of the proposed development, and the provision of other play areas within suitable walking distance of the site, it is proposed that 265sqm of 0-4 years play and 249sqm of 5-11 years play be delivered on site. Older children's play is proposed to be delivered off-site by way of a financial contribution via a S106 Agreement. The quantum of play space provision is shown in the table below calculated using the GLA Playspace Calculator under LP Policy S4.

Age Group	Policy Requirement (sqm)	GIA Proposed (sqm)
Ages 0 – 4	264	264
Ages 5 – 11	249	249
Ages 12 – 15	178	0
Ages 16 & 17	94	0
Total	785	513

Table 3: Play space requirement and provision

156 The diagram below shows the existing play and open spaces in close proximity to the site which offer equipped areas of play, green spaces and sports facilities for hire. Dog Kennel Hill Adventure Playground, and Open Space, Community Park, Goose Green Play Space and Open Space, Ruskin Park and Peckham Rye Park and Common are within 800m of the site, approximately 10 minutes walk, and cater for 12+ years. As noted previously, 'hang-out' opportunities are being delivered within the Social Space that can be used by teenagers from the residential block. In addition, the sports hall and sports studio at The Charter School East Dulwich which directly adjacent to the site, are currently available for one-off or regular hire.

Image 18: Location of play and open space in proximity to the site

157 It is noted that previous iterations of the scheme included an additional residential block in the southern corner of the site however this was amended during the pre-application stage. The reduction in the building coverage and creation of on-site play space is considered to be an improved outcome on the site which ensure on-site delivery of play space for younger children.

158 Overall, the Proposed Development will provide a policy-compliant level of play space on-site for 0 – 11 years as demonstrated in Table 3 above, as required under LP Policy S4. While it is noted that there are several play and open spaces in the area which cater for 12+ years, a financial contribution towards off-site play space provision for older ages (12 - 17 years) is proposed in order to improve and enhance existing provision in the nearby vicinity as part of meeting the on-site shortfall of 272sqm.

Urban Design and Heritage

159 London Plan Policy HC1 (Heritage conservation and growth) requires proposals affecting heritage assets to demonstrate a clear understanding of the historic environment and integrate this understanding into the planning and design process. Proposals should respect and conserve the significance of heritage assets and their settings, actively managing cumulative impacts. Proposals must also identify archaeological assets, avoid or minimize harm, and integrate heritage considerations early in the design process to deliver positive benefits.

160 Southwark Policy P21 (Conservation of the historic environment and natural

heritage) requires proposals to conserve and enhance the significance of designated and non-designated heritage assets and their settings.

161 The following adjacent heritage assets that have been identified:

Dulwich Grove United Reformed Church and Church Hall - Grade II
Goose Green Primary School and nursery (including associated walls, gates, and railings) - Grade II
Southwark Military Hospital War Memorial Cross - Grade II
31 and 33 East Dulwich Grove - Grade II.
1-3 Railway Rise - Locally listed.
East Dulwich Community Hospital - Locally listed.

162 While the Dulwich Grove United Reformed Church and Church Hall might experience some visual interaction with the new buildings, the views are expected to be limited and will not significantly affect the appreciation of the church's architectural value. Where the development may be visible it will be experienced as a subtle, high quality addition to the existing built environment. It will not affect the contribution of the asset's setting to its significance due to the distance between the Site and the asset and the established character of its wider setting which comprises varied development.

163 Similarly with regard to Goose Green Primary School and nursery, the proposed development will not alter the primary views or significantly impact its heritage value. The Southwark Military Hospital War Memorial Cross and 1-3 Railway Rise are locally listed buildings and are likewise similarly situated in that the new development will not detract from their historical significance. It is considered that the proposed development will be experienced as part of the varied townscape surrounding the asset and will be responsive in its scale and contemporary design to buildings existing within the area.

164 The proposed development, by incorporating high-quality architectural design and appropriate height, bulk and massing, and would not result in any adverse visual harm to any surrounding heritage assets in the area. It aligns with the local vision for East Dulwich, which supports larger-scale developments near East Dulwich Station. Overall, the Application Scheme is in accordance with Policies HC1 of the London Plan and P21 of the Local Plan.

<u>Height, form and massing</u>

165 Policy P13 (Design of Places) sets out that development must "ensure height, scale, massing and arrangement respond positively to the existing townscape, character and context".

166 Policy P14 (Design Quality) sets out that development must provide "High standards of design including building fabric, function and composition" and "Innovative design solutions that are specific to the site's historic context, topography and constraints".

167 It is noted that the proposal for this site underwent substantial change during the pre-application process on advice from design and conservation officers. The original 8 storey linear development was reduced in height and broken up

into three distinct buildings with a small terrace of homes to the southern end of the site. Due to access issues, the terraced homes have been omitted from the proposals which has resulted in an additional storey on Block C.

Image 19: Massing views showing design evolution of the scheme (February 2024)

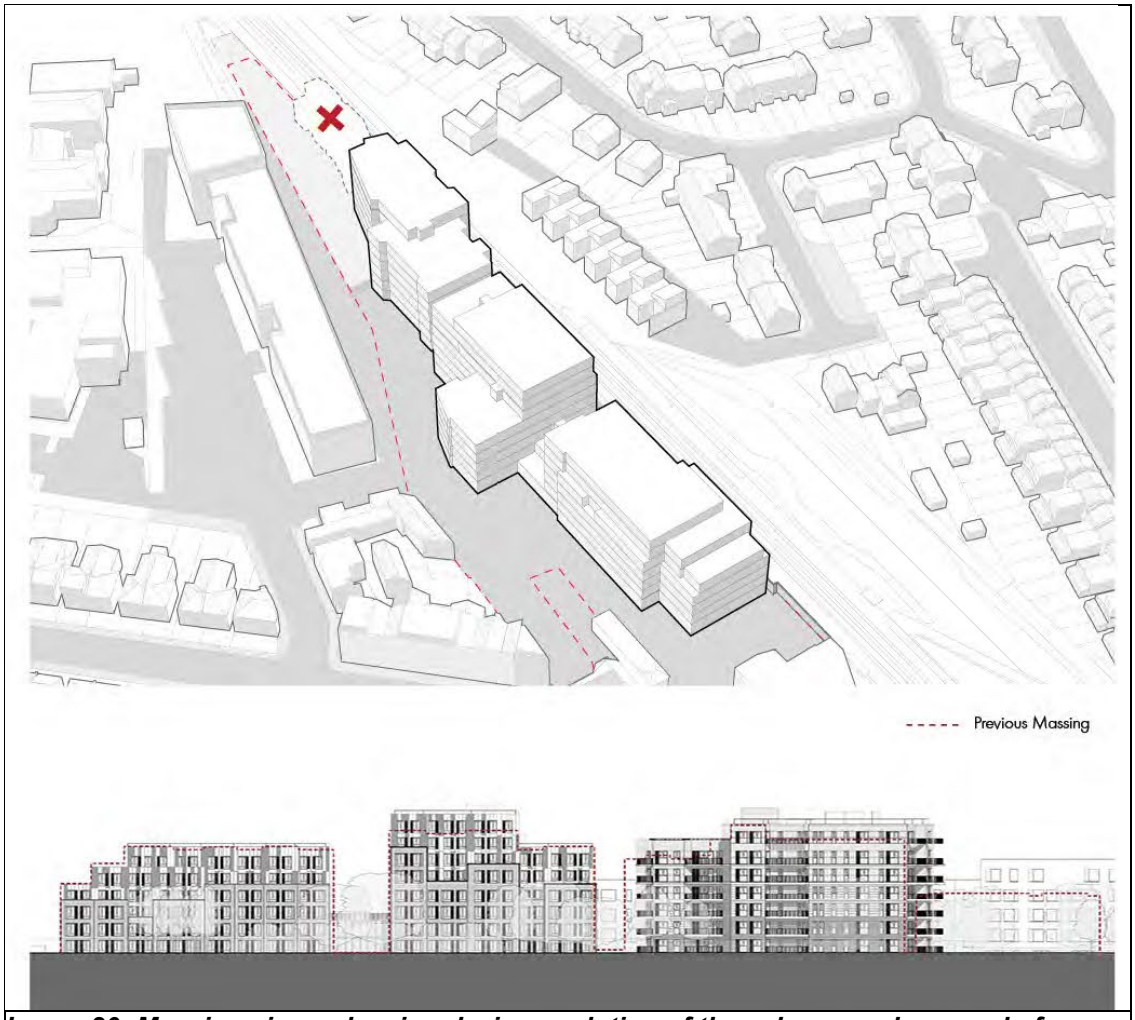


Image 20: Massing views showing design evolution of the scheme and removal of townhouses (May 2024)

168 The proposed development would comprise three buildings arranged on a roughly north-to-south axis, backing directly onto the adjacent railway line. The buildings would range in height between five and eight storeys in height, with the taller elements of the proposal concentrated along the railway line and towards the southern end of the site. The buildings are comprised of a series of stepped and stacked forms which have been designed to step down towards neighbouring buildings (e.g. the four-storey neighbouring development on Railway Rise). Due of the change in topography across the site, the buildings would read as 3 - 6 storeys when viewed from the railway line but would read as full 5 - 8 storeys from the Melbourne Grove side of the site. It should be noted that all of the blocks include a substantial amount of plant, which gives the impression of a additional storey on Block C where the plant enclosure takes up a considerable amount of the roof space. However, no additional accommodation is being proposed at these levels.

169 Due to its height and massing of the proposed development was tested both in the long- and short-range views of the site, and a Townscape Visual Impact Assessment was prepared to test its impact on the surrounding streetscape character and context:

170 Looking to immediate views of the building first, the proposed development has been demonstrated to be prominently visible in view 1 (Railway Platform) and

view 4 (Melbourne Grove).

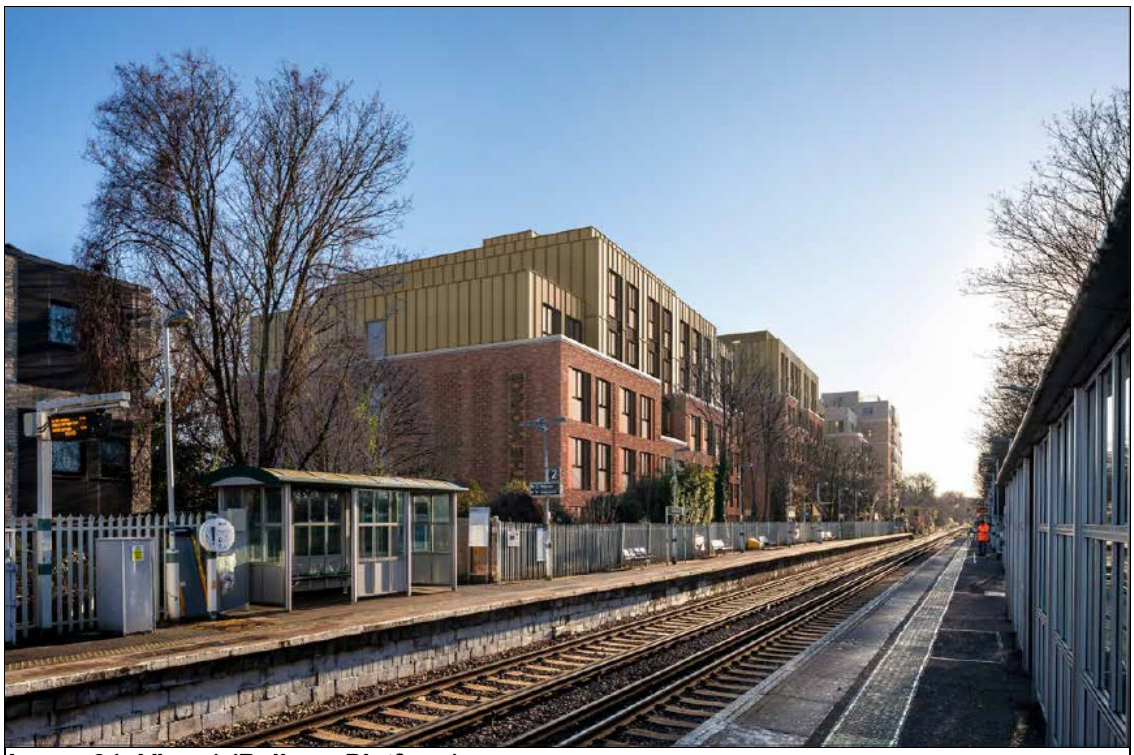


Image 21: View 1 (Railway Platform)

171 From the railway platform in View 1, the proposed development appears as three articulated blocks extending along the length of the site and stepping up from 4 to 5 and 6-storeys in height. This is an elevated location that does not take in the lower reaches of the development and here it appears to fit naturally as it transitions down towards the four-storey library / M&S building. The highly articulated footprint of the buildings along this edge of the site and the stepped arrangement of brick base and metal-clad tops help to break down the mass.

172 From Melbourne Grove (view 4), the architectural form is simpler and more blocky where it is visible over the rooftops of the commercial properties. In these immediate views the simplified architectural form, is a continuous presence in the backdrop appearing like an attic storey over the low-rise,Victorian high street character of Melbourne Grove and Grove Vale.

Image 22: View 4 (Melbourne Grove)

173 The nearest heritage assets are included in View 2 which takes in the locally listed buildings (Nos1-3 Railway Rise). This view demonstrates that there is clear separation between the proposed development and the locally listed assets (1-3 Railway Rise). In this view the development is located to the right, away from the heritage assets, and relating naturally to the modern development (M&S) that is directly opposite the undesignated heritage assets.

Image 23: View 2 (Grove Vale / Railway Rise, looking south) including Nos. 1-3 Railway Rise

174 It is likely that the development would be visible in main approaches toward the site along East Dulwich Grove and the gaps between the houses on Melbourne Grove. However, the relatively low building as viewed from these streets would have a negligible impact, exceeding the four-storey element of the Charter School by a storey or two.

175 In the wider and more distant views the three distinct blocks of accommodation, arranged in a linear fashion, will appear as separate, related and highly articulated pavilions in the distant backdrop over the rooftops and over the tree-line. This is evident in View 11 from St Francis Park. This layered visibility coupled with the fact that the upper storeys are clad in a lighter metal finish will ensure that the new development will not appear overly dominant in these views. This was a key consideration in the lead up to the application and in developing the architectural language of the development and became especially relevant when considering the local topography.

Image 24: View 11 (St Francis Park, looking south east)

176 The development divides naturally into three separate and highly articulate blocks in order to avoid causing a sense of enclosure onto nearby open spaces and where it is visible the blocks appear distinct and separate in these wider views. In these cases, the proposed development does not read as harmful or overbearing due to its height, form, massing and architectural design. These incidental glimpses of the scheme will relate positively to the surrounding low-rise suburban character and context.

Architectural Detailing

177 Policy P13 (Design of Places) sets out that development must "better reveal local distinctiveness and architectural character; and conserve and enhance the significance of the local historic environment".

178 Policy P14 (Design quality) sets out that development must provide "high standards of design including building fabric, function and composition".

179 All three of the proposed blocks share a cohesive architectural design and arrangement, comprising elements of vertical rhythm (e.g. stacked arrangement of fenestration, privacy screens and balconies / bays) which are intended to mimic the strong vertical rhythms created by the narrow plot widths and repetitive fenestration of Victorian Streets. Horizontal emphasis is introduced mainly through changes in materiality, but also with some set back elements and the use of horizontal banding to the brickwork on the residential building.

180 The ground floor of all blocks is articulated using a contrast brick, with predominantly red brick for the middle portion of the building and bronze metal roofs on the student accommodation building. The architectural design has been developed to counterbalance the vertical and horizontal elements by stepping the footprint of the buildings especially along the railway line and breaking up the mass vertically with stepped brick-clad ‘shoulder’ and a varied single/multi-storey metal ‘attic’ or top.

181 These features draw from the surrounding townscape to inform concepts of verticality and horizontality in the proposed architectural design and include modern reinterpretations of Southwark’s rich industrial past. The material palette suggested in the DAS and proposed drawings is supported and will result in a high quality development and the detailing decorative / protruding brickwork and banding details demonstrate the design ambition of the architects. The quality of the design will rely to a large degree on the quality of detailing and the choice of materials, and this will be reserved by condition. This is in order to ensure that the ambition of the design extends into the constructed development and the chosen materials are high quality, consistent with the submitted scheme and appropriate in context.

Layouts and quality of provision

182 The success of shared living accommodation like student housing arises from the opportunity to form community - the quality, generosity and layout and provision of communal space is therefore key to creating a good place for students to live. The communal amenity space at ground and first floor mainly comprises open plan rooms with informal "zones" for gaming, studying etc.

183 It is noted that Design and Conservation Officers preference the provision of smaller amenity spaces, distributed more evenly across the development which cater for a range of types of spaces - e.g. smaller enclosed quiet zones for studying or socialising in small groups.

184 Whilst the benefit of quiet study zones is recognised, the scheme is entirely studio accommodation, meaning that students will have private space to study. In addition, with all students attending a university, independent study spaces such as libraries, unions and university departments will be provided off-site to meet this need. It is also recognised that fewer but larger communal spaces in student housing help support social interaction and a sense of community, and the larger areas can accommodate a diverse range of activities, making them

more adaptable to students' needs.

185 On balance, it is considered that the quality of communal amenity space would be consistent with other PBSA schemes in the Borough and would meet the guidance set out under section 2.6 of the PBSA LPG (2024).

Access and site layout

186 The site has two access points which have been used to establish separate entrance arrangements for the commercial and residential portions of the development. The commercial aspect of the scheme is accessed from Railway Rise while the residential portion at the southern end of the site (i.e. both the Student and the Affordable Housing) are accessed form Melbourne Grove. Separate comments about these arrangements and the access and servicing implications for Melbourne Grove and Railway Rise are provide in the transport section of this report.

187 The location of the children's play space is considered appropriate given its proximity to the residential block which it will serve and the separation from the student accommodation block which will provide additional safety for children. The quality of the design of the play space is considered to be of a high quality and includes extensive landscaping which will ensure that families are able to access this space safely and children able to enjoy the space.

Southwark Design Review Panel (DRP)

188 The Southwark DRP reviewed the development on 23rd April 2024 during the pre-app stage and identified several opportunities to enhance the proposal. They noted the potential for more effectively arranged uses, suggesting that better-lit commercial spaces and a greater proportion of dual-aspect homes could significantly improve the project's appeal and functionality. The panel saw an opportunity to align the development's height and massing more closely with the local character, which could create a more harmonious integration with the surrounding area. They encouraged a simplified and cohesive architectural expression, which could provide a more unified and attractive appearance. The landscape design presents a chance to create more inclusive and engaging communal spaces, offering a safer and more enjoyable environment for all residents. Overall, the panel felt that by reducing the density and focusing on thoughtful design, the project could better meet the needs of the community and create a vibrant, well-integrated addition to the area.

189 The scheme was amended since the Southwark DRP principally to remove a terrace of houses that were located at the southern and least accessible part of the site. This meant the gaps between blocks could be revised marginally, the landscape was consolidated at the centre of the site and the affordable housing block updated to ensure that the housing could be delivered on the site.

Design Conclusion

190 The information submitted with this application demonstrates that the proposed buildings would appear above the parapets of the buildings and streetscapes in the immediate context (including the railway platforms, Melbourne Grove,

Railway Rise, Grove Vale and East Dulwich Grove). This visibility is principally relating to the articulated and metal-clad attic storeys in a layered fashion rising towards the railway line and mainline station at East Dulwich.

191 Whilst this appears in the context of the prevailing low-rise, modest and polite Victorian high street and suburban character the height is measured and consistent with other recent developments in the immediate area which rise towards the railway line including the Charter School and the Library development on Railway Rise. The development is not considered to give rise to any harm to nearby heritage assets including the undesignated heritage assets of the Railway Rise cottages on Railway Rise and, due to its high quality design will generally accord with policies P13, P14 and P17 of the Southwark Plan.

Landscaping and trees

192 The proposed development has been designed to retain as many trees as possible, focusing on minimizing impact on high and moderate-quality trees. However, of the existing 37 individual trees and 4 groups of trees currently on site, 7 individual trees (3 Category B trees and 4 Category C trees) are proposed to be removed due to structural integrity and space constraints.

193 The proposed tree loss will be offset with replacement tree planting within the scheme which includes 28 new trees at ground level and 11 new trees within the communal amenity spaces on the roof gardens. It is noted that there is some disparity between the size and canopies of the 39 new trees being proposed and those being lost and as such, a tree contribution (est: £44,000) is recommended as part of the S106 Agreement to ensure that the development provides no net loss in accordance with SP Policy P61 and achieves carbon sequestration parity.

194 Overall, despite the removal of trees on the site, the proposed development includes the retention of some higher-quality trees and also includes extensive new planting and soil improvement measures, which, coupled with the recommended tree contribution ensure that environmental and aesthetic impacts are mitigated. As such the proposed tree removal is considered acceptable within the broader context of sustainable site development and complies with SP Policy P61.

Green Infrastructure, Ecology and biodiversity

195 Policy G5 of the London Plan states that urban greening should be a fundamental element of site and building design. It requires major developments that are predominantly residential to achieve an Urban Greening Factor (UGF) score of 0.4.

The protection and enhancement of opportunities for biodiversity is a material planning consideration. London Plan Policy G6 requires development proposals to manage impacts on biodiversity and secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. Southwark Plan Policy

P60 seeks to enhance populations of protected species and increase biodiversity net gains by requiring developments to include features such as green and brown roofs, green walls, soft landscaping and nest boxes.

Urban Greening

The proposed development achieves an urban greening score of 0.42 which is a combination of perennial planting, hedges, grassland, rain gardens, vertical greening, vegetation and green roofs. The image and table below illustrate the urban greening calculations and landscaping on the site.

Image 25: Location of landscaping and urban greening on the site

Ecology

The applicant's Ecological Appraisal which includes habitat surveys, searches for notable species, and an endoscope survey for potential bat roosts, notes that the site is of low ecological value, comprising of mainly hardstanding, with minimal areas of suitable habitats. The appraisal identified potential nesting sites for birds and occasional use by bats and makes recommendation for

precautionary measures during tree felling and building demolition. In addition, the proposed development includes the implementation of native plantings such as grasslands, wildflowers and trees, as well as green walls and roof, and the installation of bat and bird boxes which will enhance the biodiversity of the site.

Overall, given the low or negligible ecological importance of the site, the Appraisal concludes that no significant impacts to designated habitats or priority habitats will occur as a consequence of the redevelopment of the site.

Biodiversity

The applicant's Biodiversity Net Gain (BNG) Assessment found the site to have a baseline score of 3.76 habitable units. The proposal would deliver biodiversity gain through the enhancement of existing scrub, new tree planting and the creation of habitats that are well suited to urban locations (including green roofs). As a consequence the site's BNG score would rise to 4.26 habitable units, which would fall short of the minimum 10% net gain requirement to satisfy the trading rules of the Statutory Metric.

It is noted that the primary driver of loss in habitat units is attributed to the prior removal of trees from the site by the previous landowner in February 2024.

During the course of the application, and additional metric was submitted with an updated baseline of habitat units. It was noted that some minor errors had been included in the previous metric baseline. The updated baseline metric equates to an increase of 13.23% in onsite units, however trading rules have not been met meaning offsite compensation is required.

As such, the proposal includes off-site tree planting to compensate for the shortfall which will include a combination of replacement tree planting within habitats close to the site and within Southwark, the purchase of individual trees or high distinctiveness habitat units from an off-site biobank in an adjacent borough or elsewhere in England or, the purchase of statutory credits.

Whilst it is acknowledged that the site does not achieve the requisite 10% BNG uplift, on balance, given the site conditions and constraints and that additional planting has largely been maximised as part of the redevelopment of the site, it is considered reasonable to accept off-site tree planting as compensation for the proposed shortfall in BNG. The delivery and supply of off-site habitat units will be secured by way of condition to ensure adequate compensatory planting is provided.

Fire Safety

Policy D12 of the London Plan expects all development proposals to achieve the highest standards of fire safety and to this end requires applications to be supported by an independent Fire Strategy, produced by a third party suitably qualified assessor.

A Fire Strategy was submitted with the application which included a matrix that assesses the scheme for compliance against the relevant parts of Policy D12. Among other things, the Fire Strategy confirms that:

the building would be served by two stairs for means of escape and fire service operations;
The common escape routes have been designed in accordance with BS9991 whereby the lobby directly adjacent to each stair will be fire sterile and will be provided with smoke ventilation at each level.
A mechanical smoke ventilation shaft will be provided in each evacuation lift lobby.
Ancillary accommodation will be separated from common residential escape routes in accordance with BS9991.
A “stay put” policy would apply for the residential accommodation, but a “simultaneous evacuation” strategy would apply for all other ancillary areas (such as the common rooms) and non-residential accommodation (such as the commercial space).
An evacuation lift will be incorporated adjacent to each escape stair and will be accessible via a fire sterile lobby.
Travel distances are limited to 20m in a single direction and each flat will be provided with fire alarm and sprinkler system.
Appropriate active fire protection system would be installed, including fire detection and alarm, emergency lighting and signage, sprinklers and smoke control systems;
One core in each block will be constructed as a firefighting shaft and equipped with dry fire main and firefighting lift. Hose coverage distances will be limited to 60m.

The Fire Strategy was produced by fire risk engineering consultancy BB7. The contents of the document have been checked and approved by a certified fire risk engineer (a Member of the Institute of Fire Engineers).

The relevant fire risk minimisation policies of the London Plan are deemed to have been satisfied. A condition is recommended to ensure the construction and in-use operation of the building are carried out in accordance with the Fire Strategy.

Secured by Design

The application has been reviewed by the Metropolitan Police, Secure by Design Advisor who is satisfied that, should this application proceed, it would be able to achieve the security requirements of the Secured by Design.

Archaeology

Part D of LP Policy HC1 states that development proposals should identified assets of archaeological significance to inform the design and appropriate mitigation. In addition, SP Policy P23 sets out the requirements for archaeological findings on-site.

The Site is not located within an archaeological priority area and the evidence of historic maps and the HER indicate there is a minimal archaeological

potential for the site, other than the potential remains of buildings shown on recent historic maps occupying the site.

As confirmed by the Council's archaeology officer, the proposal would not result in adverse impacts on any identified archaeological assets and as such, is considered acceptable and recommended for approval.

Transport and highways

Trip generation

Policy T4 of the London Plan requires development proposals to ensure the impacts on the capacity of the transport network are fully assessed and that any adverse impacts are mitigated. Policies P45, P49 and P50 of the Southwark Plan require developments to minimise the demand for private car journeys and demonstrate the public transport network has sufficient capacity to support any increase in the number of journeys by the users of the development.

The applicant has provided the daily trip generation profile of the proposed development, in addition to peak hour trip generation. Given the use of the proposed commercial element has been nominated as entirely class B8 storage and distribution, an updated trip generation for this land use has also been provided.

A total of 895 daily trips are forecast to be generated by the proposed residential and student elements of the development, the vast majority (95%) of which would be undertaken via active and public transport modes. A total of 36 daily delivery and servicing vehicle trips are forecast to be generated by these elements, all of which would access the site via Melbourne Grove.

The proposed development would result in a net reduction in overall vehicle trips in comparison to the extant industrial use as shown in the table below. The net change in the traditional AM and PM peak hours are minor, with a reduction of seven vehicle movements expected between 08:00-09:00 and an increase of three movements between 17:00-18:00.

Hour	Existing Builders Merchant	Proposed Development	Net Change in Vehicle Trips
07:00 – 08:00	7	4	-3
08:00 – 09:00	14	7	-7
09:00 – 10:00	16	10	-6
10:00 – 11:00	14	9	-5
11:00 – 12:00	14	10	-4
12:00 – 13:00	13	11	-2
13:00 – 14:00	13	10	-3
14:00 – 15:00	11	12	+1
15:00 – 16:00	9	10	+1
16:00 – 17:00	8	11	+2
17:00 – 18:00	4	7	+3
18:00 – 19:00	6	5	-1
19:00 – 20:00	7	5	-2

20:00 – 21:00	0	3	+3
Total	**136**	**115**	**-21**

Table 4: Net change in vehicle trips (residents, students, commercial and delivery vehicles) as a result of the proposed redevelopment of the site.

A public transport impact assessment was also undertaken, showing an additional 0.77 and 0.78 trips per bus service in the AM and PM peak hours respectively. While rail services would account for an increase of 2.5 trips per service in the AM and 2.4 trips per service in the PM peak hours respectively. With regard to the overground, there is an expected increase of 1.5 trips in both the AM and PM peak hours. Overall, the increases in public transport trip generation as a result of the proposed development are very small on the public transport network, given the frequency of services available.

Student move-ins and move-outs

Students moving in and out of PBSA can generate a significant demand for loading space nearby. To ensure these impacts are minimised, the procedure for managing student arrival and departure periods at the start and end of term will be set out within a standalone Student Management Plan to be secured by obligation, and this will be expected to align with the principles in the application-stage documents. The key elements proposed at this stage within respect to move-ins are:

the process will be spread over two weekends (three to four days) each academic year;
the allocated drop-off point would be the disabled parking bay and loading bay adjacent to the entrance of Block A, which combined can accommodate four vehicles;
to stagger arrivals, each student will be advised of a date and time to take up occupancy of their room, and each move-in slot will be limited to 20 minutes;
The dates selected will be subject to liaison with local police and traffic management to ensure a strategy for vehicular movements is agreed;
Students will be required to book their arrival online through a student portal. Limited time slots are built into the system to avoid congested arrival periods;
Students will not be required to move their belongings out over the Christmas and Easter holidays meaning that students would only move in and out once a year.

Prior to arrival at the Site, all students will be contacted by email to confirm the arrival arrangements and move-in procedure. This will include travel information with regard to key airports, main line railway stations and the local tube station.

It is considered that move-in and out either side of this two week period would be sufficiently low, and that these would to be adequately managed by the standalone Student Management Plan such that no harm would be caused to the local highway network or surrounding residential amenity. The proposed obligation relating to the standalone Student Management Plan will be worded to expressly require inclusion of measures in respect of the move in and move-out process.

Servicing and deliveries

London Plan Policy T7 deals with servicing and delivery arrangements during construction and end use. With respect to end use, the policy requires provision of adequate space for servicing, storage and deliveries to be made off-street, with on-street loading bays only used where this is not possible.

Servicing/delivery trip generation

The applicant's Transport Assessment predicts, on a daily basis, approximately 19 deliveries to the student housing, 17 to the residential housing with potential for up to 4 deliveries in the peak hour. It is noted that servicing trips associated with a self-storage unit are likely to be very limited and instead, nearly all vehicle trips to / from the Site would be generated by customers bringing items to store. Furthermore, due to the nature of the existing builders' merchants, it is reasonable to assume that it would generate more delivery and servicing trips compared to the proposed use of the site. The Council's Transport Policy Team agrees that these estimates are realistic and is of the view that these numbers would neither place undue strain on the highway network nor impact upon the amenity of nearby residential occupiers.

Servicing/delivery hours

Servicing hours to all of the uses would be restricted by condition, as follows:

09:00 to 20:00 on Monday to Fridays;
09:00 to 18:00 on Saturdays; and10:00 to 16:00 on Sundays.

Car parking

The proposed development would be largely car free with the exception of Blue Badge spaces. 3 blue badge spaces are proposed for the residential/student element (2 for residential, 1 for student), which is considered appropriate and in line with the London Plan. The Applicant has confirmed that the route between spaces and residential blocks is DDA compliant with resting space provided.

An additional 1 blue badge space is proposed for the commercial element, which, will comprise entirely self-storage (use class: B8). There are no specific car parking standards for this land use, and the applicant has proposed that 4 car/van spaces are provided. The quantum of parking proposed is considered appropriate to serve the requirements of a site of this scale. To avoid overspill/staff parking, a detailed Car Park Management Plan is to be secured by condition. The proposed development also includes provisions for all parking spaces to be provided with active electric vehicle charging points.

Lastly, car club membership will not be offered to students. However, one car club membership will be offered to each affordable residential unit for a period of three years, for the first occupant of each unit. The funding for this will be secured via S106 agreement. This is considered acceptable in terms of reducing private car usage and promoting multi-modal forms of transport.

Cycle parking and cycling facilities

The proposed development would comply with the cycle parking standards prescribed under the London Plan which require 279 (student accommodation), 101 (residential) and a minimum of five spaces to be provided for the commercial unit. The provision of cycle parking is detailed in the Table below.

Use Class	Standards		Requirement		Proposed	
	Long-Stay	Short-Stay	Long-Stay	Short-Stay	Long-Stay	Short-Stay
Student Accommodation	0.75 spaces per bedroom	1 space per 40 bedrooms	270	9	270	24
Residential (C3)	1 space per studio or 1 person 1 bedroom Dwelling 1.5 spaces per 2 person 1 bedroom dwelling 2 spaces per all other dwellings	5 to 40 dwellings: 2 Spaces Thereafter: 1 space per 40 dwellings	98	3	98	12
Commercial (B8 Storage & Distribution)	1 space per 500sqm	1 space per 1000sqm	3	2	3	2

Table 5: Cycle Parking Standards, Requirements and Provision (London Plan 2021)

The proposed cycle parking comprises a mix of tiered spaces, single and double racks, Sheffield stands and spaces for larger cycles. Long stay cycle stores are located on the ground floor level (step free) within each building and are not directly accessible or visible to the public highway. Short stay visitor cycle parking is provided within the landscaped area externally, located in secure areas of the Site, adjacent to and visible from building entrances. While commercial cycle parking provision will be provided internally.

Detailed plans have been provided regarding the proposed cycle store layouts. While generally acceptable, Council's Transport Policy Officer notes that plans appear to show Sheffield stands with wider clearance for larger cargo/accessible cycles beneath upper racks, which may not be accessible for all users and should have no vertical obstructions to access. A condition is therefore recommended for an updated cycle store layout plan to be provided which demonstrates that the cycle stands are accessible. Given the principle and provision of the cycle parking is acceptable and given the available space dedicated to cycle storage, it is considered reasonable in this instance for this information to confirmed by way of a condition.

Access

Access to the site will be provided via Railway Rise for the visitors and staff to the commercial unit(s) in Block A, and via Melbourne Grove for students and residents in Block B and C. Improvements to pedestrian and cycle access along Railway Rise are proposed, including enhanced lighting, tactile paving, and delineation of cycle paths to ensure safe and inclusive access. Railway Rise is not intended as a through-route for pedestrians accessing the residential/student blocks, minimizing potential conflict. The provision of a controlled access gate for maintenance and emergency purposes only is proposed between Block A and B and considered acceptable.

With regard to Melbourne Grove it is noted that the 15 existing parking spaces associated with GT Stewart Solicitors are retained in their exact location and format and are not included within the planning application red line boundary. The design of the proposed access arrangements have been investigated during the course of the application to determine whether further improvements could be made, primarily due to the limited access width. The proposed access has been refined to include a widened designated pedestrian area and additional vehicle tracking drawings have been provide, indicating that vehicles do not require overrun of this or the adopted footway on Melbourne Grove.

Given the low number of vehicle trips that could be expected to utilise the Melbourne Grove access, the revised access arrangements are considered acceptable. The design provides a much improved layout, improving visibility to create a simpler and more legible access space. This is due to the proposed pedestrian signage, raised table at the access point, shared surfacing, informal crossing point and marked pedestrian route which ensure that while the proposed development will give rise to increase pedestrian movements via Melbourne Grove, it has been appropriately designed to accommodate for this additional activity and minimise use conflict.

It is also noted that the access design has undergone extensive review through a series of Stage 1 Road Safety Audits and Risk Assessments. Through these reviews, amendments were made, and additional safety features were incorporated. These improved the swept path of the largest Southwark refuse collection vehicle. It is therefore concluded that the access design remains safe and ‘low risk’, as concluded by the latest Risk Assessment.

The proposed development provides the ability to undertake deliveries, servicing and refuse collection off the public highways, allowing vehicles to enter and exit in forward gear, while also accommodating increased pedestrian activity from Melbourne Grove. Overall, it is considered that the design and access strategy is acceptable and

Conclusion on Transport and Highways

Having considered all transport and traffic related implications, the Council’s Highways, Transport and Waste Management Teams are satisfied with the proposal. The scheme would minimise vehicle movements by prioritising use of public transport, walking and cycling, and by encouraging consolidation of deliveries. The increased activity of the site is not considered to give rise to any

adverse impacts on the surrounding area.

Environmental matters

Construction management

The proposed development will be subject a construction environmental management plan (CEMP). No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts. A contribution will also be secured within the s106 legal agreement which will be used for demolition and construction monitoring, compliance and enforcement work.

Waste Management

The 53 residential flats in Block C are estimated to generate 43 tonnes of waste annually, with storage designed for recycling and refuse collection in line with local guidelines. The 360 student units in Block A and B are estimated at 353 tonnes per year, managed through communal bin stores. Commercial waste is anticipated to be around 86 tonnes annually, with specific arrangements for waste management to be made by the tenant.

Plans have been provided which demonstrate that a 26-tonne waste collection vehicle can enter and exit the site to service the residential and student block and that sufficient waste storage areas have been provided in each buildings with sufficient drag distances and access arrangements via Melbourne Grove. Similarly, plans have also been provided demonstrating that sufficient storage for both recycling and residual waste have been provided for the commercial unit and that and safe access for Refuse Collection Vehicles via Railway Rise.

Overall, sufficient waste storage and appropriate management would be provided in accordance with the requirements of the development plan and relevant guidance. The measures and strategies set out in the operational waste management plan (OWMP) are considered to be acceptable. A condition is attached securing compliance with the submitted OWMP.

Water resources

Thames Water have confirmed that there is sufficient capacity on the network for the proposed development. They have in their comments recommended standard conditions and informatives relating to piling, sewage flooding, proximity to assets, surface water drainage and Foul water infrastructure. Recommended conditions have been attached accordingly.

Flood risk

The site is located within Flood Zone 1, indicating a low probability of flooding from tidal and fluvial sources. A flood risk assessment report was submitted as part of the Application and takes into consideration various flood risks, including

surface water runoff, groundwater, reservoirs, and sewers, finding a low risk for most sources. Groundwater was detected approximately 3 meters below the surface, necessitating design measures to mitigate potential risk which have been accommodated in the drainage strategy and overall design of the scheme. Overall, the development is not expected to increase the risk of flooding within the area and will include measures to appropriately manage any potential onsite flooding.

Sustainable urban drainage

The site currently has a combined drainage system for foul and surface water, discharging into an offsite sewer. The proposed strategy aims to manage surface water for storms up to a 100-year event with a 40% climate change allowance, reducing peak discharge rates by 89%. Sustainable drainage systems (SuDS) like green and blue roofs, rain gardens, permeable paving, and soft landscaping have been incorporated in the design of the scheme and will be utilized to achieve this. As discussed previously, Thames Water have also confirmed sufficient capacity in their sewer network to accommodate the proposed discharge.

Land contamination

A Phase II Geo-environmental Assessment and geo-environmental assessment, prepared by A-Squared Studio was submitted as part of the planning application and sets out the potential for below ground contaminants. Based on the ground investigations, the report recommends a series of measures to target potential below ground contaminants and provide effective mitigation as part of Remediation Strategy.

It is therefore recommended that a remediation strategy be secured as part of any future planning consent.

Air quality

The application was accompanied by an Air Quality Report, prepared by Quantum Air which confirms that the proposed development will have a negligible impact over and above the baseline air quality in the local area. The Proposed Development is considered to be compliant with the requirements of the AQN guidance and is therefore termed as an air quality neutral development. This is primarily due to the very limited car parking on site and low operational emission generation. Overall, based on suitable mitigation being implemented during the construction works which will secured by way of condition, the air quality effects are considered to be ‘not significant’ and compliant with all regulatory standards.

Overall, the application is in accordance with Policy SI1 of the London Plan and Policy P65 of the Local Plan in ensuring London’s air quality standards are maintained. Any short-term effects on air quality during construction will be successfully mitigated through the CEMP and the operational stage will meet air quality neutral.

Overall, it is considered that the application complies with Policy D6 of the

London Plan and Policies P14 and P56 of the Southwark Plan.

Energy and sustainability

Whole life cycle and carbon capture

As part of the submission a Whole Life Carbon Assessment (WLCA) has been undertaken which demonstrates that the proposed upfront embodied carbon for the application site as a whole is estimated to be 13,565,213 kgCO2e (or 707 kgCO2e/m2). The proposed embodied carbon is a substantial improvement on the A1-A5 GLA benchmarks for commercial and residential buildings, which is 850 kgCO2e/m2 GIA. The assessed intensity is a market-leading outcome. Based on a comparison with other buildings of similar massing, this would put the scheme's performance on an equivalence with many mid-rise schemes (between 6-8 storeys) currently in planning and under construction.

Circular economy

The Proposed Development will seek to minimise the waste generated from the scheme and the materials used throughout its life cycle, including the end-of-life stage, as required under LP Policy SI7 and set out in the accompanying Circular Economy Statement (CES) and associated technical pro-formas. This will seek to divert 75% of municipal waste from landfill, derive at least 20% of the total materials from recycled and reused content, reuse/recycle/recover 95% of demolition waste and 100% of construction waste, and put 100% of excavation waste to beneficial use. Lastly, as shown within the Sustainability Statement, the Proposed Development will achieve a mains water consumption of 105 litres per person per day in accordance with Policy SI5.

The circular economy strategic approach and targets for the Site to meet the circular economy principles is described in detail in the Circular Economy Statement, and are summarised below:

Deconstruct and Reuse/ Demolish and Recycle - Careful deconstruction of all elements and materials that cannot be re-used on or offsite, which will be recycled and converted for beneficial use. It is proposed that a target of 95% diversion of waste from landfill (by weight) should be set, with a 0.05% target for material reuse. The pre-redevelopment audit will identify quantities, potential uses, markets and targets to support this target. It is noted that this target would be exceeded if the reclamation/reuse approaches proposed in the report for the steel frame, carpet tiles and mineral fibre ceiling tiles can be pursued. It is estimated that 4,920.6 tonnes, or 99.6%, of the total demolition waste is suitable for diversion from landfill, via reuse, recycling or other management.

Long life - Maximising the longevity of the primary building components will maximise the value of the materials used and combined with a loose fit approach will allow flexibility and adaptability. The design life of the structure will be 50 years as per the current codes design of practice. All Layers of the building will be designed to be flexible and adaptable to multiple uses. Highly efficient building fabric and building services shall be specified in order to reduce operational energy use, and open plan floors provide flexibility for future change of use. Both measures reduce the need for future major refurbishment,

and therefore maximise longevity. A formal functional adaptability strategy study will be undertaken for the Student Accommodation and Commercial Elements as part of the BREEAM assessment.

Carbon emission reduction

The Proposed Development embodies an ambitious energy and carbon reduction strategy. Through the adoption of innovative and best practice energy reduction measures, the Proposed Development will achieve an overall regulated carbon dioxide emissions of 39.4% over Part L 2021 (18.3% be lean, 0% be clean, 21.5% be green). In accordance with LP Policy SI2 and SP Policy P70, the shortfall in carbon emissions to meet net zero will be met by an off-site payment in-lieu. This has been calculated at £112,430 (£44,404 for the residential component and £68,026 for the student and commercial) towards off-setting the carbon emissions of the Proposed Development.

Be Lean (use less energy)

Internal heat gains will be minimised through efficient design such as be incorporating energy efficient equipment, lamps and luminaires, or controls to switch off lighting (such as passive infra-red 'PIR' occupancy control for common areas and other equipment when not required).

With regard to ventilation, while it is not feasible to accommodate some measures such as cross ventilation and passive stack due to nature of internal spaces being occupied living spaces and bedrooms, openable vents (alongside openable windows) are to be provided to each room. It is not proposed to rely solely on these for ventilation, however, this does provide additional ventilation measures for reducing heating or demand for cooling.

The development also incorporates efficient space-condition design. Mechanical Ventilation with Heat Recovery (MVHR) units will be provided to all residential properties, the student bedrooms and the student kitchen/common areas. Rather than utilising a full cooling or air conditioning system, a hybrid cooling system is provided to the MVHR unit which tempers the supply air into the space only in instances where the internal temperature is above a specific threshold, to achieve "peak lopping".

Glazing areas and locations have been optimised to maximise natural daylight penetration whilst minimising overheating. The orientation is restricted by the existing site's north-south alignment, proximity to the railway line and positioning of existing access points. There is a degree of shading on residential façades from balconies. The high-performance glazing will reduce the unwanted heat entering the building during summer, reducing the cooling demand. The buildings will include good u-values and g-values for the façades and a highly insulated roof.

Be Clean (supply energy efficiently)

The development follows the heating hierarchy prescribed under Southwark Plan Policy P70 which outlines major developments must be designed to connect to existing energy networks, or if no existing schemes exist, investigate

whether such networks are planned in the area and designing systems with the flexibility to connect to these in the future.

There are no proposed heat networks in the local area for connection at Day One. However, allowances for a future connection will be made in the proposed plant rooms, with a pre-capped pipework connection to the heating system and clear floor space provided for such a connection to be made to a future network.

Due to the different operating temperatures required for residential and student accommodation uses, separate systems are proposed. Both systems are based on the most efficient heat pumps operation, suitable for the relevant use, with both being capable of connecting to a district heating network, if/when available in the future.

Be Green (Use low or carbon zero energy)

Heating and cooling will be provided to the development by air source heat pumps and roof-mounted solar photovoltaic (PV) panels.

Air source heat pumps will provide low-carbon space and water heating to the proposed development. Communal air source heat pumps provide heating and hot water to the residential building via Heat Interface Units (55°C and 60°C) in each dwelling. Air source heat pumps also provide space heating to the student accommodation building operating at a lower, more efficient temperature of 40°C - 45°C. For hot water, this water is upgraded from this temperature to the higher temperatures required by utilising water-to-water heat pumps.

PV panels are proposed on the roofs of each building. The maximum available area will be dedicated to on-site energy generation. For the student accommodation buildings this will account for a combined area of 100m^2, with an area of 20m^2 attributed to the retail space, and, for the residential block, this will account for an area of 35m^2 which will significantly contribute to the reduction of on-site carbon emissions.

Be Seen (Monitor and review)

The non-residential elements of the development have been assessed using a CIBSE TM54 compliant methodology to provide an assessment of regulated and non-regulated energy consumption, for each building. The residential elements of the development have been assessed using the SAP tool.

A comprehensive NABERS UK design assessment will be carried out during the next design stage. They are an adopted UK variant of the original model, which is administered by BRE. They have a particular focus on ensuring that the ultimate energy performance of a building in use is aligned with its design, procurement, and construction.

The GLA's "be seen" reporting spreadsheet has been provided with the application. The development would include building management systems to control and monitor operational energy performance, to allow reporting on services and metering of the residential properties and commercial units. A

planning obligation would secure the ongoing monitoring and reporting requirements, to comply with policy SI2 part A.4.

Overheating

The risk of overheating has been assessed throughout the development, in both residential and non-residential areas, in line with the requirements of the GLA. Overheating risk has been mitigated through passive design, including optimising window sizes, shading features and vent specifications and glazing specifications. Where required mechanical systems have been designed to provide healthy and comfortable environments in an energy efficient way.

A balanced approach has been adopted to manage the acoustic, ventilation and overheating requirements of the Residential Buildings given the surrounding constraints of the Site and background noise levels. In order to achieve Part O 2021 compliance for overheating, there will be limited reliance on openable windows which will be supplemented with façade vents or cooling. Space will be provided in the basement to allow the Proposed Development to connect to a possible future green district heat work. The Cooling Hierarchy set out under LP Policy SI4 has been followed to minimise the operation carbon of the cooling systems.

BREEAM

The Proposed Development has been designed to achieve a rating of 'excellent' for standards of sustainability. Policy P69 of the Southwark Plan states that non-residential development must achieve a BREEAM rating of 'Excellent'. The applicant's BREEAM indicates 'Excellent' can be achieved and a planning condition is recommended to secure this

Digital connectivity infrastructure

London Plan policy SI6 on digital connectivity infrastructure requires the provision of sufficient ducting for full fibre connectivity to all end users in new developments. Southwark Plan policy P44 requires delivery of fibre to the premises broadband or equivalent technology for future occupants and users. The scheme includes provision for full fibre connectivity to ensure all commercial and residential end-users can benefit. A compliance condition is attached to ensure each building has fibre connection in line with the submitted information.

Planning obligations (S.106 agreement)

DF1 of the London Plan and IP3 of the Southwark Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. The Community Infrastructure Levy Regulation 122 which requires obligations be:

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

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. The obligations that meet the Regulation 122 tests and have been agreed are below. Contributions have been requested from Network Rail however, they have not specified the amount or provided detailed justification. The NHS have asked for just over £42,000, however the impact on health services is mitigated through the CIL contribution.

Planning Obligation	Mitigation	Applicant Position
Affordable housing	a. 40% of all habitable rooms to be provided on-site as affordable housing. b. Tenure split: 26% social rent; 14% intermediate.	Agreed Agreed
Affordable housing monitoring	On-going reporting requirements on the delivery of the housing and affordable housing. Financial contribution for the monitoring of the affordable housing provision on site.	Agreed
Student Management Plan	To deal with management of students on site and potential disturbances off site.	Agreed
Wheelchair units	To secure marketing of the wheelchair units, in listed locations, and to prevent occupation of wheelchair units by non-wheelchair users until the marketing has been demonstrated to approved. Level of fit out for the social rent wheelchair units to be secured.	Agreed
Affordable workspace (on-site provision and contribution)	122.9sqm (GIA) affordable workspace on-site to be provided. Use and occupation restrictions; eligibility requirements; heads of terms for affordable workspace lease; and management plan.	Agreed
Construction phase jobs and training	Jobs for unemployed Southwark residents during the construction phase of the development. Where this is not possible to meet this requirement, a charge of £4,300 per job not provided will be applied; Southwark residents trained in pre- or post-employment short courses. Where this is not possible to provide a payment a charge of £150 per resident will be applied; New apprenticeship start or in work NVQ. Where this is not possible to provide a	Agreed

	payment a charge of £1,500 per apprenticeship will be applied.	
End use jobs and training, and local procurement	No later than six months prior to first occupation of the development, we would expect the developer to provide a skills and employment plan to the Council. This plan should identify suitable sustainable employment opportunities and apprenticeships for unemployed borough residents in the end use of the development. The applicant must allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction. To allow procurement opportunities for local businesses.	Agreed
Energy statement and carbon offset financial payment	Secure carbon off-set contribution for residential and non-residential components (£112,430).	Agreed
Be Seen – on-going monitoring and post-installation review	Post-construction monitoring and reporting of each block.	Agreed
Highway works and transport contributions	Revocation of Parking Permits for all proposed residential units (unless blue badge holder). Car Club provision and 3-years free Membership for the first occupant of each affordable residential unit. Contribution towards sustainable travel improvements (£197,000)	Agreed
Public realm	Public access to the children's playspace. Maintenance arrangements. Submit a delivery strategy for approval to set out the phased delivery of the public realm across the site. Provision of public access to the public realm. Limited closures to the public, including for paid events up to 20 days a	Agreed

	year (no more than 5 in a month), including reference to the Public London Charter.	
Play space contribution	Contribution of £41,072 for shortfall in playspace	Agreed
Community and education	Engagement with one or more schools within the Borough to provide careers advice, skills training, etc.	Agreed
Tree Contribution	Tree contribution to meet carbon sequestration parity (est: £44,000)	Agreed
Ecology	Provision of Off-site tree planting to compensate for the shortfall in BNG	Agreed
CCTV		TBC

In the event that an agreement has not been completed by 01 July 2025, the committee is asked to authorise the director of planning 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 Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy 8.2 Planning Obligations of the London Plan (2016) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

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 site is located within Southwark CIL Zone 2, and MCIL2 Band 2 Zone. Based on the GIA obtained from CIL Form 1 dated 01-Aug-24 and the Design and Access Statement dated 02-Aug-24 page 163, the gross amount of CIL is £4,521,728.52 (pre-relief). Subject to the correct CIL Forms being submitted on time, CIL Social Housing Relief of approximately £1,941,517.32 can be claimed for a number of types of affordable housing. Thus, the resulting CIL amount is estimated to be £2,580,231.20 (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.

Community involvement and engagement

This application was accompanied by a statement of community involvement (which provides full details of the public consultation). In summary, the document confirms that the following, in-person, public consultation was undertaken by the applicant prior to submission of the application:

Public Consultation 1 – 16/11/2023
Visit to the Melbourne Grove Business premises – 23/11/2023
Public Consultation Workshop 1 – 30/11/2023
Public Consultation Workshop 2 – 02/12/2023
Public Consultation 2 – 20/02/2024
Public Consultation Workshop 3 – 07/03/2024
Public Consultation Workshop 4 – 09/03/2023

Online, a website was created which provided details of the proposed scheme including CGI images. This provided the opportunity to review and provide feedback on the proposal and also included information about the two in-person consultation workshops. In addition, leaflets were delivered via post to 1,977 local residents and 92 local businesses. Similarly, the leaflets included images of the proposed development, contact details, information about how to provide feedback and information about the two in-person consultation workshops. A hybrid approach – both online and in person – enabled members of the public to engage in a way that best suited their needs.

In addition to the public consultation, political and community stakeholders engagement was carried out. This consultation included MP's and Councillors as well as various schools, medical centres, community centres/groups and resident associations.

The applicant provided an engagement summary for the development consultation charter. It details the extent of pre-application consultation and demonstrates that the applicant has made acceptable efforts to engage with those affected by the proposals. As part of its statutory requirements, the council, sent letters to surrounding residents, displayed site notices in the vicinity, and issued a press notice publicising the planning application. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process.

Details of consultation and re-consultation undertaken by the local planning authority in respect of this application are set out in the appendices. The responses received are summarised later in this report.

Consultation responses from members of the public and local groups

Public consultation was initially undertaken on 03/10/2024, again on 12/12/2024 (*for changes to the ground floor commercial use from 'flexible employment space (Use Class E)' to 'storage and distribution space (Use Class B8)*'), again on 27/12/2024 (*to correct a discrepancy in the description of development*) and finally on 10/02/2025 (*due to submission of sunlight and daylight addendum which has assessed impacts of the proposal on The*

Melbourne Grove Medical Practice and 2 & 2A Melbourne Grove). 742 neighbours were consulted, a total of 429 comments were received:

22 were in support
402 were in objection

Summarised below are the planning matters raised by members of the public and the planning officer's response. Further detail on these matters is set out within the relevant sections of this report.

Support:

Increased local housing availability
Economic benefits from student spending
Provision of green spaces and biodiversity measures
Sustainable, car-free design
Good access to public transport
Affordable housing offering
Student housing offering
Commercial floor space to replace the existing builder's merchant

Objection comments are addressed in turn in the following paragraphs:

Lack of sufficient affordable housing

The proposed development would deliver 53 residential homes on site within Block C, all of which would be delivered as affordable (35 social rent and 18 intermediate/shared ownership homes). This represents 40% of the total housing provision and exceeds the 35% minimum requirement set by the Southwark Local Plan. In addition, 56.6% of the affordable housing provision would be family sized units (3+ bedrooms), making a significant contribution towards the borough's family housing needs. This is considered to be a substantial social benefit given the demand for affordable housing in the borough.

Excessive height, bulk and scale

The proposed development has been appropriately designed in terms of height, massing and scale in line with local guidelines and appropriately responds to the character of the area. Taller buildings are positioned along the western edge, adjacent to the train line and away from residential areas, to minimise visual impact on nearby homes. Key views have been identified and assessed in detail. The proposal is considered to maintain the existing character and composition of these views to sit comfortably in the context which includes buildings of similar height and scale such 2A Melbourne Grove and Charter School. The proposal is considered to be a balanced approach to delivering additional housing by providing a sympathetic development which integrates with the local environment.

Lack of Architectural Sensitivity to Local Character

The proposed development has been developed and refined through multiple pre-application, application and design review panel meetings. It incorporates high quality materials and design elements which sensitively respond to the character of the area. Refer to design section of report further detail.

Strain on local public transport networks

A public transport impact assessment was undertaken which confirmed that the increases in public transport trip generation as a result of the proposed development would be relatively small given the frequency of services available. In addition, a financial contribution toward sustainable travel improvements will form part of a S106 Agreement to mitigate additional usage / impacts from the proposed development.

Demand and suitability of student housing

As set out in the main body of the report there is an assessed need for student housing in the borough. The site is accessible to a number of university campuses and is in walking distance of King's College as well as having good public transport connections into central London. Refer to Student Accommodation section of report for further detail.

Loss of light and overshadowing

A comprehensive Daylight, Sunlight and Overshadowing assessment using the BRE Guidance has been undertaken by GIA as part of the planning application submission. Overall, whilst some properties will experience changes outside of the BRE recommendations, the daylight and sunlight amenity is considered to be appropriate and proportionate with the surrounding urban context, with the majority of windows tested retaining sufficient and adequate daylight and sunlight. Refer to Amenity Impact section of report for further detail.

Community impacts (noise, privacy, security)

The impacts of the proposed development have been discussed in detail in the body of this report. It is considered that the proposed development will not result in undue or adverse impacts to local occupier and the broader community in terms of noise, privacy and security. Refer to Amenity Impact section of report for further detail.

Safety and security concerns

The proposed development includes 24/7 on-site security staff, CCTV surveillance, and controlled entry points to ensure a safe environment. A robust Student Management Plan outlines clear behavioural expectations for residents, including quiet hours and conduct standards that align with community norms. A condition will be included as part of any planning permission to ensure that the measures outlined in this plan will be adhered to during the ongoing operation of the site.

Environmental and green space impacts

The proposed development incorporates a variety of green spaces and eco-friendly design elements including green roofs, landscaped areas, communal gardens, native plant species, bird and bat boxes, and green corridors to enhance habitat connectivity and create a positive biodiversity impact. While the proposal would improve the biodiversity and greening of the existing site, it does not meet the requisite BNG score and as such, off-site tree planting is proposed to compensate for the shortfall.

Traffic and parking issues

The proposed development would be car free, with the exception of blue badge car parking bays. There would only be a relatively small number of servicing/delivery trips generated which are schedule for off-peak hours to prevent traffic congestion and will be appropriately managed by a servicing and delivery management plan. The project's design supports sustainable, low-impact transportation and addresses local traffic and parking concerns effectively. Refer to Amenity Impact section of report for further detail.

Strain on local services and infrastructure (healthcare, schools and recreational facilities

Site capacity has been appropriately assessed through a design-led approach. The site is in a Central London location with a PTAL level of 4 (a good level). Optimisation of the site should be sought in accordance with the good growth principles of the London Plan and the Southwark Local Plan. Contributions secured via S106 and CIL will be used to support local facilities.

Unviable commercial unit with limited footfall

The Application Site is subject to designations through Local Plan Site Allocation NSP41, which require the re-provision of the existing commercial use (use classes (E)(g) and B8). The applicant undertook further investigations during the course of the Application and found that the proposed commercial space would be best suited for a B8 storage and distribution use. The commercial space is located close to the entrance and provided with both servicing space and parking. Given the intended use as storage and distribution for instance a self storage unit, the viability of the proposed commercial space is considered acceptable and appropriate in terms of its location and within the context of the area.

Loss of views for students from the Charter School classrooms

The loss of a view from a building is not a material planning consideration.

Privacy – overlooking to school playground

Given the location of the residential block relative to the playground of the Charter School, it is anticipated that any potential sightlines from the residential units which face the Charter School would largely be blocked or obscured by

the Charter School building itself. The proposed residential block would only exceed the four-storey element of the Charter School by a storey or two and therefore is unlikely to result in undue overlooking opportunities. It is also noted that the proposed play space is located at the southern end of the site which is closest to the playground of the Charter School and would offer a further buffer and separation between the development and the adjoining school.

Impact on local ecology

The applicant has submitted an Ecological Appraisal which includes habitat surveys, searches for notable species, and an endoscope survey for potential bat roosts. The site is of low ecological value however, potential nesting sites for birds and occasional use by bats have been identified. Precautionary measures during tree felling and building demolition and the installation of bat and bird boxes are proposed to mitigate impacts. Overall, no significant impacts to designated habitats or priority habitats will occur as a consequence of the redevelopment of the site.

Impact on Nos. 2 and 2a Melbourne Grove and the Melbourne and The Grove Medical Practise

A sunlight and daylight addendum was submitted by the Applicant and further public consultation was undertaken on 10/02/2025. Overall, whilst some windows and rooms of these properties will experience changes outside of the BRE recommendations, the daylight and sunlight amenity is considered to be appropriate and proportionate with the surrounding urban context, with the majority of windows tested retaining sufficient and adequate daylight and sunlight. Appropriate separation distances and window offsets have also been accommodated within the design and it is considered that the proposed development will not result in undue or adverse privacy impacts to these properties. Refer to Amenity Impact section of report for further detail.

Noise, pollution, dust and disturbance from construction

A Draft Construction Environmental Management and Logistics Plan (CEMP) has been submitted as part of the application. Not only will the hours of construction be limited, but dust and noise suppression, will be used where possible, alongside other measures. Impacts arising from construction vehicle activities will also be managed by vehicle routing, scheduling, adhering to environmental safety standards and implementing further dust and noise mitigation measures.

Both noise and dust will be required to be continually monitored, with systems in place to stop activity should problems arise. There will also be points of contact established for local residents to raise concerns, so that they can be addressed immediately. It is considered that any noise and disturbance during the construction period will be temporary however will be minimised where practicable. A detailed CEMP including mitigation measures will be secured by S106 Obligation.

Consultation responses from external and statutory consultees

Summarised below are the planning matters raised by external and statutory consultees. Matters are addressed within the relevant sections in the Assessment section of this report.

Greater London Authority (Stage 1):

Land Use Principles: The proposed conventional C3 housing; PBSA and workspace (including 10% affordable workspace) is supported in land use terms and should be appropriately secured.

Affordable housing: The proposal delivers 53 affordable C3 housing units (40% by habitable room), with a tenure split of 65% social rent / 35% shared ownership. There would be no affordable PBSA. A viability assessment is being robustly interrogated by GLA officers. Early and late-stage reviews are required.

Urban Design: GLA Officers are broadly supportive of the site layout, massing and appearance. Officers will conclude on the functional, environmental and cumulative impacts of the taller buildings at the Mayors decision making stage. The proposed development would have no impact on heritage or strategic views.

Transport: Further information is required on the transport assessment; cycle parking; and car parking. Contributions required towards ATZ improvements; improvements to cycle links; and Legible London Signage. The LPA should also secure a student move in/out strategy and relevant management plans.

Environment and sustainable infrastructure: The development would secure biodiversity net gain and exceed the London Plan requirement for urban greening. Further information is required on energy; whole life-cycle carbon; circular economy; flood risk; and sustainable drainage.

Officer response: Points regarding land use, urban design and heritage are noted. Further information has been submitted by the applicant, which is considered to adequately address the points made regarding transport, energy, flood risk and sustainability. Any information considered outstanding will be secured by way of condition/obligation. With regard to affordable housing, a viability assessment has been completed which is referred to in the body of this report. The provision of no affordable student accommodation is considered acceptable as it maximises the affordable housing offer. Given 40 % affordable is being provided on site, which meets both the GLA and Southwark “Fast track” thresholds a late stage review would not be required.

ENVA - Environmental Agency: No objection. Recommends management approaches relating to land contamination, drainage and filtration, discharge of sewage, piling and waste to help minimise potential risks and ensure appropriate contamination, waste and water management of the site.

Officer response: Noted and to be included as part of any planning permission.

HSEFRE - HSE Fire Risk Assessment: 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 some matters that the applicant should try to address, in advance of later regulatory stages.

Officer response: Noted and recommended informatives to be included as part of any planning permission.

NR - Network Rail: No objection. Asset Protection Informatives for works in close proximity to Network Rail's infrastructure provided. Request for a payment to mitigate additional usage / impacts from the proposed development which will require station improvements.

Officer response: Network Rail have not specified an amount or provided detailed justification and therefore, the requested payment has not been included as part of a S106 Obligation.

NE - Natural England; No objection

Officer response: Noted.

Metropolitan Police (Design out crime): No objection subject to conditions.

Officer response: Conditions attached accordingly.

TW - Thames Water: No objection subject to conditions.

Officer response: Conditions attached accordingly.

HUDU (NHS): No objection. Request for a payment to alleviate the demand on spaces for GP's and spaces for Additional Roles Reimbursement Scheme professions.

Officer response: Requested payment would be covered by S106 Obligation.

Community impact and equalities assessment

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

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

The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:

The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act

The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:

Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low

The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard in particular to the need to tackle prejudice and promote understanding.

The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

There are a range of potential impacts on the local community during construction and operation. Potential impacts in terms of infrastructure, environmental factors, amenity, accessibility, housing, employment creation and health have been discussed in detail in the relevant sections of this committee report and any necessary mitigation to limit adverse impacts has been secured through s106 obligations and planning conditions (for example construction impacts will be minimised through the use of a CEMP).

This application would deliver 1,229sqm of commercial development which includes 10% affordable workspace thus presenting opportunities to enhance access to employment for all residents of the borough including those with protected characteristics. The scheme will also deliver 53 affordable homes thus presenting opportunities to enhance access to affordable residential accommodation for those with protected characteristics, in particular BAME communities as they are disproportionately affected by lack of access to affordable housing. There will also be positive health benefits in terms of open space, play space, enhanced public realm and landscaping works. The positive impacts arising from the development would benefit those groups with protected characteristics as well as the wider community.

The proposed scheme has also been designed to ensure inclusive access for all, providing both accessible student and conventional residential homes. All public realm areas have appropriate gradients and slopes instead of steps wherever possible. The landscaped areas will incorporate appropriately designed benches and play equipment for a range of users. There is level access into the buildings and internally the design incorporates an appropriate provision of wheelchair accessible toilets, lifts, wide corridors, doors and circulation areas. Furthermore both buildings provide DDA cycle parking facilities and parking.

It is considered that no groups with protected characteristics would be harmed

by the proposed development and that suitable provisions have been made as part of the redevelopment of the site to benefit those groups with protected characteristics as well as the wider community.

Overall, 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

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.

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

Positive and proactive statement

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.

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?	NO

Conclusion

The major redevelopment of the site is supported through the site allocation. The scheme will deliver 40% affordable housing with 26% social rent and 14% intermediate. In addition, it re-provides 1,229sqm of commercial space on the site as required by the site allocation. This makes a significant contribution to addressing the boroughs great need to deliver affordable housing. In addition the scheme would provide student housing in an appropriate location which is considered to contribute positively to a mixed and inclusive neighbourhood.

Whilst the amount of housing proposed is greater than the indicative capacity of the site, as set out in the report the design, scale and massing of the development is considered to be acceptable. The development would sit comfortably in the townscape and not cause harm to adjoining heritage assets. Whilst there would be some harms to neighbouring amenity in terms of daylight, sunlight and overlooking these are relatively limited.

The scheme would make contributions to mitigating its impact on local services through its CIL payments. In addition, S106 contributions would also be made to the sustainable travel improvements, tree planting, training and apprenticeships, play space, and carbon offset.

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

BACKGROUND INFORMATION

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: 0207 525 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	Vikki Lewis		
Version	Final		
Dated	21 March 2025		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		**Comments Sought**	**Comments included**
Strategic Director, Finance		No	No
Strategic Director, Environment, Neighbourhoods and Growth		No	No
Strategic Director, Housing		No	No
Date final report sent to Constitutional Team			21 March 2025

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	Cresswick Dulwich Ltd	**Reg. Number**	24/AP/2314
Application Type	Major application		
Recommendation		**Case Number**	PP-13288080

Draft of Decision Notice

for the following development:

Demolition of existing buildings and construction of a mixed-use development of 3 buildings being (1) part 5, part 6 part 7 storeys, (2) part 5, part 7, part 8 storeys and (3) part 7 and part 8 storeys, accommodating up to 1,229sqm of storage and distribution space (Use Class B8), up to 53 residential homes (Use Class C3) and up to 360 purpose-built student accommodation rooms (Use Class Sui Generis) with ancillary cycle parking, refuse stores, car parking and landscaping.

Hall And Co Ltd Jewson Site Railway Rise London Southwark

In accordance with application received on 8 August 2024 **and Applicant's Drawing Nos.**:

Existing Plans

Proposed Plans

Other Documents

received

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 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 (including a half drain time of less than 24 hours) 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 Drainage Strategy prepared by CUBE Consulting Engineers (dated 26/07/2024). 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 Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

4. 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 conducted on a representative sample of the premises to ensure compliance with the noise levels outlined in the Noise and Vibration Impact Assessment Report (Ref: QA23395/NIA, Quantum Acoustics Ltd, dated 01 August 2024). The validation test results shall be submitted to the Local Planning Authority (LPA) for written approval.

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

Firstly, it should be confirmed that this is to be achieved with closed windows. Secondly the criterion of 45dB LAFmax T to be achieved in bedrooms should be based on 10 noise events per night.

5. Residential ' Vertical sound transmission between potentially loud commercial and residential properties on new build

The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an LAeq across any 5 minute period. The development shall be carried out in accordance with the approval given. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing and the approved scheme shall be permanently maintained thereafter.

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

6. The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise

sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019.

Suitable acoustic treatments shall be used to ensure compliance with the above standard. A validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with noise levels criteria outlined in the Noise and Vibration Impact Assessment Report (Ref: QA23395/NIA, Quantum Acoustics Ltd, dated 01 August 2024). Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

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

7. External Noise Levels in Private Amenity

Private and communal external amenity areas shall be designed to attain 50dB(A) LAeq, 16hr '. 'Daytime - 16 hours between 07:00-23:00hrs

Prior to the commencement of use of the amenity area/s a proposed scheme of sound reduction shall be submitted to the local planning authority. The scheme of sound reduction shall be installed and constructed in accordance with any approval given and shall be permanently maintained thereafter. Following completion of the development but prior to the commencement of use of the amenity areas, a validation test shall be carried out on a relevant sample of premises to demonstrate compliance with noise levels criteria outlined in the Noise and Vibration Impact Assessment Report (Ref: QA23395/NIA, Quantum Acoustics Ltd, dated 01 August 2024). . The results shall be submitted to the LPA for approval in writing.

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

Whilst we can provide an acoustic fence along part of the railway boundary, we cannot confirm that this will meet the 50dB requirement, and this will only address areas adjacent to the acoustic fence. We cannot guarantee sound reduction on private terraces/ balconies or other communal external spaces. A noise condition for external

spaces isn't something we have come across before since this is difficult or impossible to fully comply with. We suggest that this condition is deleted.

8. a) Prior to the commencement of any development, 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 shall be carried out and implemented as part of the development.

b) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.

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

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

Suggested wording of these conditions is listed below.

- Change the term 'prior to the commencement of any development' in condition 10a to 'prior to commencement of any development other than demolition to ground level' as this allows for above ground demolition to happen.

- Change of the term 'upon completion of the works' to 'pre-occupation' in relation to Condition 10b

9. Construction Environmental Management Plan (CEMP)

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

' A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;

' Site perimeter continuous automated noise, dust and vibration monitoring;

' Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;

' Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)

' A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic ' Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;

' Site waste Management ' Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

' A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London.

'Measures to protect the SINC during construction'

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

' Southwark Council's Technical Guide for Demolition & Construction at http://www.southwark.gov.uk/construction

' Section 61 of Control of Pollution Act 1974,

' The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',

' The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',

' BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',

' BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'

' BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration, ' BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,

' Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards http://nrmm.london/

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

Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2023); Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

10. Due to the close proximity of the proposed development to Network Rail's land and the operational railway, Network Rail requests the applicant / developer engages Network Rail's Asset Protection and Optimisation (ASPRO) team prior to works commencing. This will allow our ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway.

The applicant / developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works.

To start the process with our Asset Protection team, the applicant / developer should use the Asset Protection Customer Experience (ACE) system found on Network Rail's Asset Protection website (https://www.networkrail.co.uk/running-the- railway/looking-after-the-railway/asset-protection-and-optimisation/).

Where applicable, the applicant must also follow the attached Asset Protection informatives. The informatives are issued to all development within close proximity to

the railway (compliance with the informatives does not remove the need to engage with our ASPRO team).

11. Details of integral nesting bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than twelve (12) Swift nesting bricks shall be provided and the details shall include the exact location, specification and design of the bricks. 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.

- Small scale developments should include at least 1 multi-chamber boxes or bricks per dwelling,

- Medium scale developments should include at least 5 multi-chamber boxes or bricks across the estate buildings,

- Major developments should incorporate at least 12 multi-chamber bricks or boxes across the estate buildings

The Swift nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and the Local Planning Authority agreeing the submitted plans, and once the nest/roost features are installed 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 in accordance with National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

12. Details of bat tubes, bricks or boxes shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than five (5) bat tubes, bricks or boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The bat tubes, bricks or boxes shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The bat tubes, bricks or boxes 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 roost features and mapped locations and the Local Planning Authority agreeing the submitted plans, and once the roost features are installed 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 in accordance with the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

13. Prior to the Superstructure works commencing, a waste and recycling strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall set out the location, design and accessibility of refuse stores, details of the separation of waste and collection arrangements, storage of bulky waste and any chute systems or waste compactors. The waste and recycling strategy shall be implemented in each building as approved, unless otherwise agreed in writing by the Local Planning Authority. Each building shall be constructed in accordance with the approved details, the waste management facilities made available for use prior to the first occupation of each building, and managed and operated in accordance with the approved strategy for all uses in perpetuity.

Reason: To ensure adequate refuse storage is provided on site and can be readily collected, in accordance with Policies SI 7 (Reducing waste and supporting the circular economy) and SI 8 (Waste capacity and net waste self-sufficiency) of the London Plan (2021) and Policies P50 Highways impacts, P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan (2022).

14. Prior to commencement of any works (with the exception of demolition to ground level and substructure works), detailed plans shall be submitted to and approved in writing by the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development.

The development shall be carried out in accordance with the approved plans and maintained as such for the lifetime of the development.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness, in accordance with the National Planning Policy Framework (2023); Policy SI 6 (Digital Connectivity Infrastructure) of the London Plan (2021) and Policy P44 (Broadband and digital infrastructure) of the Southwark Plan (2022).

15. Prior to commencement of works for the development the applicant must submit to the Local Planning Authority an updated roof layout drawing to demonstrate that PV generation has been maximised for that Phase/building of the development. This should include the provision of bio-solar PV on green roof areas that are not for communal access purposes. The development shall be implemented in accordance with the approved details.

Reason: In the interests of sustainable development and in accordance with London Plan (2021) Policies SI 2 (Minimising greenhouse gas emissions) and SI 3 (Energy infrastructure) and Policy P70 (Energy) of the Southwark Plan (2022).

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

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

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

c) Cross sections shall be provided to show surface and other changes to levels, special engineering, foundation or construction details and any proposed activity within root protection areas or the influencing distance (30m) of local trees required in order to facilitate demolition, construction and excavation.

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

All Arboricultural Supervisory elements are to be undertaken in accordance with the approved Arboricultural Method Statement site supervision key stages (BS: 5837 (2012)) for this site, as evidenced through signed sheets and photographs.

In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) -Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard. NHBC 4.2.13 Tables for Foundations Near Trees

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Polices G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

17. PTC69 Tree Planting Strategy

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

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

This shall include an irrigation schedule for all trees to ensure successful establishment.

For stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

All tree planting shall be carried out in accordance with those details and at those times. All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 and BS: 4428 Code of practice for general landscaping operations; BS 8545:2014 Trees: from nursery to independence in the landscape; BS: 5837 (2012) Trees in relation to demolition, design and construction; BS 7370- 4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard, and Trees and Design Action Group guidance.

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

Reason: So that the Council may be satisfied that the proposed tree planting scheme in accordance with the National Planning Policy Framework (2023) Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land), 12 (Achieving well-designed places), Chapter 14 (Meeting the challenge of climate change), and chapters 15 & 16 (Conserving and enhancing the natural and historic environment); Policy 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).

Permission is subject to the following Grade Condition(s)

18. Prior to any above grade construction commencing, material samples/sample panels/sample-boards of those materials, including finish and details of colouration, to be used for that building, shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used and achieve a quality of design and detailing in accordance with the National Planning Policy Framework 2021; Policy D4 Delivering Good Design of the London Plan 2021; and Policy P14 Design Quality of the Southwark Plan 2022.

19. 1:5/10 typical section detail-drawings through all buildings facades; parapets; heads, cills and jambs of all openings; entrance lobbies; shop frontages; roof edges; details of typical window openings, terraces, roof gardens, entrances (inc servicing) and shopfronts to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any construction work above grade in connection with this permission is carried out. The scope of details to be submitted to the Local Planning Authority shall be agreed prior to submission. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the National Planning Policy Framework 2021; Policy D4 Delivering Good Design of the London Plan 2021; and Policy P14 Design Quality of the Southwark Plan 2022.

20. 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:

a) a scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants;

b) proposed parking, access, or pathway layouts, materials and edge details;

c) location, type and materials to be used for hard landscaping including specifications, where applicable for:

- o permeable paving
- o tree pit design
- o underground modular systems

- o sustainable urban drainage integration
- o use within tree Root Protection Areas (RPAs);

d) typical cross sections;

e) a schedule detailing sizes and numbers/densities of all proposed trees/plants;

f) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and

g) types and dimensions of all boundary treatments.

h) repair and upgrade works to the boundary wall between the subject site and The Charter School East Dulwich

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.

The Hard and Soft Landscape Management Plan may be constructed together with the Ecological and BNG management plan.

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 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the

London Plan 2021; 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).

21. The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of above ground works and shall be implemented in accordance with the approved details prior to occupation.

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

22. Prior to occupation a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the local planning authority.

23. Prior to occupation, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. Prior to the new development being first brought into use/occupied a bat friendly Lighting Plan shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act (1981), (as amended), and because bats are known to be active in vicinity of the development site.

24. Prior to occupation, a Car Parking Management Plan relating to the relevant building shall be submitted to and approved in writing by the relevant Local Planning Authority, and must include at least the following details:

(a) the proposed allocation of and arrangements for the management of parking spaces including disabled parking bays. Details such as design, number and location shall be referenced.

(b) the provision of active Electric Vehicle Charging Points (EVCP), to every parking space in accordance with adopted London Plan. Details such as number and location shall be referenced.

The car parking shall be provided and managed in accordance with the approved strategy for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

Reason: Car parking management must be identified prior to the first occupation of development to ensure that sufficient off- street parking areas are provided and appropriately allocated and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with the National Planning Policy Framework (2023); Policy T6 (Car parking) of the London Plan (2021); Policies P54 (Car parking) and P55 (Parking standards for disabled people and the physically impaired) of the Southwark Plan (2022).

25. Before the first occupation of the development hereby approved, the cycle facilities (including cycle storage, showers, changing rooms and lockers where appropriate) as shown on the drawings hereby approved (21029-SWAP-XX-GL-DR-A-SK-0105 and 21029-SWAP-XX-GL-DR-A-SK-0106) shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason: To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2023);

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

26. Prior to the Superstructure works commencing, a waste and recycling strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall set out the location, design and accessibility of refuse stores, details of the separation of waste and collection arrangements, storage of bulky waste and any chute systems or waste compactors. The waste and recycling strategy shall be implemented in each building as approved, unless otherwise agreed in writing by the Local Planning Authority. Each building shall be constructed in accordance with the approved details, the waste management facilities made available for use prior to the first occupation of each building, and managed and operated in accordance with the approved strategy for all uses in perpetuity.

Reason: To ensure adequate refuse storage is provided on site and can be readily collected, in accordance with Policies SI 7 (Reducing waste and supporting the circular economy) and SI 8 (Waste capacity and net waste self-sufficiency) of the London Plan (2021) and Policies P50 Highways impacts, P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan (2022).

27. Detailed Travel Plan

a) Before the first occupation of the development hereby permitted commences, the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan(s) written in accordance with TfL best guidance at the time of submission, setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of each building, including staff and visitors.

b) At the start of the second year of operation of the approved Travel Plan(s), a detailed survey showing the methods of transport used by all those users of each building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development of each building shall not be carried out otherwise in accordance with any such approval given.

c) At the start of the fifth year of operation of the approved Travel Plan(s) a detailed survey showing the methods of transport used by all those users of each building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development of each building shall not be carried out otherwise in accordance with any such approval given.

Reason: In order that the use of non-car based travel is encouraged in accordance with the National Planning Policy Framework (2023); Policy T6 (Car parking) of the London Plan (2021); Policy P54 (Car parking) of the Southwark Plan (2022).

28. Prior to first occupation of each building hereby permitted a Delivery and Service Management Plan detailing how all elements of that building 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(s) 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)

29. Whole Life Carbon - Post Construction Assessment

Prior to the occupation of the development the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.

The Post-Construction Assessment 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 development.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in compliance with the National Planning Policy Framework (2023); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan 2021 and Policy P70 (Energy) of the Southwark Plan (2022).

30. Prior to the occupation of the development, a Post Construction Monitoring Report should be completed in line with the GLA's Circular Economy Statement Guidance. The Post Construction Monitoring Report shall be submitted to the GLA, currently via email at: circulareconomystatements@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 development.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with Policy P62 (Reducing waste) of the Southwark Plan 2022

31. 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 Drainage Strategy prepared by CUBE Consulting Engineers (dated 26/07/2024) 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 full 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).

Permission is subject to the following Compliance Condition(s)

32. Protection from Vibration ' ongoing compliance

The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 ' 07.00hrs.

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

33. Any deliveries or collections to the commercial units shall only be between the following hours:

- o 08.00 - 20.00hrs on Mondays to Saturdays and
- o 10.00 - 16.00hrs on Sundays & Bank Holidays.

Reason: To safeguard the amenity of neighbouring residential properties in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021

34. Backup/Emergency Generator-ongoing compliance

Installed backup generator plant should only be used for emergency and life safety power supply. Generator would only operate for testing purposes, less than 50 hours per year. Local Planning Authority shall be informed of any changes to the approved settings where, requirements for Air Quality Neutral calculation on NOx and particulate matter emissions of generators used for purposes other than an emergency will be assessed.

Reason: To minimise the impact of the development on local air quality within the designated Air Quality Management Area in accordance with the Southwark Plan 2022 Policy P65 (Improving air quality); Policy P70 (Energy), and the National Planning Policy Framework 2021.

35. Any external lighting system installed at the development shall comply with Institute of Lighting Professionals Guidance Note 01/21 'Guidance notes for the reduction of obtrusive light'.

Reason: In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with the Southwark Plan 2022 Policy P16 (Designing out crime); Policy P56 (Protection of amenity), and the National Planning Policy Framework 2021.

36. The development hereby approved shall be carried out in full accordance with the approved overheating strategy including installation of all passive and/or active measures to prevent overheating prior to first occupation of the development. The approved passive and/or active measures to prevent overheating shall be retained and maintained for the lifetime of the development.

Reason: To ensure the development is designed and operated to minimise the risk of internal overheating and is an energy efficient building in accordance with Policy SI4 (Managing heat risk) in the London Plan (2021), Policy P69 (Sustainability standards) in Southwark Plan (2022).

37. No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the elevations of the buildings, unless otherwise approved by the Council.

Reason: To ensure such works do not detract from the appearance of the building (s) in accordance with The National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021) and Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

38. Notwithstanding the drawings hereby approved, no door shall open outwards over the public highway, public footway or any part of the publicly-accessible realm with the exception of fire escape access.

Reason: In order that the footway is kept clear of clutter to facilitate the unobstructed movement of pedestrians, including wheelchair users and the mobility impaired, having regard to the high levels of pedestrian footfall in this location, in accordance with the National Planning Policy Framework (2023); Policy P13 (Design of places) and Policy P51 (Walking) of the Southwark Plan (2022).

39. The development hereby approved shall be carried out in accordance with the recommendations of the Fire Safety Statement ref: 13482BC.FS.01.08.24(V02), unless a revised Fire Statement is submitted to and approved in writing by the Local Planning Authority prior to the relevant works being carried out.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with policies D5 (Inclusive design) and D12 (Fire safety) of the London Plan (2021).

40. Where any application is made to discharge a condition on a partial basis (i.e. part of), the submission shall be accompanied by a statement setting out the relationship of such details to previous parts of, the details of which have already been determined, and subsequent Buildings/Phases as appropriate. The statement shall demonstrate compliance and compatibility with the various details, strategies, drawings and other documents approved pursuant to this planning permission. The statement shall be submitted to the Local Planning Authority as part of any partial or phased discharge of planning conditions.

Reason: To ensure that the scheme is implemented on a comprehensive and sustainable basis in accordance with Chapter 1 (Planning London's Future - Good Growth) of the London Plan (2021), Strategic Policies SP1-SP6 of the Southwark Plan and the NPPF (2023).

Informatives

1 As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer.

Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "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.

Thames Water would advise that with regard to the COMBINED WASTE WATER network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

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 reference should be made to the Air Quality Report (Ref: QA23395/AQ, Quantum Acoustics Ltd, 18 July 2024) when preparing CEMP for Dust Controls.

4 The Environment Agency's Approach to Groundwater Protection

We recommend the applicant reviews our groundwater position statements in 'The Environment Agency's approach to groundwater protection', available from gov.uk. This publication sets out our position for a wide range of activities and developments, including:

- Waste management
- Discharge of liquid effluents
- Land contamination
- Ground source heat pumps
- Cemetery developments
- Drainage

5 Land contamination: risk management and good practice

We recommend that the applicant should:

- Follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination
- Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health
- Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the contaminated land pages on gov.uk for more information

6 Only clean uncontaminated water should drain to the surface water system. Roof drainage shall drain directly to the surface water system (entering after the pollution prevention measures). Appropriate pollution control methods (such as trapped gullies and interceptors) should be used for drainage from access roads and car parking areas to prevent hydrocarbons from entering the surface water system.

There should be no discharge into land impacted by contamination or land previously identified as being contaminated. There should be no discharge to made ground.

There must be no direct discharge to groundwater, a controlled water.

7 If you are proposing a non-mains drainage solution the following form should be completed and submitted with any application: https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1

The discharge of domestic sewage may be subject to General Binding Rules (GBRs) under the Environmental Permitting (England & Wales) Regulations 2016, which provide a statutory baseline of good practice. You can find more information online at https://www.gov.uk/permits-you-need-for-septic-tanks/permits or contact us on 03708 506506. If your proposal cannot meet

the GBRs then a permit will likely be required.

8 Piling can result in risks to groundwater quality by mobilising contamination when boring through different bedrock layers and creating preferential pathways. It should therefore be demonstrated that any proposed piling will not result in contamination of groundwater. If piling is proposed, a Piling Risk Assessment should be undertaken to confirm the proposed design does not pose risks to the groundwater. This should be in accordance with our guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73".

9 The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or

has ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to:

- The position statement on the Definition of Waste: Development Industry Code of Practice
- The waste management page on GOV.UK

10 Waste soil that must be disposed of site is subject to waste management legislation. You must ensure that handling, transport, treatment and disposal of the waste is in line with the legislation, which includes:

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

Developers should ensure that all wastes are adequately assessed and characterised in line with 'Technical Guidance WM3- Guidance on the classification and assessment of waste' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

11 It is the producer's legal responsibility to correctly classify a waste prior to it being moved off site. The procedure of which is described in the WM3 Guidance on the classification and assessment of waste: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/719394/Waste-classification- technical-guidance-WM3.pdf

Under Section 34 of the Environmental Protection Act 1990 (the Waste Duty of Care), you are required to ensure the description of the waste you produce is accurate and contains all the information you are in a position to provide. This includes chemical analysis.

12 The applicant must ensure that any construction and subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of/or encroaching upon Network Rail's adjacent land and air-space. Therefore, any buildings are required to be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary.

This requirement will allow for the construction and future maintenance of a building without the need to access the operational railway environment. Any

less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works as well as adversely impact upon Network Rail's maintenance teams' ability to maintain our boundary fencing and boundary treatments. Access to Network Rail's land may not always be granted and if granted may be subject to railway site safety requirements and special provisions with all associated railway costs charged to the applicant.

As mentioned above, any works within Network Rail's land would need approval from the Network Rail Asset Protection Engineer. This request should be submitted at least 20 weeks before any works are due to commence on site and the applicant is liable for all associated costs (e.g. all possession, site safety, asset protection presence costs). However, Network Rail is not required to grant permission for any third-party access to its land.

13 All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.

14 Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed within 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

15 Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be

installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at

height within the footprint of their property boundary.

16 Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

17 In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point during or post construction should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation within Network Rail's land boundary must not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

18 Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers' vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

19 The potential for any noise/vibration impacts caused by the proximity between the proposed development and any existing railway should be made aware to the future occupiers of the site. It must also be assessed in the context of the National Planning Policy Framework which holds relevant national guidance information.

The current level of usage may be subject to change at any time without notification including increased frequency of trains, night-time train running and heavy freight trains. The appropriate building materials should be used to reduce any potential noise disturbance from the railway.

20 Where a proposal calls for hard standing area/parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

21 Any trees/shrubs to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary as the species will contribute to leaf fall which will have a detrimental effect on the safety and operation of the railway. Network Rail wish to be involved in the approval of any landscaping scheme adjacent to the railway. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing. If required, Network Rail's Asset Protection team are able to provide more details on which trees/shrubs are permitted within close proximity to the railway.

22 Whilst not a planning matter, we would like to remind the applicant of the need to identify and comply with all existing rights on the land. Network Rail request all existing rights, covenants and easements are retained unless agreed otherwise with Network Rail.

23 If any property rights are required from Network Rail in order to deliver the development, Network Rail's Property team will need to be contacted.

24 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.

25 If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

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

Appendix 2: 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 4 – Decision-making
- 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 2nd 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:

- 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 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 D10 – Basement development
- 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 H15 – Purpose Built Student Accommodation

- 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 E11 - Skills and opportunities for all

- Policy HC1 - Heritage conservation and growth
- Policy HC3 - Strategic and local views
- Policy HC5 - Supporting London's culture and creative industries

- 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 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

- 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

- AV.08 – East Dulwich area vision

- P1 – Social rented and intermediate housing
- P2 – New family homes
- P5 – Student homes
- P8 – Wheelchair accessible and adaptable housing
- P13 – Design of places
- P14 – Design quality
- P15 – Residential design
- P16 – Designing out crime
- P18 – Efficient use of land
- P19 – Listed building and structures
- P20 – Conservation areas
- P21 – Conservation of the historic environment and natural heritage
- P22 – Borough views
- P23 – Archaeology
- P26 – Local List
- P28 – Access to employment and training
- P30 – Office and business development
- P31 – Affordable workspace
- P36 – Design outside town centres
- P44 – Broadband and digital infrastructure
- P45 – Healthy developments

- P46 – Leisure arts and culture
- P47 – Community uses
- P49 – Public transport
- P50 – Highways impacts
- P51 – Walking
- P53 – Cycling
- P54 – Car parking
- P55 – Parking standards for disabled people
- 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
- IP1 – Infrastructure
- IP2 – Transport infrastructure
- IP3 – Community infrastructure levy (CIL) and Section 106 planning obligations
- IP6 – Monitoring development
- IP7 – Statement of Community Involvement

- NSP41 – Railway Rise, East Dulwich

- Also of relevance in the consideration of this application is the Sustainable Design and Construction SPD (2008) and the Heritage SPD 2021.

Appendix 3: Relevant planning history

1. Site History:

Ref No.	Decision/Date	Site address	Description
24/AP/2147	15.11.2024	Jewsons Railway Rise London	Request for an EIA Screening Opinion for proposed development consisting of several multi-storey residential blocks comprising up to 53 residential units and 360 student units, with associated amenity space and commercial office premises.
22/EQ/0146	31.07.2024	Jewsons Railway Rise London	Redevelopment of site, 4-7 storey student-led development, creation of approx. 360 student units, 53 affordable housing units, 700sqm commercial space (including affordable workspace), associated landscaping.
06/AP/0690	07.06.2006	Build Centre Railway Rise London SE22 8WW	Erection of a 7m high timber storage building to builders yard.
04/AP/1275	06.09.2004	Builders Centre Railway Rise London Southwark SE22 8WW	Display of 12 non-illuminated advertisement signs around the building, 2 free standing signs on access road and 1 sign on roof of adjoining premises at 20/22 Grove Vale.
00/AP/1420	10.01.2001	Land At Railway Rise London Southwark SE22 8WW	Erection of a new single storey building for building supplies sales and erection of fencing and entrance gates.

Appendix 4: Consultation undertaken

Site notice date: 08/10/2024

Press notice date: 12/09/2024

Case officer site visit date: n/a

Neighbour consultation letters sent: 10/02/2025

Internal services consulted

LBS Ecology Officer

LBS Transport Policy Team

LBS Planning Policy [Formal Consultation] - General

LBS Planning Policy [Formal Consultation] - General

Flood Risk Management & Urban Drainage Team

LBS Ecology Officer

LBS Urban Forester

LBS Transport Policy Team

LBS Archaeologist

LBS Design And Conservation Team [Formal Consultation]

LBS Local Economy

LBS Ecology Officer

LBS Highways Development & Management

Flood Risk Management & Urban Drainage Team

LBS Urban Forester

LBS Waste Management Team

LBS Network Developments Construction Management Plans

LBS S106 Team

LBS Community Infrastructure Team

LBS Environmental Protection Team

LBS CCTV - Public Space Surveillance

LBS Building Control Division

LBS Ecology Officer

Statutory and non-statutory organisations

Environment Agency

Greater London Authority

HE - Heritage

London Fire & Emergency Planning Authority

Natural England - London Region & South East Region

Network Rail

Metropolitan Police Service (Designing Out Crime)

Thames Water

The Dulwich Society

Fire And Emergency Department

HSE Fire Risk Assessments

National Grid UK Transmission

Neighbour and local groups consulted:

30 Grove Vale London Southwark

1 - 3 Melbourne Terrace Melbourne Grove London

23A Grove Vale London Southwark

2 Talbot Road London Southwark

4 Melbourne Terrace Melbourne Grove London

46B St Francis Road London Southwark

Flat 2 15A Grove Vale London

Flat 6 15A Grove Vale London

Flat 5 15A Grove Vale London

14A Melbourne Grove London Southwark

Tessa Jowell Health Centre 72H East Dulwich Grove London

Flat C 16 Melbourne Grove London

19 Melbourne Grove London Southwark

Flat 14 18 - 22 Grove Vale London

First Floor And Second Floor Flat 6 Melbourne Grove London

2 - 4 Melbourne Grove London Southwark

Ground Floor Flat 4 Derwent Grove London

4 Jarvis Road London Southwark

The Charter School East Dulwich Jarvis Road London

First Floor Flat 37 St Francis Road London

Ground Floor Flat 5 Melbourne Grove London

First Floor Flat 38 St Francis Road London

10B Melbourne Grove London Southwark

22A Melbourne Grove London Southwark

24B Melbourne Grove London Southwark

43A Melbourne Grove London Southwark

8A Melbourne Grove London Southwark

11A Melbourne Grove London Southwark

18 Shaw Road London Southwark

17 Shaw Road London Southwark

5 - 6 Melbourne Terrace Melbourne Grove London

Flat 1 28 Grove Vale London

Flat 2 28 Grove Vale London

20 Melbourne Grove London Southwark

Flat B 16 Melbourne Grove London

22B Melbourne Grove London Southwark

45 St Francis Road London Southwark

2 St Francis Road London Southwark

8 Melbourne Grove London Southwark

2 Grove Vale London Southwark

Part First Floor 17 Grove Vale London

34 Melbourne Grove London Southwark

28 Grove Vale London Southwark

First Floor Flat 5 Melbourne Grove London

Flat 1 32 Grove Vale London

23 Grove Vale London Southwark

Top Flat 9 Melbourne Grove London

25A Melbourne Grove London Southwark

70 Abbotswood Road London Southwark

63 Abbotswood Road London Southwark

60 Abbotswood Road London Southwark

59 Abbotswood Road London Southwark

56 Abbotswood Road London Southwark

51 Abbotswood Road London Southwark

41 Abbotswood Road London Southwark

35 Abbotswood Road London Southwark

23 Abbotswood Road London Southwark

21 Abbotswood Road London Southwark

20 Abbotswood Road London Southwark

36 St Francis Road London Southwark

5 Featherstone Mews London Southwark

4 Featherstone Mews London Southwark

5 St Francis Road London Southwark

Flat D 34 Grove Vale London

Flat 2 43 St Francis Road London

Upper Flat 28 Melbourne Grove London

9 St Francis Road London Southwark

4 Grove Vale London Southwark

Flat 2 17 - 19 Grove Vale London

Ground Floor Flat 41 Melbourne Grove London

First Floor Flat 23 Melbourne Grove London

Ground Floor Flat 23 Melbourne Grove London

7 Melbourne Grove London Southwark

5 Talbot Road London Southwark

7 St Francis Road London Southwark

13 Talbot Road London Southwark

10 Talbot Road London Southwark

22 Derwent Grove London Southwark

2 Derwent Grove London Southwark

14 Derwent Grove London Southwark

12 Derwent Grove London Southwark

18 Melbourne Grove London Southwark

8 - 16 Grove Vale London Southwark

1 Railway Rise London Southwark

Flat 2 11A Melbourne Grove London

Flat 1 15A Grove Vale London

Flat 1 43 St Francis Road London

Flat 3 17 - 19 Grove Vale London

3 Jarvis Road London Southwark

27 Grove Vale London Southwark

Unit 2 4 Melbourne Grove London

58 Abbotswood Road London Southwark

57 Abbotswood Road London Southwark

54 Abbotswood Road London Southwark

39 Abbotswood Road London Southwark

38 Abbotswood Road London Southwark

28 Abbotswood Road London Southwark

26 Abbotswood Road London Southwark

47 Melbourne Grove London Southwark

41 Melbourne Grove London Southwark

21 Grove Vale London Southwark

Flat B 34 Grove Vale London

Flat 4 18 - 22 Grove Vale London

25B Melbourne Grove London Southwark

25 St Francis Road London Southwark

36 Melbourne Grove London Southwark

15 Talbot Road London Southwark

26 Melbourne Grove London Southwark

16 Derwent Grove London Southwark

Ground Floor Flat 37 St Francis Road London

47 St Francis Road London Southwark

The Melbourne Grove Medical Practice Melbourne Grove London

31 St Francis Road London Southwark

4 Talbot Road London Southwark

49 St Francis Road London Southwark

14 Talbot Road London Southwark

32 Melbourne Grove London Southwark

Flat 15 18 - 22 Grove Vale London

Flat 6 18 - 22 Grove Vale London

Flat 5 18 - 22 Grove Vale London

Dulwich Hospital East Dulwich Grove London

13 Melbourne Grove London Southwark

4 Nargis Apartments 1B Melbourne Grove London

2 Nargis Apartments 1B Melbourne Grove London

Grove Vale Library 18 - 22 Grove Vale London

64 Abbotswood Road London Southwark

47 Abbotswood Road London Southwark

46 Abbotswood Road London Southwark

34 Abbotswood Road London Southwark

21A Grove Vale London Southwark

10B Derwent Grove London Southwark

6 Melbourne Grove London Southwark

Flat 7 18 - 22 Grove Vale London

27 St Francis Road London Southwark

13 St Francis Road London Southwark

10 St Francis Road London Southwark

2 Jarvis Road London Southwark

26 Derwent Grove London Southwark

34 Grove Vale London Southwark

24 Grove Vale London Southwark

Flat 21 18 - 22 Grove Vale London

Flat 20 18 - 22 Grove Vale London

Flat 17 18 - 22 Grove Vale London

Flat 9 18 - 22 Grove Vale London

Flat 1 11A Melbourne Grove London

Flat A 4 Melbourne Grove London

Ground Floor 17 - 19 Grove Vale London

3A Melbourne Terrace Melbourne Grove London

Seldoc Dulwich Hospital East Dulwich Grove

66 Abbotswood Road London Southwark

65 Abbotswood Road London Southwark

62 Abbotswood Road London Southwark

55 Abbotswood Road London Southwark

48 Abbotswood Road London Southwark

42 Abbotswood Road London Southwark

40 Abbotswood Road London Southwark

27 Abbotswood Road London Southwark

1 Jarvis Road London Southwark

16 Talbot Road London Southwark

Flat 16 18 - 22 Grove Vale London

Flat 10 18 - 22 Grove Vale London

First Floor Flat 44 St Francis Road London

12 St Francis Road London Southwark

2A Melbourne Grove London Southwark

24 Derwent Grove London Southwark

41 St Francis Road London Southwark

14 St Francis Road London Southwark

3 St Francis Road London Southwark

50 St Francis Road London Southwark

29A Grove Vale London Southwark

9 Talbot Road London Southwark

7 Talbot Road London Southwark

33 Melbourne Grove London Southwark

31 Melbourne Grove London Southwark

38 Melbourne Grove London Southwark

Flat 11 18 - 22 Grove Vale London

15 Grove Vale London Southwark

Dulwich Satellite Dialysis Unit Dulwich Hospital East Dulwich Grove

44 Abbotswood Road London Southwark

37 Abbotswood Road London Southwark

30 Abbotswood Road London Southwark

29 Abbotswood Road London Southwark

28A Melbourne Grove London Southwark

34 St Francis Road London Southwark

Flat 3 18 - 22 Grove Vale London

24A Melbourne Grove London Southwark

25A Grove Vale London Southwark

45 Melbourne Grove London Southwark

9A Melbourne Grove London Southwark

4 Melbourne Grove London Southwark

First Floor And Second Floor Flat 36 Grove Vale London

51 St Francis Road London Southwark

8 Talbot Road London Southwark

Flat 2 32 Grove Vale London

12A Melbourne Grove London Southwark

12B Melbourne Grove London Southwark

40 St Francis Road London Southwark

33 St Francis Road London Southwark

28A Grove Vale London Southwark

4 St Francis Road London Southwark

52 St Francis Road London Southwark

20A Derwent Grove London Southwark

27 Melbourne Grove London Southwark

10 Melbourne Grove London Southwark

Flat 8 18 - 22 Grove Vale London

14 Melbourne Grove London Southwark

15 Melbourne Grove London Southwark

1 Nargis Apartments 1B Melbourne Grove London

68 Abbotswood Road London Southwark

50 Abbotswood Road London Southwark

36 Abbotswood Road London Southwark

31 Abbotswood Road London Southwark

6 Featherstone Mews London Southwark

1 Featherstone Mews London Southwark

Day Lewis Pharmacy Tessa Jowell Health Centre 72H East Dulwich Grove

6 Talbot Road London Southwark

1 Talbot Road London Southwark

Ground Floor Flat 38 St Francis Road London

Flat B 4 Melbourne Grove London

Flat 19 18 - 22 Grove Vale London

Flat 13 18 - 22 Grove Vale London

Flat 1 18 - 22 Grove Vale London

43B Melbourne Grove London Southwark

10A Melbourne Grove London Southwark

10A Derwent Grove London Southwark

Ground Flat 29 Melbourne Grove London

35 St Francis Road London Southwark

6 St Francis Road London Southwark

35 Melbourne Grove London Southwark

8 Derwent Grove London Southwark

11 Talbot Road London Southwark

29 St Francis Road London Southwark

3 Talbot Road London Southwark

26 St Francis Road London Southwark

8 St Francis Road London Southwark

53 St Francis Road London Southwark

21 Melbourne Grove London Southwark

17 Melbourne Grove London Southwark

30 Melbourne Grove London Southwark

Flat 12 18 - 22 Grove Vale London

2A Jarvis Road London Southwark

14C Melbourne Grove London Southwark

Flat 3 15A Grove Vale London

East Dulwich Railway Station Grove Vale London

106B Dog Kennel Hill London Southwark

First Floor 106 Dog Kennel Hill London

25 Grove Vale London Southwark

Unit 1 4 Melbourne Grove London

67 Abbotswood Road London Southwark

45 Abbotswood Road London Southwark

43 Abbotswood Road London Southwark

33 Abbotswood Road London Southwark

22 Abbotswood Road London Southwark

7 Featherstone Mews London Southwark

2C Jarvis Road London Southwark

104 - 106 Dog Kennel Hill London Southwark

2 Melbourne Grove London Southwark

6 Grove Vale London Southwark

27A Grove Vale London Southwark

Ground Floor Flat 44 St Francis Road London

32 St Francis Road London Southwark

29 Grove Vale London Southwark

2B Jarvis Road London Southwark

14B Melbourne Grove London Southwark

First Floor Flat 41 Melbourne Grove London

Top Floor 29 Melbourne Grove London

Flat A 34 Grove Vale London

First Floor Flat 4 Derwent Grove London

Top Flat 5 Melbourne Grove London

18B Derwent Grove London Southwark

18A Derwent Grove London Southwark

9 Melbourne Grove London Southwark

42 St Francis Road London Southwark

30 St Francis Road London Southwark

20B Derwent Grove London Southwark

39 Melbourne Grove London Southwark

Flat 2 18 - 22 Grove Vale London

46A St Francis Road London Southwark

11 Melbourne Grove London Southwark

3 Nargis Apartments 1B Melbourne Grove London

Unit 22 18 - 22 Grove Vale London

106 Dog Kennel Hill London Southwark

61 Abbotswood Road London Southwark

53 Abbotswood Road London Southwark

52 Abbotswood Road London Southwark

49 Abbotswood Road London Southwark

32 Abbotswood Road London Southwark

25 Abbotswood Road London Southwark

24 Abbotswood Road London Southwark

6 Derwent Grove London Southwark

3 Featherstone Mews London Southwark

2 Featherstone Mews London Southwark

2 Railway Rise London Southwark

Flat A 16 Melbourne Grove London

Flat 1 17 - 19 Grove Vale London

Flat 4 15A Grove Vale London

1 Buxted Road London Southwark

Flat E 34 Grove Vale London

28 St Francis Road London Southwark

16 Melbourne Grove London Southwark

39 St Francis Road London Southwark

Flat C 34 Grove Vale London

Rear Of 17 - 19 Grove Vale London

Flat 3 32 Grove Vale London

12C Melbourne Grove London Southwark

2 Buxted Road London Southwark

1 Melbourne Grove London Southwark

11 St Francis Road London Southwark

12 Talbot Road London Southwark

36 Grove Vale London Southwark

37 Melbourne Grove London Southwark

26 Grove Vale London Southwark

3 Railway Rise London Southwark

Flat 18 18 - 22 Grove Vale London

7A Melbourne Grove London Southwark

3B Melbourne Terrace Melbourne Grove London

Re-consultation:

Appendix 5: Consultation responses received

Internal services

LBS Ecology

LBS Planning Policy

LBS Ecology

LBS Transport Policy

LBS Archaeology

LBS Design & Conservation Team [Formal]

LBS Urban Forester

LBS Section 106 Team

LBS Community Infrastructure Levy Team

LBS Environmental Protection

Statutory and non-statutory organisations

Environment Agency

Natural England - London & South East Re

Network Rail

Metropolitan Police Service

Thames Water

Neighbour and local groups consulted:

25A Melbourne Grove London SE22 8RG

169 Landells Road LONDON SE22 9PN

57 Melbourne Grove London SE22 8RG

47 Abbotswood Road London SE22 8DJ

2 the hamlet London SE5 8aw

46 Melbourne Grove London SE22 8QZ

5 Martell Road London SE21 8ea

9 Holmes Close London SE22 9AR

Flat 2 11A Melbourne Grove London SE22 8RG

22a Stondon Park Lewisham LONDON

65 Abbotswood Road London SE22 8DJ

66 Upland Road London Se220db

38 Grove Hill Road London SE5 8dg

7 Derwent Grove London SE22 8DZ

24 Derwent Grove London SE22 8EA

Basement Flat 40 Derwent Grove London

33 Melbourne Grove London SE22 8RG

92 Crystal Palace Road London SE22 9ER

5 Melbourne grove London Se228rg

9 Everthorpe Rd London SE15 4DA

121a Ivanhoe Road London SE5 8DJ

2 Besant Place Besant Place London

9 Colwell road London Se22 8qp

26 Glengarry Road London SE228QD

330 Upland Road London Se220DP

221 Consort road 7 Bassi Terrace London

1 Fransfield Grove, Sydenham Sydenham London

36 glengarry road Dulwich se22 8qd

Glengarry Road London SE22 8QA

31 Derwent Grove London SE22 8Dz

14 Copleston Road London SE15 4AD

227 Lordship Lane London

4 Hayes Grove East Dulwich, London SE22 8DF

88A Ferndene Road London SE24 0AA

146 Copleston road London SE15 4af

70 Copleston Road London SE15 4ag

98 Landcroft road London Se22 9jw

41 Glengarry Road London SE22 8QA

17 Melbourne Grove London SE22 8RG

32 Melbourne Grove London Se22 8QZ

Flat 32 Mundania Court Forest Hill Road London

48 Hayes Grove London SE22 8DF

35 Elsie Road London SE22 8DX

203 Upland Road East Dulwich SE22 0DG

27 St Francis Road London SE22 8DE

4 Besant Place London Se22 8DA

9 Derwent Grove London SE22 8DZ

58 Hindmans Road London SE22 9NG

4 Chapel Court 2B Mundania Road London

7 St Barnabas close East Dulwich SE22 8UA

31 Elsie Road London SE22 8DX

55 Melbourne Grove London SE22 8RG

42 St Francis Road London SE22 8DE

66 Copleston Road London SE15 4AG

146 Copleston Road London SE15 4AF

Flat 2, 18-22 Grove Vale London SE22 8EF

2 Featherstone Mews London SE22 8FA

45a Derwent Grove Easy Dulwich Se228ds

43C Marmora Road London SE22 0RY

24 Oglander Road London SE15 4EL

7 Tyrrell Road London SE22 9NA

11 Howden street London Se15 4lb

45B Derwent Grove East Dulwich SE22 8DZ

47 Melbourne Grove East Dulwich London

39 Hayes Grove London SE22 8DF

33 Champion Hill London SE5 8BS

7 Derwent Grove East Dulwich Southwark, London

7 Abbotswood Road London SE22 8DJ

Ashbourne Grove London SE228RN

8 Derwent Grove London SE22 8EA

17 Melbourne Grove London SE22 8RG

107A East Dulwich Grove LONDON SE22 8PU

33 Melbourne Grove East Dulwich London

72 Copleston Rd London SE15 4AG

94 Melbourne Grove London SE22 8QY

23 Abbotswood Road London SE22 8DJ

Flat 19 18-22 Grove Vale, London

84 East Dulwich Grove London SE22 8TW

38A Silvester Road London SE22 9PB

18-22 Grove Vale Flat 15 London

27 Hayes Grove London SE22 8DF

4 Jarvis Road London SE22 8RB

66 Upland Road London SE220DB

57 Copleston Road London SE15 4ah

75 Lyndhurst Way London SE15 4PT

43 St Francis road East Dulwich se22 8de

19 Melbourne Grove East Dulwich SE22 8rg

9 St. Francis Road, East Dulwich, East Dulwich East Dulwich London

169 Landells Road London SE22 9PN

66 Copleston Road London SE15 4AG

16 Derwent Grove London SE22 8EA

4 St. Barnabas Close London SE22 8UA

19 Tintagel Crescent London

221 crystal palace road London Se22 9jq

25a Grove Vale London SE22 8EQ

122 Court Lane London

5a Wilson Road Camberwell LONDON

39, Melbourne Grove London Se22 8rg

32 Ashbourne Grove London SE22 8RL

182 Barry Road London SE22 0JW

4 Jarvis Road London Southwark

1 Elsie Road London SE22 8DX

24 Hayes Grove London Se22 8df

50 Blackheath Park London SE3 9SJ

112a Dunstans Road London SE22 0HE

2 The Hamlet, Champion Hill London SE5 8AW

79a Copleston Road London SE15 4AH

37 Derwent Grove London SE22 8DZ

8 Derwent Grove London SE22 8EA

5 Tell Grove East Dulwich London

20 Worlingham Road East Dulwich London

64 East Dulwich Grove London SE22 8PS

144 CrystaL Palace B London

63 Claverdale Road London SW2 2DH

20 Elsie Road London Se228dx

Glengarry rd London SE22 8PZ

Flat 1, 18-22 Grove Vale London SE228EF

Flat 7 524 Lordship Lane Dulwich London

84 Ondine Road London SE15 4EB

148 Copleston Road London SE15 4AF

124 Copleston Road London SE15 4AF

63 Danby Street London SE15 4BT

38 Elsie Road London

Flat 5 Lakanal House London

6 Chapel Court 2b Mundania Road London

12 St Francis Road London SE22 8DE

31 Abbotswood Road LONDON SE22 8DJ

18 Ashbourne Grove East Dulwich London

11 Tell Grove London England 11 Tell Grove London England London

33 Waghorn St London SE15 4LA

18 St Francis Road London Southwark

8 St Francis Road London SE22 8DE

38 Ashbourne Grove London SE22 8RL

176B Crystal Palace Road London

21 Melbourne Grove London SE22 8RG

44 A Derwent Grove East Dulwich SE228EA

25 St Francis Road London Southwark

Flat 1 18-22 Grove Vale London

42 Darrell Road London SE22 9NL

11A Melbourne Grove Flat 2 London

19 Elsie Road LONDON SE228DX

30 Tarbert Road London SE22 8QB

10 Highshore Rd Peckham SE15 5AA

11B Thorncombe Road Dulwich SE22 8PX

3 Featherstone Mews London SE22 8FA

6A Tarbert Road East Dulwich London

12c Melbourne grove London

2A Melbourne Grove East Dulwich London

106b Landcroft Road London SE22 9JW

Flat 2 18-22 Grove Vale London

Flat7 18-22 grove vale London

446 Lordship lane London SE22 8NE

11 Court Lane Gardens Dulwich London

2 Derwent Grove London SE22 8EA

8 St Francis Road London SE22 8de

58 Hayes Grove London SE228DF

28 Derwent grove London Se22 8ea

8 St Francis Road London SE22 8DE

33a Tarbert Road London SE22 8QB

38 Ashbourne Grove London SE22 8RL

30 Melbourne Grove London SE22 8QZ

25 St Francis Road London

Flat 11, Shawbury Court 99-115 Lordship Lane London

6 glengarry road London SE22 8pz

41 Abbotswood Road London SE22 8DJ

32 St Francis Road London Se22 8de

8 Tell Grove East Dulwich SE22 8RH

31b Champion Hill London SE5 8BS

42E, Queens Row London SE17 2PX

113 Choumert Road London SE15 4AP

6 Hayes Grove London SE22 8DF

26 Derwent Grove East Dulwich London

72 Copleston London SE154AG

165 Choumert Road London SE15 4AW

9 St Francis Road London SE22 8DE

45 Landells Rd London SE22 9PQ

78 Athlone Road London SW2 2DS

19 Melbourne Grove London Se22 8RG

11A Melbourne Grove Flat 2 London

191 Landells Road London SE22 9PN

22, Tribeca Court, 2 Crystal Palace Road London

169 Landells Road, London, SE22 9PN

66 hayes grove London Se228df

31 Abbotswood Road London SE22 8DJ

48D Melboune Grove London SE22 8QY

15 Abbotswood Road London SE22 8DJ

38 Landells Road London SE22 9PQ

25a Grove Vale London SE22 8EQ

66 Avondale Rise London SE15 4AL

Flat 1 3 crescent wood road London

82 Melbourne Grove London SE22 8QY

38 Elsie Road London SE22 8DX

29 Fernholme Road London SE15 3EF

5 Frank Dixon Way London SE21 7BB

1 Featherstone Mews, East Dulwich London

66 Avondale Rise London SE15 4AL

68 Melbourne Grove East Dulwich SE22 8QY

39 Hayes Grove East Dulwich London

33 DERWENT GROVE LONDON SE22 8DZ

26 Glengarry Road London SE22 8QD

35 ST Francis Road London SE22 8DE

82 Melbourne Grove London

27 Hichisson Road Nunhead London

54A Upland Road London SE22 0DB

17 Melbourne Grove London SE228RG

24 Derwent Grove London SE22 8EA

48D Melbourne Grove London SE22 8QY

59 Abbotswood road London SE22 8DJ

22 Derwent Grove London SE22 8EA

5 St Francis Road London SE22 8DE

137 Dunstans Road London SE22 0HD

Flat 3, 2D Blackwater Street East Dulwich London

78B Avondale Rise London SE15 4AE

Flat 4 83a Grove Lane London

28 Blackwater Street ,London SE22 8RS

Flat 1 11A Melbourne Grove East Dulwich London

325A Upland Road London SE22 0DL

25 Howden Street London SE15 4LB

111 Ivanhoe Road London Se58dj

20 Crawthew Grove London SE229AB

31 Chesterfield Grove London SE22 8RP

12 Copleston Road London SE15 4AD

257e Peckham Rye London SE15 3AB

5 Thompson Road London SE22 9JR

53 Overhill road London SE22 0PQ

38 St Francis Road London SE22 8DE

153a Peckham Rye London

83A Copleston Road London SE15 4AH

126 Crystal Palace Rd London SE22 9ER

3 Trossachs Road London SE22 8PY

1 Talbot Road London SE22 8EH

Flat B 16 Melbourne Grove London

72A Crawthew Grove London SE22 9AB

59 Canonbie Road London SE23 3AQ

29 Elsie Road East Dulwich SE22 8DX

13 Elsie Road East Dulwich SE22 8DX

5 College Road London SE21 7BQ

178 Barry Road London SE22 0JW

59 Melbourne Grove London SE22 8RG

39 Rodwell Rd London SE22 9LE

12 Elsie Road London SE22 8DX

Flat 4 18-22 Grove Vale London

3 Elsie Road London SE22 8DX

7 Anderton Close LONDON SE5 8BU

113 Friern road London East Dulwich

Flat 2 2D Blackwater Street London

14 Dorchester Court London SE24 9QX

Basement Flat 38 Derwent Grove London

FLAT 11, SHAWBURY COURT 99-115 LORDSHIP LANE LONDON

144 Copleston Road London SE15 4AF

45 Melbourne Grove East Dulwich SE22 8RG

5 St Francis Road London SE22 8DE

Flat 17 18-22 Grove Vale London

32A GLENGARRY ROAD LONDON SE22 8QD

31 Elsie Road Southwark, London SE22 8DX

16 Elsie road London Se22 8dx

298 Friern Road London SE22 0BQ

5 Derwent Grove London SE22 8DZ

54 Hayes Grove London SE22 8DF

37 Derwent Grove London SE22 8DZ

146 Burbage Rd London se21 7ag

149 Chadwick Road London SE15 4py

36 Hayes Grove East Dulwich SE22 8DF

115 Dulwich Village London SE21 7BJ

33 Champion Hill London SE5 8BS

23 Elsie Road London SE22 8DX

22 Wavel Place London Se26 6sf

29 Darrell Road East Dulwich SE22 9NJ

30 Felbridge house East Dulwich estate London

1 Tell Grove London SE22 8RH

65B Glengarry Road London SE22 8QA

19 Danby St London SE154BS

Flat 4 Bramley Court Scylla Road London

84 East Dulwich Rd Flat 3 London

13 TELL GROVE London SE22 8RH

28 Elsie Road London SE22 8DX

5 Nutfield Road LONDON SE22 9DG

Flat 8, 18-22 Grove Vale 18-22 Grove Vale London

18 St Francis Road London SE22 8DE

41 Ulverscroft Rd East Dunwich London

182 Barry Road London SE22 0JW

3 Champion Grove London SE5 8BW

69 Oglander Road London SE15 4Dd

40 Elsie Road London SE22 8DX

36 Hayes grove London SE22 8DF

36a Elsie Road London SE22 8DX

43 Danby Street London SE15 4BS

4 Talbot Road East Dulwich London

66 Copleston Road London SE154AG

221 Crystal Palace Road London Se22 9jq

2, Hayes Grove, Hayes Grove LONDON

208 Peckham rye Southwark, London

21 Hayes Grove East Dulwich SE22 8DF

10 Lacon Road London SE22 9HE

90 Copleston Road London Southwark

88 Copleston Rd London SE15 4AG

23 Darrell Road London SE22 9NJ

38 Melbourne Grove London SE22 8QZ

40 Londo Se22 8qz

13 Bassano Street London SE22 8RU

1, Railway Rise London SE22 8EE

85a East Dulwich Grove London SE22 8PU

162 Copleston Road London Southwark

35 Elsie Road London SE22 8DX

50a Adys Road London SE154DZ

58 Whateley Road East Dulwich SE22 9DD

22a Melbourne Grove London SE22 8QZ

7 Featherstone Mews London SE228FA

86A East Dulwich Road London SE22 9AT

18 Langford Green London SE5 8BX

66 Hayes grove London Se22 8df

66 hayes grove London Se228df

75a Ondine Road London

26 Derwent Grove East Dulwich London

17 Elsie Road East Dulwich London

5 Tell Grove East Dulwich SE22 8RH

179 Landells Road London Se22 9PN

28 Tyrrell road London Se22 9ne

84 East Dulwich Grove London Se22 8tw

23b Melbourne Grove East Dulwich SE228RG

38 Ashbourne Grove London SE22 8RL

27 Elsie Road London SE228DX

14 Elsie Road London SE22 8DX

21 Elm Grove Peckham London

30 Glengarry Road London SE22 8QD

40 Melbourne grove London se22 8qz

32 Melbourne Grove London SE22 8QZ

31 Derwent Grove East Dulwich London

55 Rodwell Road London Se22 9le

12 Waghorn St London SE15 4JZ

114 Crystal Palace Road London SE22 9ER

52 Riseldine Road London SE23 1JU

80, Adys Road Adys Road London

136 Oglander Road London SE15 4DB

2A Matham Grove Southwark, London SE22 8PN

50 Love Lane Dulwich Wood Avenue London

71 danby st London SE15 4bt

64A Peckham Road London SE5 8PX

40 Mount Adon Park 40 Mount Adon Park East Dulwich

55 Melbourne Grove London SE228RG

243A Underhill rd London SE220PB

33 Melbourne Grove London Southwark

26 Derwent Grove London SE22 8EA

3 Stories Mews London SE5 8JJ

15 Abbotswood Road LONDON SE22 8DJ

71 Ryedale London SE22 0QL

25 Tell Grove London Se228rh

47 Abbotswood Road East Dulwich London

32 St Francis Road London SE22 8DE

47 Melbourne Grove East Dulwich London

65 Danby Street London SE15 4BT

Ivanhoe road London Se58dj

30 Chesterfield Grove London SE22 8RW

14 Elsie Road East Dulwich SE22 8DX

41 Melbourne Grove London SE228RG

29 Elsie Road London SE22 8DX

67 Oglander Rd, Peckham London

35 Forest Hill Road London SE22 0SG

79A Copleston Road Peckham Rye

65 Melbourne Grove London SE22 8RJ

9 Derwent Grove London SE22 8DZ

flat 18, 18-22 grove vale East Dulwich SE22 8EF

86 East Dulwich Grove East Dulwich london

9 Tell grove London SE22 8RH

96b Melbourne Grove London SE22 8AY

55 Crystal Palace Road London SE22 9EX

17 Elsie Road East Dulwich London

15 Trossachs Road London SE22 8PY

60 Oglander Road London SE15 4EN

36A Elsie Road Southwark, London SE22 8DX

27 St. Francis Road London SE22 8DE

23 Elsie Road 23 Elsie Road London

75 Fellbrigg Road East Dulwich London

36 Glengarry Road LONDON SE22 8QD

15 Elsie Road London SE22 8DX

Flat B 16 Melbourne Grove London

35 Derwent Grove East Dulwich London

27 Tell Grove East Dulwich London

29 Ashbourne Grove London SE22 8RN

Flat 16 18-22 grove vale London

16 Elsie Road London Se228dx

12A-12C Melbourne Grove London SE22 8QZ

22A Whateley Road East Dulwich

31 Melbourne Grove London SE22 8RG

14 18-22 Grove vale East Dulwich

37A St Francis Road London SE228DE

12A Melbourne Grove London SE22 8QZ

33 Derwent Grove London SE22 8DZ

52 Glengarry Road East Dulwich London

43 Brantwood Rd London SE24 0DH

34a Whateley rd East Dulwich London

7 Matham Grove LONDON SE22 8PN

23 Darrell Road London SE22 9NJ

37 banfield road London Se15 3tx

9 Ashbourne Grove East Dulwich London

14 Danby Street London SE15 4BU

164 Copleston Road London Se154af

88 Ferndene Road A London

30 COLWELL ROAD 30 LONDON

6 Tell Grove London Se22 8RH

129 Nunhead Grove London Se15 3lx

15 Danby st London Se15 4bs

237A Underhill Road London SE220PB

22 Derwent Grove East Dulwich London

38A Derwent Grove London SE22 8EA

42 Saint Francis Road London SE22 8DE

44A Derwent Grove London SE22 8EA

25 Howden Street London Se154LB

39 Glengarry Road Southwark, London SE22 8QA

35 Elsie Road London SE22 8DX

2 esant place east Dulwich london

47 Abbotswood Road East Dulwich London

9 St Francis Rd East Dulwich SE22 8DE

28 Elsie Road London SE22 8DX

70 Denman Road London SE155NR

13 St Francis Road London SE22 8DE

10 Talbot Road East Dulwich London

Ground floor flat 37 St. Francis Road London

22a Melbourne Grove London SE22 8QZ

8 Shawbury Road Southwark, London SE22 9DH

10 Hinckley Road Southwark, London SE15 4HZ

24 St Francis Road London SE22 8DE

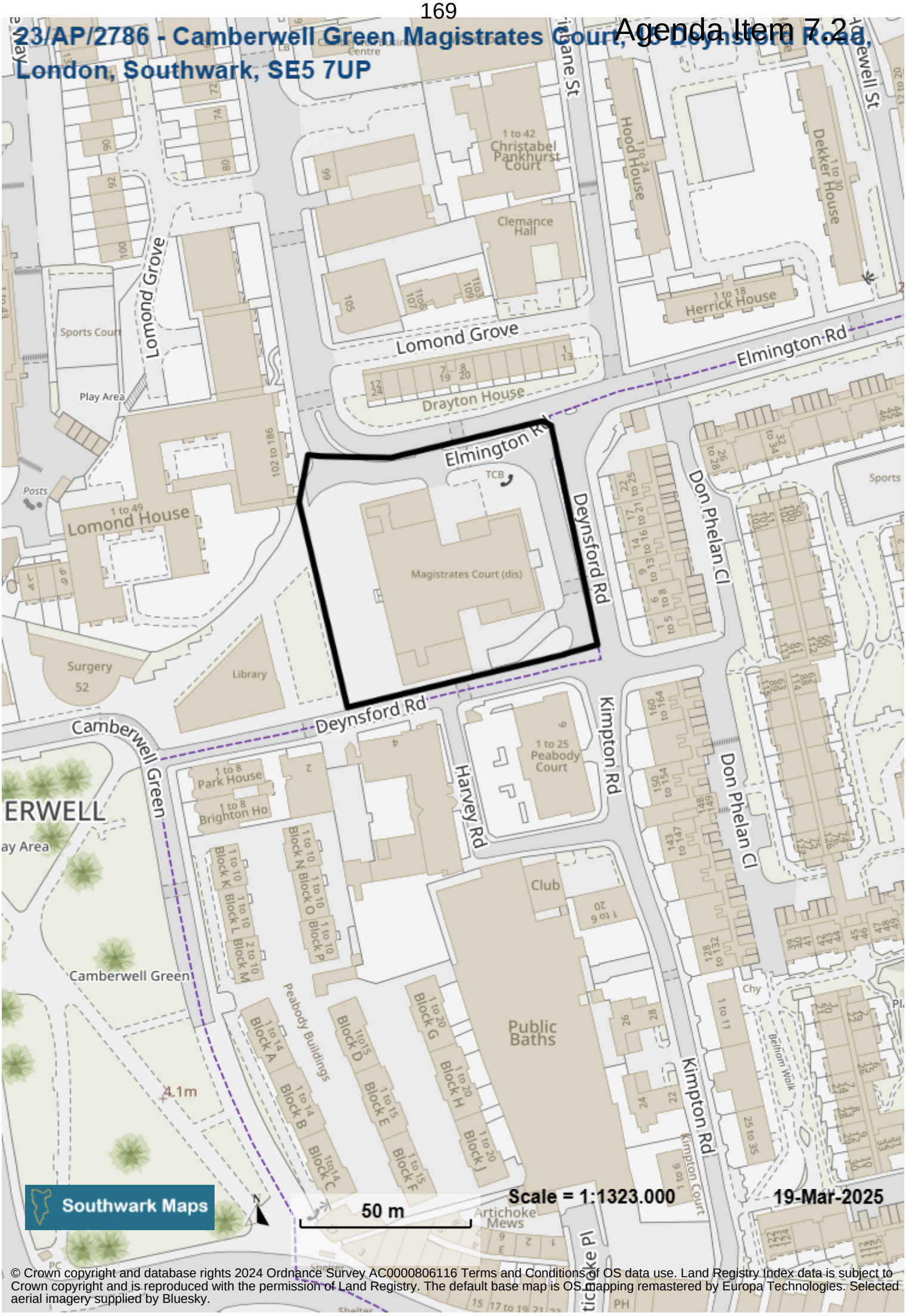
25a Grove Vale London SE22 8EQ

Flat 3, 2D Blackwater Street London SE22 8RS

112a Dunstans Road Dulwich London

18 22 Grove Valw London Se228ef

23/AP/2786 - Camberwell Green Magistrates Court, 15 Deynsford Road, London, Southwark, SE5 7UP



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Meeting Name:	Planning Committee (MAJOR APPLICATIONS) B
Date:	01 April 2025
Report title:	**Development Management planning application:** Application 23/AP/2786: Full Planning Application **Address:** CAMBERWELL GREEN MAGISTRATES COURT, 15 DEYNSFORD ROAD, LONDON SE5 7UP **Proposal:** Conversion and extension of the existing court building (use class D1) up to 6 and 15 storeys, for residential (Class C3), hotel (Class C1), community (Class F2) & recording studio (Class E) uses. Highways, landscaping and public realm works. <u>Further information to describe the proposal:</u> 134 new homes; 150 hotel rooms; 130.7sqm of class E floorspace; 249.8sqm of class F2 floorspace; Maximum height of the building would be 52.9m above ground level (to top of roof top plant screening)
Ward(s) or groups affected:	Camberwell Green
Classification:	Open
Reason for lateness (if applicable):	Not applicable
From:	Director of Planning and Growth
Application Start Date 30/10/2023	**Extended Expiry Date** 01/07/2025
Earliest Decision Date: 02/01/2025	

RECOMMENDATION

1. a) That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.

2. In the event that the requirements of paragraph 1 above are not met by 1st July 2025, the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 408 of this report.

3. That the Director of Planning and Growth be authorised under delegated authority to make any minor modifications to the proposed conditions and s106 obligations arising out of detailed negotiations with the applicant or the Mayor of London, which may necessitate further modification and may include the variation, addition, or deletion of the conditions as drafted.

EXECUTIVE SUMMARY

4. Planning summary tables

5. Housing

Units	Private Units	Private HR.	Aff.SR Units	Aff.SR HR	Aff.Int Units	Aff.Int HR	Total Units	Total Units (%)	Total HR
Studio	0	0	0	0	0	0	0	0.00%	0
1 bed	47	91	0	0	3	9	50	37.31%	100
2 bed	33	103	10	38	8	30	51	38.06%	171
3 bed	18	86	14	70	1	5	33	24.63%	161
Total	98	280	24	108	12	44	134	100.00%	432
% HR		64.81 %		25%		10.19 %			100%

6. Commercial

Land use	**Existing GIA sqm**	**Proposed GIA sqm**	**Difference**
Class C1 (hotel)	0	5,478	+5,478
Class C3 residential	102.67 live/work unit	14,007	+13,904.33
Class E (recording studio)	0	131	+131
Class F 1(g) (law court)	13,613	0	-13,613
Class F2 (community use)	0	250	+250

Jobs	Unknown (building currently vacant)	34	Unknown
Total	13,613	19,866	+6,253

	Existing sqm	Proposed sqm	Change +/-
Public Open Space	1,860.2	2,511.9sqm	+651.7sqm
Play Space	0	580.8	+580.8

7. Carbon neutrality and trees

CO2 Savings beyond part L Bldg. Regs.	76%
Trees lost	3
Trees gained	24 (+21)

	Existing	Proposed	Change +/-
Urban Greening Factor	Unknown	0.4	+0.4
Greenfield Run Off Rate	164.8 l/s	2 l/s	
Green/Brown Roofs	0sqm	924.1 sqm	+924.1 sqm
EVCP (on site)	0	9 (or payment in lieu)	+9
Cycle parking spaces	0	385 long stay and 24 short stay Total = 408	+408

8. CIL and s106

Southwark CIL (estimated)	£1,818,603.89
MCIL (estimated)	£1,194,187.23
S106	£530,994.05

9. This application is for the conversion and extension of the former Camberwell Magistrates' Court which has been vacant since 2020 and is currently boarded up. The building is 4-8 storeys and sits above a 2-storey basement which is accessed via a vehicular ramp off Deynsford Road. The site sits within Camberwell town centre, and is in close proximity to Camberwell Green Conservation Area and a number of listed and locally listed buildings. It is located to the east of Camberwell Library, and there is a large, paved open

space between the two buildings which is described in the planning application documents as the plaza.

10. Full planning permission is sought to extend and convert the building into a mixed-use development comprising community floorspace, recording studios, a 150 bedroom hotel, and 134 new homes including 35.1% affordable homes. The existing concrete frame would be retained, and the building would be extended upwards so that its overall height would increase from 30.6m to 52.93m (an increase of 22.33m). The hotel would include an ancillary café and co-working space, both of which would be publicly accessible.

11. The site is subject to site allocation NSP35 in the Southwark Plan which requires all of the existing employment generating floorspace in the building to be replaced with employment, retail, leisure or community uses. It states that redevelopment of the site should provide new homes, with an indicative capacity of 150.

12. The proposed development would not fully comply with site allocation NSP35 because it would not re-provide all of the existing employment generating floorspace in the building as either employment, retail, leisure or community use floorspace. It would however, provide a new hotel, which would be acceptable in land use terms in this town centre location for the reasons set out in full later in the report. The number of jobs created by the hotel would be similar to those which would arise from replacing the existing employment generating floorspace with leisure or community uses, and a loss of employment space contribution towards training and employment schemes in the borough would be secured.

13. The proposed hotel would be unconventional in its design as most of the rooms would be windowless, but it would make a commercial use of difficult space in the centre of the plan-form which arises from the retention of the existing frame. The retention of the concrete frame is considered to be positive in terms of carbon savings and reduced construction waste, and the applicant has identified similar windowless hotels in London. It is also noted that other than a requirement to provide 10% wheelchair accessible rooms which the proposal would deliver, there is no policy or guidance relating to the quality of hotel rooms. The proposed new homes would comply with NSP35, albeit that there would be 16 fewer homes than anticipated in the site allocation.

14. There is a nursing home, GP surgery and college for people with special educational needs close to the site. People using these facilities could be more affected by construction noise, and a condition for a construction environmental management plan has been included in the draft recommendation to minimise any impacts. The proposed development is not of a scale that requires an Environmental Impact Assessment.

15. Whilst Camberwell is not identified in the Southwark Plan as an area where tall buildings are typically expected, policy P17 tall buildings states that "Individual sites where taller buildings may be appropriate have been identified in the site allocations", and the site allocation refers to the potential for *taller* buildings, subject to consideration of impacts on existing character, heritage and townscape. In addition, it is noted that the existing building on the site just exceeds 30m in height and is therefore considered a tall building.

16. The design of the proposal is considered to be acceptable, and the activation of the ground floor of the building would be very positive. The proposed height, scale and massing of the building would cause some harm to the setting of the Camberwell Green Conservation Area and a number of listed and locally listed buildings within the conservation area. This harm is considered to be less than substantial. These harms have been weighed in the balance with the public benefits arising from the proposal, and for the reasons set out below and in the main report are considered to be acceptable.

17. The proposal includes significant new landscaping and tree planting, would be policy compliant in terms of urban greening factor, and would significantly enhance biodiversity at the site. Whilst three existing trees would need to be felled, 24 new trees would be planted.

18. As the site was formerly in public use the scheme should deliver 50% affordable housing, subject to viability. The viability of the proposed development has been independently reviewed by Cluttons on behalf of the council, and Cluttons has advised that the scheme can only viably support 35.1% affordable housing with a policy compliant tenure split. This would therefore be secured through a legal agreement, and it equates to 36 affordable homes, comprising 24 social rented and 12 intermediate homes. It is the proposed hotel which is driving the value of the development and enabling the delivery of the affordable homes, therefore any reduction in hotel space to increase the employment generating floorspace in the building would reduce the amount of affordable housing which could be delivered. Part 3 of policy IP3 of the Southwark Plan makes it clear that when a development cannot viably deliver the required land uses set out in a site allocation, priority will be given to the provision of social rented and intermediate housing in housing-led and mixed-use schemes.

19. The proposed development would deliver a policy compliant mix of family and wheelchair accessible homes. There would be a high number of single aspect homes, some of which would be north-facing with three bedrooms, but this is a consequence of retaining the existing concrete frame which officers are supportive of. Overall it is considered that a good standard of accommodation would be provided nonetheless, with all of the homes having access to private and communal amenity space, together with childrens' playspace.

20. There would be no significant adverse amenity impacts arising from the

proposal, and there would be a high level of compliance with the BRE guidance on daylight and sunlight. A number of conditions and obligations are recommended, including limiting opening hours, limiting plant noise, and requiring a hotel management plan to be submitted for approval.

21. With regard to transport, the proposal would include 9 accessible parking spaces in the existing basement, and future occupiers would be prevented from obtaining parking permits on the surrounding streets. Whilst the proposal would result in some additional vehicle trips, these would not adversely impact upon the surrounding highway network. Two of the roads surrounding the site are particularly wide, and these would be narrowed to create additional pavement space and public realm, and there is the potential for introducing a contra-flow cycle lane along Deynsford Road and Kimpton Road. Whilst these works would remove some existing on-street parking, this would align with active travel objectives and vehicular access around the site would be maintained. The proposed servicing arrangements are considered to be acceptable, and cycle parking would be provided in the building and in the public realm.

22. The proposal would incorporate measures to reduce its carbon dioxide emissions, and a contribution to the council's Carbon Off-set Green Fund would be secured through a s106 agreement; matters relating to circular economy and whole life carbon have been taken into account. The proposal would be air quality neutral, and impacts relating to ground conditions, flood risk, wind microclimate, fire safety, digital connectivity and archaeology have all been considered and are found to be acceptable, subject to conditions and planning obligations.

23. Officers have considered the application in the round, taking into account the heritage harm which would be caused to the setting of the Camberwell Green Conservation Area and a number of listed and locally listed buildings. Officers have also taken into account that the proposal would not fully comply with the land use requirements in the site allocation, albeit that policy does require affordable housing to be prioritised when it has been demonstrated that a site cannot viably deliver all of the requirements of a site allocation. The heritage harm requires clear and convincing justification in terms of public benefits, and in this instance the public benefits which have been identified are the re-use of the existing structure and the carbon savings and reduction in construction waste this would deliver, the quality of the design, particularly the activation of the ground floor, the enhanced and additional public realm with significant new tree planting and improvements to the pedestrian environment, job creation, and the provision of new homes, including affordable homes. Given the pressing need for affordable housing in the borough, officers have given significant weight to the
provision of 35.1% affordable homes, with a policy compliant tenure split. Consequently it is concluded that the public benefits arising from the proposal would outweigh the heritage harm caused in this instance. It is therefore

recommended that planning permission be granted, subject to conditions and a s106 agreement, and following referral to the Mayor of London.

BACKGROUND INFORMATION

Site location and description

24. This application relates to the former Camberwell Magistrates Court which sits to the north-east of Camberwell Green, approximately 160m to the east of Camberwell Road. Elmington Road is to the north, Deynsford Road is to the south and east, and Camberwell Library is to the west across an area of hard-landscaped open space described in the planning application as the plaza, which is adopted highway. The site measures 0.48 hectares which includes some of the plaza.

25. The existing building is 4-8 storeys high (a maximum of 30.6m above ground level) and sits above a basement park which is accessed via a ramp off Deynsford Road on the eastern part of the site. The building contains a number of court rooms, public galleries, waiting areas, holding cells and probation offices, together with a Court Keeper's flat on the top floor. The building was constructed as a Magistrates Court and first opened in 1971, but is now vacant and boarded up, having been vacated by the Ministry of Justice in 2020 and sold to the applicant.

26. There are residential uses to the north, south and east of the site including the Elmington Estate and the Deynsford Estate. Other uses in the vicinity include a nursing home at 54 Camberwell Green, the library, Orchard Hill College to the north-west which offers courses for 16-25 year olds with special educational needs, and a vacant nursing home at 4 Deynsford Road to the south. There are a number of trees along the northern and eastern edges of the site which sit within the application site boundary.

27. <u>Existing building – front elevation facing the Plaza</u>

28. Existing building – view from Kimpton Road (looking north-west)

Camberwell Library (with the Magistrates Court behind)

Views of the plaza and route next to Camberwell Library

29. The site is subject to the following designations in the Southwark Plan 2022:

- Camberwell Area Vision
- Site allocation NSP35
- Camberwell District Town Centre

- Urban Zone
- Archaeological Priority Area
- Air Quality Management Area
- Hot food takeaway schools exclusion zone
- Critical drainage area
- Flood zones 1 and 3
- Public transport accessibility level (PTAL) of 5 (high)

30. The relevant planning policies are listed in Appendix 2

Site allocation NSP35

31. The application site boundary covers broadly the same area as site allocation NSP35, albeit that the application site boundary extends slightly further west towards Camberwell library. NSP35 states that redevelopment of the site must:

- Provide employment (E(g)), retail, community or leisure uses of at least the amount of employment generating floorspace currently on the site.

Redevelopment of the site should:

- Provide new homes (C3)

32. The site allocation gives an indicative residential capacity of 150 homes. The design and accessibility guidance states that the plaza area should be re-landscaped to provide enhanced green infrastructure, retaining the existing mature trees and providing improved public realm. It states that a comprehensive mixed-use redevelopment of the site could include taller buildings, subject to consideration of impacts on existing character, heritage and townscape. 'Taller' buildings are defined in the Southwark Plan as generally higher than their surroundings context, but not significantly taller to qualify as tall buildings.

33. The nearest listed buildings are to the north of the site on Lomond Grove (Camberwell business centre and railings and Bryanston House and railings, both of which are grade II listed), and the grade II listed Camberwell Public Baths which are located to the south of the site on Artichoke Place. There are a number of locally listed buildings in the vicinity, including the Peabody Buildings which sit parallel to Camberwell Green. The Camberwell Green Conservation Area is approximately 22m to the south-west of the site.

Camberwell Green Conservation Area

Key

- Conservation area shaded brown;
- Grade II listed buildings shaded green;
- Locally listed buildings shaded yellow.

Details of proposal

34. Camberwell Developments Limited has applied for full planning permission for the conversion and extension of the existing building to provide a mixed-use development comprising 134 new homes (use class C3), a 150 room hotel (use class C1), community use (use class F2) and a recording studio (Use class E), together with highway, landscaping and public realm works.

35. The existing building has a stepped form, with a 4-storey shoulder height rising to 8-storeys at the centre. It is proposed to strip the existing building back to the concrete frame, and re-use the existing basement structures. The 4-storey part of the building would be extended upwards by 2-storeys, and the central 8-storey section would be extended upwards by 5-7 storeys so that the resultant building would be part 6, part 13 and part 15-storeys high. The building currently measures 30.6m above ground level at its highest point, and this would increase to 52.93m as a result of the proposal (a 22.3m height increase – measured to the top of the rooftop plant screening). The external facing materials would include two different types of brick, metal vertical fins, and powder coated aluminium for

the windows, doors and balcony balustrades.

Proposed front (west) elevation as viewed from the plaza (top floor frame to be removed)

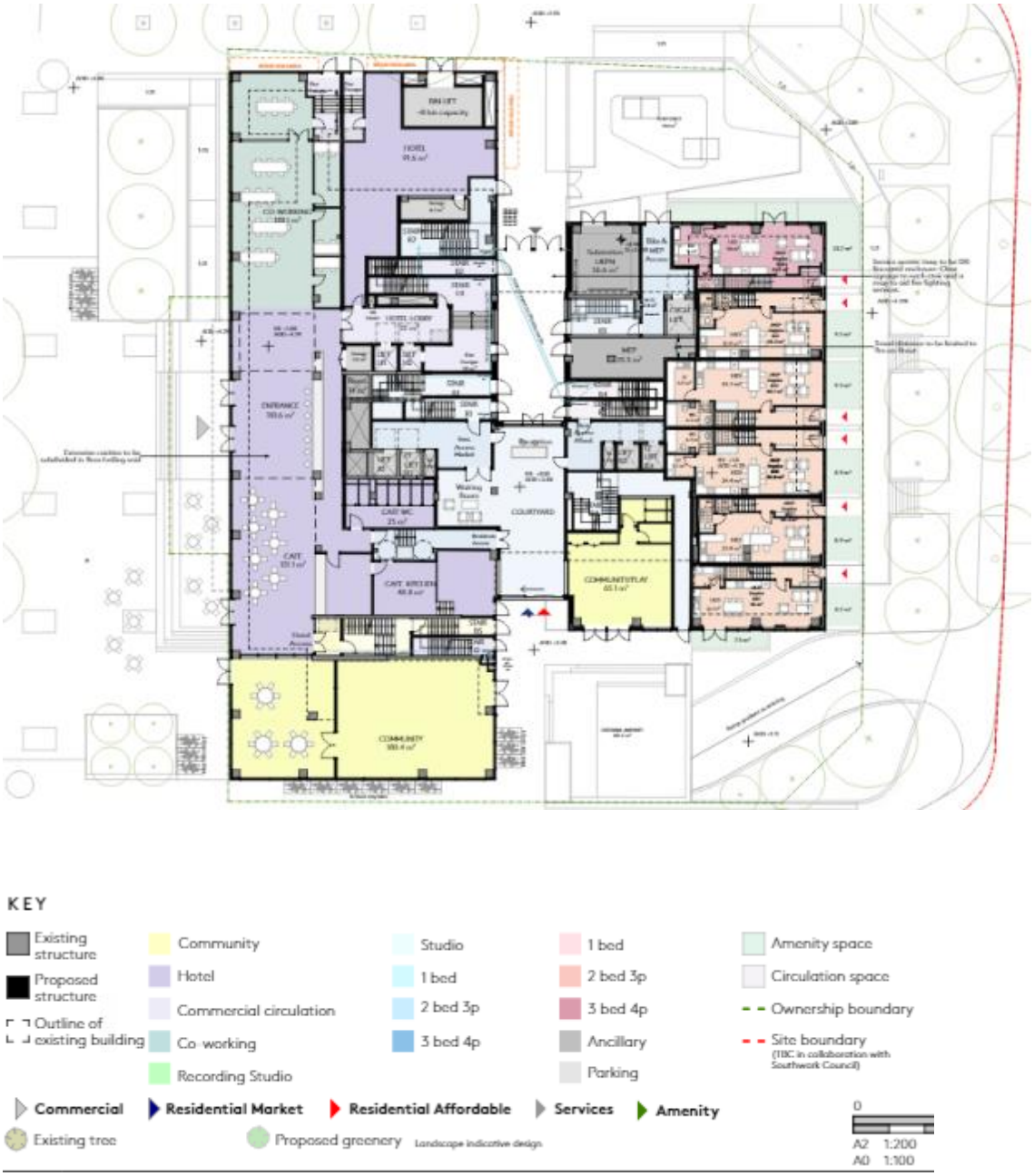
Proposed west elevation with existing building outlined in red (top floor frame to be removed)

Proposed south elevation as viewed from Deynsford Road

Proposed east elevation as viewed from Don Phelan Close

36. The main public entrance to the building would be at ground floor level from the plaza, leading to a double height hotel lobby which would include co-working space and a café. There would be community space beyond this, with a separate entrance off the plaza. There would also be public entrances from the north and south elevations of the building, leading to a reception and waiting area for the recording studios which would be located at lower ground floor level. The eastern side of the building would be predominantly residential, with a second community space in the south elevation.

Proposed ground floor plan



37. The lower ground floor would predominantly be occupied by hotel rooms, together with a recording studio, storage, plant space and refuse stores. At basement level there would be further hotel rooms, together with cycle parking, storage and plant space, and nine accessible car parking spaces fitted with electric vehicle charging points and which would be accessed from the existing vehicle ramp.

38. At first floor level there would be further hotel rooms within the centre of the building, with new homes on the remainder of the floor. This arrangement would continue up to and including the fifth floor level, and the floors above this would be entirely residential. There would be communal roof terraces at 6th floor level (to the north, south and east elevations), and at 13th floor level on the west elevation facing the plaza. There would be a green roof at the top of the

building, together with plant space and photovoltaic panels.

Existing and proposed land uses

Land use	Existing GIA sqm	Proposed GIA sqm	Difference
Class C1 (hotel)	0	5,478	+5,478
Class C3 residential	102.67 live/work unit	14,007	+13,904.33
Class E (recording studio)	0	131	+131
Class F 1(g) (law court)	13,613	0	-13,613
Class F2 (community use)	0	250	+250
Total	13,613	19,866	+6,253

Amendments to the application

39. The plans have been amended during the course of the application as follows:

- Reduction in the size of the top two floors of the extension;
- Reduction in the number of new homes from 144 to 134;
- Amendments to the internal layouts to address fire safety and cycle parking issues;
- Reduction in the class E floorspace (recording studios) from 170.2sqm to 130.7sqm (a 39.5sqm reduction);
- Reduction in the class F2 floorspace (community use) from 257.1sqm to 249.8sqm (a 7.3sqm reduction).

Removal of the frame at the top of the building

40. Officers have recently requested the removal of the structural frame at the top of the building, as shown on the following images:

With frame Without frame

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- Principle of proposed development in terms of land use and compliance with site allocation NSP35
- Equality implications
- Environmental impact assessment
- Design, including building height
- Impact upon heritage assets
- Trees and landscaping
- Ecology and biodiversity net gain
- Affordable homes
- Mix of homes
- Wheelchair accessible homes
- Quality of accommodation
- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Transport impacts
- Air quality
- Ground conditions and contamination
- Flood risk and drainage
- Sustainable development implications
- Wind microclimate
- Fire safety
- Digital connectivity
- Archaeology
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and Borough community infrastructure levy (CIL)
- Other matters
- Community involvement and engagement
- Community impact, equalities assessment and human rights

42. These matters are discussed in detail in the ‘Assessment’ section of this report.

Legal context

43. 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.

44. 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

45. The statutory development plan for the Borough comprises the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework (2024) constitutes a material consideration but is not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Principle of proposed development in terms of land use and compliance with site allocation NSP35

46. The National Planning Policy Framework (NPPF) was published in December 2024. At the heart of the NPPF is a presumption in favour of sustainable development. The framework sets out a number of key principles, including a focus on driving and supporting sustainable economic development. Relevant paragraphs of the NPPF are considered in detail throughout this report.

47. The NPPF advises that permission should be granted for proposals unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed

places, and providing affordable homes, individually or in combination.

48. Camberwell Area Vision - The site forms part of Camberwell Area Vision in the 2022 Southwark Plan, which sets out a number of criteria which development in Camberwell should achieve. These include improving safety and reducing congestion, providing as many homes as possible while respecting the character of the area, prioritising walking and cycling, and improving public transport and the road network. Development should complement and improve the town centre by providing more large and small shops, entertainment and leisure floorspace, workspaces for smaller enterprises (particularly creative industries), and well-designed public spaces for visitors to linger. With regard to growth opportunities, the Area Vision states that site allocations in Camberwell will provide 1,765 new homes, 35,850sqm (gross) of employment floorspace, and 14,956sqm of retail, community and leisure floorspace. It states that many of the site allocations are located in Camberwell District Town Centre, and will improve the town centre environment.

49. The site is located within the northern part of Camberwell District Town Centre. Policy SD7 of the London Plan sets out a town centre first approach for main town centre uses which includes retail, markets, community, civic, leisure and cultural uses, and this is reinforced through policy P35 of the Southwark Plan.

50. The existing building on the site is a purpose-built Magistrates' Court which falls within use class F 1(g) (law court). It was sold by the Ministry of Justice in 2020 as it was surplus to requirements, and it has remained vacant ever since. Site allocation NSP35 requires redevelopment of the site to provide employment, retail, community or leisure uses of at least the amount of employment generating floorspace currently on the site. The site allocation gives the existing floor area as 9,732sqm (GEA – Gross External Area), but does not specify the existing employment generating floorspace within the building.

51. A number of objectors have raised concerns regarding insufficient space within the building for community, arts and culture uses, and that these types of uses have been significantly reduced in extent compared to proposals which were presented to the community before the planning application was submitted. An objection has also questioned the need for workspace within the building given the proximity to Camberwell Business Centre and similar uses on Camberwell Road.

52. Replacement of employment generating floorspace – The existing building contains areas which would not have been employment generating, including the holding cells, court rooms, waiting areas and public galleries. The applicant has therefore carried out an exercise to identify the employment generating floorspace within the building, and has categorised the spaces into office space, court rooms, staff and recreation, ancillary living accommodation, and other spaces such as back of house space. On this basis the applicant has calculated that there is 2,072sqm of employment generating floorspace within the building,

based on Net Internal Area (NIA).

53. Policy P30 of the Southwark Plan 'Office and business development' requires employment floorspace to be calculated on the basis of Gross Internal Area (GIA). The NIA figure has therefore been converted to GIA using the Homes and Communities Agency Employment Density Guide (HCA), as per the adopted Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (November 2020 update) (SPD). The GIA figure is approximately 2,438sqm, and there is a requirement to provide this amount of floorspace within the building as employment, retail, community or leisure use, or a mix of these uses.

54. The proposed development would provide 381sqm of recording studio and community use space within the building. In addition to this there would be 139.1 sqm of co-working space within the hotel lobby, together with a 161.9sqm café (including kitchen). In total, the class E and F floorspace and the hotel co-working space and café would amount to 682sqm, resulting in a loss of 1,756sqm of employment generating floorspace in the building. Whilst the site allocation seeks to provide at least the same amount of employment floorspace on site and this would not be achieved, account also needs to be taken of the hotel use which would generate employment. As policy P41 Hotels states "Southwark welcomes new hotels, particularly those that contribute to employment growth and employment opportunities for local people".

55. The proposed hotel is considered to be acceptable in land use terms in this location, and this is explained in full later in the report. It is estimated that the proposed hotel would create 34 jobs, with the potential for a small number of additional jobs to arise from the recording studio and community space. It is recommended that 20% of these (6 jobs) be secured for unemployed Southwark residents through the legal agreement. Whilst there would be a loss of employment generating floorspace, the proposal could deliver a similar number of jobs as could have been created if the site allocation were complied with by replacing all of the existing employment generating floorspace with community or leisure space. In addition, the legal agreement would secure 44 construction jobs for previously unemployed local residents and a contribution of £21,394 towards jobs and training schemes in the borough; public access to the building is considered later in the report.

56. The proposed hotel would also increase the financial viability of the proposed development, which underpins the provision of 35.1% affordable housing on the site with a policy compliant tenure split. This has been confirmed by Cluttons which has been appointed by the council to independently review the applicant's Financial Viability Appraisal (FVA). Part 3 of policy IP3 of the Southwark Plan 'Community Infrastructure Levy (CIL) and Section 106 planning obligations' requires the submission of a viability assessment where the proposed development departs from any planning policy requirements (including land use requirements comprising those set out as 'must' or 'should' in site allocation policies) due to viability. In circumstances where it has been demonstrated that all policy requirements cannot be viably supported by a specific development, priority will be given to the provision of social rented and intermediate housing in housing-led and mixed-use schemes. The weight to be given to a viability

assessment will be assessed alongside other material considerations, ensuring that developments remain acceptable in planning terms.

57. The provision of additional employment, leisure, retail or community floorspace in the building would reduce the amount of affordable housing which the development could deliver to below 35%. In light of this, and in accordance with policy IP3, officers consider that the provision of 35% affordable housing with a policy compliant tenure split, and the employement opportunities generated by the hotel use would outweigh the loss of employment generating floorspace in this instance, and that has been adequately justified on viability and land use grounds.

58. With regard to the type and quality of employment floorspace proposed, the recording studios would be located at lower ground floor level, accessed from the south elevation of the building facing Deynsford Road. Wheelchair access to these spaces would be via the hotel lobby and lift, and this is considered later in the report in relation to transport impacts. The studios would provide bookable recording and rehearsal space, and the applicant estimates that the average recording session would be approximately 3 hours, with potentially three such sessions being held throughout the day. The studios would not benefit from any natural daylight, but it is not considered that this would hinder the proposed use, which could include for podcasts. They would make an efficient use of windowless space within the building, and details of soundproofing and marketing and management arrangements should be secured by condition and with the s106 agreement.

59. The proposed co-working space would be large enough to accommodate 36 desks, with one larger meeting room and three smaller meeting rooms which would be available to hire. Different membership options would be available, such as a day / week pass or monthly pass and this would include Wifi, furniture, printers and access to the meeting rooms. The co-working space would be managed by the hotel, and obligations within the s106 agreement would ensure that it would be fully accessible to members of the public and properly marketed. Whilst the exact hours of the co-working space have yet to be finalised, it would be open seven days a week up until the evenings, potentially up to 11pm.

60. Overall, whilst the proposal would result in a reduction in employment generating floorspace compared to that which currently exists, it has been demonstrated that the hotel use proposed would generate similar employment opportunities, and a higher amount of commercial floorspace would affect the viability of the scheme. Planning policies in both the London Plan and the Southwark Plan make it clear that where a proposal cannot viably deliver all of the required planning obligations or land use requirements set out in site allocations, the priority should be for affordable housing. If additional employment floorspace were to be provided, this would reduce the amount of affordable housing which could be delivered.

61. Community use floorspace - Policies S1 of the London Plan and P47 of the Southwark Plan seek to protect existing community uses, and require marketing to be undertaken before other uses will be permitted. In this instance however, it is only the employment generating floorspace which must be replaced, and the site allocation does not require a minimum amount of community space to be provided in the building. The proposal would nonetheless provide 250sqm of community floorspace in the form of two separate units, both of which would be located at ground floor level. A concern has been raised by a neighbouring resident questioning what the community rooms are and who would use them. The applicant has applied for use class F2 which for includes shops (less than 280sqm) mostly selling essential goods where there is no other such facility within 100m, and halls or meeting places for the local community.

62. The largest of the two spaces would be capable of accommodating up to 180 people depending on what it was being used for, and it would be accessed from the plaza. The second space would be capable of accommodating up to 65 people, and it would be accessed from Deynsford Road. These spaces would offer good flexibility, with the option to subdivide the large space into two smaller rooms, supported by dual access. The larger space would be well-positioned on the southwest corner of the building, with easy access to the library and Camberwell Green. As to who could use these spaces, the applicant has advised that discussions were held with a number of local groups in formulating the proposals, including the Camberwell Society, Camberwell Identity, and Camberwell Arts. However, no commitment for use of these spaces has currently been agreed, and the legal agreement should secure a community use plan including details of fit out to white box standard, marketing, management and hourly rates.

63. Proposed new homes - London Plan Policies GG4 and H1 set out the importance of delivering new homes, setting a 10-year target of 23,550 new homes for Southwark. This is reinforced through the policies in the 2022 Southwark Plan. There are currently more than 16,500 households on the council's housing waiting lists, and more than 3,400 households living in temporary accommodation.

64. The proposed development would deliver 134 new homes in a highly accessible location in Camberwell town centre, and this would be in accordance with site allocation NSP35. The site allocation gives an indicative residential capacity of 150 homes and the proposal would deliver 16 less than this. This can largely be attributed to the proposed hotel which does not form part of the site allocation, although as set out above it is a key factor in increasing the viability of the scheme, creating employment opportunities and supporting the delivery of 35% affordable housing. The retention of the existing building is also a factor, as there are some parts of the building which do not easily lend themselves to residential use owing to the depths of the floorplates. As explained later in the report, officers are supportive of the retention of the existing concrete frame

owing to the embodied carbon savings this would deliver, and the reduction in construction waste.

65. Provision of a new hotel – None of the site allocations in the Southwark Plan include hotel uses; hotel proposals are instead considered on a case-by-case basis against the requirements of policy E10 of the London Plan and policy P41 of the Southwark Plan. The London Plan policy supports new hotels in town centres in inner London provided they are well-connected by public transport, particularly to central London. Policy E10 is informed by Working Paper 88 'Projections of demand and supply for visitor accommodation in London to 2050' (April 2017) which forecasts that London will require 58,000 new serviced bedrooms by 2041. These should be directed towards the Central Activities Zone (CAZ) and town centres, and it is estimated that 1,795 of these rooms will be required in Southwark.

66. Policy P41 of the Southwark Plan 'Hotels and other visitor accommodation' states that development for hotels and other forms of visitor accommodation must ensure that 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. A minimum of 10% of the total floorspace must be provided as ancillary facilities which incorporate a range of publicly accessible daytime uses and offer employment opportunities.

67. Concerns have been raised by neighbouring residents about the proposed hotel, including whether there is a demand for it in this location, particularly given the distance to the nearest underground station, that it would not fit with the needs of the area and would change Camberwell's community, and that two new hotels are planned in Camberwell and one has opened in Peckham. Concerns have also been raised questioning the quality of the hotel and how it would contribute to safety and security in the area, and whether it could be used for housing people awaiting immigration appeals, vulnerable members of society, and as temporary accommodation for council tenants.

68. The proposed development would include 5,478sqm of hotel floorspace providing 150 rooms and a maximum of 300 bedspaces. The rooms would range from 12-20sqm in size, with the majority at around 16sqm. Whilst no formal food and drink offer would be provided such as the ability to book bed and breakfast or half board, there would be an ancillary café in the hotel lobby where hotel guests and the public could purchase food and drink. Given the town centre location and because the site is set within a large plot fronting the plaza, the proposed hotel is considered to be of an appropriate scale for this location; transport and amenity impacts are considered later in the report.

69. With inaccessible plant areas excluded, the proposed hotel floorspace would reduce to 4,683.18sqm, and 493sqm of this would be publicly accessible which would equate to 10.5%. This would comprise the hotel lobby, co-working space

and café, offering opportunities for daytime and evening use and employment, and this should be secured through the legal agreement.

70. A Hotel Demand Assessment has been submitted with the application which advises that visiting friends and family accounts for the highest proportion of visitor trips to Southwark (51%), followed by travelling for business (29%), holiday (18%) and other purposes (2%). It advises that Southwark's proportion of holiday trips is below the London average, but Southwark has a higher proportion of people visiting friends and family than the 37% London-wide figure.

71. The Hotel Demand Assessment advises that there are currently 95 hotels in the borough, providing 10,350 hotel rooms in a mix of economy, mid-range and upper range hotels; most of these are concentrated in the north-west part of the borough. There are 488 hotel rooms within a mile of the site in the locations shown on the image below, most of which are smaller hotels with less than 30 rooms. There are understood to be two hotels within Camberwell Town Centre, the Church Street Hotel (31 rooms, 3* and a restaurant) and OYO New Dome Hotel (25 rooms, 2* and no additional facilities) and these are located approximately 195m and 200m to the south of the application site. The Hotel Demand Assessment also refers to there being 3,676 Air BnB type properties available in Southwark, which it attributes to a lack of hotel rooms.

Hotels / visitor accommodation within a 1 mile radius of the site

72. The Hotel Demand Assessment advises that there are 10 hotel proposals in the development pipeline in Southwark, which would deliver 1,145 additional rooms. Half of these are either under construction or in the final planning stage, and the closest to the site is 140-142 Walworth Road close to Elephant and Castle, where 13 hotel rooms are proposed.

73. The Hotel Demand Assessment does not include a proposed 101 room hotel at Butterfly Walk in Camberwell which was granted permission in March 2023 (19/AP/7057). This was not included as the applicant understands that it is not coming forward. Officers note that this permission expires in March next year, and none of the conditions have been discharged yet. The Hotel Demand Assessment also does not include a recent application for amendments to a consented hotel scheme in Rodney Road, Elephant and Castle, which the Planning Committee resolved to grant permission for on 5th February 2025 (reference: 24/AP/2585). These two schemes combined would add a further 175 hotel rooms to the pipeline supply and when the proposed hotel at the application site is added to this, there would still be a requirement for 325 additional hotel rooms in the borough to meet the London Plan requirement; this assumes that all of those in the development pipeline are constructed.

74. Regarding neighbour concerns that two hotels have already been consented in Camberwell, one is the Butterfly Walk permission referred to above, and the other is for a 127-bedroom hotel at Valmar Trading Estate (reference: 19/AP/0864). The permission for the Valmar Trading Estate scheme has since lapsed however, and can no longer be implemented.

75. With regard to the quality of the proposed hotel, all of the rooms would be ensuite, and approximately 60% of them (90 rooms) would be windowless. Other than a requirement under policy E10 of the London Plan for 10% wheelchair accessible hotel rooms which the proposal would deliver (and would be secured by condition), there is no planning policy or guidance relating to the quality of hotel rooms. Officers note that a hotel granted at appeal at 160 Blackfriars Road following a Public Inquiry also included windowless rooms, albeit that they only amounted to 23% of the total (out of 220 rooms). In the appeal decision the Inspector noted that there is no policy excluding such accommodation, that the rooms would be for short-term stays, that visitors would spend more of their waking time in other areas of the hotel, and that visitors just staying overnight in the winter months or those sleeping in the daytime due to an overnight flight might have no desire to look out of a window (appeal reference: APP/A5840/W/18/3219188). The windowless rooms have nonetheless been queried with the applicant, and whether they would be attractive to potential customers.

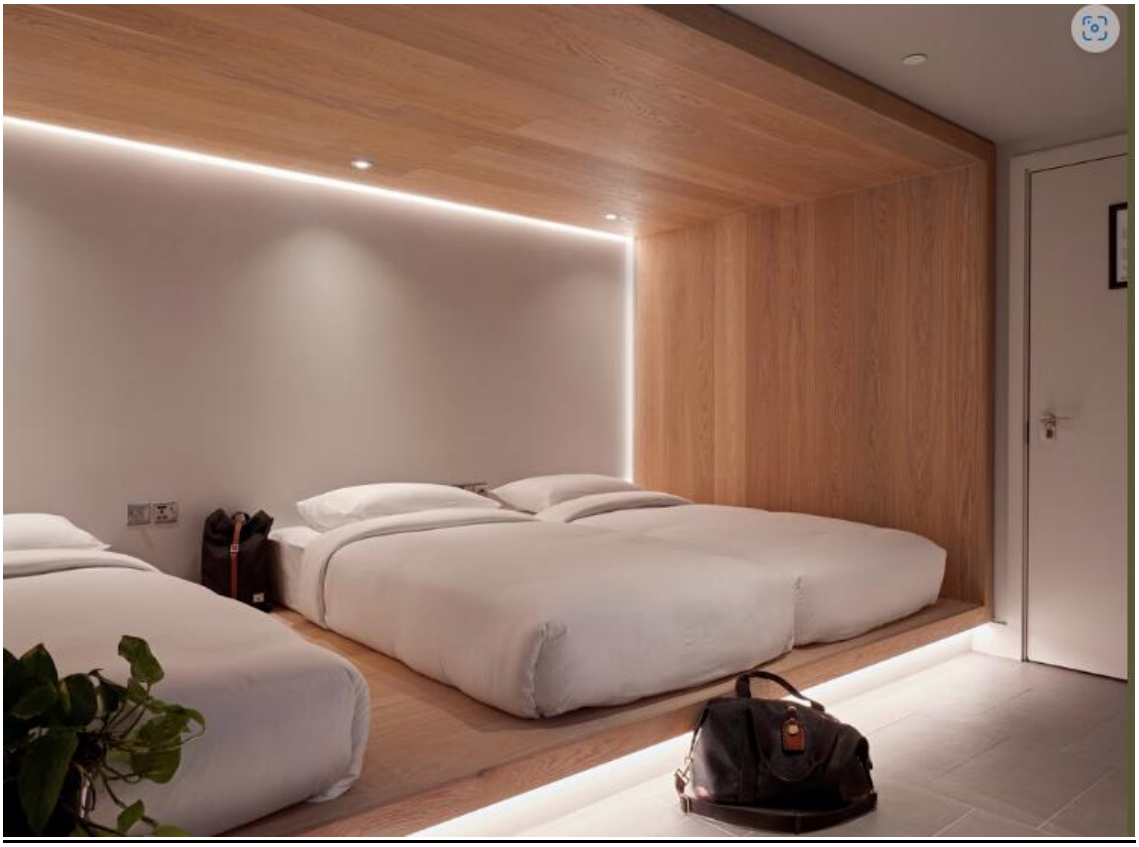
76. In response the applicant has advised that the hotel would be operated by Zedwell, which has hotels in Piccadilly, Greenwich (between Cutty Sark and Deptford stations), Tottenham Court Road (an underground hotel) and Knightsbridge. A further hotel is planned in Victoria, as well as in Manchester and Edinburgh. The Zedwell brand operates lifestyle, bedroom focused hotels, with limited food and drink offers. Many of the rooms are windowless by design, which is intended to remove distractions from the outside world and include high levels of soundproofing and filtered air to provide quiet ‘cocoon’ spaces. The

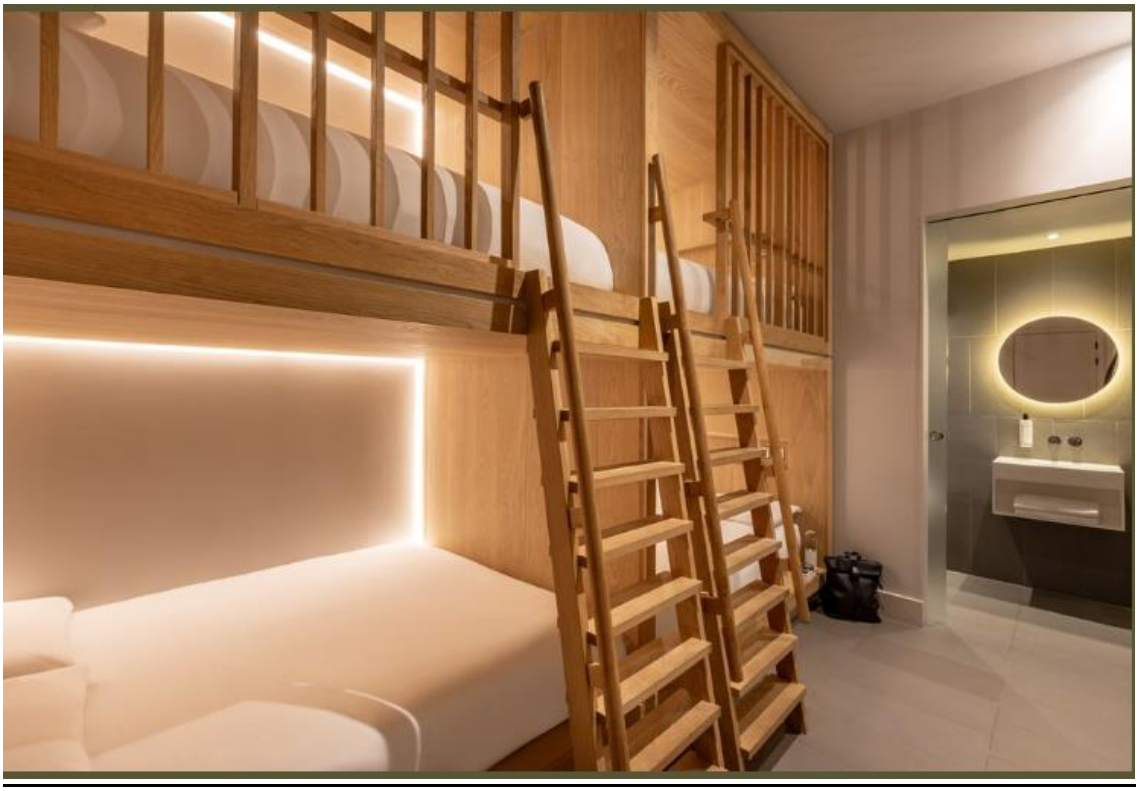
applicant has advised that the rooms in the proposed hotel are likely to start at £71 per night from the first year of operation, increasing to £90 per night by the third year and there would be no shared / dormitory type rooms within the hotel i.e. all of the rooms would be private. The average stay is estimated to be 1-3 nights.

77. The Zedwell hotel in Piccadilly Trocadero has 728 rooms, and approximately 90% of them are windowless. The Planning Statement advises that this hotel consistently operates at 90% occupancy or above, although officers note that the location is very different to the application site in terms of proximity to visitor attractions.

78. A concern has been raised by a neighbouring resident as to whether the hotel could be used to accommodate asylum seekers and as temporary accommodation for people waiting for council housing. It is recognised that some hotels are used in this way, and a restriction limiting occupancy to 90 days would be secured through the legal agreement. The hotel could not be used as a hostel or House in Multiple Occupation (HMO) without first obtaining planning permission, and it is recommended that a hotel management plan detailing safety and security measures in and around the site be secured by way of a condition; the applicant has advised that the hotel lobby would be manned 24/7 and there would be security staff on site around the clock in any event. It is also noted that the proposed hotel would help to support the delivery of the affordable homes, and the social rented homes would be offered to people on the council's housing list.

Images of proposed hotel rooms





79. Whilst hotel use is not included in the site allocation, it is a main town centre use as defined in the Southwark Plan, and would make use of challenging, windowless space within the basement levels and centre of the building. It

would provide accommodation for people visiting local institutions such as local hospitals and Camberwell College of Arts, as well as those visiting family and friends. It would also generate employment opportunities and footfall in the town centre, and would contribute to the number of hotel rooms in the borough in accordance with the London Plan policy. The proposal would not result in an overconcentration of hotels in the area, and the hotel would support the delivery of 35% affordable housing on the site. As such officers consider that the proposed hotel can be supported in this instance.

80. Land use conclusion – Overall, the proposed development is considered to be acceptable in land use terms. It would provide a mix of uses including community space and recording studios, and although it would not fully re-provide all of the existing employment generating floorspace in the building as either employment, retail, community or leisure floorspace, the development, with the proposed hotel would deliver similar employment opportunities on the site and the hotel use would also enable the provision of 35% affordable housing. Policy IP3 of the Southwark Plan makes it clear that where the requirements of site allocations cannot be viably met, the priority should be the delivery of affordable housing. The proposed hotel increases the viability of the development to enable the 35% affordable housing to be delivered. It would also make use of challenging space in the basement levels and centre of the building, it would create new jobs, and it would increase footfall and spending in the town centre. In light of this, officers consider that the principle of the proposed development can be supported in land use terms in this location.

Equality implications

Legal context

81. The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. 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. 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 and which are set out below. Officers have taken this into account in the assessment of the application and Members must be mindful of this duty when determining all planning applications.

82. 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.

83. The applicant has completed the council's Equalities Impact Assessment Template. The building was last used as a Magistrates Court, but is understood to have been sold by the Ministry of Justice following a consolidation of its property portfolio. The building has been vacant since 2020 and has been squatted. The unsightly nature of the building and squatting which has taken place could contribute to people feeling unsafe walking past it, particularly at night, and this could disproportionately impact upon older people, women, and people with disabilities.

84. Officers consider that there could be some adverse equality impacts during construction. There is a college nearby which provides courses for young people with special educational needs, some of whom may be particularly sensitive to noise. There is also a nursing home at 54 Camberwell Green to the west of the site, and a vacant nursing home to the south which could potentially be brought back into use. Occupiers of the nursing home would likely share the protected characteristics of age and disability, and could be disproportionately impacted by construction noise and air quality impacts. It is therefore recommended that a construction management plan be secured by way of a condition, which would seek to reduce these impacts as far as possible. The proposal would also result in a longer route for wheelchair users approaching the site from the south and wishing to enter the hotel from the plaza. It is not considered that this would be a significant adverse effect, and this is considered later in the report in relation to transport impacts.

85. There would also be a number of positive equality impacts arising from the proposed development, including bringing the building back into active use and thereby improving safety and security around the site, the provision of new community spaces, new playspace, employment opportunities, and affordable

homes. Lifts would be provided to serve the new homes, there would be 10% wheelchair accessible housing, and the proposed hotel, community space and recording studios would be wheelchair accessible.

86. Overall officers consider that any negative equality impacts would be limited to the construction period and could be mitigated as far as possible, and that a number of positive equality impacts would arise from the proposed development which would outweigh any harm caused.

Environmental impact assessment

87. Environmental Impact Assessment is a process reserved for the types of development that by virtue of their scale or nature have the potential to generate significant environmental effects.

88. Applications where an Environmental Impact Assessment (EIA) is required will either be mandatory or discretionary depending on whether they constitute Schedule 1 (mandatory) or Schedule 2 (discretionary) development in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). In this case the proposed development falls under Schedule 2, Category 10b 'urban development project' of the EIA Regulations where the threshold for these projects is development including one hectare or more of urban development which is not dwellinghouse development, or development including more than 150 dwellings, or development where the overall area of the development exceeds 5 hectares. Notwithstanding this, an EIA is only required if the development is likely to generate significant environmental effects having regard to the criteria set out in Schedule 3 of the Regulations, which include:

- the characteristics of the development;
- the location of the development; and
- the types and characteristics of the potential impact.

89. The application site measures 0.48 hectares and as such the proposal does not exceed the Schedule 2 threshold. Consideration should however, still be given to the scale, location or nature of development, cumulative impacts and whether these or anything else are likely to give rise to environmental impacts of more than local significance.

90. This application proposes a mixed-use development which would reuse and extend an existing building. It is noted that there would be an increase in the height of the building, but as explained later in the report it is considered that the development would be unlikely to give rise to any significant environmental impacts. More localised impacts which have been identified through the various technical reports submitted with the application could largely be mitigated through appropriate conditions or planning obligations. As such it is considered that an EIA is not required in respect of the proposed development.

Design, including building height

Existing building and context

91. The former Camberwell Green Magistrates' Court is a purpose-built building designed by the New Scotland Yard Architectural Services for the Ministry of Justice and constructed in 1965/9. It is located some 80m beyond the northeast corner of Camberwell Green, to the rear of Camberwell library, and is a stand-alone building which replaced a residential street block which was largely destroyed by WW2 bombing.

92. Its architecture is modern in style and reflective of large institutional and commercial buildings of its period, with its use of concrete, stone, and curtain wall glazing. The building comprises three interlocking volumes, with two horizontal blocks of four and three storeys arranged parallel to each other and linked by a taller, curtain glazed slab block of eight storeys, set perpendicular to and partly oversailing the lower-rise blocks.

93. The elevational architecture reflected the internal arrangement, with the courtrooms giving a more solid appearance to the facades, contrasting with the extensively glazed offices. Internally, the plan-form is complex, comprising a series of courtrooms, small meeting rooms, corridors, stairs and service rooms. The building sits above two basement storeys which provided holding cells and secure parking and servicing.

94. At grade the building fronts onto a wide, hard landscaped plaza with highways running to its flanks and rears. Elmington Road and Deynsford Road to its immediate north and east are laid out as dual carriageways at this point, providing ready access to the building's undercroft visitor parking and basement vehicle access ramp. The wide roadways contrast with the more residential character of the neighbouring streets which surround the court building.

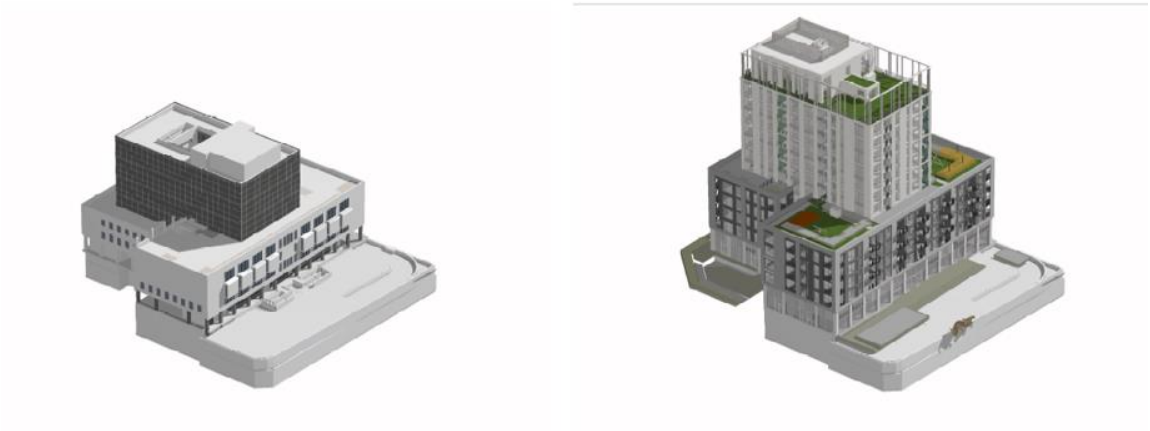
95. The local context is mainly residential with a mix of community uses, comprising Edwardian tenement housing, postwar estates and more recent social housing blocks, terraced houses, a library, a special education college, a vacant care homes and a doctors' surgery. The scale is generally four storeys, with the tenement housing reaching five and six storeys with mansard roof additions. Camberwell Green is similarly modest in scale. Its fine grained, busy commercial frontages comprise mainly late 19th century and early 20th century buildings of three to four storeys, in terraced groups which frame the Green and its main roads.
There are few tall buildings within central Camberwell, the nearest to the Green being the spire of the Grade II* listed St Giles Church (64m in height). There are several tall buildings located to the south, including the ward buildings of Kings

College and Maudsley Hospitals, the William Booth memorial college towards Denmark Hill, and the high-rise estates of Wyndham Road and Castlemead to the north and Sceaux Gardens to the east.

Existing view from Camberwell Road

96. The application is for the recladding, extension and conversion of the existing building for a residential-led mixed use scheme, to provide 134 new homes (including affordable homes), a new hotel with a co-working space and ancillary cafe, community rooms, recording studios, re-landscaping of the public ream, and footway extensions. The extensions to the building would add two and three storeys to the front and rear blocks respectively, and part five/ seven storeys to the central block. The elevations would be finished in brickwork for the main body of the building, with brick-slips for the tower, and aluminium fins.

Existing and proposed building massing (**top frame now to be removed)**



Building Retention

97. Site allocation NSP35 does not require the existing building to be retained, and from a townscape or heritage perspective there is no strong imperative for retaining it. It is noted in the Camberwell Green Conservation Area Appraisal as an inappropriate neighbour, and its retention presents a number of challenges, chiefly arising from its interlocking design and internal corners. However, the retention of the existing structure is positive in terms of carbon savings and circular economy, and this must be weighed in the balance alongside the urban design and architectural qualities of the proposed development, and the wider townscape implications, particularly in relation to heritage settings.

Layout

98. The general layout of the building is broadly fixed by retaining the current structure and its building lines. However, the ground floor would be redesigned to better engage with the adjoining public realm, working hard to activate the building in-the-round. Transport for London (TfL) has commented that more should be done to activate the plaza and make it an attractive space where people feel safe, particularly at night when the co-working space would be closed. However, there would be 24/7 access to the hotel and the café and co-working space would potentially be open up to 11pm daily, and there would be natural surveillance from the new homes.

99. The north elevation of the building would be retained mainly for services, and would include access to refuse and cycle stores and secondary fire escapes. It would also feature a secondary entrance to the residential foyer, allowing access to a new publicly accessible play area on the northwest corner of the building. The east façade would be recast as a terrace of maisonettes over ground and first floors, with separate private entrances and small front gardens which would bring the sense of a finer grained built form, as well as residential character and activation to the Deynsford Road frontage.

100. The south elevation would contain a residential entrance and large foyer, serving both the market and affordable housing. This would be flanked by community uses on either side which would be reached by a new forecourt area which would bridge over part of the vehicular access ramp.

101. A fully glazed frontage is proposed on the west elevation which would essentially be the front elevation of the building, in line with the existing structure. It would contain a central entrance and offset entrance to the new hotel, co-working space and café 'hub' facility which would front onto the plaza. A further entrance is proposed to one of the community rooms, with a second entrance to this space off Deynsford Road. Landscape improvements are proposed to the plaza to soften its appearance with new planting, and to support a new role as a multi-functional public space with a community and arts-led focus. The wide carriageways around the site would be narrowed to provide additional public realm and improve the pedestrian environment. This would soften the edges of the island site and better respond to the character of the surrounding residential streets.

102. Overall, it is considered that the proposal would greatly enhance the building's street frontages and adjoining public realm, potentially fostering a high quality of urban design with significant improvements to activation, pedestrian amenity and informal surveillance. A large element of this potential would depend on the extent of activity brought by the 'hub' facility and by the curation and management of the plaza as a community and arts-led space.

Scale (height and massing)

103. As set out above, the existing building comprises three interlocking volumes rather than a regular tower and podium. The front and rear volumes are cuboid in form, set parallel as two bars of courtroom accommodation, while the central volume is a large office slab block which intersects the two. Concerns have been raised by neighbouring residents that the proposed development would be too high and would be out of keeping with the character of the area, would represent an overdevelopment of the site, and could set a precedent for more tall buildings in the area.

104. The front and rear volumes are four and three storeys high (approximately 15m and c.11m respectively), with the ground floor partly inset behind columns. The central volume is eight storeys high (approximately 28m to the parapet) with an additional recessed storey of plant which results in a maximum height of 30.6m. The front volume is approximately half the height of the central block when viewed from the plaza, although at approximately 54m in length, the front volume reads as visually prominent. The building's articulated massing is more evident when viewed obliquely or from the sides.

105. Within its immediate townscape, from the front and rear the massing of the existing building reads as a podium and tower, raised on columns, with the tall plant room finishing the building. The podium appears wide and the tower slim but rather short. Nonetheless there is a good sense of base, middle and top to the built form. From the sides the full breadth of the tower is revealed, and the massing reads more as an office slab block flanked by low-rise projections. Overall, the impression is more of a rather squat, large building than an elegant tall building.

106. The existing building is notably different from its context of lower-rise terraced properties, tenement blocks and housing estates. However, its appearance is eased by being seen within the setting of the large plaza and wide carriageways to the north and east. Its appearance becomes more challenging when viewed within the narrower Deynsford Road to the south, and in close proximity to the neighbouring low-rise housing in Harvey Road. Here, the juxtaposition is moderated to an extent by the four and three-storey shoulder heights of the front and rear blocks and by the setback of the central block. Nonetheless, from these locations the existing building appears overbearing and the pedestrian experience is poor. Arguably this is as much about the visual impacts of the ground floor's columns, undercroft parking and dead frontage, as the building's height and massing.

107. The proposal would retain the building's primary structure and simply add additional floors to each of the volumes, maintaining the interlocking-built form. The front volume would be extended by two-storeys and the rear volume by three, bringing them both up to six storeys and a common parapet height of approximately 22m above ground. The central volume would be extended by seven storeys, taking it up to 15 storeys overall and with a final parapet height of just over 50m (c.53m including plant). During the course of the application the extension to the central volume has been amended, by recessing the massing of the final two storeys and introducing a shoulder height of approximately 43m above ground level. Officers have recently requested that the frame at the top of the building be removed.

108. Bringing the front and rear volumes up to the same height would make for a more rational built form, while preserving the articulated massing and visual relief that this brings to the flank elevations of the building. Despite the additional floors, the moderately narrow depth and horizontal proportion of the front and rear volumes would be maintained. This would be assisted in part by seemingly increasing the height of the building's plinth, with the ground floor columns wrapped behind glazed curtain walling with matching glazed spandrel panels covering the floor-slab above. The change in scale of the central volume would be more obvious, with a 65% increase in its overall height. The change in relationship with the lower volumes would also be marked, with the overall height of the central volume almost matching the length of the front block.

109. Policy D9 of the London Plan 'Tall buildings' requires consideration of immediate, mid-range and long-range views. Regarding its massing within the immediate townscape, the proposed development would read as better balanced when viewed head on (from the plaza), with the central volume more in

proportion with the lower volumes. It is considered that the sense of a podium and tower would be more convincing, with the tower appearing more elegant than it does currently. The proposed composition would also have a more satisfactory sense of base, middle and top. Inevitably the building would appear larger and taller than present, although it is considered that it would remain comfortably scaled within its wide public realm on three of its sides, and with the six-storey front and rear volumes sufficiently mediating its scale with the four-storey housing estates to the north and east.

110. The proposed development would be more challenging from Deynsford Road, where the juxtaposition of its scale with its immediate neighbours would become more apparent, and the building bulkier, reading simply as a much larger slab block with taller projections than at present. It is considered that the increased height and massing would be somewhat overwhelming within the immediate townscape, but this would be offset to a large extent by the much more engaging building frontage and improved landscaping which would help to ease the pedestrian experience when passing by.

111. When seen within its immediate townscape, outside of the Camberwell Green Conservation Area, it is considered that the proposed height and massing would be an improvement on the current building and would make for a more satisfactory architecture, particularly given the proposed new uses. The development would sit well within its wide public realm, and its height and massing as a podium and tower would be better proportioned and convincing. Overall, its articulated form and more engaging design at lower levels are considered to be sufficient to ameliorate its bulky built form when viewed in the round.

112. Looking further afield, whilst the existing building is just over 30m high, it is not so tall as to be particularly visible within the wider townscape. This is partly due to the fine urban grain of terraced streets and mature trees, but is mainly a feature of the building's moderate scale as a tall building. In many views from beyond the neighbouring streets and Camberwell Green, the building cannot currently be seen.

113. At approximately 52m high, the extended building would be more widely visible. A Zone of Visual Influence (ZVI) assessment has been carried out, which is a computer-generated tool used to identify the likely (or theoretical) extent of visibility of a proposed development. The ZVI indicates that the geographical visibility of the proposed development would be relatively moderate, contained mainly within a radius of 400m, extending slightly further in views across open land and where the streets axially align with the site (e.g. Lomond Grove, Elmington Road, Warner Road, Medlar Street, Camberwell Grove). Generally, the development would appear above the domestic rooflines or tree cover. In many of these views the podium and tower form would not be evident, with the front and rear blocks obscured from view and only the central block with its additional floors apparent. Where seen looking from east to west, the extended building would read as a slender tower and not so tall as to appear especially dominant (views 1 and 6, Elmington Road and Medlar Street). When viewed from north to south it would take on its wider, slab appearance, although the

setback of the top two floors and the framed roof gardens would offer visual interest and more of a distinctive profile, providing some relief to the height.

Existing and proposed views from the junction of Hopewell Street and Elmington Road (view 4)

Existing and proposed views from eastern end of Elmington Road (view 1)

114. The wider areas to the north, northeast and northwest of the site are generally varied in their architecture and townscape character, and often include a residential high-rise building close by. Within these streets the appearance of the extended building would have no undue townscape impact, presenting as a further large-scale residential building in the vicinity. However, in wider views from the east, southeast and southwest, the proposed development would be more visually intrusive. This includes views from Brunswick Park to the east, the streets and spaces running southwards from Camberwell Church Street, including St Giles Churchyard, Camberwell Green, and south-east along a short section of Denmark Hill.

115. In these streets the townscape is more coherent, often with consistent rooflines, and is characterised by period terraced housing or commercial properties. In these locations the appearance of the building between terraced groups or above the established rooflines or treelines would be out of character and

visually disruptive. These streets and spaces are mostly within designated conservation areas, and the public gardens of Brunswick Park are locally listed. As such, the appearance of the large-scale development raises heritage concerns, although the proposal is considered to cause less than substantial harm to the neighbouring heritage assets. This must therefore be weighed in the balance with the other benefits and disbenefits arising from the proposal, and this is considered in full later in the report in relation to heritage impacts.

Elevational architecture and functional quality

116. The extended building would be reclad, with a new architectural language designed to support the new uses. The current building's sober appearance of panelised stone-clad courtroom accommodation and the contrasting glazed curtain walling of the central office accommodation would be replaced with brickwork, with large openings providing extensive glazing, mainly inset balconies, and a far more open and ordered character.

117. The proposed brickwork (brick slips) would be arranged to express the structural frame of the podium and tower, with intervening brickwork piers and stacked openings which would bring a rhythm to the podium and a strong sense of verticality to the tower. Two brick tones are proposed for the podium, comprising a light grey for the outer frame and darker grey for the intervening piers. The tower would be finished with a whitish brick which would help to lighten its appearance and add further vertical emphasis to the design. The piers would feature stepped brickwork profiles which would add depth and visual robustness to them, and the windows and balconies would be set within deep reveals, contributing to the façade articulation. Vertical metal louvres are proposed to the south-west and south-east corner balconies which would add an element of colour and further verticality to the design. The colour finish for the windows and balconies is not stated, therefore this should be confirmed by condition. A further condition is recommended requiring an alternative to the proposed brick slips, on the basis that they are unlikely to be of sufficiently high quality and robustness.

118. The design of the ground floor is welcomed. It would be opened up and the existing columns would be wrapped in glazed curtain walling, incorporating the existing undercroft as new internal floorspace and providing a much more active and engaging frontage. It is considered that the west elevation facing the plaza would be particularly effective, with its extensively glazed appearance extending to the south elevation which would include two new community spaces and a residential foyer, providing an open and engaging character. The use of obscure glazing for the spandrel panels would maintain the design aesthetic, with etched graphics providing visual interest; the artwork detailing for the spandrel panels should be confirmed by condition, and this has been included in the draft recommendation.
The Greater London Authority (GLA) has commented that the existing building features an external bas relief Royal Coat of Arms above the main entrance which should be retained within the scheme, potentially within the landscaping. A condition to this effect has also therefore been included in the draft recommendation.

119. On the rear (east) elevation of the building the proposed maisonettes would feature large, glazed panels, giving them a pleasing, contemporary design. However, the details of the arrangement of obscure glazing and/or solid panelling should be confirmed by condition to ensure a good standard of amenity internally. Overall, the recast ground floor would make for a well-designed and engaging plinth to the building, and its glazed, lightweight appearance would help to define the main brickwork volume of the base above.

120. The massing and layout of the two uppermost storeys have been revised during the course of the application, setting in the floorplates and redesigning the affected flats as duplexes. A new double-storey lightweight structure was added, although officers have recently requested that this be removed in order to reduce the visual impact of the extended building. A condition for revised details of the parapet of the building has therefore been included in the draft recommendation.

121. Overall, the elevational architecture is well-considered. With its more open design and appealing residential character for the upper floors, it would present a fresh and engaging appearance for the re-purposed building and is generally supported. Whilst there are some concerns regarding the quality of some of the material finishes, this can be addressed by way of conditions.

122. With regard to functional quality, the proposed development would provide a high level of engagement and amenity at ground floor level, with a large, flexible 'hub' area, accommodating the café, hotel reception and co-working space, with a tall ceiling height, large window openings and slightly elevated position onto the plaza. The main entrance would be particularly effective as a double-height entrance.

123. The proposed hotel would contain 150 rooms, most of which would be windowless. Whilst unconventional, this would make use of a large section of the building's basements, as well as the centre of the building's interlocking floorplan over 1st to 5th floor levels. The provision of windowless rooms at upper floor levels avoids issues of amenity for the proposed adjacent flats and seeks to make commercial use out of accommodation which would otherwise be problematic for daylighting.

Tall Buildings

124. Policy D9 of the London Plan relates to tall buildings, and sets out a list of criteria against which to assess the impact of a proposed tall building (location/visual/functional/environment /cumulative). Part B of the policy states that Boroughs should determine if there are locations where tall buildings may be an appropriate form of development, which should be identified on a map. The site and Camberwell are not identified as locations where tall buildings are typically located, although policy P17 states that "Individual sites where taller buildings may be appropriate have been identified in the site allocations" and the site allocation NSP35 states that the site could include 'taller' buildings. The applicant has submitted a Tall Building Assessment with the application.

125. For the purposes of the Southwark Plan, tall buildings are defined as those which are above 30m except where they are 25m in the Thames Special Policy Area, and also where they are significantly higher than surrounding buildings or their emerging context. As set out earlier in the report, 'taller' buildings are defined in the Southwark Plan as those which are "generally higher than their surroundings context but are not significantly taller as to qualify as tall buildings". Of note is that the existing building on the site is a tall building because it exceeds the 30m threshold.

Policy P17 of the Southwark Plan sets out a number of detailed requirements regarding the location and design quality of tall buildings, and compliance with this policy is set out below. As there are a number of crossovers between policy D9 of the London Plan and policy P17 of the Southwark Plan, where the assessment is also relevant to policy D9, this is highlighted in the text.

126. Policy P17 of the Southwark Plan 'Tall buildings' states:

127. **"**The areas where we expect tall buildings are shown on the adopted Policies Map and on Figure 4. These are typically within our Major Town Centres, Opportunity Area Cores, Action Area Cores and the Central Activities Zone. Individual sites where taller buildings may be appropriate have been identified in the site allocations. Some of these site allocations have identified possible locations for tall buildings in Peckham and Camberwell town centres taking account of conservation areas and other heritage assets.**"**

128. Site allocation NSP35 references the opportunity for a "comprehensive mixed-use redevelopment of the site [that] could include **taller** buildings subject to considerations of impacts on existing character, heritage and townscape." The Southwark Plan defines taller buildings as "generally higher than their surroundings context but are not significantly taller as to qualify as tall buildings".

129. The existing building on the site already qualifies as a tall building because it is marginally above the 30m threshold. This is a proposal for an upward extension to an existing tall building within a site allocation that could comply with policy P17.1 subject to it meeting the other criteria of P17 including taking into account its impact on heritage assets. These are considered below. .

130. Part 2. Of P17 states that Tall buildings must:

1. Be located at a point of landmark significance;

131. Whilst the current building can be regarded as a point of landmark significance, this was derived from its important institutional or 'civic' role as a magistrates' court and not for its pivotal role within the townscape. The existing building does not mark a convergence of important routes, a concentration of activity, or focus of several views. However, regard must be had to the fact that there is currently a tall building on the site, albeit that it is not widely visible from the surrounding

area.

132. And Part 2. 2. states that tall buildings must:

“Have a height that is proportionate to the significance of the proposed location and the size of the site;”

133. At approximately 52m, the proposal would be moderately high for a tall building and not of a metropolitan scale. It is considered that its height would be proportionate to the proposed new publicly accessible uses within the building, and the new hotel could attract visitors to the area. The proposed development would also be proportionate to the size of the site, with its large plaza and apron areas, and to the extent of adjacent public realm which would be re-landscaped. As such it is considered that the development complies with policy 17.2(2).

134. Part 2.3. states that tall buildings must:

“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;”

135. This requirement echoes policy D9 of the London Plan, parts C, 1 a and b. The proposed development is not within an existing or emerging cluster of tall buildings. The impact of the extended building would be as an isolated tall building within an inner London district town centre (albeit on its fringe), with any contribution to London’s skyline being notably modest. It would however, present an engaging top to the building. It would also provide high quality public realm which would contribute positively to the locality. Officers therefore consider that the proposal broadly complies with P17.2(3).

136. Part 2.4.states that tall buildings must:

“Not cause a harmful impact on strategic views, as set out in the London View Management Framework, or to our Borough views;”

137. The site does not sit within a protected viewing corridor therefore there would be no impact upon any protected views. The site is close to the viewpoint of St Paul’s from Camberwell Green which is a protected borough view. However, it is not within the direct line of sight and therefore would not obstruct or unduly intrude within the view, being experienced within the general setting of the viewpoint itself. The proposal therefore meets the requirements of policy P17.2(4) and policy D9 C (a i).

138. Part 2.5 states that tall buildings must “Respond positively to local character and townscape”;

139. As set out above, the areas to the north, north-east and north-west of the site are generally varied in their architecture and townscape character, and often include a residential high-rise building close by. Within these residential streets the appearance of the extended building would have no undue townscape impact, presenting as a further large-scale residential building in the local vicinity.

140. In the wider areas to the east, south-east and south-west, the appearance of the proposed development would become more visually intrusive. These views include Brunswick Park to the east, the streets and spaces running southwards from Camberwell Church Street, and southeast along a short section of Denmark Hill. Existing tree cover would mitigate the impacts to an extent, however, where the development would appear between terraced groups or above the established rooflines or treelines, it would become visually disruptive within the townscape and out of character, particularly within Camberwell Green. As such, the proposed development would not comply with policy P17.2(5) of the Southwark Plan or policy D9 (C, a ii) of the London Plan in respect of these particular impacts to the east, south east and south west.

141. Part 2.6 states that tall buildings must: "Provide a functional public space that is appropriate to the height and size of the proposed building";

142. The site already features a large public plaza to the front, which partly sits above the basement carpark and is adopted highway. The plaza would be relandscaped and curated as a flexible public events space as part of the development. In addition, the public realm would be widened at its junction onto Elmington Road, with the proposed reconfiguration of part of the adjoining carriageway for pedestrian use. Overall it is considered that the functional public space would be appropriate to the height and size of the extended building.

143. Part 2.7 states that tall buildings must: "Provide a new publicly accessible space at or near to the top of the building and communal facilities for users and residents where appropriate".

144. This echoes policy D9 (D) of the London Plan and the lack of publicly accessible open space at the top of the building has been raised as a concern by a neighbouring resident. The proposal includes communal rooftop gardens, with the affordable homes accessing gardens at 6th floor level and the private homes at both 6th and 13th floor levels which is considered sufficient to meet the requirements of P.17.2(7). Public access to the rooftop gardens is not considered appropriate in this instance, given the residential use of the upper floors of the building.

145. Part 3 of policy P17 states that the design of tall buildings will be required to:

146. 1. “Be of exemplary architectural design and residential quality”;

147. This echoes a similar requirement in policy D9 (C 1 c) of the London Plan. The quality of the architecture would be relatively high, with an appealing compositional quality to the massing and elevations, a clear sense of visual hierarchy, and the potential for a highly engaging ground floor. The sustainability credentials for the proposed development are also high, with the proposed re-use of the existing structure, improved thermal efficiency, and upgraded building services. Similarly, the quality of the residential accommodation would also be high. There would be some shortcomings, such as the inclusion of single-aspect north-facing homes and a reliance on uses which can function using windowless rooms, although this is a consequence of retaining much of the existing structure. In light of this the quality of the architecture is not considered to be exemplary, but is considered to be of a sufficiently high quality within the limitations of a refit scheme.

148. Part 3.2 of policy P17 states that the design of tall buildings will be required to: “Conserve and enhance the significance of designated heritage assets and make a positive contributions to wider townscape character. Where proposals will affect the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) clear and convincing justification in the form of public benefits will be required”;

149. Policy D9 (C 1 d) of the London Plan similarly requires impacts upon heritage assets to be considered. The proposed development would cause less than substantial harm to several nearby listed buildings, to the settings of the Camberwell Green Conservation Area, the locally listed Peabody Estate, and the Brunswick Park area, appearing as a negative feature within the backdrop to the park.

150. In light of this, clear and convincing justification is required in the form of public benefits, in order for the proposal to comply with the requirements of policy P17.3(2). There would be design benefits arising from the proposed development in terms of the refreshed appearance of the building, the increased activation and animation of the ground floor, and the proposed public realm improvements. Officers have also given significant weight to the provision of new homes on the site, including 35% affordable homes, together with the carbon savings which would arise from retaining the existing structure.

151. Parts 3.4 and 3.5 of policy P17 state that the design of tall buildings will be required to: “Avoid harmful and uncomfortable environmental impacts including wind shear, overshadowing, and solar glare”; and “Maximise energy efficiency and prioritise the use of sustainable materials”

152. The planning application includes information demonstrating that there would be no harmful or uncomfortable environmental impacts arising from the increased height of the building in terms of wind shear or overshadowing. This is considered in detail later in the report, together with energy efficiency

measures. Overall it is considered that the proposal meets the requirements of P17.3(3 and 4) and the corresponding sections of policy D9 of the London Plan.

153. Parts 3.4 and 3.5 of policy P17 state that the design of tall buildings will be required to: “Have a positive relationship with the public realm, provide opportunities for new street trees, and design lower floors to successfully relate to and create a positive pedestrian experience; and provide widened footways and routes to accommodate increased footfall”.

154. The proposed development would have a positive relationship with the public realm, particularly compared to the current building and its former use. The proposal would open up and activate the building at ground floor level, with new glazed frontages and additional entrances onto the plaza and Deynsford Road. There would be a row of new homes with individual entrances and small front gardens onto Deynsford Road, and secondary communal entrances onto Elmington Road which would make for a far more engaging building than currently. Furthermore, the proposed development would provide significant public realm benefits, including the relandscaping of apron areas for additional public realm and new planting, the rebalancing of the adjacent highways to provide wider footways, and the provision of new street tree planting. It is therefore considered that the proposal complies with the requirements of policy P17.3(5).

155. To conclude in relation to design, for the most part the proposed development would comply with the council’s tall building policy. The exceptions to this are the less than exemplary design quality (which is largely a consequence of retaining the existing building), and the visual impacts on the historic environment which are considered later in the report in relation to heritage assets. These adverse impacts must be weighed in the balance with the other benefits and disbenefits arising from the proposal. In this instance officers have given significant weight to retention of the concrete frame, bringing a vacant building back into use including public and community uses, the provision of new homes including affordable homes, the significantly improved appearance of the building, and the public realm improvements. These are considered to outweigh the areas of non-compliance with the council’s tall buildings policy in this instance.

Impact upon heritage assets

156. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider the impacts of proposals upon a Conservation Area and its setting and to pay “special regard to the desirability of preserving or enhancing the character or appearance of that area”. Section 66 of the Act also requires the Authority to consider the impacts of a development on a listed building or its setting and to have “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

157. The NPPF (2024) provides guidance on how these tests are applied, referring in paras 212-215 to the need to give great weight to the conservation of the heritage asset (and the more important the asset, the greater the weight); evaluate the extent of harm or loss of its significance; generally refuse consent where the harm is substantial; and, where necessary, weigh the harm against the public benefits of the scheme. Para 216 goes on to advise taking into account the direct and indirect effects of a scheme on the significance of a non-designated heritage asset. This would include locally listed buildings.

158. There are a number of policies in both the London Plan and the Southwark Plan which seek to protect designated heritage assets, including their settings. In the London Plan this includes policy HC1 'Heritage conservation and growth' and in the Southwark Plan the relevant policies include P13(2) 'Design of places' P19 'Listed buildings and structures', P20 'Conservation areas' and P26 'Local list'. Concerns have been raised by neighbouring residents and Historic England regarding the impact of the proposed development on townscape, visual amenity and heritage assets.

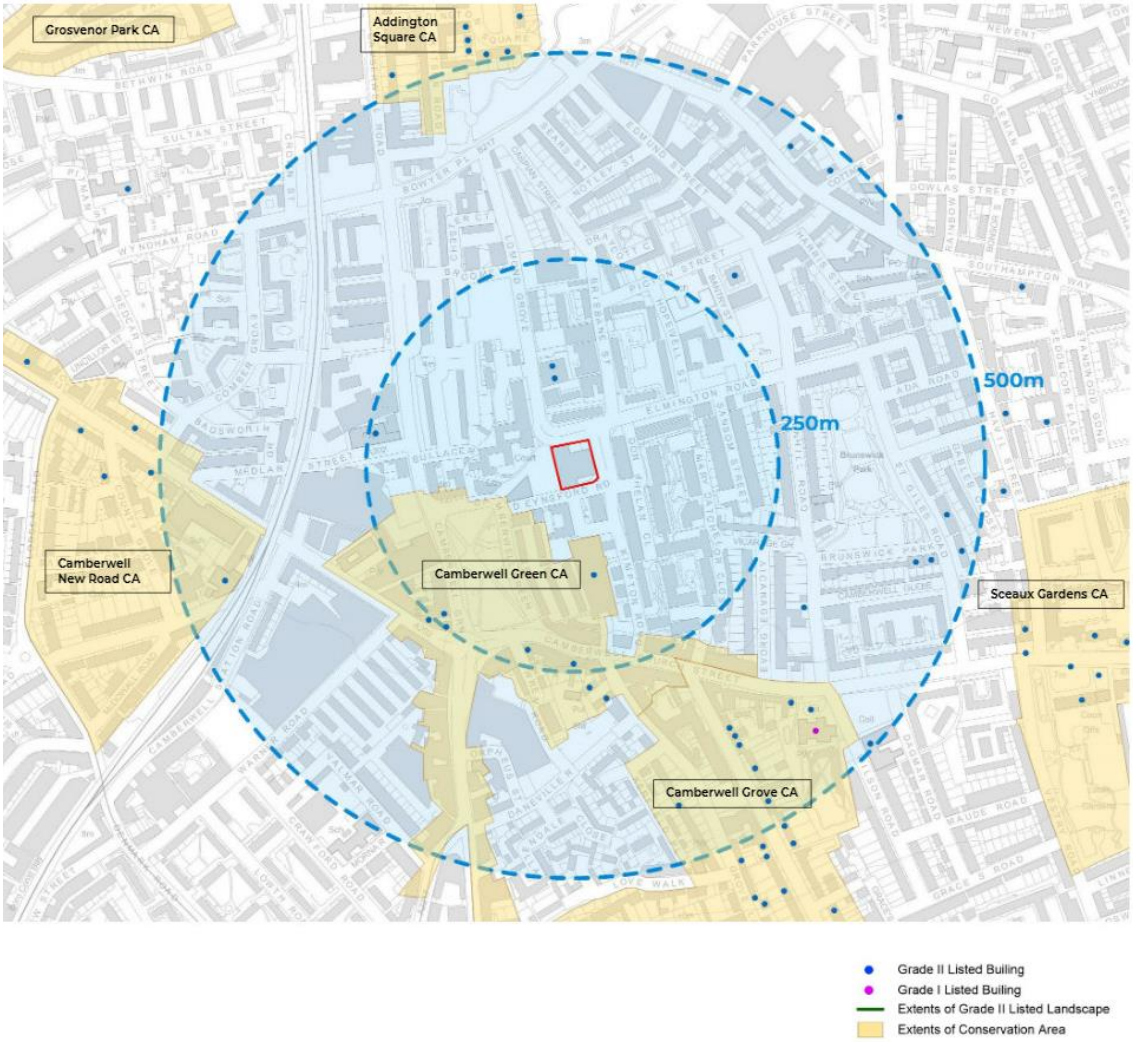
159. The planning submission includes a Heritage and Townscape Visual Impact assessment (HTVIA, September 2023) which provides a map showing the Zone of Theoretical Visibility (ZTV) and verified images and model shots of the development when viewed from 16 locations in and around the Camberwell Green area.

160. As referenced above, in general, despite being c.52m high in an area of predominantly terraced housing and moderate height social housing estates, the proposed tall building would be less widely visible than the height suggests. This is because of the tight urban grain within parts of the local area. Nonetheless, the building would remain visible in a number of nearby and middle-distance views where it would sit within the settings of designated and non-designated heritage assets. These include statutory listed buildings including the Grade II* St Giles Church, three conservation areas and a number of locally listed buildings, all of which form the historic environment. Looking at the designations in turn:

Heritage assets near to the site

Impacts on statutory listed buildings and structures:

161. Some 27 listed buildings and structures are within a 500m radius of the site, as shown on the image below:



162. Within this radius is the Grade II* listed St Giles church, and 12 of the listed buildings sit within 250m of the site. As noted above, given the fine-grained urban form, for many of these the extended building would not be visible or only marginally visible within the backdrop to the listed building, or experienced as sufficiently distant to one side from the listed building as not to detract from its setting. They include the grade II listed buildings of:

- the former Regal Cinema (now a community church) in Camberwell Road;
- no.323 Camberwell New Road;
- the former Camberwell Police Station in Camberwell Church Street;
- nos.1-9 and 2-8 Jephson Street; former St Giles Hospital administration and ward block (now residential) and its boundary walls and gates in St Giles Road;
- nos1-2 and 3-4 Brunswick Park;
- Sacred Heart Roman Catholic Church, Camberwell New Road;
- Nos.254-282 Camberwell New Road;
- Nos.18-60 Grove Lane and railings;
- Nos.23-29, 31-33, 35-45 and 53-55 Camberwell Grove;
- No.86 Camberwell Church Street;

- War memorial in the grounds of St Giles's Church, Camberwell Church Street;
- Former Wilsons school (now arts college) and gate piers, Wilson Road;

In these instances, the settings of the Grade II listed buildings and structures would be preserved.

163. The setting of **St Giles Church** is of particular concern, given its designation as Grade II*; being a highly regarded early Victorian church in the Gothic Revival style by Scott and Moffat architects. The HTVIA provides a model shot showing the likely visibility of the development within the context of St Giles Church. Its immediate setting is formed by the lawned churchyard with trees and Grade II listed **war memorial** to the front (see above), and spacious graveyard/ public gardens to the rear with mature trees, bordered by curtilage listed stone and brick walking with corner gateways. Its wider setting features the main road, Camberwell Church Street, and to the west, period terraced houses, including the end-of-terrace neighbouring Grade II listed **no.86 Camberwell Church Road** (see above). The church, memorial and house are of group value. To the east is the high-walled playground and school buildings of the Grade II listed **former Wilsons Grammar School** (see above).

164. The church, war memorial, adjacent listed house and former school are located c.360-400m south-west of the development site. Model shot view #A14 shows that the building's crown would sit just above the Gilesmead Estate on the opposite side of Camberwell Church Street. At this long distance its appearance would not especially alter or detract from this view, given the modern estate in the foreground. The focus on and appreciation of the fine architecture of the church, the war memorial and former school within their respective grounds and immediate tree-lined streets would remain unaffected. From within the rear churchyard, the building would be of marginal visibility, with any glimpsed views being within the extensive tree cover and sufficiently west of the nave not to affect the church's appearance. In these instances, the development would preserve these heritage settings.

<u>Proposed view (shot of architectural model) from Wilson Road)</u>

165.

166. The settings of a number of grade II listed buildings however, would be more affected by the proposed development. In these instances the development would cause some degree of harm to the settings, and in particular:

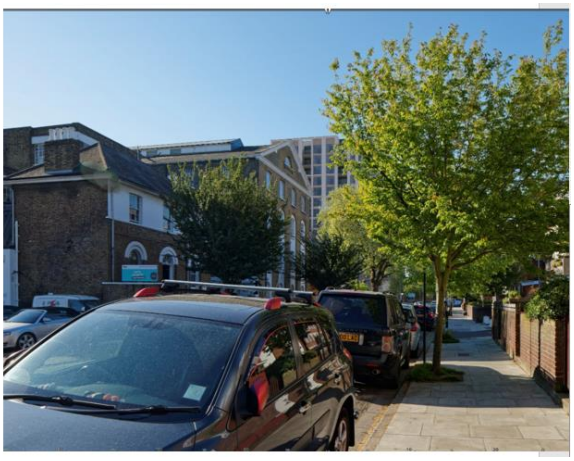
- Bryanston House (no.99) and Camberwell Business Centre (no.101/103) in Lomond Grove
- Camberwell Leisure Centre
- Former London and County Bank (now doctors' surgery) no.17 Camberwell Green
- No.15 Camberwell Green
- Former bank (now solicitors' offices above retail), no.2 Camberwell Church Street
- Brunswick Primary school hall, Picton Street

167. The closest of these Grade II listed buildings are **Bryanston House** (no.99) and its neighbour, the **Camberwell Business Centre** (no.101/103) in Lomond Grove, which are some 70m to the north of the site. Bryanston House is an adapted Georgian villa over two storeys and basement, in stock brick (overpainted on upper floor) with a hipped slate roof and deep eaves soffit. The property is conjoined with no.101/103, a four-storey former early 19th century perfume factory. The buildings have been converted to offices and light industrial workshops. The settings for both buildings are the street, with an off-street parking apron to one side and low and moderate-rise post war housing estates to the front, rear and remaining side.

168. The current magistrates' court building is visible in the streetscene, but is relatively muted in its appearance, with its moderate scale and calm architecture.

For most of the year it is largely obscured from view by the mature London plane tree, as shown in the verified view #5. By contrast, the proposed development would be much more strident in its appearance; its height, form and architecture imposing itself within the backdrop to the Camberwell Business Centre, disrupting any clear reading of the listed building's gabled roofline and elegant form, and its regular glazed grid jarring with the verticality of its proportions. The articulated massing of the revised scheme would make little difference in this view, and the impact is considered to be harmful to the settings of the business centre and to the adjacent Bryanston House by virtue of its group value. As their wider setting is of modest contribution to the heritage significance, in this instance the overall heritage impact is less than substantial harm and of a low order.

View 5 - Existing and proposed view looking south along Lomond Grove



169. **Camberwell Leisure Centre** in Artichoke Place is a former public baths and wash house complex which dates from 1891 and is by Henry Spalding and Alfred Cross. The main red brick building has a highly distinctive appearance with its Dutch renaissance-style front elevation, featuring a 5-storey gable with curved parapets which rise to crest with a pediment and has a clock within the crest. The building is of significance for its highly engaging architecture, its cultural and historical association as a Victorian bath-house complex, and as one of the earliest surviving bath-houses by Alfred Cross, a leading architect on the design of such facilities. Set back from the main road, its setting is formed by the low-range buildings immediately either side and by the taller, later 19th century terraced properties with canted-corners in Camberwell Church Street which return onto Artichoke Place and frame the view of the listed building. The main building with its gable front is seen against open sky. The setting contributes to the significance of the important civic building.

170. The main entrance in Artichoke Place is c.160m south from the site, although its tall single-storey rear halls and ancillary buildings stretch further back to within 50m of the site. Nonetheless, it is the appearance of the development when

viewed looking towards the main entrance building that is of particular importance to the setting. The extended building would be seen within the backdrop to the listed building, rising to one side and partly above the gabled elevation, disrupting the reading of its distinctive profile against open sky (view #8).

171. Following officer concerns, the uppermost floors of the tower have been revised and set back, creating a stepped massing. This has eased the impact to an extent. However, part of the massing would remain visible in the backdrop. The view is dynamic in that the extended building would become obscured by the gable itself when approaching the entrance to the leisure centre. However, from the main public view by the junction with Camberwell Church Street, the proposal would remain harmful to the setting of the Grade II listed building. The harm would be less than substantial, but of a moderate order.

<u>View 8 - Proposed wireline view from Camberwell Leisure Centre looking north (pink outline = current proposal, green outline – before amendments)</u>

172. The **London and County Bank** at No.17 Camberwell Green is grade II listed and comprises three storeys, stepping down to two on Camberwell New Road. Built in 1899 as a bank, the building was converted to a doctors' surgery during the early 1990s. The elevational architecture is elaborately decorated in the Baroque Revival style. The building's significance is its architectural and historic

interest as a fine example of Renaissance architecture at a local 'civic' scale, and its townscape role as a prominent corner bank building in a developing late Georgian/ Victorian town centre, reflective of the suburbanisation of south London.

173. Its setting comprises the junction of the principal roads of Camberwell Road and Camberwell New Road, townscape gaps to lower-rise period terraced groups flanking on either side, and period terraces opposite. The wide road junction and Camberwell Green opposite add to its visual prominence, with the building's distinctive profile read against the sky. Views of the corner building are highlighted in the Camberwell Green Conservation Area Appraisal, and its setting is inextricably linked to that of the conservation area.

174. The bank is located some 200m to the south-west of the site. The HTVIA does not include a viewpoint showing the bank and the proposed development together, although the extended tower would be visible diagonally opposite. View 11 from the nearby corner gives an indication of the development's likely appearance, seen between the mature plane trees within the park and above the Peabody buildings. In this view the proposed development would have a strong presence within the townscape, its height, form and modern architecture distinctive on the skyline. Its presence would catch the eye and would likely draw attention from the corner bank building, detracting from its legibility as traditionally the predominant building within Camberwell Green.

175. In addition, when viewed from the initial stretch of Camberwell New Road, the development would likely be seen above the tree cover, rising adjacent to the corner bank building and disrupting the view of the building's elegant corner profile currently seen against the backdrop of the Green. The visual clarity and landmark quality of the listed building within its setting would therefore be marred. The harm would be less than substantial, but of a low order given that the listed building would retain its visual prominence within the immediate streetscene and that in other notable views, such as westwards along Camberwell Church Street or out of the Green, the view of the listed building would be unaffected.

176. **No.15 Camberwell Road** is a late 18th century, three-storey house in buff brick with vermiculated rustications to flank, canted bays, and a later projecting shop to the front. Its significance derives from its architectural and historical interest as a good survivor of period domestic architecture and reflective of the early development of Camberwell Green as a Georgian suburb. Its setting comprises the adjacent grade II listed former bank (no. 17), the neighbouring period terraced group in stock brickwork above shops (nos. 7-14), and the treed open space of Camberwell Green opposite.

177. Located 200m to the north-west, the current magistrates' court building is diagonally opposite the listed building, but largely obscured by the intervening

library and tree cover within the park. The new development would be more obvious, rising well above the library and to one side of the tallest of the park's trees, as broadly suggested by view #10 which is on a similar alignment but c.60m closer. The impact upon the listed building's setting would be harmful, but of a very low order, with the appearance of the building at high level intruding only slightly on the relationship with the townhouse and park opposite.

View 10 – Existing and proposed view from within Camberwell Green

178. **No.2 Camberwell Church Street** is a former bank, now offices above retail, which dates from the late 19th century and marks a prominent corner onto Camberwell Church Street, facing towards the Green. The building features heavily decorated facades with elaborate stone detailing, and an articulated roof with a four-storey octagonal corner turret topped by an onion dome with clock. This corner turret marks out the main entrance below, and the building has strongly modelled chimney stacks and a secondary turret with a conical tiled cap at the south end of the building. Its significance is its Baroque architecture at a local 'civic' scale, and its design confidence and townscape role as a prominent corner bank building within the traditional high street. Its setting is formed by the busy high street with its adjacent period properties and by the Green, opposite. The building has a prominent corner position, with its corner turret highly visible from within the Green, landmarking the start of Camberwell Church Street and entrance into Wren Road. Its dome is in dialogue with that of the former London and County bank (no.17), diagonally opposite across the main junction. The building's setting and that of the conservation area are indivisible.

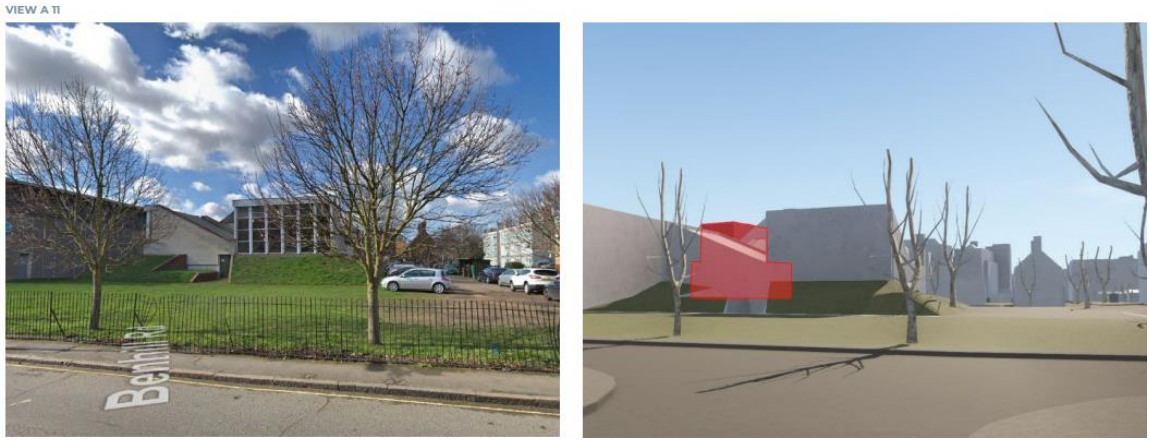
179. No.2 is located 190m south-west of the site and there is no direct line of sight between the two, with the current building obscured by the intervening Peabody Housing blocks. Whilst the proposed development would rise above the Peabody Estate, with its upper floors and crown visible from the south side of Camberwell Green, it would appear sufficiently far away from the former corner bank in views southwards across the Green and eastwards from the main junction as to not be easily read together. However, the development would be seen in the backdrop to the view when emerging from Wren Street; an important local pedestrian link to Butterfly Walk and its supermarket. In this short view the

proposed development would be read against the decorative stonework of the building's corner profile at upper floor levels, including its turret, marring its appearance and detracting from its visual prominence in this view. The impact would be experienced briefly over a c.20m stretch along the west side of the Wren Road, and as such its less than substantial harm would be of the lowest order.

180. The **Brunswick Park Primary School** in Picton Street contains the grade II listed dining and assembly hall built in 1961-2 and designed by James Stirling and James Gowan. The single storey building has an engaging design, appearing partly raised above grassed banks, with elevations which feature large, vertically proportioned timber windows, and a split and rising roof form which adds a dynamic profile to the geometric built form. It is mainly finished in light yellow brickwork with red brick coping details, and the building is of special interest for its dynamic architecture, integral landscaping, for its high quality and innovative design retaining many of its original fittings, and as a highly significant work by a renowned architectural practice of the period. The setting is the green open landscape of the school grounds, the contrasting traditional, modest-rise Victorian red-brick main school building, and the adjoining low-rise domestic residential streets.

181. While c.260m away to the south-west, the upper floors of the proposed development would nonetheless appear above the grade II listed hall when viewed from Benhill Road (model shot #A11). The building's massing would sit in the backdrop to the rising roof form, with its light colour finishes likely blending with those of the hall, partly obscuring the latter's dynamic built form. The visual impact would detract from the distinctive profile of the school, which is of significance, causing less than substantial harm. The harm would be at the low end of the range, being limited to the view from Benhill Road.

<u>Existing and proposed view A11 at the junction of Benhill Road and Edmund Street</u>



182. **Impacts on Conservation Areas:** The site is not within a conservation area, but is located approximately 40m from Camberwell Green Conservation Area which is to the west, approximately 234m from the Camberwell Grove Conservation Area which is to the south, and approximately 360m from the Camberwell New Road which is to the west. Each of these are considered in turn below.

183. **Camberwell Green Conservation Area** takes in the area of the original village, although only its green survives from its earlier beginnings. The conservation area focusses on the Green and the main thoroughfares of Denmark Hill, Camberwell Road, Camberwell New Road and Church Street, which intersect at the Green. It is distinctive for its mainly three and four-storey terraced properties which align the main thoroughfares, extending to five and six storeys for the closely spaced tenements blocks to the east of the Green, which give a coherent urban form to the streets and green open space. Over time the Green has developed more of a traditional garden square character, with its mature trees and perimeter railings. The urban form gives visual prominence to street corners, which is exploited by the architecture of local landmark buildings. In addition, the slightly curved alignment of Camberwell Church Street and its building frontages create an appealing townscape that gently reveals itself when progressing east-west along the street. It includes the notable contained view into Artichoke Place with its public bath-house, providing a key marker along the street.

184. The architecture is mainly Classical in style, interspersed with Revivalist designs. Constructed between the late 18th and early 20th centuries, the buildings share a limited palette of stock brick and occasional red brick, with stone dressings and slate roofs. The built form has a strong horizontality, enhanced by the detailing of string courses, cornicing and parapets. The purpose-built commercial and civic properties extend the basic classical themes into decorative revivalist designs, often featuring elaborate rooftops. The outcome is lively streetscenes, reflective of a traditional high street. By contrast, the Green with its verdant open space and mature trees brings a calm and tranquil character and appearance to the townscape. The Green is an important and well-used recreational space and focal point for the community. Its surrounding built form and mature trees frame the open space, providing a satisfying sense of containment, while the tenement blocks of the Peabody Estate lend a strong, quiet residential character to its eastern edge.

185. The setting of the conservation area is generally unimposing and complementary, comprising the period residential streets of Camberwell Grove to the south, the sober Edwardian tenement blocks of the Samuel Lewis estate and Neo-Georgian façade of the bus depot to the south-west, the Moderne architecture of the former Regal cinema and Walworth bus depot to the west with the railway viaduct arcing beyond to close views, and the modest-scaled interwar and post-war housing estates of Elmington and Deynesford to the north and west. Beyond this is the low-rise Victorian streets and open space of Brunswick Park.

186. The ZVI demonstrates that the proposed development would be seen almost in full on the north edge of Camberwell Green, appearing behind Camberwell Library, while the upper floors of the front block and tower would be visible across the western half of the Green and the adjacent stretch of Camberwell Road. The tower would be visible around the main crossroads and southwards for c.120m along Denmark Hill, particularly along the west side of the pavement. It would also be visible within a 20m section of Wren Road, a 50m section southwards along Grove Lane, and from within Artichoke Place. However, it would not be visible east-west along Camberwell Church Street or along Camberwell New Road, with the exception of glimpsed views across St Mary's Cathedral (see later). The HTVIA presents several verified views within the conservation area, allowing a more detailed assessment (views #7, #9, #10 and #11).

View 7 – Existing and proposed view from Denmark Hill

187. In views in and around the Green the proposed development would be very conspicuous, with its tower rising above the tree cover and rooflines of the buildings which frame the central open space. In view #7 the tower would be highly visible in the backdrop to the Green, rising above Brighton House and the treeline in the middle-ground, appearing particularly prominent within the break in tree cover. It would dominate views northwards in the streetscene, drawing attention with its contrasting form and appearance and bringing a much stronger urban character to the current townscape of a local high street relieved by the soft landscaping of its central garden square. In this view the development would eclipse the distant appearance of the Shard which reads similar to a church spire within a suburban setting, overshadowing its contribution to the setting.

188. Moving forward to the edge of the Green (view 11), while the building would sit below the treeline of the foreground, it would remain highly visible with the breaks in the tree cover, rising well above the locally listed **Brighton House and Peabody Building K**, with its scale appearing overbearing. Despite the revisions to the plans, the full depth of the block would remain visible at high level adding a bulkiness to the design, while the elevational architecture would be contrasting with its light material finish and extensive glazing.

189. Seen from within the Green, view 10 shows the development breaking the coherent roofline which frames the east side of the public open space; the verticality of its tower contrasting with the strong horizontality of the tenement housing in the foreground. It would impose itself within the backdrop, with its height, massing and appearance highly contrasting with the modest-scaled, traditional architecture of the foreground buildings. Whilst the revisions to the plans have introduced a crown and eased the bulk to an extent, the development would nonetheless remain overbearing, detracting from the setting of the conservation area. Model shot A15 is from slightly further south within the Green and shows the development rising above the locally listed **Peabody Buildings L and M**, disrupting the consistent roofline and marring its coherent framing of the Green.

View A15 from within Camberwell Green (**note: frame element to be removed)**

190. View 9 is from the junction of Camberwell Green with Camberwell Road and shows the proposed development within the context of the northern edge of the Green, with the locally listed former **Father Red Cap** corner pub in the foreground. The current magistrates' court building sits low in the background, its podium largely obscured by the new library and low-rise Parkside doctors' surgery and its short tower sitting below the parapet height of the Parkside care home at 54 Camberwell Green and the corner pub.

191. By comparison, the proposed development would be more overt in this view, with its podium and tower form more emphatic. The podium's roofline would sit higher above the library and doctors' surgery, but would broadly align with the roof ridgeline of the locally listed **Park House and Brighton House** to the right (currently obscured by trees). In this instance, the appearance of the podium would close the 'gap' in the townscape and would be seen to help frame the Green, arguably improving the setting to an extent. While the tower would sit in contrast, its revised massing with the new crown would present a shoulder height broadly similar with the parapet height of the nursing home in the foreground. The development would read well in terms of the clarity of its built

form, silhouette and elevational designs, and would not appear overly bulky or overbearing in this view, set against sky. As such, whilst its overall height and architecture would be out of character with its immediate context, on balance the development would have a neutral or marginally positive impact on the setting of the Conservation Area in this instance, with the podium completing the framing of the Green.

192. Notwithstanding the above, the chosen viewpoints are static and the viewer's experience is wider and dynamic. From either end of the Green (views 9 and 11) and within the green (view 10) the viewer would appreciate the wider assemblage of buildings which frame the Green (many of which are either statutory or locally listed) and which foster the garden square quality with its traditional townscape character. Within this assemblage, the domes and turrets of its prominent corner buildings and gabled rooflines provide its townscape moments, enriching the skyline.

193. The proposed development would impose on this assemblage, its upper floors rising above the foreground buildings and introducing a new and distinctly modern feature on its skyline. It would be hard not to be aware of the much taller development within the immediate backdrop while passing through Camberwell Green. It would alter the townscape, detracting from the coherent framing of the Green and from its traditional roofline and townscape moments, which are key aspects of the conservation area. As such, the development would detract from its setting, causing less than substantial harm, which would be of moderate order.

194. Turning to **Camberwell Grove Conservation Area**, this is centred on Camberwell Grove and Grove Lane, which were planned residential streets largely developed between 1770-1850 and designed to provide good quality housing in a green setting. The streets comprise mainly terraces of three and four-storey townhouses in the Classical architectural style, occasionally interspersed by institutional buildings or public houses in the Queen Anne revival style, and with St Giles Church in the Gothic revival style forming a key landmark on its northernmost edge. The material palette is limited to yellow stock brick and occasional red brick, often with stone or stucco dressings. Complemented by street trees and generous front gardens, the continuous and well-ordered building lines and architecture result in an elegant residential townscape. This is enhanced by the long north-south views along Camberwell Grove and Grove Lane, with avenues of trees narrowing the perspective and contributing to the quiet, residential character.

195. The setting of the northern end of the conservation area comprises the period terraces of the busy commercial high street and grade II listed Camberwell Public Bath-house, and which by virtue of their sympathetic scale and period architecture, are complementary and only seen in close proximity to the conservation area's boundary.

196. Presently, the Magistrates' Court building is not visible from within the conservation area, due to its moderate height and the intervening context. The ZVI map indicates that the tower's upper floors would be visible from within those parts of the conservation area where the view is across open space or where there is direct alignment of the roadway with the site. This includes the front lawn of St Giles Church and the rear section of its churchyard, the section of highway within Camberwell Grove between its junction with Chamberlain Cottages and Graces Mews, and within Grove Lane, near to its junction with Camberwell Church Street and further southwards around its junction with Love Walk. In these locations it is likely that the development would be mostly obscured by mature tree cover, but would become visible where there are breaks in the tree cover and from the centre of the roadway. It would also be more apparent during winter months and during low light conditions with its internal illumination.

197. Its appearance in views from within the churchyard and gardens would be relatively marginal, given the extensive tree cover, although slightly more evident from the front lawn. As referred earlier in the report, the top of the building would sit just above the Gilesmead Estate opposite, but would not especially alter or detract from this view out of the conservation area given the modern estate in the immediate foreground.

198. Within Camberwell Grove, the development's crown would be generally obscured by the avenue of trees. Nonetheless, it would be glimpsed from the middle of the roadway and during the winter months when tree cover is more open, and particularly when internally lit during low daylight conditions. It is notable that the ZVI mapping finishes as the topography steepens. It is likely that the development would continue to be glimpsed further up the hill and that more of the tower would be seen. The view is sensitive, being axial and within an elegant street scene of period townhouses. The development would appear out of character and cause less than substantial harm to the setting, although the impact would be of a low order, given the limited visibility and its directional nature.

199. Regarding Grove Lane, the building's crown would be glimpsed in the view out of the conservation area towards Camberwell Leisure Centre, appearing in the backdrop to the building as well as appearing within the linear view along the street from the junction with Love Walk, rising above the former Mary Datchelor School. The latter view would be partially obscured by mature trees in the front gardens of the townhouses on the west side of the street, with more sporadic tree cover on the east side. The views are sensitive and the appearance of the proposed development would be harmful, but similarly of a low order in terms of the setting of the conservation area given its limited visibility over a rising topography.

200. Regarding the **Camberwell New Road Conservation Area**, the ZVI indicates

that the building would be visible from the main road at its junction with Medlar Street and from within the school grounds of Sacred Heart's School on the north-east edge of the conservation area. The views out of this part of the conservation area towards the site comprise modern housing, the railway viaduct and Walworth bus depot, which are of limited architectural or townscape merit in terms of the setting. In these views the crown of the building would be visible, but would have no harmful impact upon the setting.

201. Slightly more of the building would be apparent in the view from the junction of Camberwell New Road with Medlar Street, similarly on the edge of the conservation area. The view would be a glimpsed view over a distance of some 450m, with the proposed development seen in the backdrop to the bus garage and new housing blocks in the middle and foregrounds, with no detrimental visual impact.

202. ***Impacts on Locally Listed Buildings:*** As referenced above, in addition to the statutory listed buildings in Camberwell Green, many of the buildings that frame the Green are locally listed. This includes:

- the prominent mid-19th century corner pub, The Tiger, at 18/19 Camberwell Green;
- the later 19th century corner pub, Father Red Cap (formerly) at 319 Camberwell Road;
- the three and four-storey early, mid and later 19th century townhouses with extended ground floor shops and late 19th century commercial terraced properties at 7-13 (consec.) Camberwell Green; 14 Camberwell Green; 20-23 (consec.) Camberwell Green; 27 Camberwell Green; 4-12 (even) Camberwell Church Street; 14-16 Camberwell Church Street; 18-22 (even) Camberwell Church Street; and 3-23 (odd) Camberwell Church Street;
- the Peabody Tenement Buildings A, B,C,K,L,M which line the Green and the remainder to their rear;
- the pair of mansion buildings of Brighton House and Park House which complete the east side of the Green.

203. These locally listed buildings onto the Green are individually of interest for their period architecture, but also in terms of their group value, contributing to the coherent character of Camberwell Green.

204. The appearance of the proposed in the north-east corner of the Green would directly impact upon the settings of Brighton House, Park House and the Peabody Buildings, rising above their rooflines and disrupting their reading against clear sky. Its overbearing appearance would cause less than substantial harm to their settings and would be of a moderate order. For the remainder of the locally listed buildings around the Green, the development would have no direct impact, but would affect their wider setting, impacting on their group value. The harm would be less than substantial, but of low order given the indirect

nature of the harm.

205. Other locally listed buildings within the vicinity, such as those further eastwards along Camberwell Church Street, westwards along Camberwell New Road and southwards along Denmark Hill beyond its junction with Orpheus Street are similar in terms of being 19th century converted terraced townhouses or commercial properties. However, they are located sufficiently away from the Green as not to be part of its group setting and are within relatively tightly framed streets where the proposed development would not appear within the streetscape views. As such, the development would have no impact upon their settings.

206. Further eastwards, the public gardens in **Brunswick Park** are locally listed. The park is enclosed on two sides by railings and decorative gates, and on the other two by the rear garden walls of mainly Victorian terraced housing. Its setting is the listed former St Giles Hospital and surviving Georgian and Victorian housing that line the adjacent streets. Verified views have been submitted which illustrate the likely impact of the proposed development on the townscape. View 2 shows an attractive composition of the Victorian terrace, street trees and park opposite. The proposed development would be visible beneath the tree canopy in the background, rising above the roofline of Plowright House in Benhill Road which backs onto the park. The extended building would be similarly evident in view 3 which is towards the playground in the park and in which the extended building would rise distinctly above the domestic backs to the Victorian terrace.

207. In these instances, despite being over 350m away, the development would appear between tree cover and above the modest-scaled terraced housing which backs onto the gardens. The tower's appearance on the skyline would be fairly widespread within the park and would be intrusive enough to detract from the intimate and low-key charm of the domestic setting, but not so prominent as to become overbearing. The harm would be less than substantial and of a very low order.

<u>Existing and proposed view from within Brunswick Park (view 3)</u>

208. Further westwards of Camberwell Green, the **Mary's Greek Orthodox**

Cathedral in Camberwell New Road, **Camberwell Bus Garage** and the **Samuel Lewis Trust Dwellings** in Warner Road are locally listed. Briefly, the cathedral sits within a small garden with a small cloister which accesses onto the main road. The model view 05 indicates that the crown of the building would appear in the backdrop to the cathedral when viewed from the main road across an area of hardstanding on the cathedral's east flank. However, it would be seen above a low-rise modern annex to the cathedral and flanked by the large, modern residential blocks of Camberwell Passage and Squire House in the middle-ground, appearing incidental. Importantly, it would not be seen above the nave or turreted cloister, preserving its setting.

Existing and proposed view from Camberwell New Road (view 05)

209. ***Heritage conclusion:*** Overall, it is considered that there would be no direct heritage impacts arising from the proposals. However, the development's height would cause indirect harm to the settings of several designated and locally listed buildings. The harm is considered to be less than substantial and for the most part at or towards the lower end of the range, but becoming more moderate for the grade II listed public bath-house in Artichoke Place, and particularly for the locally listed Brighton House, Park House and Peabody blocks which front onto the Green. In those instances where the proposal fails to accord with policy P19, the harm has been robustly justified in accordance with policy P19 (2) of the Southwark Plan on the grounds of the public benefits which would arise from the proposal, as set out later in the report.

210. As identified above, where visible, the scheme would also have a detrimental effect on the settings of the Camberwell Green and Camberwell Grove Conservation Areas, and as such would fail to preserve or enhance its character and appearance, contrary to policies P13(2) and P20 of the Southwark Plan. In other views as identified above the character and appearance of the conservation areas would be preserved in keeping with policies P13(2) and P20. The harm caused would be less than substantial and of a moderate order for the setting of the Camberwell Green Conservation Area, but of a low order for Camberwell Grove Conservation Area.

211. In accordance with the NPPF, less than substantial harm should be considered against the planning benefits of the scheme, with great weight given to the conservation of the heritage asset. Lastly, it is noted that Historic England and the GLA reached similar conclusions on heritage matters.

Design Review Panel (DRP)

212. The proposals were considered by the council's DRP at the pre-application stage in July 2022. At that time the scheme was for the conversion, extension and recladding of the building to provide offices, a large co-working facility with café, a gym, recording studios and 152 homes, including 6 maisonettes to the rear. The private and affordable flats were shown as accessed from separate entrances on opposing sides of the building, and no hotel use was proposed. The proposal was for a part 6/13-storey development, with an overall height of 47m (incl. plant). The detailed presentation included a review of options for widening the rear block, a range of façade design treatments, and a townscape impact analysis.

213. The Panel endorsed the approach of retaining, repurposing and extending the building's structure and the proposed mix of uses, and saw the project as an exciting opportunity. However, it raised significant concerns regarding the quality of accommodation, suggesting a bolder approach to the structure. It highlighted complex and compromised internal floorplans, flats with poor access to daylight and sunlight, contorted flat layouts, and a predominance of north-facing single-aspect flats which it was unable to support. The Panel was also concerned with the relegation of the majority of commercial floorspace to basement level, without access to daylight and natural ventilation. It questioned the legibility of the proposed commercial, residential and cultural uses at ground floor level, as well as the need for separate entrances for the private and market housing.

214. The Panel supported the proposed upward extension of the building, but thought the composition too balanced and that it needed a stronger hierarchy. It regarded the additional height as not especially harmful to the conservation area and suggested considering a further modest increase if this resolved the internal constraints of repurposing the building. The Panel considered that the designs were neither 'civic' nor 'residential' in character, and found the landscaping proposals for the site unconvincing.

215. In response to the DRP's comments the designs were amended, notably increasing the height of the building and simplifying the internal planforms, adjusting access and flat layouts. A combined entrance for the private market and affordable housing was introduced, and the residential floorspace amended to limit the extent of accommodation within the interlocking section of the building. The height of the tower was extended to 15 storeys, and the elevational designs and landscaping proposals were further progressed. Subsequent changes, however, have been the replacement of commercial offices with a

specialised hotel and the introduction of the tower's 'crown'. The scheme has not returned to the DRP.

Conclusion on design and heritage matters

216. The existing building on site is a tall building, just exceeding 30m in height. It stands alone within its context, surrounded by public realm and overtly different in its form and appearance. It is purpose-built as a magistrate's court, with extensive basements and servicing arrangements, including widened roadways leading to the court. It comprises a specific built form of court rooms, holding rooms, consultation rooms and general offices, with separate stairs and access points which provide a secured layout; it has a sober, modern architecture with a landmark, civic quality.

217. The magistrates' court is no longer in use and is boarded up. Its disused, fenced off appearance detracts from the local townscape and creates a negative pedestrian experience for passers-by. A building already identified as a negative feature within the setting of the adjacent Camberwell Green Conservation Area has become more of a local eyesore.

218. The application is for the repurposing of the building in a residential-led scheme which strips back, extends and reclads the current structure, avoiding the disruption of full demolition and the loss of embodied energy. The mixed-use development includes a boutique hotel with café and co-working space, recording studios, community rooms and new homes.

219. Regarding urban design, the approach is positive in seeking to address the current eyesore and to open the building up for new uses, including activities at ground floor level which should invigorate the adjoining public realm. Existing unattractive undercroft spaces to the side and rear would be infilled with new glazed frontages and entrances, including a row of front doors to maisonettes, ensuring good activation of the public realm. Furthermore, the scheme provides for street improvements around the site's perimeter which would soften the streetscene and rebalance the highway in favour of pedestrians, enhancing their experience. At street level, the urban design quality is quite high and the activation of the plaza would fundamentally change the impact this building currently has on its neighbourhood which is shown in the photograph in paragraph 239.

220. Architecturally, the scheme works hard to adapt the building for new uses. Its bespoke built and plan forms have generated several challenges which prevent the delivery of an exemplary design for a tall building, contrary to policy P17(3). The residential proposals would achieve homes of a good size and amenity, with shared communal access and outdoor facilities and a good sense of tenure blind which is welcome, although it is not the easiest of fits. The layout falls below the requirements for dual aspect and includes some 10% of homes that are single

aspect and north-facing, contrary to policy P15(8,9), but as stated above this is primarily as a result of the reuse of the existing building. The proposed community uses would generally work well and, if well used, would help to activate the ground floor, although access to the basement facility for those with disabilities would not be optimal, as they would have to enter through the hotel lobby to use the lifts. The functional quality of the development therefore falls short in places, although it meets the majority of the requirements of policies P14 and P15.

221. As a tall building, it would become significantly taller with the addition of two and three floors to the podium and seven floors to the tower. However, the existing building qualifies as a tall building, effectively setting a precedent which must be taken into account in this instance. At eight storeys, the existing building is a modestly tall building, being twice the local height. The development would push this to four times the local height.

222. The development's form and architectural composition would generally work well, with the tower and base appearing balanced when viewed head on, while the revisions have been made to the top floors. It would be notably bulkier when viewed side on, although this is the outcome of the upward extrusion of the existing floorplates. This bulky massing would be partly relieved by the setback of the top floors, but would remain chunky in the mid-section, and less compelling. The elevational designs would reflect their new residential use and would be engaging and contextual in using brick, although the final quality of the brickwork for the tower falls short, with the potential use of adhesive bonded, brick tiles (P14(4)). This, however, could be addressed by conditions controlling the final material finishes, which could also include confirmation of the artwork for the etched glazing at ground floor level.

223. At its new scale the building would be significantly more prominent in the local townscape than the current building. This increased presence within the townscape would be satisfactory when viewed from the north, where the context comprises extensive areas of moderate-scaled prewar and mainly postwar housing blocks, with the development seen as one of several occasional high-rise slab blocks or point blocks on the townscape's fringes. The shortcomings would arise mainly southwards and from its close proximity to the historic environment of Camberwell Green and, to a lesser extent, Camberwell Grove, which are characterised by period properties and terraces. The additional scale of the base would work well to close the 'gap' in the local townscape and the tower would sit comfortably within this space, but only when viewed from the north end of Camberwell Green. Seen more widely, in the views identified above, the additional scale of the tower would fail to better reveal the local distinctiveness of Camberwell Green or to conserve its local historic environment, contrary to Southwark Plan policies P13(2) and P17(3.2). In other views it would preserve the setting of the conservation area in keeping with these policies. The proposed development would disrupt the settings of several

statutory listed buildings, including the public baths, corner banks and, further afield, Brunswick School hall, causing less than substantial harm of a low to fairly moderate order, contrary to policy P19 1. These harms have been robustly justified in keeping with policy P19 2.

224. The development therefore requires clear and convincing justification for causing the harm in the form of planning benefits if it is to comply with Southwark Plan policy P17(3.2), and these are considered to have been provided. In this instance, when all issues are considered in the round, it is considered that on balance, the public benefits arising from the proposal would outweigh the less than substantial heritage harm caused. Not least given that the building has now been vacant for 5 years and the harm that is causing to its wider setting in terms of the buildings deterioration and the complete absence of any engagement with or contribution to the public realm. The public benefits include re-use of the existing structure, the quality of the design, particularly at ground floor level, the enhanced and additional public realm and improvements to the pedestrian environment, job creation, and the provision of new homes, including 35.1% affordable homes with a policy compliant tenure split.

Trees and landscaping

225. Policy G7 of the London Plan 'Trees and woodlands' states that development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed. Policy P61 of the Southwark Plan 'Trees' states that development must retain and protect significant existing trees and must retain and enhance the borough's trees and canopy cover.

226. A number of concerns have been raised by residents and local groups, including the impact upon the plaza and its continued use by local children and skateboarders, that more open space is needed within the development, that tree planting has been reduced since the pre-application plans were presented to the community, and that the site presents an opportunity to connect Camberwell Green to other local green spaces. Some comments have also been made in support of the application, such as the increased public realm, landscaping proposals and new tree planting. The GLA has requested more bespoke furniture in the plaza, together with more playable elements.

227. Trees - An Arboricultural survey impact assessment and method statement report has been submitted with the application. There are currently 24 trees growing around the edges of the site (within the public highway and public realm) comprising 15 category B trees (moderate quality) and 9 category C trees (low quality). The species includes London Plane, Oak and Cherry.

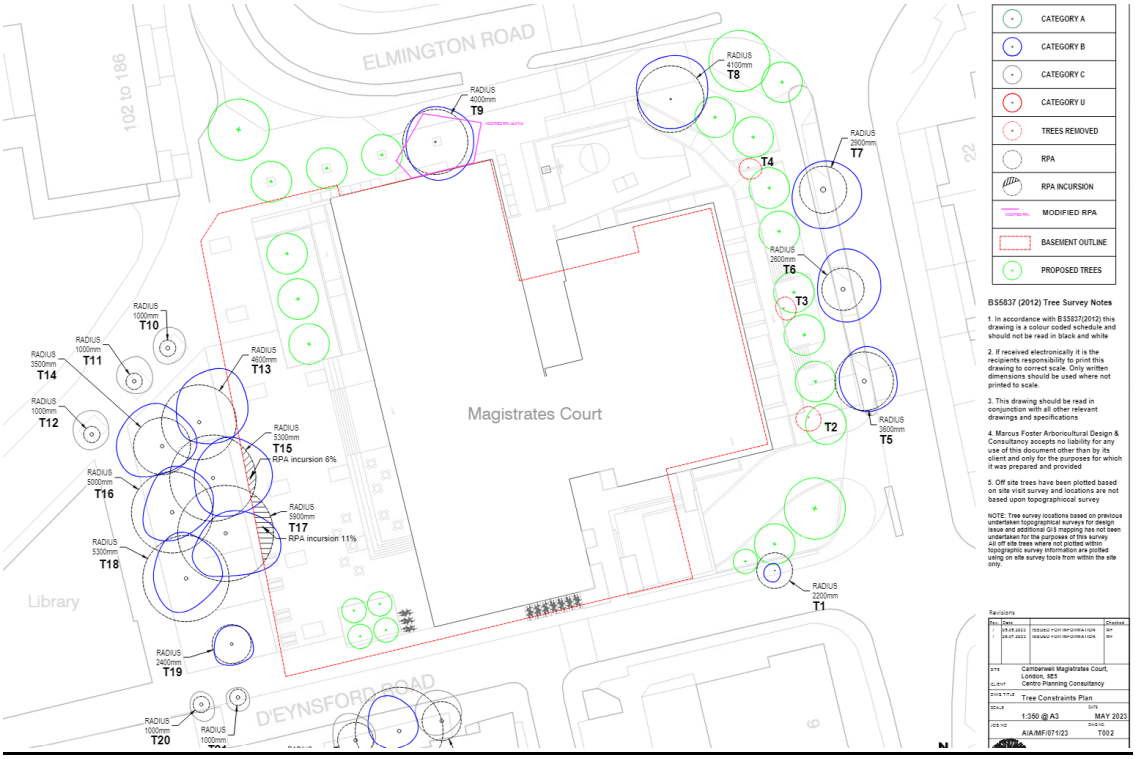
228. All but three of the existing trees would be retained, and conditions to protect

them during construction have been included in the draft recommendation. Three Cherry trees would need be removed in order to facilitate the development, comprising 1 category B and 2 category C trees (T2, T3 and T4). These trees are located along the southern and eastern edges of the site, and it would also be necessary to prune T9 which is a London Plan located to the north of the building. Given the broader landscaping works which would take place along this side of the site, the council's Urban Forester has not raised any objection to these proposed works.

229. It is proposed to plant 24 new trees on the site, including on the roof terraces, two new groups of trees within the plaza, and new trees along Deynsford Road and Elmington Road. This would result in a net increase in canopy cover, although there are concerns regarding the feasibility of planting some of the trees in the plaza and on the roof terrace owing to the soil volumes required. The applicant therefore proposes to use tree cells instead which could be acceptable. In any event it is recommended that clauses be included in the legal agreement requiring a payment of £4,000 for each tree which could not be planted on the site or which fail / die within a specified time period, so that the council could plant new trees in the wider area. Any new trees planted in the pavement would need to be agreed with the council's Highways Development Management Team.

230. It is noted that there are currently three trees within the central reservation along Deynsford Road (T5, T6 and T7) and it is proposed to remove the central reservation. The applicant has confirmed that these trees would be retained, with parking spaces provided between them. This would form part of a package of highway measures along this road which would be secured through the legal agreement, and the retained trees would likely be along the new kerb line.

Proposed tree removal and planting plan



231. Landscaping – Policy G1 of the London Plan 'Green infrastructure' states that development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network. Green infrastructure is defined in the plan as comprising the network of parks, rivers, water spaces and green spaces, plus the green elements of the built environment such as street trees, green roofs and sustainable drainage systems. Policy G4 of the London Plan 'open space' states that development proposals should, where possible, create areas of publicly accessible open space, particularly in areas of deficiency.

232. The part of the plaza immediately outside the Magistrates Court is devoid of any greenery, as shown on the photograph below. There is a planted garden between the former Magistrates' Court and the library, which contains a number of mature trees.

Existing view of the plaza immediately outside the building

233. It is proposed to re-landscape this space including new, permeable paving, reconfiguring the site levels to provide stepped informal seating overlooking the plaza, a relocated ramp, spill out space / external seating for the proposed café, space for art installations, and improvements to two ventilation shafts at the northern and southern ends of the plaza. As the plaza is adopted highway, the detailed scope of these works and future maintenance arrangements would need to be agreed with the council's Highways Development Management Team, and this would be secured through the legal agreement. This could address comments made by the GLA requesting more bespoke street furniture in the plaza, and more playable elements in the landscape.

Landscaping proposals

A Ramp to hotel entrance
B Sitting steps overlooking square
C Drop-off to Orchard Hill College
D Delivery bays
E Ramp to residential entrances
F Active play court
G Raised access to maisonettes
H Car club & paid parking
I Ramp to basement
J Play & social space
K Cafe seating

234. The Planning Statement advises that following consultations with local residents, electricity points would be provided in the plaza to enable it to be used for markets if required; it is noted that use of the space for markets may require separate approval from the council.

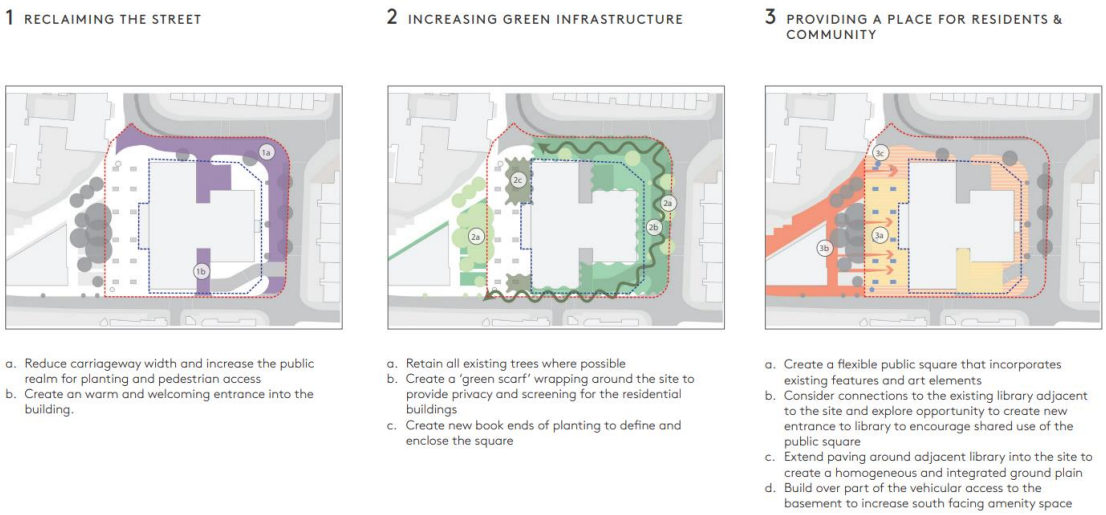
Proposed view of the plaza for market use

235. Landscaping works are also proposed around the other site frontages, including narrowing the carriageway along Elmington Road and Deynsford Road. These roads are currently very wide and include central reservations because they were designed to accommodate the needs of the Magistrates' Court. The narrowing of these carriageways would provide additional, planted public realm around the site which would significantly enhance the pedestrian environment. It is noted that there have been both positive and negative comments about this from neighbouring residents, with support for the additional greening and enhanced pedestrain evironment, and concerns about the loss of on-street parking and vehicle access. These matters are considered later in the report in relation to transport impacts, and the detailed scope of the works would need to be agreed with the council in its capacity as Highway Authority.

Photograph of the existing highway on Elmington Road and Deynsford Road

236. Reducing the widths of the adjacent sections of Elmington Road and Deynsford Road would provide approximately 651.7sqm of additional public realm; this is considered to be a very positive aspect of the proposal which would enhance the pedestrian environment and the streetscene, and the transport implications of this are considered later in the report. Further planting would be provided along Deynsford Road to the south, and part of the vehicular access ramp would be bridged over to provide additional public realm along this frontage. A new, publicly accessible play area would be provided on the corner of Elmington Road with Deynsford Road, which would also be a very positive element of the proposal. A condition requiring details of the play equipment and boundary treatment has been included in the draft recommendation.

Proposed landscaping



Existing and proposed public realm works

237. Urban Greening Factor - Policy G5 of the London Plan 'Urban greening' requires boroughs to develop their own urban greening factor (UGF) policies, and sets an interim target score of 0.4 for developments which are predominantly residential.

238. Following the amendments to the application a revised Urban Greening Factor document has been submitted. It contains two calculations, the first of which is based on the applicant's land ownership boundary which would achieve a score of 0.39, just below the London Plan requirement. The second calculation is based on the planning application boundary which is larger because it extends into the council-owned plaza. A number of new trees would be planted in the plaza and with this included, the UGF score would be 0.4 which would be policy compliant. The UGF score would be achieved through the planting of new trees and shrubs, flower-rich perennials, climbing plants, areas of lawn, hedges, and a biodiverse green roof. With regard to the maintenance of planting on the plaza, this has been discussed with Highways Officers and would need to be maintained by the applicant. The applicant would need to obtain a licence for the planters from the council, similar to licenses granted for tables and chairs on pavements outside cafes and restaurants. It is recommended that the proposed landscaping, together with maintenance requirements and achievement of the UGF score be secured through conditions and the legal agreement.

239. Overall, besides the existing trees around the edges, the site offers little to the area in terms of greening. The proposed development would provide new landscaping and tree planting which would be a positive addition to the streetscene and positive in terms of canopy cover, biodiversity and habitat creation.

Ecology and biodiversity net gain

240. Policy G6 of the London Plan 'Biodiversity and access to nature' requires development proposals to manage impacts on biodiversity and aim to secure net

biodiversity gain. Policy P60 of the Southwark Plan 'Biodiversity' requires development to contribute to net gains in biodiversity, including features such as green and brown roofs, green walls and soft landscaping. Concerns have been raised by neighbouring residents and local groups regarding the impact on ecology, that the proposal does not do enough to connect with other green spaces in the area, and that the Biodiversity Net Gain calculation refers to the Lambeth Local Plan (the applicant has confirmed that the reference to Lambeth is an error).

241. The application is accompanied by a Preliminary Ecological Appraisal (PEA) which concludes that the ecological value of the site is low, comprising buildings and hardstanding with scattered trees which have the potential to support nesting birds. It recommends that a pre-commencement nesting bird check be carried out by a suitably qualified ecologist, and an informative to this effect has been included in the draft recommendation. The PEA has been reviewed by CYB Environmental on behalf of the council, which has advised that it is acceptable and that no further surveys are required. A number of ecology conditions are recommended, including for the provision of swift and bee bricks within the development.

242. The recent Biodiversity Net Gain (BNG) legislation requires all planning applications which were received after 12 February 2024 to deliver a net gain of 10% for biodiversity. This application was submitted and made valid on 3rd October 2023 and therefore pre-dates this requirement. The applicant has submitted a BNG metric in any event, which has been reviewed by the council's Ecology Officer and confirms a BNG net gain for the site of 378.50% which is a very positive element of the proposal. The application has also been amended, resulting in less roof space but an additional roof terrace which would be landscaped. The proposal would represent a significant uplift in biodiversity which is welcomed, and would be in accordance with policy P60 of the Southwark Plan.

243. Overall the proposed development is considered to be acceptable with regard to ecology. It would enhance biodiversity on the site through the provision of new tree and shrub planting, new soft landscaping to the roof terraces and a green roof. This would be balanced with maintaining the open feel of the plaza, enabling it to be used for a variety of purposes if required.

Affordable homes

244. Section 5 of the NPPF sets out the government's approach to the delivery of significant new housing including a requirement for housing of different sizes, types and tenures to meet the needs of different groups. Policy H4 of the London Plan 'Delivering affordable housing' states that the strategic target is for 50% of all new homes delivered across London to be genuinely affordable. Part 4 of the policy requires 50% affordable housing on public sector land and this requirement is also set out in policy H5 of the London Plan 'Threshold approach

to applications'.

245. The site was formerly public sector land when it was in use as a Magistrates' Court. Although the site was subsequently sold, the GLA has confirmed that such sites can only be excluded from the 50% requirement where they were disposed of prior to the publication of the Mayor's Affordable Housing and Viability SPG in August 2017, in which case 35 per cent affordable housing would be required. This is set out in a GLA practice note 'Threshold Approach to Affordable Housing on Public Land Practice Note July 2018' and in the draft 'Affordable housing' London Plan Guidance (LPG) (May 2023). The site was sold by the Ministry of Justice in 2020 therefore the 50% threshold applies, subject to viability.

246. At borough level, strategic policy SP1 'Homes for all' of the Southwark Plan requires 2,355 new homes to be delivered per annum. Policy P1 'Social rented and intermediate housing' of the Southwark Plan requires developments of 10 or more residential units to provide a minimum of 35% affordable housing, comprising a minimum of 25% as social rented and the remainder as intermediate. The policy sets out that for affordable housing purposes a habitable room of up to 28sqm is counted as one habitable room, a room between 28.1-42sqm is counted as two habitable rooms and so on.

247. There would be 36 affordable homes within the development which would be located on the east side of the building, spanning ground to eighth floor level. There would be 432 habitable rooms within the development, 152 of which would be affordable which would equate to 35.1%. The tenure split would comprise 25% social rented habitable rooms and 10.1% intermediate habitable rooms. Whilst the tenure split would be policy complaint, as set out above, the minimum requirement for this site is 50%, and this is considered later in the report in relation to financial viability.

<u>Mix of affordable homes by type</u>

Unit type	Social rented	Intermediate	Total
1-bed	0	3	3
2-bed	10	8	18
3-bed	14	1	15
Total	**24**	**12**	**36**

<u>Mix of homes by habitable room</u>

Unit type	Private / market habitable rooms	Social rented habitable rooms	Shared ownership habitable rooms	Total habitable rooms
1-bed	91	0	9	100

2-bed	103	38	30	171
3-bed	86	70	5	161
Total	**280** **64.81**	**108** **(25%)**	**44** **(10.19%)**	**432**

248. The quality of accommodation is considered in detail later in the report. Of note is that all of the affordable homes would exceed the minimum space standards, and there would be six social rented duplex homes with their own front doors and gardens on the east side of the building. Most of the affordable homes (15) would be 3-bedroom social rented homes which is considered to be a very positive aspect of the proposal.

249. The Residential Design Standards SPD recommends that cooking and living spaces are separated within a home where possible, particularly for social housing where frequently more people live in the dwelling. Most of the affordable homes (21 in total, 58%) would comply with this guidance which is welcomed. Some of the remaining homes would be capable of subdivision to provide further separation if required.

Proposed affordable duplex homes (ground and first floor)

Proposed 3-bed social rented homes

250. Viability – The application is supported by a Financial Viability Appraisal (FVA) which has been independently reviewed by Cluttons on behalf of the Council; this includes additional information which was requested during the course of the application. Cluttons has concluded that the scheme would be viable, but the applicant's offer of 35.1% affordable housing is the maximum the scheme can viably deliver and there is currently no surplus available to increase this provision.
The legal agreement would therefore require early and late-stage viability reviews to secure additional affordable housing up to a maximum of 50% of the habitable rooms in the event that the viability of the scheme improves as the development progresses. The GLA's viability team has reviewed the applicant's FVA and made a number of comments, and would review the applicant's response at Stage 2.

Affordable housing monitoring

251. It is recommended that the s106 agreement includes clauses to monitor the provision of affordable housing, together with a monitoring fee of £132.35 per affordable home. This would ensure that the provision of the affordable homes can be monitored and they remain in perpetuity, unless the proposed tenure allows for staircasing/purchase of the property. The clauses would require the developer to provide plans showing the location of the social rented and intermediate homes, to ensure the exact location of these homes are identified and can be monitored by the council.

252. The developer would be required to notify the council at several stages throughout the development, including at practical completion, to ensure that the council can check that the provision of the affordable homes is as approved. The developer would be required to provide the council with as-built plans of the

development identifying the address (as approved by the street naming and numbering service) and tenure of each unit. The developer would also be required to allow the Council access to the development with reasonable notice in order to verify the submitted plans.

Mix of new homes

253. Policy P2 of the Southwark Plan 'New family homes' requires a minimum of 60% of the homes to contain two or more bedrooms with a mix of 2-bed 3 person and 2-bed 4 person homes, and a minimum of 25% of the new homes to contain three or more bedrooms in the Urban Zone. A maximum of 5% studio flats are permitted and these can only be in the private tenure.

Proposed mix of homes

Home type	Number of homes	Percentage of homes %
Studio – 1b1p	6	4%
1-bed	44	33%
2-bed	51	38%
3-bed	33	25%
Total	134	100%

254. The proposed development would deliver 63% 2+ bed units with a mix of 2-bed three person and 2-bed four person units, and the 4% studio homes would all be private homes. The 25% 3-bed flats would meet the policy requirement and as such, the mix of new homes would be policy compliant.

Wheelchair accessible homes

255. Policy D7 of the London Plan 'Accessible housing' requires residential development to provide at least 10% of dwellings to meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and for the remaining dwellings to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. Policy P8 of the Southwark Plan requires the 10% to be based on habitable rooms rather than unit numbers. It also states that where those homes are affordable wheelchair user homes, 10% of the social rented homes must meet Building Regulations M4(3)(2)(b) standard (wheelchair accessible dwellings). It sets out larger minimum floor areas which wheelchair accessible dwellings must meet, and requires a mix of dwelling sizes and tenures that meet the above standards, including family homes. Two-bedroom three-person affordable wheelchair homes will not be acceptable.

256. There would be 14 wheelchair user homes M4(3) which would equate to 10.4%

in terms of the number of dwellings, just exceeding the London Plan requirement. This would equate to 11.1% in terms of habitable rooms which would also exceed the Southwark Plan requirement.

257. A total of 13.2% of the social rented wheelchair accessible habitable rooms would meet Building Regulations standard M4(3)(2)(b) which would comply with the Southwark Plan. The following tenure mix of wheelchair accessible homes is proposed:

Private homes

1b2p = 3 homes
2b3p = 4 homes
3b4p = 2 homes

Social rented homes

3p5p = 4 homes

Intermediate homes

1b2p = 1 home

Total = 14 homes

258. The wheelchair homes would all comply with the larger size requirements set out in the Residential Design Standards SPD. The remaining homes within the development would meet M4 (2) standard and a condition to secure these standards has been included in the draft recommendation. Planning obligations to ensure appropriate marketing and retention of the wheelchair homes are also recommended.

Quality of accommodation

259. Policy D6 of the London Plan 'Housing quality and standards' requires housing developments to be of high quality design and to provide adequately-sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.

260. Policy P15 of the Southwark Plan requires developments to achieve an exemplary standard of residential design and sets out a number of criteria which must be met. The council's Residential Design Standards SPD establishes minimum room and overall home sizes dependant on occupancy levels, and homes should be dual aspect to allow for good levels of light, outlook and cross-ventilation.

Noise

261. A Noise Assessment has been submitted with the application which assesses the suitability of the site for residential use. Noise measurements were taken at three locations around the site and the primary noise source was found to be road traffic noise from Elmington Road and Kimpton Road. The assessment concludes that the noise risk of the site is medium and that a further assessment would be required, and that suitable internal noise levels could be achieved within the building through the use of double-glazing. This would require the windows to be closed therefore a mechanical ventilation system would be required, and this is considered in the sustainability implications section of this report.

262. The council's Environmental Protection Team (EPT) has reviewed the application and recommended a number of conditions. This includes conditions to limit plant noise and to ensure that internal noise levels within the new homes would be acceptable, and these have been included in the draft recommendation.

Sizes of new homes

Flats	**SPD minimum requirement sqm**	**Proposed home sizes sqm**	**SPD amenity space minimum sqm**	**Amenity space proposed sqm**
1-bed 1-person (studio)	37 (shower only, without a bath)	40.0-41.2	10	4.7-5.8
1-bed 2-person	50	50-80.4	10	7.3-11.6
2-bed	61	63.8-90.7	10	5.3-11.5
2-bed - duplex	70	71.2-99.1	10	13-23.5
3-bed	74	76.8-112.2	10	9.8-11.2
3-bed - duplex	84	93.7	10	33.2

263. Following revisions to the plans, all of the homes would meet or exceed the minimum overall floorspace requirements set out in the Nationally Described Space Standards.

Internal layout

264. The residential entrance in the south elevation of the building would be a dual-

aspect foyer and through-access to the northern side of the building. The foyer would be shared between the private and affordable housing, ensuring good tenure-blindness. For the most part the accommodation would be split front and back, with market housing to the west (front) block and affordable housing to the east (rear) block. All of the homes would have private outdoor amenity space, either in the form of balconies, terraces or small gardens.

265. Policy P15 of the Southwark Plan advises that there should be no more than 8 homes per core. Most of the floors would meet with this requirement, but five floors would have 9 or 10 homes per core. Whilst this is noted, this is largely a result of the retention of the existing concrete frame, which is supported in terms of carbon savings and a reduction in construction waste. This is therefore considered to be acceptable in this instance.

Proposed layout and number of the flats per core:

266. The above image shows that there would be a long internal corridor (highlighted yellow) which would measure approximately 39m in length and would not receive

any natural light. Again, this is largely a consequence of retaining the existing concrete structure which officers are supportive of, and the level of harm to future occupiers is considered to be minor.

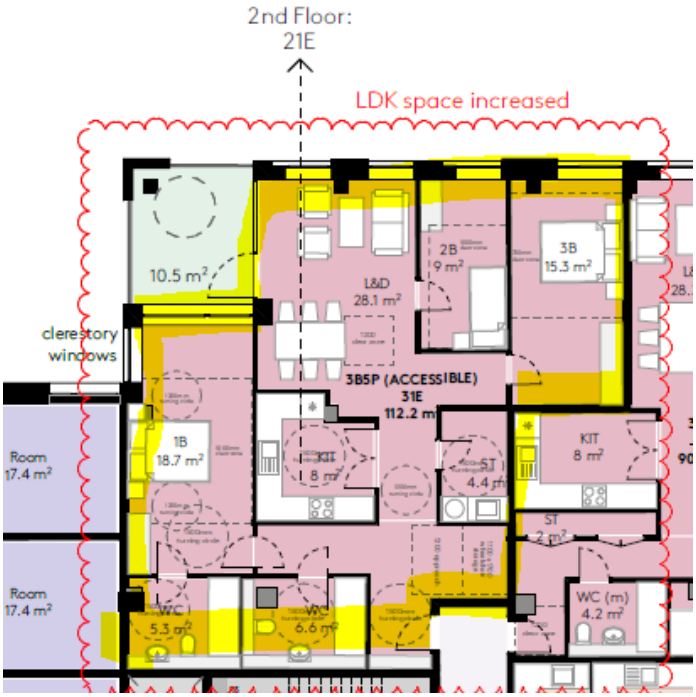
Aspect and outlook:

267. Policy P15 of the Southwark Plan 'Residential design' requires residential dwellings to be predominantly dual aspect and allow for natural cross ventilation. In circumstances where due to site constraints it is impossible or impractical to provide dual aspect dwellings, it must be demonstrated how overheating and ventilation will be mitigated (this is considered later in the report). Single aspect dwellings will not be acceptable if they have three or more bedrooms, or are north-facing, or where the façade is exposed to high noise levels.

268. Owing to the constraints which arise from retaining the existing concrete frame, the proposed development would not deliver a predominance of dual aspect dwellings. In this instance, and taking into account the GLA guidance on dual aspect, 62 of the new homes (46.3%) would be dual aspect, 10 of the homes (7.4%) would be enhanced single aspect, and 62 of the homes would be single aspect (46.3%). Of the single aspect homes, 19 (14.2%) would be north facing and 4 would have three bedrooms, and this would affect homes across all tenures as shown in the table below:

Dwelling mix	Private sale	Intermediate	Social rent	**Total**
1b2p	11	1	-	**12**
2b3p	-	2	-	**2**
2b4p	1	-	-	**1**
3b5p	-	-	4	**4**
Total	**12**	**3**	**4**	**19**

Proposed 3-bed social rented home which would be single aspect and north-facing:



269. Whilst the proposed development would not fully comply with the policy requirements relating to dual aspect homes, it is considered that they would provide a good standard of accommodation nonetheless. Living spaces and bedrooms would be positioned so as to maximise natural light as far as possible, and issues relating to ventilation and overheating would be mitigated and are considered later in the report. These issues must be weighed in the balance with the benefits of retaining the existing structure, which has inevitably led to some compromises on the quality of accommodation which can be delivered.

Internal daylight and sunlight

270. The 2011 BRE Guidelines 'Site layout planning for daylight and sunlight' were revised in June 2022. In the 2022 revision a new Climate Based Daylight Modelling ('CBDM') methodology, replaces the previous Average Daylight Factor ('ADF') methodology. The new methodology is more complex but is a more accurate simulation of actual daylight levels. The guidance sets out median illuminance levels which should be exceeded over half of the space for more than 50% of the daylight hours in the year. Within high density residential settings the following targets apply:

- 100 lux for bedrooms
- 150 lux for living rooms
- 200 lux for living/kitchen/diners, kitchens, and studios.

271. The BRE guidance provides advice, but also clearly states that it "is not mandatory and the guide should not be seen as an instrument of planning

policy." The guidance also acknowledges in its introduction that "Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout. In special circumstances the developer or planning authority may wish to use different target values. For example, in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".

272. A 'Proposed Accommodation Light Assessment' report based on the BRE guidance has been submitted, which determines the daylight and sunlight levels within the proposed new homes. Whilst the report has not been updated to reflect the revised building massing, the homes affected by the massing changes would be at the top of the tower in any event.

273. The results show that 99% of the tested rooms would comply with the BRE guidance which would be a very high level of compliance. There would be three bedrooms which would not achieve the required lux levels. Of these, room R15 would receive median LUX levels of 24 against a target of 100, and none of the room would receive 100 lux. Room R33 would receive a median LUX of 76, with only 11% of the room receiving 100 lux. Room R38 would fall only marginally short of the guidance, with a median lux level of 93, and 100 lux achieved over 47% of the room. These rooms would therefore be more reliant on artificial lighting, but as bedrooms they would generally be used most at night, and the overall compliance rate for the development would be very high.

Sunlight:

274. With regard to sunlight to new dwellings, the BRE guidance recommends that:

- At least one main wall faces within 90 degrees of due south; and
- a habitable room, preferably a main living room, receives a total of at least 1.5 hours of sunlight on 21st March.

275. As noted above, the 'Proposed Accommodation Light Assessment' report submitted with the application is based on the original plans. Whilst the massing of the proposed development has been amended, the layouts would remain broadly similar to those tested, except for the top two floors where duplex homes have been introduced.

276. The testing shows that 112 of the 144 rooms tested (78%) would meet or exceed the BRE targets for internal sunlight which represents a high level of compliance. The rooms tested are all lounge / diners or open plan livingroom / kitchen / diners.

277. Of the 32 rooms which would not comply with the BRE guidance, one would receive 1.2 hours of sunlight on the 21st March which would not be significantly

short of the guidance, and the remaining 31 rooms would not receive any sunlight on this date. Of these, 17 would be within north-facing, single aspect homes which would not receive any direct sunlight at all. A further four of these homes were shown at 13th and 14th floor levels of the building, but the layout of these top floor homes has since changed, and would now be in the form of 6 duplex homes. Three of these duplex homes would have south-facing living spaces which would receive good levels of sunlight. One home would have a secondary window in its east elevation and another would have a secondary window in its west elevation, therefore these rooms may receive some sunlight during the mornings and afternoons respectively. There would be one north-facing single aspect unit which would not receive any direct sunlight, but would receive good levels of daylight.

Privacy

278. The council's Residential Design Standards SPD recommends a minimum of 21m between the rear elevation of properties, and a 12m separation distance between properties which face one another across a highway. The separation distances between the existing and new homes would range from approximately 12.1m to approximately 27.7m which would comply with the adopted guidance. Some rooms to some of the flats would contain secondary windows which would either be obscure-glazed or high level to ensure that there would be no overlooking between the proposed homes, and this would be secured by way of a condition.

279. Some of the proposed flats at 6th floor level would have windows facing directly out onto a grassed area. This grassed area would not form part of the development's communal amenity space, but is required for urban greening factor purposes. There would be a communal walkway around the edge of the grassed area, and landscaping would be used to ensure that the privacy of the flats near to the walkway would be preserved; this would be secured by way of a condition.

Proposed 6th floor plan

280.

Pink = communal amenity space
Yellow = windows facing out onto grassed area

Childrens' playspace and amenity space

281. Section 3 of the Residential Design Standards SPD sets out the council's amenity space requirements for residential developments. Flats should have a minimum of 10sqm of private amenity space, and any shortfall must be added to the communal provision. Policy D6 of the London Plan requires private outdoor amenity space to have a minimum depth and width of 1.5m, and this requirement would be met. Policy P2 of the Southwark Plan requires family homes in apartment blocks to have direct access to outdoor amenity space and allow for oversight of children outside.

282. The GLA's play-space calculator takes account of the site PTAL. Sites which have a low PTAL are required to provide more play-space than those with a higher PTAL and better public transport links. The site has a PTAL of 5 (high) and would need to provide 557.8 sqm of play space.

283. Childrens' playspace - The play space would be provided at ground and sixth floor levels and the breakdown is shown in the table below. Although the plans do not show how this would be apportioned by age-group, this could be secured

by way of a condition, and the overall play space provision would meet the GLA requirement. Whilst it is noted that playspace should be provided at ground or low podium level, this is not always possible owing to site constraints. In this instance the playspace would be provided at ground and 6th floor levels, and this is considered to be acceptable. The ground floor play area would be accessible to the public which is a positive aspect of the proposal.

Play Space	**Area (sqm)**
Ground Floor	161.9
6th Floor	418.9
TOTAL	**580.8**

Proposed ground floor play area fronting Elmington Road

Proposed playspace at 6th floor level **(frame at top of building to be removed)**

Private and communal amenity space

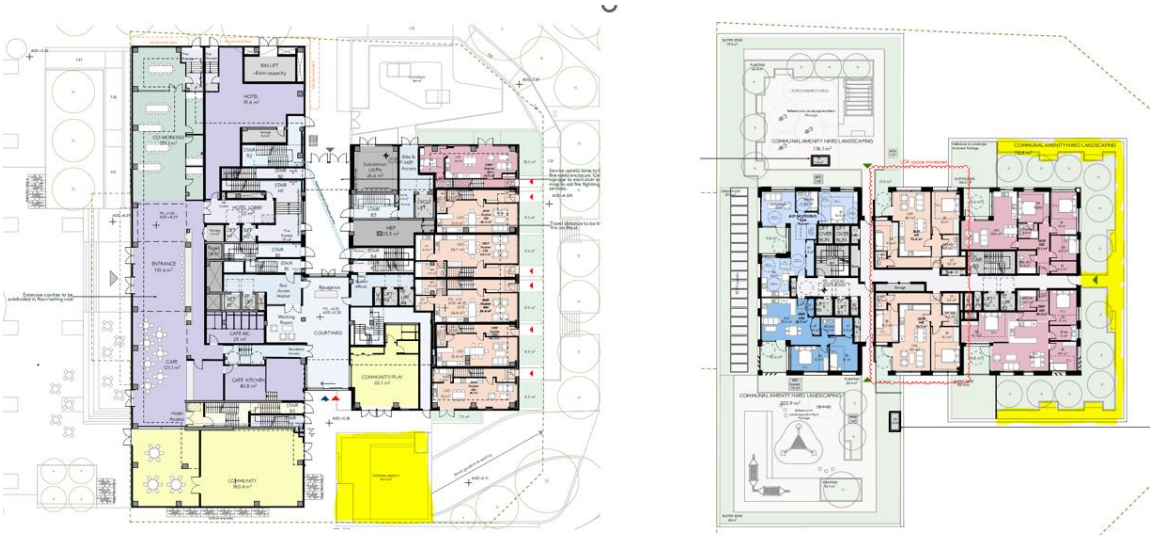
284. All of the flats would have private amenity space which would comply with the minimum dimensions set out in the London Plan. Any shortfalls in private amenity space would be made up for in the communal provision, in accordance with the Residential Design Standards SPD.

285. It is noted that seven of the 3-bedroom homes would have shortfalls in private amenity space ranging from 0.1-0.2sqm which would be very minor, and the proposal to retain the existing structure is noted. The communal amenity space would be provided at ground, 6th and 13th floor levels as shown in the table below. All homes would be able to access the ground and 6th floor level terraces, but only the private homes would be able to access the 13th floor terrace owing to its position relative to a lift core. This terrace was included in the plans following a request from officers to reduce the massing of the building, and it is noted that the affordable homes would have access to a policy compliant amount of communal amenity space in any event.

Communal Space	**Area (sqm)**
Ground Floor	109.3
6th Floor	78.8

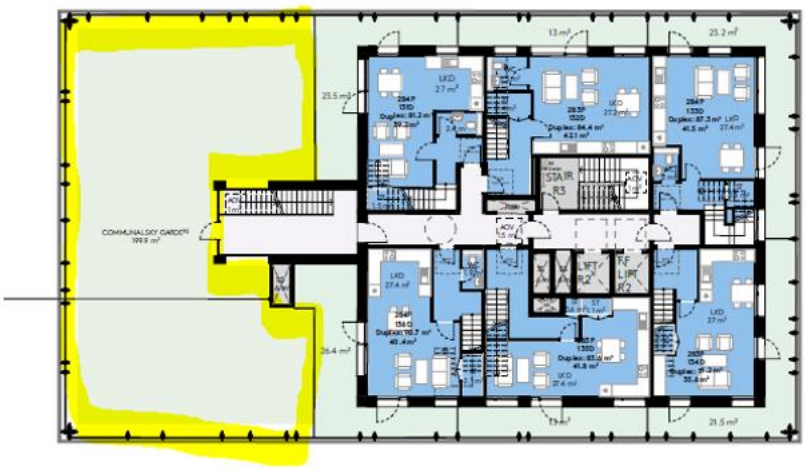
13th Floor	199.9
TOTAL	**388**

Communal amenity space at ground and 6th floor levels highlighted yellow:



Proposed 6th floor level communal amenity and play space

Proposed communal amenity space at 13th floor level



Breakdown of play space and amenity space

Type of space	Policy requirement (sqm)	Proposed (sqm)	Difference (sqm)
Child play space	558sq.m comprising: 0-4 = 235sq.m 5-11 = 185sq.m 12-15 = 90sq.m 16-17 = 48sq.m	580.8 sqm	+22.8 sqm
Private amenity Space	10 sqm per flat– any shortfall in 1 and 2 bed flats to be added to the communal provision. Shortfall is 79.9 sqm Plus 50sq.m = 129.9sq.m requirement	Open Market = 199.9 sqm (13th floor terrace)	+70 sqm
Social/	10 sqm per flat–	Social /	+26.3 sqm

Intermediate	any shortfall in 1 and 2 bed flats to be added to the communal provision. Shortfall is 2.5 sqm Plus 50 sqm = 52.5 sqm	Intermediate = 78.8 sqm (6th floor terraces)	
Total communal amenity space	50 per block + any shortfall of private amenity space 100sqm (i.e. 50sqm per block) + 81.5sqm private amenity space shortfall = 181.5 sqm	Total = 278.7 sqm (6th floor and 13 floor terrace)	+97.2 sqm

Overshadowing of amenity space

286. The BRE guidance advises that for an amenity area to be adequately lit it should receive at least 2 hours of sunlight over half of its area on the 21st March. As referenced elsewhere in the report, the scheme has been amended to reduce the massing of the building. With the exception of the new top floor roof terrace, the overshadowing testing has not been updated to reflect the massing changes, and therefore represents the worst-case scenario. The following external areas have been tested, together with the new terrace at 13th floor level:

Ground floor:

Sixth floor:

287. At ground floor level areas A1 and A2 (the plaza) would comply with the BRE guidance. Area A3 (the proposed play area) would not comply with the guidance, with only 10% of the space receiving 2 hours of sun on the ground on March 21st; this is a result of its position to the north of the existing building. It would however, comply with the BRE guidance six weeks later on 2nd May.

288. At 6th floor level areas A1 and A2 would comply with the BRE guidance, but for area A3 only 44% of the space would receive 2 hours of sun on the ground on 21st March. This would not be significantly below the BRE recommendation, and it would comply with the guidance two weeks later on 4th April. The terrace at 13th floor level would comply with the BRE guidance, with 97% of the space receiving at least 2 hours of sun on the ground on 21st March.

Secure by Design

289. Policy D11 of the London Plan and Policy P16 of the Southwark Plan requires development proposals to reduce opportunities for crime and create and maintain safe internal and external environments.

290. The Designing Out Crime Officer at the Metropolitan Police has been consulted during the course of the application and stated that the design of the development would result in a positive impact from a safety and security perspective. They were of the opinion that the design has considered the opportunity for natural surveillance and incorporates excellent sightlines.

291. Reference was made to issues such as internal access, but this can be controlled by installing features such as doors that only open to the residents of that floor. The police concluded by stating that they are confident that the scheme would be able to achieve certification, and recommend a condition to secure this. A contribution towards mitigating CCTV impacts and providing additional CCTV given the additional footfall which would arise would be secured in the legal agreement. In addition, space for CCTV equipment at roof level and within the building, together with rights of access for maintenance purposes, would be secured.

Quality of accommodation conclusion

292. Overall, it is considered that the proposed development would deliver a good standard of accommodation as set out in the summary table below. Whilst it is not possible to conclude that it would be exemplary in every respect, this is largely a result of the constraints of retaining the existing concrete frame. Some of the compromises that this would result in include 19 north-facing single-aspect homes, including some 3-bedroom homes. There would also be very minor shortalls in the storage space for some of the homes and private amenity space for some of the 3-bedroom homes, although this would be made up for in the communal provision. This must therefore be weighed in the balance with issues such as making use of an existing structure, reducing carbon emissions and construction waste, providing new homes including 35.1% affordable homes, and the potential for job creation. On balance therefore, officers consider that the quality of accommodation is acceptable in this instance.

Exemplary residential design criteria from Southwark Residential Design Standards SPD	Commentary
Significantly exceed minimum floorspace standards	54 (37.5%) of the flats would exceed the standards in the Residential Design Standards SPD by more than 10%.
Provide for bulk storage	The majority of the dwellings would be in compliance with this requirement. There

	would be five (5) 2b3p units and one (1) 2b4p dwelling (within private sale) would not comply with the required minimum storage space. These flats would have a storage space of 1.8 sqm which is 0.2 sqm under the minimum requirement of 2 sqm. The GIA of these units would however be between 2.8 sqm and 8.3 sqm above the minimum required.
Include a predominance of dual aspects units	62 properties that would be dual aspect (46.3%). 10 properties that would be enhanced single aspect (7.4%). 62 properties that would be single aspect (46.3%)
Exceed minimum ceiling heights of 2.5m	All rooms within the proposed dwellings would have at least 2.5 metre floor-to- ceiling heights.
Have natural light and ventilation in all kitchens and bathrooms	None of the dwellings would have bathrooms which would be naturally lit and ventilated. The bathrooms would require extractor fans for ventilation. The proposed layout has meant that the kitchens would either form part of the living room (LKD) or would be separated. This is largely a consequence of retaining the existing structure.
Exceed amenity space standards set out in the SPD	The proposed amenity space has been referenced above. Where the recommended 10 sqm private amenity space has not been met, the shortfall has been made up for in the communal amenity space in line with the Residential Design Standards SPD. There would be communal amenity space in excess of the minimum standards.
Meet good sunlight and daylight standards	The majority of the homes would comply with the BRE guidance for daylight and sunlight.
Have excellent accessibility within dwellings including meeting M4(2) standard for all non-wheelchair user homes	The proposal would comply with the London Plan and Southwark Plan and would provide in excess of 10% wheelchair accessible dwellings. The remainder would meet M4(2) standard.

Minimise corridor lengths by having an increased number of cores	The majority of the building (floors 6-14) would have a maximum of 8 units per core, complying with the Mayor's Housing Design SPG. Floors 1-6 would have a maximum of 10 units per core, all within the private tenure. In the affordable tenure there would be a maximum of 5 units per core.
Minimise noise nuisance in flatted developments by staking floors so that bedrooms are above bedrooms, lounges above lounges etc.	The plans demonstrate that a good level of stacking would be achieved.
Obtain Secure by Design certification	The development would be cable of achieving Secured by Design Accreditation and a condition to require this is recommended.
Have exceptional environmental performance that exceeds the standards set out in the Sustainable Design and Construction SPD	The development can achieve BREEAM "excellent" for the hotel, recording studios and community use space. The development would need to make a carbon off set contribution to bring the development to carbon zero in accordance with the London Plan and this would be secured through the s106 agreement. A BREEAM assessment for the new homes would be secured by way of a condition.
Maximise the potential of the site as demonstrated in the applicant's Design and Access Statement	It is considered that the potential of the site has been maximised within the constraints of retaining the existing concrete structure. This includes making use of difficult space within the existing building owing to the deep floor plates.
Make a positive contribution to local context, character and communities including contributing to the streetscape	Whilst there would be some heritage harm arising from the proposal, this would be less than substantial and should be weighed in the balance with all other material considerations. The converted building is considered to be well designed, particularly in activating the plaza and improving the building realm around the site. Other benefits

	include affordable housing, employment space and community space.
Be tenure blind	The scheme has been designed as tenure blind.
Provide no material differences in appearance between affordable and market homes in apartment blocks including shared entrances	There would be no material differences in the appearance or design of the affordable and private accommodation.
Provide the opportunity for residents of all tenures to access on site facilities	The majority of the facilities and amenity spaces would be accessible to all of the homes. The exception to this would be the 13th floor terrace which would only be accessible to the private homes owing to the location of the lift cores.
Provide communal facilities including gardens and community rooms	The proposal would provide two new community rooms, a publicly accessible play area and enhanced and extended public realm.
Provide green communal amenity space for all residents and additional communal play areas for children (aged up to 16) for apartments. Communal amenity space should be designed to provide multiple benefits (e.g. Recreation, food growing, habitat creation, SUDS)	All of the private, communal and playspace requirements for the site would be delivered on the site.
Maximise the use of sustainable technologies and materials	The proposed development would re-use the existing concrete frame and would employ sustainable technologies to reduce carbon emissions, together with green roofs and significant new planting.

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

293. Policy P56 of the Southwark Plan states that development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users. Amenity considerations which will be taken into account include privacy and outlook, overlooking, smell, noise, vibration, daylight, sunlight and wind microclimate impacts. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight. Amenity concerns have been raised by neighbouring residents, including loss of light, overshadowing and loss of privacy.

294. Impact of the proposed uses – The proposed development would contain class E and F floorspace, a hotel, and new homes. The applicant has specifically applied for class E (recording studio) and class F2 (local community uses) floorspace. Class E encompasses a broad range of uses including retail, cafes and restaurants, financial services, indoor sports and recreation, creches and nurseries. Class F2 includes shops of less than 280sqm and meeting halls. It is not considered that any of these uses would result in a significant loss of amenity to neighbouring occupiers, subject to conditions. This includes conditions limiting the opening hours of any food and drink uses to 7am to 11pm daily, limiting servicing hours and plant noise, and requiring extraction, ventilation and sound-proofing details to be provided.

295. Policy P18 of the Southwark Plan 'Efficient use of land' states that development will be permitted which optimises land use, does not unreasonably compromise the development potential or legitimate activities on neighbouring sites, and provides adequate servicing facilities, circulation space and access to, from and through the site. It is not considered that the proposal would hinder the operation of any of the neighbouring uses, including the library and the college. There is likely to be some noise and disturbance during construction, but this would be temporary and the impacts could be minimised as far as possible through a construction management plan, which would be secured by way of a condition.

Daylight and sunlight

296. With regard to daylight, the following tests have been undertaken based on the 2022 Building Research Establishment (BRE) guidance:

297. Vertical Sky Component (VSC) is the amount of skylight reaching a window expressed as a percentage. The guidance recommends that the windows of neighbouring properties achieve a VSC of at least 27%, and notes that if the

VSC is reduced to no less than 0.8 times its former value (i.e. 20% reduction) following the construction of a development, then the reduction will not be noticeable.

298. No-Sky Line (NSL) is the area of a room at desk height that can see the sky. The guidance suggests that the NSL should not be reduced to less than 0.8 times its former value (i.e. no more than a 20% reduction). This is also known as daylight distribution.

299. Sunlight - Annual Probable Sunlight Hours (APSH). This should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months. If a window receives less than 25% of the APSH or less than 5% of the APSH during winter, and is reduced to less than 0.8 times its former value during either period and has a reduction in sunlight received over the whole year of greater than 4%, then sunlight to the building may be adversely affected.

300. The daylight and sunlight impacts upon the following neighbouring buildings have been assessed:

- Drayton House
- 1 – 25 Don Phelan Close
- 143 – 164 Don Phelan Close
- Peabody Court
- 2 Deynsford Road
- 4 Deynsford Road
- Park House
- Lomond House

301. The daylight and sunlight report categorises the impacts upon VSC as follows:

Scale of effect	**Daylight criteria**
BRE compliant	0 – 19.9% alteration
Minor adverse losses	20-29.9% alteration
Moderate adverse losses	30-39.9% alteration
Substantial losses	40% or greater alteration

302. In summary, for VSC, of the 437 windows tested 411 (94%) would comply with the BRE guidance and as such would experience negligible effects. For NSL, of the 255 rooms tested, 252 would comply with the BRE guidance (98.8%). For sunlight the only buildings affected would be Drayton House and 1-25 Don Phelan Close, and within these buildings the BRE compliance rate would be 90.5% for APSH and 91% for WSH respectively. It is noted that there is already a tall building on the site, and the additional height proposed would not therefore

have a significant impact upon the surrounding properties over and above the existing situation, as demonstrated by the high rate of compliance with the BRE guidance.

Daylight

303. The impacts upon the following properties would comply with the BRE guidance for VSC and NSL:

- 143 – 164 Don Phelan Close
- 2 Deynsford Road
- 4 Deynsford Road
- Park House
- Lomond House

Drayton House

304. This is a 4-storey block of flats located to the north-east of the site. Of the 148 windows tested, 127 would comply with the BRE guidance in relation to VSC (85.8%). Of those which would not comply with the BRE guidance, 13 windows would experience minor adverse losses of between 20-30% VSC and 8 would experience moderate daylight losses of between 30-40% VSC. However, many of the rooms are served by more than one window and when added together, the VSC to all of the tested rooms within this building would comply with the BRE guidance, and all of the windows would pass in relation to NSL. The applicant's daylight and sunlight report notes that the windows which would experience impacts beyond the BRE recommendation already have low existing VSCs, and many of them are recessed windows which affects the amount of daylight they currently receive.

1 – 25 Don Phelan Close

305. This is a terrace of 3-storey houses located to the east of the site, on the opposite side of Deynsford Road. Of the 56 windows tested, 39 would comply with the BRE guidance for VSC (69.6%). Of the windows which would not comply with the guidance, they would all experience minor adverse losses of 20-30% which would not be significant. There are however, two windows in each of the rooms tested, and 19 of the 27 affected rooms would comply with the BRE guidance. Those eight rooms which would not comply with the guidance would have retained VSCs for the room ranging from 3.54% to 10.68%. However, their existing VSC values are already low, ranging from 4.35% to 13.61%. The applicant's daylight and sunlight report attributes this to large existing balconies at first floor level which limit daylight to the ground floor windows below, and a projecting eaves feature which limits daylight to the second floor windows. Only one room would not comply with the BRE guidance in relation to NSL, with a

reduction of 26% against a recommendation of no more than 20% which would not be significant.

Peabody Court

306. This is a 3-storey block of flats located to the south of the site, on the opposite side of Deynsford Road. Of the 28 windows tested in relation to VSC, 23 would comply with the BRE guidance (82%). Those which would not comply with the guidance would experience daylight reductions of between 20-30% which would not be significant (their retained VSCs would range from 18.06% to 21.10%). Two rooms would experience NSL reductions of 22% which would only marginally transgress the BRE guidance and would not be significant.

Sunlight

307. The windows tested in the following buildings would comply with the BRE guidance.

143 – 164 Don Phelan Close;
Peabody Court;
2 Deynsford Road;
4 Deynsford Road;
Park House;
Lomond House.

Drayton House

308. For APSH, of the 148 windows tested, 134 would comply with the BRE guidance (90.5%). For the 14 windows which would not comply, most of the transgressions would be 20-30% reductions which would not be significant. One window would experience a 50% reduction in APSH, however, all of the rooms are served by more than one window and all of the rooms would comply in relation to APSH.

309. For winter sun, two windows would not comply with the BRE guidance as they would experience 67% and 60% reductions. However, the affected rooms are served by other windows, and overall the rooms would comply with the BRE guidance.

1 – 25 Don Phelan Close

310. For APSH, of the 56 windows tested, 51 would comply with the BRE guidance (91%). Of the 5 windows which would not comply with the guidance, three would experience APSH reductions ranging from 20-30% and the remaining two would experience APSH reductions ranging from 30-40%. However, there are two

windows in each of the rooms tested, and two of the rooms would comply in relation to APSH. Of the three which would not comply, they would have retained APSH ranging from 15% to 18%. Whilst these transgressions are noted, the design of these buildings with large projecting balconies and projecting eaves features limits the existing sunlight to a degree.

311. For winter sun four windows would not comply with the BRE guidance, with reductions ranging from 20% to 50%. The two windows which would experience 50% reductions in winter sun are served by another window and overall the room would comply with the BRE guidance.

Overshadowing

312. The BRE guidance advises that for an amenity area to be adequately lit it should receive at least 2 hours sunlight over half of its area on the 21st March. If the area receiving 2 hours sunlight is reduced by more than 20% it is considered that the change may be noticeable.

313. The amenity spaces at the following properties have been tested:

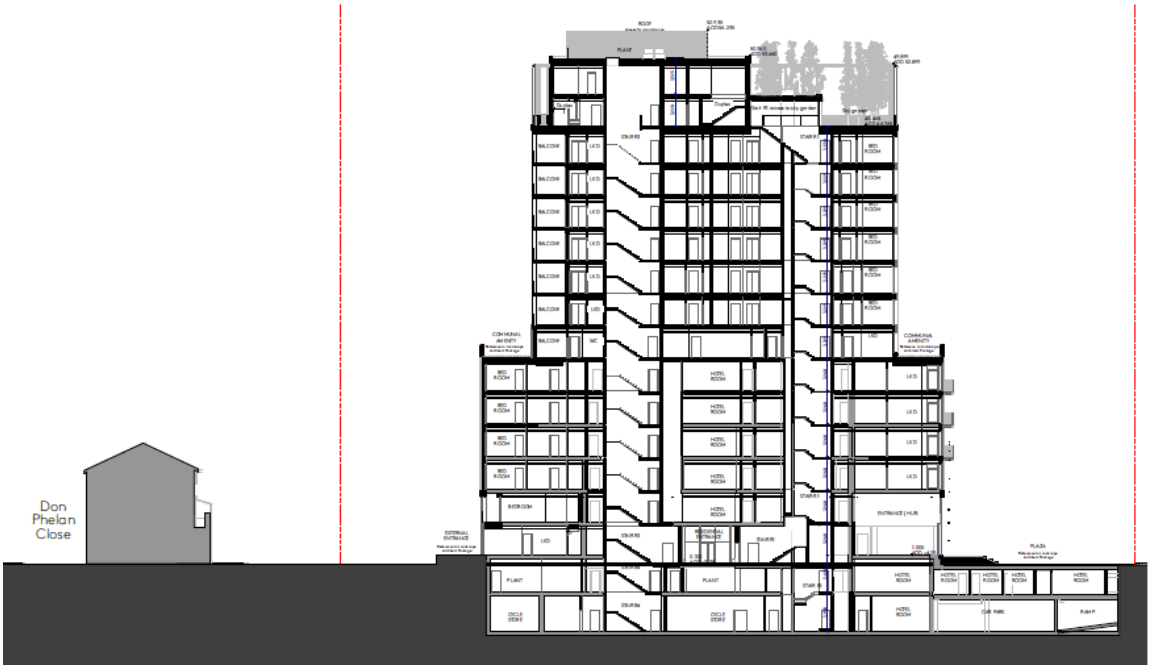
1-25 Don Phelan Close;
143-164 Don Phelan Close;
2 Deynsford Road;
4 Deynsford Road;
Drayton House;
Park House;
Camberwell Library – the plaza

314. All of the amenity spaces tested would comply with the BRE guidance. There would no meaningful overshadowing of Camberwell Green because it sits to the south-west of the site.

Privacy and overlooking

315. As set out earlier in the report in relation to the quality of the new homes, the separation distances between the existing and new homes would range from approximately 12.1m to approximately 27.7m which would comply with the Residential Design Standards SPD. Communal terraces are proposed at 6th and 13th floor level which would be at least 2 floors higher than the neighbouring properties. The height difference and separation distance are considered to be sufficient to ensure that they would not result in any undue loss of privacy to the neighbouring properties.

Proposed section between Don Phelan Close and the extended building:



Construction impacts

316. A representation has been received from Councillor Cumbo (St Giles ward) advising that residents in Don Phelan concern have raised concerns about impact upon air quality during construction.

At the request of the council's Highways Network Development Team the applicant has completed the council's Construction Management Pro-Forma, the purpose of which is to help developers to minimise construction impacts. It relates to both on site activity and the transport arrangements for vehicles servicing the site. Within the Pro-Forma the applicant has identified the closest potential receptors (in terms of construction impacts) as Camberwell Library, Orchard Hill College, Lomond House, and the residential buildings which are located on the immediately surrounding roads. It advises that noise and dust monitoring will be in place throughout the construction works to ensure that all site activities are managed to mitigate risks to the local area, and further detail is provided in the air quality section of this report. A condition requiring a detailed construction management plan to be submitted for approval has been included in the draft recommendation, and this would require noise, vibration and dust monitoring to be carried out during construction works.

Conclusion on amenity impacts

317. To conclude, it is considered that the proposed development would preserve the amenity of neighbouring properties. There is already a large building on the site therefore the daylight and sunlight impacts would not be significant, and for the most part would comply with the BRE guidance. No adverse privacy impacts would occur, and a number of conditions are recommended to limit the impact of

the proposed uses and construction impacts.

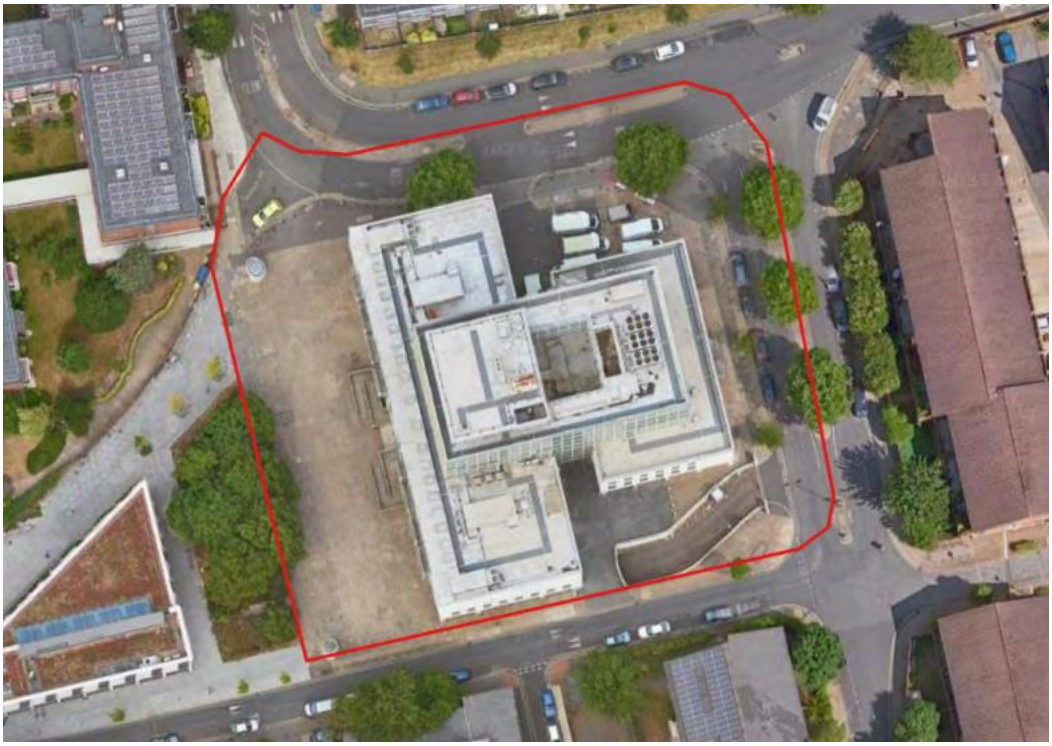
Transport impacts

318. The proposed development would provide 9 accessible parking spaces in the lower ground floor and basement levels of the building, accessed by the existing vehicular access ramp. Most of the servicing for the development would take place from a new inset loading bay which is proposed on Elmington Road, the carriageway of which would be reduced in width to provide additional public realm, with similar works proposed along Deynsford Road. The proposed development would not result in any significant additional vehicle trips, and cycle parking would be provided within the development. A number of neighbouring residents have objected to the proposal on transport grounds, including increased traffic, lack of parking, and impact upon vehicular access. There have been representations both in support of and objecting to the proposed highway works along Elmington Road and Deynsford Road.

319. The transport policies of the 2021 London Plan are set out in chapter 10 and seek to ensure sustainable modes of travel, with more journeys made by walking and cycling and the delivery of healthy streets. Policy T4 requires the transport impacts of proposals to be assessed and mitigated, and cycle and car parking requirements are set out in policies T5, T6, T6.1 and T6.5. Policy T7 relates to deliveries, servicing and construction and requires development proposals to facilitate safe, clean, and efficient deliveries and servicing. Policy P50 of the Southwark Plan relates to highways impacts.

320. The site has a public transport accessibility level (PTAL) of 5 (high) and is located within the Controlled Parking Zone (CPZ) which operates 8.30am to 6.30pm Monday to Friday. The site is also within and surrounded by the Brunswick Park Low Traffic Neighbourhood (LTN). There are a number of on-street pay and display spaces immediately to the east of the building on Deynsford Road, and it is approximately a 15-minute walk from the site to Denmark Hill station. There are currently 100 parking spaces within the basement of the building, accessed via the ramp from Deynsford Road. The application is accompanied by a Transport Assessment (TA).

Existing aerial photograph of the site



321. Healthy streets assessment – Policy T2 of the London Plan requires development proposals to demonstrate how they would deliver improvements that support the ten Healthy Streets Indicators in line with Transport for London guidance, how they would reduce the dominance of vehicles on London's streets whether stationary or moving, and how they would be permeable by foot and cycle and connect to local walking and cycling networks as well as public transport. The table below is based on a similar table within the applicant's TA.

Healthy streets criteria

Indicator	Response to indicator
Pedestrians from all walks of life	The proposed improvements to the public realm around the site would improve access for pedestrians. Further details regarding wheelchair users are provided later in the report.
Easy to cross	The works to narrow the carriageways on Elmington Road and Deynsford Road to increase the public realm, together with the installation of tactile paving and dropped kerbs would make the adjoining roads easier to cross.
People choose to walk, cycle and use public transport	The site is well located for public transport, and the proposal would improve the pedestrian environment along Elmington Road and Deynsford

	Road by creating new public realm. Cycle parking would be provided within the development.
Places to stop and rest	The plaza between the site and Camberwell Library would be enhanced and would provide opportunities for people to stop and rest. The development would include a publicly accessible play area.
Clean air	The only parking which would be provided would be 9 accessible parking spaces. Future occupiers would be prevented from obtaining parking permits which would encourage alternative modes of travel, and the proposal would be air quality neutral.
Shade and shelter	The new landscaping, including new trees on the Plaza, would create shade and shelter.
People feel safe	Active uses are proposed which would provide activity at different times and increase natural surveillance.
People feel relaxed	The proposed development would enhance the appearance of the site. New soft landscaping and public realm would include areas for people to sit.
Not too noisy	There would be a significant reduction in the amount of parking spaces within the building which would reduce traffic noise compared to the lawful magistrates' court use. Conditions limiting opening hours and plant noise would ensure that there would not be any unacceptable noise and disturbance to neighbouring occupiers.
Things to see and do	The mix of uses proposed would result in more people using the building. The site is located close to Camberwell Green and shops and services within the wider town centre.

322. Transport for London (TfL) requested additional information regarding the quality of routes to local facilities within walking distance of the site, together with a

night-time Active Travel Assessment (ATZ). The applicant has addressed this within a TA Addendum – ATZ - which identifies routes to local facilities. It prioritises routes between the site and Brunswick Park Primary School, Brunswick Park, bus stops, local supermarkets, and Denmark Hill Station; it also includes nighttime assessments. The document sets out a number of recommendations for works to improve these routes, and those closest to the site include reducing the excessive width at the bell mouths of junctions, and improving lighting. The proposed development would deliver a number of highway improvements which would be secured through the s106 agreement, as set out later in the report. This includes repaving around the perimeter of the site and increasing the pavement and public realm along Elmington Road and Deynsford Road. The council's Principal Lighting Engineer has advised that no upgrades are required to the existing streetlighting around the site, and that new lighting should comply with the Institute of Lighting Professionals Guidance; a condition requiring details of external lighting to the new public realm and the plaza has been included in the draft recommendation. A contribution towards providing a bus shelter for the St Giles Church bus stop would be secured through the legal agreement.

323. Access – Policy D5 of the London Plan 'Inclusive design' requires development proposals to achieve the highest standards of accessible and inclusive design. It specifically requires Design and Access Statements (DAS) to include an inclusive design statement. In this instance access arrangements have been referred to throughout the DAS rather than in a standalone section, including in relation to accessible dwellings, secure by design, and the proposed landscaping principles.

324. Pedestrian access to the proposed development would be across the plaza or from the adjoining streets. The plaza is not completely level therefore there are currently steps and a ramp up into the main entrance of the building, with the ramp broadly in the centre of the elevation. It is proposed to provide a new ramp located on the northern part of the plaza, and TfL has raised concerns about ease of access to the hotel lobby and co-working space for wheelchair users accessing the site from the south.

325. The new access ramp would be located approximately 27.5m north of the existing ramp, which would require wheelchair users to travel this extra distance to enter the building when approaching the site from the south. This has been raised with the applicant who has advised that the ramp was relocated to the north of the plaza because it was considered that this is the direction from which most wheelchair users would access the site. Of note is that any taxi drop-offs and pick-ups would take place from the north of the site, from a proposed loading bay on Elmington Road. The nearest bus stops are along Camberwell Road adjoining Camberwell Green, and wheelchair users could choose to travel along the northern or southern side of the library to access the site. This additional travel distance is noted, although there are also benefits from the ramp's new position such as the ability to provide external café seating on the

plaza which would provide activation, and the ramp would be less disruptive to the plaza, enabling it to be used for a wider variety of functions. On balance therefore, this is considered to be acceptable, and the gradient of the new ramp would range from 1:21-1:25 which would fall within acceptable limits.

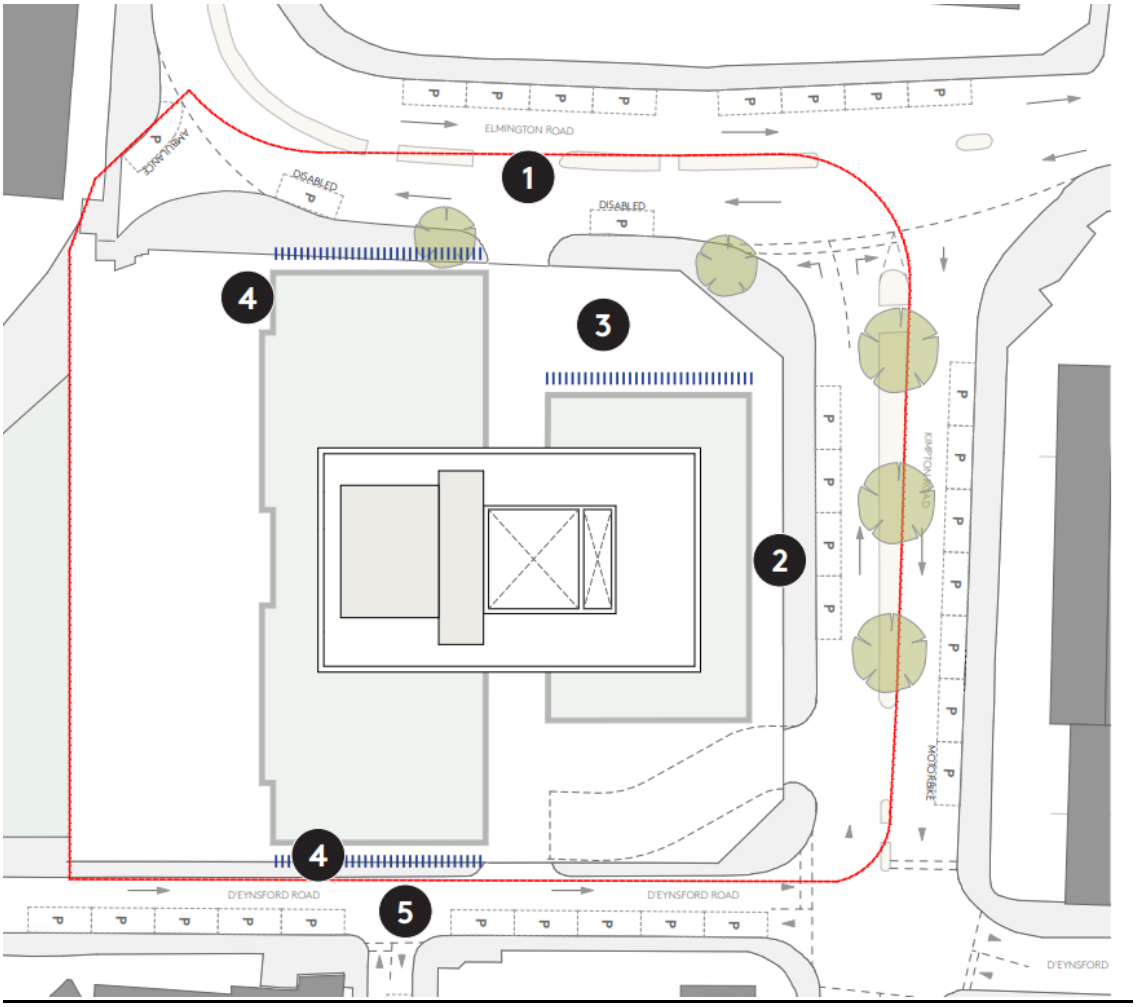
326. All of the other entrances into the building would be step-free, and a path partway around the north and eastern sides of the building would have a gradient of 1:21 which would be acceptable. The council's Highways Development Management Team has confirmed that any level differences between the site and the proposed highway works would be considered through the s278 process to ensure that the gradients would be acceptable, and that the works would need to comply with Southwark's Streetscape Design Manual. The applicant has confirmed that the internal routes from the cycle parking spaces and accessible car parking to the rest of the building would be level, with no gradients.

327. General needs access to the proposed recording studios would be from a foyer on the southern side of the building, with steps down to the lower ground floor level. Wheelchair access to the recording studio would be via the hotel lobby and lifts.

328. Cyclists would be able to cycle across the plaza and around the site on the public highway. The TA refers to the potential to improve the cycle route along Kimpton Road which currently runs southbound towards Camberwell Church Street. It may be possible to make the cycle route a 2-way route (contra-flow), although this would require further investigation to ensure that it would tie in with any other highway works being carried out in the vicinity. The proposed s106 agreement should therefore make provision for this in the event that this is taken forward, and the detailed design would need to be agreed with the council as Highway Authority as part of a s278 agreement under highways legislation.

329. A package of off-site highway works is proposed as part of the application, although the final details would need to be secured as part of a s278 agreement. The stretch of Elmington Road to the north of the site extending as far as Brisbane Street is approximately 13.5m wide and includes a central reservation. The northern section of Deynsford Road is similar, with a central reservation and parking on either side of the road, as shown on the image below.

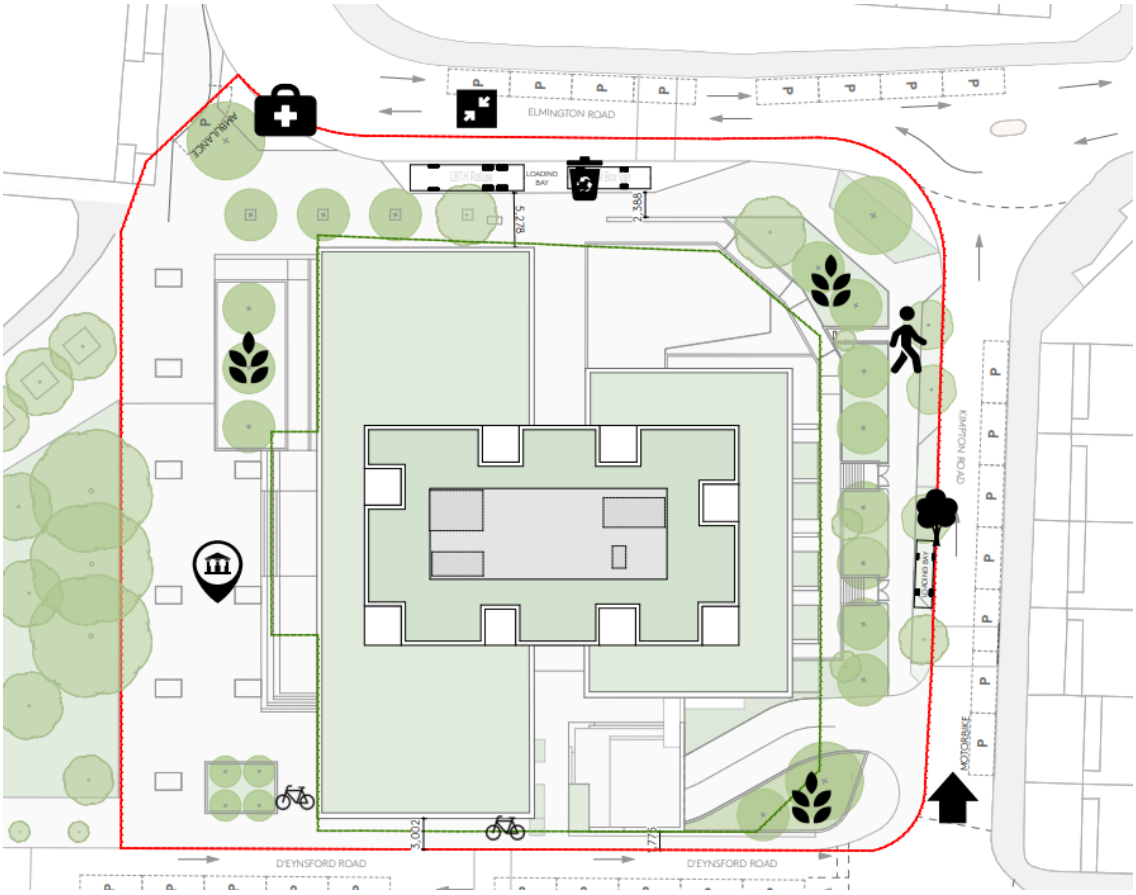
Existing highway layout



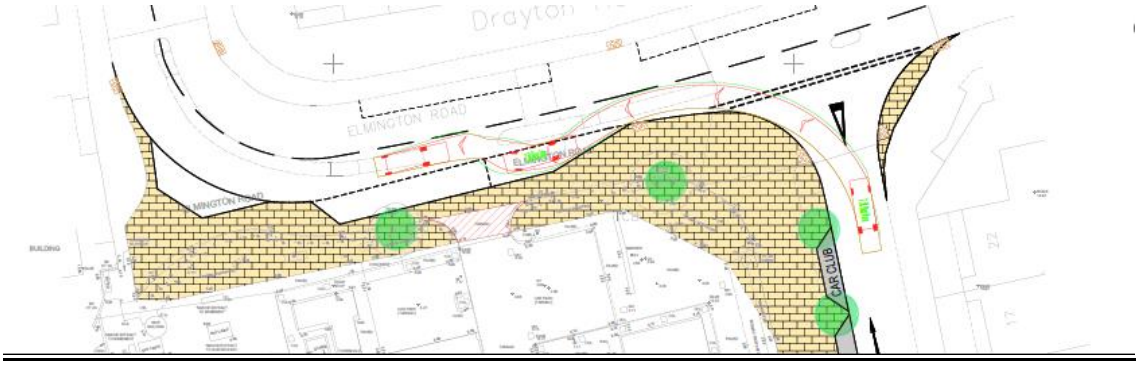
330. It is proposed to reduce the width of the carriageway on Elmington Road and widen the pavement, and to provide a new inset loading bay outside the site. Similar works are proposed along Deynsford Road (apart from the loading bay), and the stretch of Deynsford Road to the east of the site would become one-way.

331. These works would result in the loss of two accessible parking spaces on Elmington Road, and four pay by phone spaces on Deynsford Road. The applicant has advised that on Deynsford Road the retained spaces could potentially be upgraded to provide electric vehicle charging points and / or a car club space. The council's Parking Services and Development Manager has advised that whilst it is preferable for lost parking spaces to be replaced elsewhere, the number of bays that are to be lost is not crucial in this area. The council's Highways Development Management Team is supportive of the works in principle, but has raised a number of detailed technical comments which would need to be resolved through a s278 agreement.

Proposed highway layout (subject to the approval of the Highway Authority)



Potential scope of footway widening works along Elmington Road (shown in yellow)



332. Vehicular access to the accessible parking spaces would be via the existing ramp off Deynsford Road, and access would be controlled by key fob or similar; swept paths have been provided which show that these spaces would be accessible. There are some concerns regarding visibility for vehicles exiting the lower ground floor parking area, and the applicant understands that there is currently a mirror sign in place to address this. A condition has been included in the draft recommendation requiring details of a mirror sign or similar to ensure adequate visibility when exiting this parking area, together with details of safety and security measures around the ramp entrance.

333. Servicing - A Framework Delivery and Servicing Management Plan has been submitted with the application. Servicing activities associated with the proposed development are likely to include services maintenance, cleaning and laundry for the hotel, and refuse and recycling collection and deliveries to the new homes. Most servicing vehicles are likely to be small vans and box vans.

334. Servicing should generally take place from within sites. However, in this instance the existing concrete frame would be retained, and the 3.5m floor-to-ceiling heights at lower ground and basement levels would only allow cars and small vans to service from the basement. Increasing the floor-to-ceiling heights and altering the access ramp to accommodate larger servicing vehicles would compromise the ability to retain the existing concrete frame, which is a key part of the proposal. In light of this, most of the servicing for the development, including taxi drop-offs and pick-ups, would take place from a new 24m long inset loading bay on Elmington Road which would be large enough to accommodate an 11m refuse vehicle and a box van at the same time.

335. Servicing for the hotel would be managed by a booking system, although it is noted that the loading bay could be used by anybody and would not be exclusive to the development. A condition is therefore recommended for a detailed Delivery and Servicing Management Plan to be submitted for approval, which should prevent deliveries to the non-residential uses during peak hours and school start and finish times. Planning obligations are also recommended to secure a servicing monitoring fee and bond, to enable the council to monitor the effectiveness of the servicing strategy and implement additional measures in the future if required.

336. Refuse stores would be provided at basement level and the size requirements have been calculated in accordance with the council's standards. Waste would be transported to and from the basement to the ground floor by management staff on collection days using a goods lift, and would be collected from the proposed loading bay on Elmington Road. The bins would be screened within temporary holding areas along the northern elevation of the building (details of which should be secured by way of a condition), and would be returned to the basement once they have been emptied.

337. The council's Waste Management Team has queried the drag distances for collecting bins, whether there would be dropped kerbs to facilitate moving the bins, and whether food waste has been considered. The drag distance from one of the temporary refuse holding areas would be 13m, exceeding the 10m maximum, therefore a condition for details of a revised holding area has been included in the draft recommendation. The applicant has advised that the collection routes would be level and free from steps and kerbs, and that segregated food waste would be stored in 240l Eurobins.

338. Trip generation - The TA advises that when in use, the Magistrates' Court would have generated a total of 578 two-way trips per day by all modes, including 154 two-way trips daily by vehicle, with 21 in the AM peak and 19 in the PM peak. The TA predicts that there would be a potential increase in vehicle trips arising from the proposed development, with an additional 128 two-way vehicle trips per day, although there would be 6 fewer vehicle trips in the AM peak and only 2 additional vehicle trips in the PM peak on a typical day, including servicing and taxi trips. The council's Transport Policy Team consider that this would not have a significant adverse impact upon the surrounding highway network. It is noted that this would represent a worst-case scenario because it is based on 144 new homes within the development and the number of homes has been reduced to 134. With the lower number of homes it is predicted that there would be 14 vehicle trips in the AM peak and 20 in the PM peak, including servicing and taxi trips. Moreover, a number of travel plan measures are proposed to reduce vehicle trips and these are considered later in the report.

339. Public transport trips – The GLA and TfL have queried the proposed modal share across different types of transport, and consider that the fewer people than predicted are likely to walk to and from the site and more people are likely to use the local busses. The applicant has submitted a Stage 1 response document to address this, and estimates that there could be an additional 48 bus trips in the AM peak and 46 additional bus trips in the PM peak; the TA concludes that this would not have a significant impact upon bus capacity given the frequency of bus services during peak hours. TfL has been re-consulted and has not requested a contribution towards increasing bus capacity in this instance. A contribution of £50,000 for a new bus shelter at St Giles's Church would be secured through the legal agreement.

340. On the underground it is estimated that the proposal would result in 35 additional trips in the AM peak and 47 additional trips in the PM peak, with the same additional peak hour trips on rail services. Given the frequency of services the TA concludes that this would not have a significant impact upon the underground and rail networks, and it is noted that London Overground and Network Rail have no comments to make on the application.

341. Cycle parking – There would be a minimum of 385 long-stay cycle parking spaces at basement level to serve the new homes including 5% adaptable spaces, and 22 long stay spaces at lower ground floor level to serve the hotel, community rooms and workspace which would meet the Southwark Plan standards. There have been various iterations of the cycle parking plans, and officers have prioritised the quality of the spaces rather than the number given the constraints associated with converting the existing building. Whilst the cycle parking plans are much improved, there are still some areas of concern, therefore a condition for amended plans has been included in the draft recommendation. There would be a total of 24 short-stay cycle parking spaces

to the south and west of the building which would comply with the Southwark Plan standards.

342. TfL has requested a contribution of £140,000 towards the expansion of the cycle hire scheme into this area, and this would be secured through the legal agreement in accordance with policy P53 of the Southwark Plan. If the scheme is extended into the area prior to the occupation of the development, the s106 agreement would also secure 3 years free cycle hire business accounts for commercial occupiers and 3 years free cycle hire membership per household for the new homes. An e-bike/ e-scooter bay should also be provided within the red-line boundary of the site, to be provided as part of the S278 works.

343. Car parking –The only car parking to serve the development would be accessible parking, details of which are set out below. There are currently 100 car parking spaces within the building, and the removal of most of these spaces would align with strategic transport objectives to encourage sustainable modes of travel. As the site is located in a CPZ, a planning obligation is recommended preventing future occupiers of the development (including the non-residential uses) from being able to obtain parking permits. A car club space would also be secured, together with three years membership for every eligible adult living within the development and for each of the non-residential uses. This would be in accordance with policy P54 of the Southwark Plan, and the car club space could potentially be located on Deynsford Road.

344. Accessible car parking – Policy T6.1 'Residential parking' of the 2021 London Plan requires 10% accessible car parking spaces, with 3% to be provided from the outset and details of how the remaining 7% could be provided to be set out in a Parking Design and Management Plan. Policy P55 of the Southwark Plan requires accessible car parking spaces up to a maximum of one car parking space per wheelchair accessible home.

345. There would be 5 accessible parking spaces at basement level to serve the new homes. This would equate to 3.7% provision which would meet the London Plan requirement for the initial provision, and a condition for a Parking Design and Management Plan has been included in the draft recommendation to secure details of how an additional 7% could be provided on the site if required in the future. A condition has been included in the draft recommendation requiring bollards or barriers to be installed to ensure that the spaces are only used by blue badge holders. There would be level access between the accessible parking spaces and the lift cores.

346. There would be a further 4 accessible parking spaces at lower ground floor level, for deliveries and maintenance vehicles for the non-residential uses. The Parking Design and Management Plan condition requires details of the means of ensuring that these spaces would not be used for general visitor or staff parking (except for blue badge holders) to be submitted for approval.

347. The London Plan requires all of the parking spaces to be fitted with infrastructure capable of providing charging facilities for electric vehicles; for residential parking spaces policy T6.1 requires 20% of the spaces to have active charging points from the outset. The applicant has agreed to this, subject to input from a fire engineer given the location of the spaces within a building. It is recommended that this be secured within the s106 agreement, with a fall-back position of providing a contribution towards on-street charging facilities in the event that they cannot be provided in the basement.

Entrance to vehicle ramp

348. Travel plan – Residential and workspace travel plans have been submitted with the application, which set out measures to encourage sustainable modes of travel to and from the site. These includes the appointment of a travel plan coordinator and travel packs containing cycling/public transport / car-sharing information, and monitoring of the travel plan would be secured through the legal agreement.

349. Construction management – Neighbouring residents have raised concerns regarding the impact of construction vehicles, including on vehicular access around the site.

350. The applicant has submitted a Framework Construction Logistics Plan and a Construction Logistics Plan with the application. These documents set out potential measures to limit transport impacts during construction, such as not

providing any on-site staff parking, the use of traffic marshals, and a booking system for deliveries and collections. It is estimated that there could be up to 13 construction vehicles per day during the peak construction period which would include Heavy Goods Vehicles (HGVs), and the total build period is estimated to be around 2 years. Discussions are ongoing with the council's Highways Network Development Team, and a condition for a detailed Construction Management Plan has been included in the draft recommendation. This would ensure that appropriate vehicle routes are used and that access to neighbouring streets is not compromised.

Air Quality

351. The site sits within an air quality management area. Policy SI1 of the London Plan 'Improving Air Quality' seeks to minimise the impact of development on air quality and sets a number of requirements including minimising exposure to existing poor air quality, reducing emissions from the demolition and construction of buildings, being at least 'air quality neutral', and not leading to a deterioration in air quality. Policy P65 of the Southwark Plan 'Air quality' requires development to achieve or exceed air quality neutral standards. It states that any shortfall in air quality standards on site must be secured of site through planning obligations or as a financial contribution. Concerns have been raised by a ward councillor and neighbouring residents regarding impacts upon air quality, including during construction.

352. An Air Quality Assessment has been submitted with the application which considers impacts during construction and from the operation of the completed development. During construction, impacts could arise from dust generating activities, together with emissions from construction vehicles and plant. In order to reduce this the Air Quality Assessment recommends that a dust management plan is prepared, which should incorporate measures such as the use of low emission vehicles and machinery, erecting solid barriers and screens around the site and dust generating activities, requiring all vehicle engines to be switched off when idling, and using dust suppression techniques such as water spraying and wheel washing.

The Air Quality Assessment concludes that the completed development would not result in any significant air quality effects to existing occupiers and that air quality for future residents within the development would be acceptable. The energy strategy for the development is for air source heat pumps and photovoltaic panels, and a small number of parking spaces are proposed, a significant reduction on the 100 spaces currently in the building. The proposed development would be air quality neutral which would be policy compliant.

353. The application has been reviewed by the council's Environmental Protection Team (EPT) which has recommended conditions including compliance with the Air Quality Assessment and submission of a construction environmental

management plan, and these have been included in the draft recommendation.

Ground conditions and contamination

354. Policy E7 of the London Plan requires consideration to be given to mitigating the potential for contamination on sites where residential uses are proposed alongside industrial uses.

355. The applicant has not submitted a contaminated land assessment on the basis that the existing building and its basement would be re-used and therefore there would be limited potential for ground disturbance. Some earthworks would be required in order to provide the new landscaping however, therefore EPT has requested a condition requiring a contamination study to be submitted for approval. This has been included in the draft recommendation, together with a condition requiring an asbestos survey to be undertaken owing to the age of the existing building.

Flood risk and drainage

356. Policy SI 12 of the London Plan 'Flood risk management' states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy P68 of the Southwark Plan 'Reducing flood risk' states that development must not increase flood risk on or off site and sets out the requirements for achieving this. This includes that finished floor levels are set no lower than 300mm above the predicted maximum water level where they are located within an area at risk of flooding. Concerns have been raised by neighbouring residents regarding increased risk of flooding.

357. The site is located in Flood Zone 3 as identified by the Environment Agency flood map, which indicates a high probability of flooding. Paragraph 165 of the NPPF advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. In line with the NPPF, the council has a Strategic Flood Risk Assessment which acknowledges that development within flood zone 3 is required, and is allowed with the application of the Exception Test set out the NPPF.

358. Paragraph 169 of the NPPF sets out that the need for the exception test will depend on the potential vulnerability of the site and of the proposed development, in line with the Flood Risk Vulnerability Classification set out in national planning guidance. The proposed development would contain some ground floor homes and hotel rooms at basement levels which are classified as 'more vulnerable' uses under the NPPF.

359. For the Exception Test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, and that a site-specific flood risk assessment must demonstrate that no adverse impacts would occur. Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.

360. Although the site is allocated for development in the Southwark Plan, the proposed development includes hotel rooms in the basement of the building which were not considered when the site allocation was being prepared. The exception test therefore needs to be applied. The site is located on previously developed land and there are strong sustainability reasons why it should be redeveloped. The development of brownfield sites such as this will be necessary if accommodation is to be provided to meet the current shortfall in housing in the area. The site is allocated for mixed-use development including housing in the Southwark Plan, and the proposed design is capable of providing good quality housing.

361. A site-specific Flood Risk Assessment and SUDS (Sustainable Urban Drainage) Strategy has been submitted with the application. With regard to river and tidal flooding, the FRA advises that the risk to the site is low owing to the flood defences on the River Thames. The Environment Agency has advised that they have no objection to the application, including the provision of hotel rooms within the basement levels, because its most recent flood modelling demonstrates that the site is not at risk if there were to be a breach of the Thames flood defences. As such there is not a requirement to set the finished floor levels within the building.

362. The FRA advises that there is the potential for elevated groundwater beneath the site, and flooding from the breach of a reservoir. In light of this the GLA has requested conditions requiring groundwater monitoring to be carried out to inform any upgrade works required to the existing basement, and requiring a Flood Warning and Evacuation Plan to be submitted for approval, and these have been included in the draft recommendation.

363. With regard to drainage, policy SI 13 of the London Plan ‘Sustainable drainage’ states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. The FRA notes that the site is located in a Critical Drainage Area, and sits within an area of very low risk of flooding from surface water. It is however, located in an area with the *potential* for surface water flooding, and the FRA advises that the existing basement has been designed accordingly. Measures

proposed to deal with surface water include green / blue roofs, permeable paving, and rainwater harvesting for water reuse.

364. Both the GLA and the council's Flood Risk and Drainage Team requested some additional information which has subsequently been provided. The Flood Risk and Drainage Team has advised that the proposal now complies with the planning policy, would achieve greenfield run-off rates, and has requested a number of conditions which have been included in the draft recommendation. The GLA would review the additional information post-committee.

365. Overall, it is not anticipated that the proposal would increase the risk of ground or surface water flooding at the site or elsewhere.

Sustainable development implications

366. Policy SI 2 'Minimising greenhouse gas emissions' of the 2021 London Plan sets out that development proposals should be net zero carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the Mayor's energy hierarchy. The energy hierarchy is as follows:

- Be lean – use less energy
- Be clean – supply energy efficiently;
- Be green – use renewable energy;
- Be seen – monitor, verify and report on energy performance.

367. This policy requires major development to be zero carbon and to achieve an on-site reduction in carbon dioxide emissions of 35% beyond Building Regulations Part L 2013, including a 10% reduction through energy efficiency measures under the 'be lean' stage for residential uses and 15% for non-residential uses. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided either through a payment in lieu contribution to the borough's carbon offset fund, or off-site provided an alternative proposal is identified and delivery is certain. The zero-carbon requirement is repeated through policy P70 of the Southwark Plan 'Energy', although with the requirement for 100% on-site savings for residential units and a minimum of 40% on-site savings for non-residential uses. The Southwark Plan policy also includes the option for the zero-carbon shortfall to be offset with a financial contribution or offsite provision to be secured where it has been demonstrated that achieving zero carbon on-site is not possible.

368. The applicant has submitted an Energy and Sustainability Statement in support of the application, which has been updated to reflect the amended plans. The existing concrete frame to the building would be retained and extended, and a new façade added to the building. The GLA are supportive of this, and acknowledge that the applicant has proposed uses which address challenges

resulting from the retaining the existing concrete frame. The GLA has also advised that given the benefits of the proposal in terms of whole-life carbon and circular economy, the consideration of building retention and floorspace re-use at the lower levels is welcomed, and officers share this view.

369. Be lean (use less energy) - Measures under this category would include high levels of insulation and air tightness, high performance glazing, mechanical ventilation with heat recovery for the new homes, low energy lighting, and waste-water heat recovery in each new home and hotel room enabling waste heat from showers to be recovered via the mains water supply to the showers. Measures under this category would result in a 30.73% reduction in carbon emissions, with a 32% reduction for the new homes and a 28% reduction for the non-residential uses which would meet the respective 10% and 15% requirements set out in the London Plan.

370. Be clean – supply energy efficiently - There are no planned district heating networks in this area, therefore no carbon savings would be achieved under this category. However, the s106 agreement would require the development to be future-proofed for connection in the event that a network were to come online, and the applicant has submitted a high level plan showing the broad location of the pipework which would need to be provided.

371. Be green – use renewable energy – The proposed development would include roof-mounted air source heat pumps, water source heat pumps, and 63 photovoltaic panels to provide heating and electricity to the development. The heat pumps would require electricity, some of which would be generated through the PVs on the roof. It is not clear whether this is the maximum number of PVs which could be provided, therefore a condition requiring this to be investigated further has been included in the draft recommendation. Measures under this category would result in a 53% reduction in carbon emissions for the new homes and a 27% reduction for the non-residential uses.

372. Conclusion on energy strategy - The proposed energy strategy would achieve an overall on-site reduction in carbon emissions of 76% beyond the Building Regulations, significantly exceeding the 35% on-site requirement under the London Plan. Whilst it would not meet the Southwark Plan policy of 100% on-site savings for the new homes, there may be scope to provide further PV on the building and a condition to investigate this is recommended. There are a number of detailed technical queries raised by the GLA which the applicant is responding to, including information on energy costs to occupiers and clarification regarding some of the inputs into the energy strategy. In consultation with GLA officers it is recommended that these matters be secured by way of a condition.

373. In order to meet the carbon zero requirements a contribution of £140,288.40 towards the council's Carbon off-set Green fund would be required as follows:

Residential = 22.037 carbon tonnes shortfall x £95 x 30 (years) = £62,805.45
Non-residential – 27.2 carbon tonnes shortfall x £95 x 30 (years) = £77,482.95

Total = £140,288.40

374. Be seen – Policy SI 2 of the London Plan introduces new 'be seen' requirements to monitor, verify and report on energy performance. Clauses would be included in the s106 agreement to verify the actual carbon savings delivered by the development, with an adjustment to the carbon off-set green fund contribution if required.

Unregulated carbon emissions

375. Policy SI-2 of the London Plan requires major development proposals to calculate and minimise carbon emissions from other parts of the development which are not covered by the Building Regulations (unregulated emissions) such as from plant and equipment. The applicant has advised that with unregulated savings taken into account the overall on-site reduction in carbon emissions would decrease from 76% to 57.29%. Unregulated energy use would be reduced through measure such as energy efficient lighting and lighting controls such as movement sensors in communal areas.

Overheating

376. Policy SI 4 of the London Plan 'Managing heat risk' requires major development proposals to demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems. It sets out a cooling hierarchy which requires measures such as appropriate glazing, solar shading and the provision of green infrastructure to be provided first, before relying on mechanical ventilation and cooling systems.

377. An Overheating Assessment has been carried out for the proposed development. Reversible water source heat pumps would be used for the new homes, which could heat or cool spaces. When in cooling mode they can reduce the temperature within a room by several degrees, but they do not provide air conditioning which can be controlled by the occupier. A Variable Refrigerant Flow (VRF) system is proposed to heat and cool the hotel and other commercial spaces, and no air-conditioning is proposed for these spaces either. A mechanical ventilation system would be used to provide fresh air to the hotel rooms, most of which would be windowless.

378. The current overheating strategy is based on the windows being closed owing to the acoustic environment around the site. The GLA has requested a further assessment which would be secured by way of condition. It is noted that

residents would be able to open their windows should they wish, but they would not need to do so to prevent overheating.

Whole life-cycle carbon emissions and circular economy

379. Part F of policy SI 2 of the London Plan states that development proposals referable to the Mayor should calculate whole life-cycle carbon (WLC) emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions. Whole life-cycle carbon emissions are the carbon emissions resulting from the construction and the use of a building over its entire life, including producing construction materials right through to its demolition and disposal.

380. Circular economy – Policy SI7 of the London Plan 'Reducing waste and supporting the circular economy' seeks to achieve resource conservation, waste reduction, increases in material re-use and recycling, and reductions in waste going for disposal. Applications which are referable to the GLA should promote circular economy outcomes and aim to be net zero-waste, and should be accompanied by a Circular Economy Statement.

381. A combined whole life carbon and circular economy statement has been submitted with the application, which has been updated during the course of the application to address comments made by the GLA. In relation to whole life carbon, it sets out that the existing, poor quality cladding on the building would be removed and the substructures and superstructures retained and extended. Embodied carbon would be minimised by reclaiming materials arising from the demolition works so that they would be retained on-site or used off-site. Other measures proposed include using new materials with a recycled content including steel, concrete and plasterboard. The applicant has estimated that this approach would result in approximately 4,593 tonnes of carbon savings compared to a demolition and rebuild scheme. The GLA has requested that a whole life carbon monitoring condition be attached to any forthcoming planning permission, and this has been included in the draft recommendation.

382. With regard to circular economy, retention of the existing substructures and superstructures would reduce the amount of construction waste arising from the proposed development. There are unlikely to be opportunities to reuse materials from the existing building façade, therefore these would most likely be crushed and recycled. Any other materials which cannot be re-used would be recycled. A Framework Site Waste Management Plan has been submitted which sets out the proposed waste management for the demolition and construction phases of the development. This includes separating salvageable and recyclable materials, and using suppliers who allow any unused materials to be returned. Refuse and recycling stores would be provided within the completed development.

383. The GLA has raised some concerns in relation to circular economy, including a

requirement for further information in relation to construction waste, site and operational waste. As such a condition requiring a revised Circular Economy Statement together with operational and site waste management plans has been included in the draft recommendation.

BREEAM

384. Policy P69 ‘Sustainability standards’ of the Southwark Plan requires the hotel, recording studios and community use space to achieve at least BREEAM 'excellent'. A BREAM pre-assessment has been submitted with the application which advises that these uses would be on course to achieve ‘excellent’. A condition to secure this has been included in the draft recommendation, including an ‘excellent’ score under the ‘Wat 01’ category which is a requirement of policy SI 5 of the London Plan. Policy P69 also requires developments to achieve a BREEAM rating of ‘Excellent’ in domestic refurbishment for conversion extension and change of use of residential floorspace over 500sqm; a condition to secure this has been included in the draft recommendation.

Water resources

385. Policy SI 5 requires developments to incorporate measures such as smart metering and water saving measures to help to achieve lower water consumption rates. In this instance the proposed development would incorporate measures such as water meters, water efficient fittings and rainwater harvesting. The GLA has requested a condition limiting mains water consumption to 105 litres or less per person per day, and this has been included in the draft recommendation. Thames Water has requested a number of conditions and informatives, and these have also been included in the draft recommendation.

Sustainable design and construction

386. Sustainable design and construction is considered within the Energy and Sustainability Statement, which summarises the various measures which would be incorporated to reduce carbon emissions from the development.

387. The three overarching objectives for sustainable development set out in the NPPF relate to economy, society, and the environment. With regard to economic and social objectives, the proposed development would bring a vacant building back into use, and would create jobs during construction and within the completed development. It would deliver additional public realm, new playspace, and a significant quantum of new housing including affordable housing. The environmental proposals have been outlined above, including measures to reduce carbon emissions and water consumption. The retention of the existing concrete frame is considered to be a positive aspect of the proposal.

Wind microclimate

388. Policy D8 of the London Plan 'Public realm' requires climatic conditions including wind microclimate to be taken into account in the design of new public realm. Both policies D9 of the London Plan and P17 of the Southwark Plan seek to ensure that tall buildings do not result in adverse wind conditions.

389. The application is accompanied by a Wind Microclimate Assessment Report which considers the likely wind conditions arising from the proposed development. It is based on the Lawson comfort criteria which establishes appropriate wind speeds for different activities at different times of year, such as walking and sitting out. The assessment also tests cumulative impacts when consented schemes at Valmar Trading Estate, Butterfly Walk and Lomond Grove are taken into account.

390. The assessment concludes that there would be no material changes to wind conditions around the site at ground level following the proposed development, and that wind conditions within the 6th floor terrace and balconies would be acceptable. This also applies to the cumulative testing undertaken. The applicant's wind microclimate consultant has advised that the amendments to the scheme would not result in any material changes to wind conditions in and around the site. It is noted that the amended scheme includes a terrace at 13th floor level, therefore an updated assessment to test the wind conditions to this terrace is required, and this would be secured by way of a condition.

Fire safety

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

392. A Fire Strategy and Gateway 1 form have been submitted which has been prepared by Orion Fire Engineering. The report has been approved by a fire safety engineer, and following concerns raised by the Health and Safety Executive (HSE) and to address the amendments made to the scheme, an updated fire statement (revision C) has been submitted.

393. The Fire Strategy demonstrates that fire appliances would be able to park immediately outside the north, east and southern sides of the building, on the public highway. Fire engines would need to park in the proposed layby on Elmington Road, and the applicant has advised that there would be 24/7 on-site management which would clear any delivery vehicles in the layby in the event of a fire, and the applicant's Fire Consultant is content with this approach.

394. The building would be provided with an automatic fire detection and alarm system and smoke ventilation system, and sprinklers would be provided to all of the new homes. Sprinklers would not be fitted in the hotel rooms, on the basis that they would be separated from all other areas by 120-minute fire resistant construction. Materials would be used which would comply with the Building Regulations in relation to fire safety to prevent fires from spreading, and protected fire fighter stairs and evacuation lifts would be provided to all levels, including the basement levels.

395. It is considered that the Fire Strategy addresses the requirements set out in the London Plan policy and that it should be secured by way of a condition. Detailed fire safety matters would be considered under the Building Regulations at the next stage of the design. The HSE has confirmed that the amended plans are acceptable, and that any outstanding issues would need to be dealt with at the next stage of the design i.e. post-planning.

Digital connectivity

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

397. In order to address this requirement a condition is recommended to ensure that the appropriate ducting for future connection to the full fibre infrastructure would be installed within the proposed development.

Archaeology

398. The site is located in an Archaeological Priority Zone (APZ). However, as the proposal would use the existing building including its basement, the council's Archaeologist has confirmed that no archaeological response is necessary for this application.

Planning obligations (S.106 agreement)

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

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

Planning obligation	**Mitigation**	**Applicant's position**
Affordable housing	35.1% by habitable room with a policy compliant tenure split, to be completed and made available before more than 50% of the private units can be occupied and prior to the first use of the hotel.	Agreed
Affordable housing monitoring fee	£4,764.60	Agreed
Affordable housing monitoring clauses	As set out earlier in this report	Agreed
Affordable housing review mechanism	Early and late stage review mechanisms up to 50% affordable housing	Agreed
Restriction on hotel use	Hotel not to be occupied / used until / unless the affordable homes have been completed and handed over to a Registered Provider. Hotel stays to be restricted to a maximum of 90 days	Agreed
Employment during construction	44 sustained jobs for unemployed borough residents, 44 short courses and 11 construction industry apprenticeships, or a payment of £221,200 (£197,800 against sustained jobs, £6,900 against short courses, and £16,500 against construction industry apprenticeships).	Agreed

Employment within the completed development	6 sustained jobs or a payment of £25,800 for a shortfall (£4,300 per job)	Agreed
Local procurement	During construction	Agreed
Delivery of the employment and community space	Employment and community space to be delivered before the first use of the hotel or occupation of any of the new homes	Agreed
Loss of employment floorspace contribution	£21,394 Towards employment and training schemes in the borough.	Agreed
Community use agreement for class F2 spaces	Details of the fit out to white box standard, marketing, management, hours of use and charging strategy to be submitted for approval.	Agreed
CCTV contribution and roofspace for equipment	A contribution of £50,900 towards mitigating CCTV impacts and additional cameras given the increased footfall in the area. 2sqm of roofspace within the development and space for an equipment cupboard. Maintenance access required.	Agreed
Street tree bond	£88,000 (£4,000 per proposed street tree to cover the event that the proposed street trees cannot be planted or die and new trees need to be planted).	Agreed
Highway works	S278 agreement to secure the following: - Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to	Agreed

	catalogue condition of streets and drainage gullies - Repave the footway including new kerbing fronting the development (all roads) using materials in accordance with Southwark's Streetscape Design Manual (SSDM) - Yorkstone natural stone slabs and 300mm wide granite kerbs. - Reinstate any redundant vehicle crossovers as footway in accordance with SSDM standards. - Re-construct any vehicle crossover for access to onsite parking / disabled bays accordance with SSDM standards. - Promote Traffic Management Order to amend any changes to existing parking bays and any changes to waiting restrictions in the area. - Reconstruct/resurface the carriageways fronting the development reflecting the proposed changes to the layout of the roads in accordance with the SSDM requirements. - Remove / relocate any unnecessary street furniture fronting the development in order to improve effective footway widths. - Tree pits (new or existing) and planting fronting the development site to be constructed to current SSDM standards. - Refresh road markings following kerb installation.	

	- Rectify any damaged footways, kerbs, inspection covers, gully pits and street furniture due to the construction of the development based on the findings of the Highways Condition Survey; - All utility covers on footway areas are to be changed to recessed type covers. - Provide dropped kerbs for all bin storage areas. - Proposed parking / loading bay signs to be installed on the building wall where possible to avoid unnecessary posts/street furniture and improve effective footway widths. - Raised entry treatment at Kimpton Road junction with Elmington Road; in addition to this, the bellmouth for the proposed one way system should be reviewed; - Improvements to the proposed crossings on Elmington Road as it would appear that the proposed crossings / tactile paving are located between parking bays. Built outs should be provided in order to improve visibility of pedestrian crossing the road; - Width of carriageway at Elmington Road should be provided for review to ensure that there would be no pinchpoints; - Improvements to Deynsford Rd / Kimpton Road junction pedestrian crossing (Including any raised tables);	

	-An e-bike/ e-scooter bay should also be provided within the red-line boundary of the site, to be provided as part of the S278 works.	
On-street electric vehicle charging points	A contribution of £13,500 per electric vehicle charging point which cannot be provided within the basement.	Agreed
Delivery service plan bond	£2,790	Agreed
Travel Plan monitoring fee	£5,580 (£2,790 each for the residential and hotel travel plans)	Agreed
TfL bus shelter contribution	£50,000	Agreed
TfL cycle hire contribution	£140,000 towards a cycle hire docking station in the vicinity of the site in the event that the cycle hire zone is agreed to be extended into Camberwell within 2 years of the occupation of the development. If the scheme is extended into the area prior to the occupation of the development, the s106 agreement would also secure 2 years free cycle hire business accounts for commercial occupiers and 2 years free cycle hire membership per household for the residential units.	Agreed
TfL Legible London contribution	£30,000 to assist with wayfinding in the area	Agreed
Safeguard land	To ensure that a docking	Agreed

for provision of a future cycle hire docking station on the site.	station could be provided on the site in future, if required.	
TfL cycle hire membership	Two years free cycle hire business accounts for commercial occupiers and 3 years free cycle hire membership per household for the new homes.	Agreed
Provision of a car club space	Location to be agreed.	Agreed
Car club membership	3 years membership for each eligible resident within the development including the commercial occupiers.	Agreed
Parking permit exemption	Future residents and businesses would be prevented from obtaining parking permits for the surrounding streets	Agreed
Carbon offset fund	£140,288.40	Agreed
Future-proofing for district heating network	To enable the development to connect to future district heating networks if deemed feasible	Agreed
Post-installation review of energy measures installed	Review to verify the carbon savings delivered with an adjustment to the carbon off-set green fund contribution if required.	Agreed
Public realm, including the plaza	The detailed scope of these works and future maintenance arrangements are required	Agreed
Total financial contributions	£520,582.40 (excluding charging point contribution as quantity unknown)	Agreed

Administration and monitoring fee (excluding affordable housing monitoring fee and servicing bond) and travel plan monitoring fee	£10,411.65	Agreed
GLA mortgagee in possession clauses	Relating to the enforceability of obligations	Agreed
Grand total	£530,994.05	Agreed

400. In the event that an agreement has not been completed by 1st July 2025, the committee is asked to authorise the Director of Planning and Growth to refuse permission, if appropriate, for the following reason:

401. In the absence of a signed S106 legal agreement there is no mechanism in place to mitigate against the adverse impacts of the development including through contributions, and it would therefore be contrary to policy DF1 'Delivery of the Plan and Planning Obligations' of the London Plan 2021, Policy IP3 'Community Infrastructure Levy (CIL) and Section 106 planning obligations' of the Southwark Plan 2022, and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

402. 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.

403. The site is located within Southwark CIL Zone 3, MCIL2 Band 2 Zone. Based on the Gross Internal Area (GIA) obtained from Area Schedule Rev P02 and Schedule of Accommodation Breakdown Rev P02, both dated 29-Oct-24, the gross amount of CIL is £3,453,415.79 (pre-relief). Subject to the correct CIL Forms being submitted on time, CIL Social Housing Relief of approximately £440,624.67 can be claimed for a number of types of affordable housing. Thus, the resulting CIL amount is estimated to be £3,012,791.12 (net of relief). It should be noted that this is an estimate, floor area will be measured when related CIL Assumption of Liability is submitted after planning approval has been

secured.

404. Concerns have been raised by neighbouring residents regarding impacts upon existing services and facilities in the area, and the NHS has requested a contribution of £1,757 per new home (£235,438) towards the capital cost of new health infrastructure. CIL money can be spent on providing the infrastructure required to support development, and this includes health care facilities. As such the NHS contribution has not been requested in this instance.

Other matters

Utilities

405. The application is accompanied by a Utilities Report which advises that electricity, gas, water, sewerage and telecoms equipment could be affected during construction works. In the event that planning permission is granted, the developer would need to secure all necessary consents from the relevant utilities providers before carrying out any work which could impact upon them.

Community involvement and engagement

406. A Statement of Community Involvement (SCI) and engagement summary template have been submitted with the application, detailing the pre-application consultation undertaken with key stakeholders and the local community. At that stage the proposal was for 3,500sqm of space for small businesses and the arts, including a community theatre and gym, together with 158 new homes. The building was shown as being extended up to a maximum overall height of 46.4sqm (6.53m lower than currently proposed).

407. The SCI advises that two rounds of public consultation were undertaken, including leaflet drops and door knocking. A dedicated website was set up for the project, together with a dedicated email address, telephone number and free-post to allow people to participate and share their views. Some of the images shown at the exhibitions are shown below.

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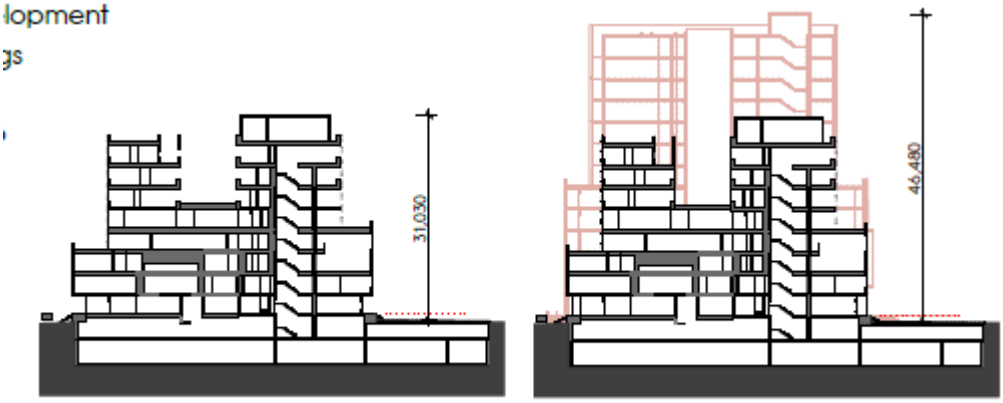

EXISTING PROPOSED

408. The first round of consultation ran from 10th May until 29th May 2022, with leaflets delivered to 2,270 addresses in the local area, with a follow-up door knock on 16th and 17th May 2022. The leaflets included images of the proposed development, contact details, details of how to provide feedback, and details of upcoming public exhibitions. Two in-person exhibitions were held on 19th and 21st May 2022 at Camberwell Library which were attended by 24 people across the two events.

409. A total of 52 responses were received. On the feedback forms, 57.7% of the respondents strongly supported the principle of a mixed-use development on the site, 41% strongly supported 3,500sqm of commercial space as well as a gym, recording studio and community theatre, 44% strongly supported the provision of new homes including family homes, 39% strongly supported the design of the proposal. 45% strongly supported reducing the carbon footprint of the building by retaining the existing concrete frame, and 51% strongly supported the increases and improvements to the public realm. Feedback received through the website and in person exhibitions was mainly positive (17 out of 22 responses), although there were 5 comments raising concerns about the height of the proposed development, the amount of affordable housing, whether the lower ground floor space would meet the demand in Camberwell, stress on local public services, and the narrowing of some of the surrounding roads. Four telephone, freepost and email concerns were raised on the grounds that the design and public art strategy should reflect the heritage of the Magistrates' Court, and regarding the proposed height.

410. The second round of consultation ran from 6th July until 22nd July 2022. Leaflets were delivered to 2,270 properties within the local area, and a follow-up door knock took place on 11th and 12th July 2022. Two in-person public events were held on 14th and 16th July 2022 at Deynsford TMO which were attended by 78 people across the two events. Following this three pieces of feedback were received via freepost, one supporting the retention of the existing concrete frame, one raising traffic concerns, and another raising concerns about how the ground floor and basement would be used. A total of 36 feedback forms were received and this time the 'strongly support' responses were 42% (for amixed-use development), 44% (for commercial space, gym, recording studio, community theatre) ,44% (for new homes), 22% (for the proposed design), 64% (for retaining the existing frame for carbon reduction), and 56% (for public ream improvements / increases). For feedback obtained via the website and at the exhibitions, 19 out of 28 comments were either neutral or supportive. Nine negative comments raised concerns regarding affordable housing, height, design, proposed road closures, and need for another gym in the area.

411. An in-person art workshop was held on 16th July 2022, and meetings were held with the Camberwell Society, Camberwell Identity, Consortium of Camberwell Resident Groups (with representatives from the Camberwell Society, Camberwell Arts, Camberwell Identity and the SE5 forum for Camberwell), and

elected Members.

412. Following the public consultations the scale of the development was reduced in that previously proposed extensions to the width of the building were omitted, detailed design changes were made, a café was introduced, more 3-bedroom homes were provided, and a public art strategy was developed. The Public Art Strategy has been submitted with the application and it identifies opportunities for public art within the site, including on the two ventilation shafts in the plaza, within new street furniture in the plaza, and within the proposed play area. It is estimated that 4-5 different art projects could be incorporated into the proposed development, and this should be secured by way of condition.

413. Concerns have been raised by neighbouring residents that the pre-application proposals included a community theatre and gym which have subsequently been replaced by a hotel, and that the pre-application proposal included more trees. The applicant has advised that the hotel was introduced as a result of a significant increase in build costs which impacted the viability of the proposed development.
With regard to trees, it is now proposed to remove three of the existing trees as explained earlier in the report.

Consultation responses from members of the public and local groups

414. A total of 25 representations have been received objecting to the application on the following grounds:

Initial consultation

Land uses

415. - Site should be used for affordable housing for the local community;
- Hotel and number of new homes would change Camberwell's community;
- If affordable homes cannot be built, it should be a new park;
- Hotel does not fit within the needs of the area;
- A new hotel has opened in Peckham, there is a planned hotel in Butterfly Walk, and there are hotels in Elephant and Castle and Bankside;
-The size of the hotel lobby suggests the hotel would be a budget option and would not provide security to the area;
- Windowless and small hotel rooms raise concerns regarding its quality and potential occupiers;
- Question the business case for the hotel given the nearest tube station is a 25 minute walk away;
- Hotel not needed in the area and would not have tube links or event space;
- Conflict with local plan;

- Unclear what the community rooms are for and who would use them;
- Question the need for workspace because the site is close to Camberwell Business Centre and on Camberwell Road;
- A local youth / community centre would be more beneficial than a hotel;
- Question whether the hotel would be used for housing people awaiting immigration appeals, vulnerable members of society, and temporary accommodation for council tenants;
-Insufficient space has been given for community uses, arts and culture;

Design

416. - Over-development;
-Scale of development excessive and not suited to the site;
- Development too high;
- Out of keeping with the character of the area;
- Harmful to the Camberwell Green Conservation Area and views of Camberwell Leisure Centre and from within Camberwell Green;
-General dislike of the proposal;
- Could set a precedent for more tall buildings;
- Lack of public access to the top of the building to benefit from the views;

Transport

417. - Inadequate parking provision;
- Loss of parking;
- The CPZ hours of operation should be increased;
- The existing basement parking should be retained and rented out to local residents;
- Inadequate public transport provision;
- Inadequate access, including reduction in road capacity and impacts on resident and emergency vehicle access;
-Increased traffic, which is already congested due to a Low Traffic Neighbourhood;
- Use of Kimpton Road for construction traffic.

Amenity and environmental impacts

418. - Noise nuisance;
- Increased pollution, including air pollution from additional traffic, construction works, and consequent health impacts;
-Close to adjoining properties;
- Loss of privacy;
- Loss of light;
- Overshadowing;
- Affect local ecology;

- Question the impact upon the use of the plaza, which is used by local children and skateboarders;
- More open space needed in the development;
- Increased risk of flooding;
- Additional SUDs, permeable paving and tree planting should be included;
- A smaller, retro-fit scheme should be provided quickly, because the existing building makes the area unsafe and unwelcoming;
- The UGF score should be increased;
-Question why the number of trees have been reduced since the pre-application consultation;
-Lack of pest control in the area and the building works would increase rodent activity.

Consultation

419. - The plans have changed significantly from when the community was consulted in 2022, including less community uses such as a gym or community theatre;
- Lack of proper community consultation;

Other matters

420. - Incomplete landscape strategy uploaded on council's website;
- - Information missing from the plans;
- Strain on existing community facilities;
- CIL funding;
- Creates economic vitality;

421. One representation has been received in support of the application on the following grounds:

422. - Contributes positively to surroundings;
- Contributes to regeneration;
- Creates economic vitality;
- Creates inward investment;
- General support for the proposals;
- High quality design;
- Improves surrounding public realm;
- Fantastic development and much needed housing in a vibrant area - fully support.

423. Two comments have been received on the following grounds:

- Impact on local ecology;
- Inappropriate scale, height, massing;
- Development too high;

- Enhancements to ecology / biodiversity;
- Inadequate public transport provisions;
- Local infrastructure improvements;
- Provides new landscape, planting and trees;
- Nature corridors and landscape;
- Support the intention to green the public realm around the building and the acknowledgment of the nature corridor linking local green spaces and achieves UGF of more than 4;
-A local plan has been developed by Southwark Nature Action Plan to connect Camberwell Green to other local large green spaces and connect through to Burgess Park. The site represents a significant opportunity to achieve this but the plan is not referenced in the planning application;
- No reference to swift bricks or bat boxes;
- Proposal has not led to a significant decrease in paving or an increase in greening;
- The proposal should more directly address Sustainable Urban Drainage (SUDS);
- Object to only 47% dual aspect homes, acknowledge the building would be converted but north Camberwell is identified as an area of heat risk;
- Sports uses could be provided in the underground spaces;
- Providing a hotel highlights the transport needs of the area;
- Height and bulk significantly taller than and dominates the neighbouring buildings;
- Substantial design, resources and collaborative effort needed to provide a connection from the court building to the library and Camberwell Green;
- Continuity of maintenance is needed across the public square and area around the library, plus a reasonably similar standard of planting, maintenance and care; including bins and benches etc;
- Questioning where displaced residents would be re-housed – officer response – there would be no loss of homes as a result of the proposal.

Second round of consultation

424. Re-consultation letters were sent on 31st October 2024.

425. Five representations have been received objecting to the application, raising the following new issues:

- The amendments have not addressed concerns regarding the proposed height, scale and massing;
- The overall height would remain the same, but there would be fewer homes, including affordable homes, and reliance on a windowless hotel at basement level rather than creating a community asset;
- Support the narrowing of the roads which would increase pedestrian priority and slow vehicular traffic;
-The existing building is an eyesore, is subject to fly tipping, and needs to be

secured.

The Camberwell Society

426. Objects to the application on the following grounds:

-Inappropriate scale, height and massing;
-General dislike of the proposal;
- Inadequate access;
- Provides new homes;
- Sustainable construction;
- Changes made to this scheme between the consultation stage and the application stage are a disappointment.
- The building has potential as a centre for community activity which had been reflected in the pre-application consultation plans;
- The application plans have exchanged most what would have made the building a local centre for work and recreation for a 150 room Zedwell hotel with no windows, no restaurant or function rooms and no visible presence on the street;
- Constitutes a serious missed opportunity for this prominent site;
- Although hotel rooms may be in demand locally from visitors to the Camberwell hospitals, it is not clear that the accommodation proposed would prove attractive;
- The new homes (including 35% affordable), UGF score and reuse of the concrete frame are welcomed;
- The scale of the building is considered appropriate;
- The activities proposed for the open space at the front of the building do not inspire confidence as thought through options: market stalls, outdoor café seating, exhibitions, performance facilities and skateboarding jumps.
-The pre-application consultation scheme proposed lines of trees with benches around them which seems a more compelling idea for a communal outdoor space.

Southwark Nature Action Volunteers

427. Object to the application on the following grounds:

- Impact on ecology;
- Conflict with local plan;
-More open space needed in the development;
- Support the reduction of overly wide roads, but would expect more greening as the site is flood prone, in a critical drainage area, and strategic for wildlife connectivity to green spaces;
- Site is of strategic importance for biodiversity as it forms a gateway to the north Camberwell Nature Corridor;
- Question the need for the loading bay, which should be replaced with planting;
- Planting should be in line with Southwark Nature Action Plan which should be

conditioned (some of the plant species would not be acceptable);
- Planting will need to be maintained;
- Additional planting should be provided over the new bridge over the vehicle ramp;
- Question why BREEAM 'outstanding' or 'excellent' is not achieved and question where the BREEAM rating is;
- A rainwater collection system should be provided;
- Entire area is covered in permeable paving which is supported, but detail is required;
- Hedges should be provided at ground level to exceed the minimum UGF score.

Camberwell Identity

428. Object to the proposal on the following grounds:

- The proposal has changed since the pre-application consultation;
- The ground floor café and community room have been removed;
- Basement sound studios are replaced with windowless hotel rooms;
- The design should include Camberwell branding elements.

Consultation responses from external and statutory consultees (summary)

Greater London Authority

429. Strategic issues summary

Land use principles: The loss of social infrastructure is part of a wider public service transformation plan and is acceptable in line with London Plan policy S1(F). Efforts to re-use significant elements of the building structure and repurpose the building is supported. GLA officers raise no strategic issue with the proposed land uses within the town centre location.

430. Affordable housing: The proposal to provide 35% affordable housing by habitable room (71:29 social rent and shared ownership) must follow the Viability Tested Route. GLA officers are robustly scrutinising the FVA to ensure the maximum provision of affordable housing is delivered. Early and late-stage reviews will be required in accordance with policy H5 of the London Plan to optimise affordable housing delivery in accordance with strategic policy objectives.

431. Urban design and heritage: The development includes a tall building which would not meet the locational requirements of Policy D9(B). Whilst no strategic issues are raised in relation to the townscape impacts, other impacts of the tall building also require assessment. Design comments on optimising development

capacity, inclusive design and residential quality should be addressed. The proposal would result in less than substantial harm to the significance of the heritage assets which must be outweighed by public benefits at Stage II.

432. Other issues on transport, sustainable infrastructure and environment also require resolution prior to the Mayor's decision making stage.

433. Recommendation: That Southwark Council be advised that the application does not yet comply with the London Plan for the reasons set out in the report. Possible remedies set out in this report could address these deficiencies.

Transport for London (TfL)

434. Healthy Streets – Specific measures to improve routes to key trip attractors is requested. The Active Travel Zone assessment has suggested a bus shelter for the St Giles Church bus stop, reducing crossovers and provision of benches along the routes. These should be secured.

435. Support the principle of a contraflow cycle lane on Kimpton Road, but have concerns regarding the location of the vehicle access and the cycle lane.

436. More should be done to activate the plaza, particularly at night when the co-working space will be closed. Access to the co-working and hotel space would be much longer for wheelchair users entering from Deynsford Road, and further thought on wheelchair access is requested. A contribution towards legible London signage is required.

437. Trip generation – Amendments to the trip generation assessment re required, to assess potential impacts on the strategic transport network. Busses are likely to be the main mode of public transport and the trip forecasts should be adjusted accordingly. The walking mode share needs to be justified. As the site has been empty for 3 years a net trip generation assessment will not show the potential impact – gross trip generation details should be provided.

438. Car parking – TfL welcome that the site will be car-free, except for accessible parking. The accessible car parking would meet the minimum requirement. Operational parking is proposed in the building and would need to be robustly justified. A car parking management plan should be conditioned, and any additional, future parking, should not be at the expense of cycle parking quantity or quality. All car parking should have charging points from the outset. TfL do not consider a car club space necessary in this location.

439. Cycle parking – Cycle parking meets the minimum number required under the London Plan but does not fully comply with the London Cycle Design Standards. The plans should be amended to address this.

440. Delivery and servicing – An on-street loading bay is required, but all deliveries and servicing should be on-site and it is not clear why this would not be the case given the underground parking area is proposed. There are swept path issues relating to the loading bay. A condition for a full delivery and servicing plan is required.

441. Construction – A full construction logistics plan should be conditioned, including measures to secure pedestrian and cyclist safety. All deliveries should be made on-site, and a commitment to use sustainable freight would be welcomed.

442. Travel Plan - A full Travel Plan for both the hotel and residential uses should be secured by condition. Measures could include cycle to work schemes, cycle repair kits, walking groups and cycle hire membership.

443. Follow-up comments

Healthy Streets - Request confirmation that the previously requested s106 contributions would be secured, together with £140,000 towards the cycle hire scheme. The council must determine the design of the contra-flow cycle lane in relation to car club spaces and vehicle access. Request confirmation of whether wheelchair user access to the co-working space and hotel would be improved.

Trip generation – Previous issue remains of concerns. Update to be provided as to whether a bus capacity contribution will be required.

Car parking – Accessible parking should be marked as such. The additional 7% accessible parking shown on the plans is welcomed.

Cycling – TfL would support a dockless e-bike and scooter bay at this location. Some concerns remain regarding the detailed cycle parking layouts and lift access which should be addressed.

Car parking - Plan 21108-MA-XX-XX-DR-C-0105-3962776 shows visitor parking in the basement. This should not be included in the list of documents presented at committee.

Delivery, servicing and construction - The council should determine whether the proposed loading bay can accommodate all the proposed servicing movements suitably, and whether it would impact upon the proposed contraflow cycle lane. TfL welcome that vehicles will not cross the footway to access the loading bay. A Delivery and Servicing Plan (DSP), Construction Logistics Plan (CLP) and Travel Plan should be secured through condition.

444. Officer response – With the exception of the cycle hire scheme, the other s106 contributions would be secured. Details of the proposed contra-flow cycle

lane would need to be agreed with the council as Highway Authority through the s278 process. Comments regarding activation of the plaza, wheelchair access, trip generation, cycle parking and car parking are set out in the main body of the report above.

NHS London Healthy Urban Development Unit

445. Detailed comments that health infrastructure is currently extremely stretched, lack of a health impact assessment to support the application, and requesting a contribution of £1,757 per new home towards the capital cost of new health infrastructure.

446. Officer response – this is considered in the CIL section of the report.

Historic England (HE)

447. Initial consultation - The Camberwell Green Magistrates Court site lies in close proximity to the Camberwell Green Conservation Area and Grade II listed Camberwell Public Baths. The proposals would detract from their significance by virtue of the large increase in scale. The Development Plan does not appear to support a building of this scale in this location. Historic England does not therefore consider that the proposals would represent a successful way to re-develop the site.

448. Whilst HE recognises that the site would benefit from regeneration, these proposals would cause harm to the significance of the Camberwell Green Conservation Area and Grade II listed Camberwell Public Baths. For the purposes of the NPPF, this harm would be 'less than substantial'.

449. Historic England is unable to support the proposals given the harm it would cause to the historic environment and an apparent absence of clear Development Plan support for the scale proposed.

450. Second consultation – Historic England previously commented on this application, raising concerns on heritage grounds. The amendments do not sufficiently address our concerns and we therefore refer to our previous advice letter, dated 30 November 2023.

451. The proposed scale is not supported by the Local Plan, which finds that the site can accommodate only a 'taller building' (defined as under 30m and not significantly taller than its surroundings). The proposed height of the tower significantly exceeds the limit of this definition and it would be by far the tallest built form in its surroundings.

452. The amendments include changes to the massing of the proposed building

which
slightly improve the scheme compared to what was previously proposed from a heritage perspective. However, HE does not think these go far enough to address the concerns raised. The amendments do not reduce the tower's overall height and the 6m high open structure now proposed to crown the building would be nearly as tall as the previous scheme.

453. Historic England remains unable to support the proposals given the harm they would cause to the historic environment and an apparent absence of clear Development Plan support for the scale proposed.

454. Officer response – the concerns raised by Historic England are noted. The heritage harm has been weighed in the balance with the public benefits arising from the proposal, such as the delivery of new homes including 35% affordable homes, job creation, public realm improvements, and reuse of the existing structure. These benefits are considered to outweigh the heritage harm caused.

Environment Agency

455. No objection to the proposed development as submitted.

456. The site lies in Flood Zone 3 and is located within an area benefitting from flood defences. Whilst the site is protected by the River Thames tidal flood defences up to a 1 in 1000 (0.1%) chance in any year, our most recent flood modelling December 2017 shows that the site is not at risk if there were to be a breach in the defences. Therefore, we consider that the development will be at low risk of flooding.

457. The inclusion of inappropriate development according to Annex 3: Flood risk vulnerability classification of the National Planning Practice Guidance, the absence of a Flood Risk Assessment (FRA) or the submission of an inadequate FRA could technically be reasons for refusal of the scheme. However, we are taking a pragmatic approach and do not object to this application. We have not assessed any FRA that has been submitted in support of this application. Please note that our advice is based upon the tidal and/or fluvial flood risk to the site. Other sources of flooding to the site, such as surface water, also need to be considered. We recommend that the applicant refers to the Strategic Flood Risk Assessment (SFRA) for the borough and seeks advice from the Lead Local Flood Authority (LLFA) and emergency planning teams, where appropriate.

Thames Water

458. Waste Comments – With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection.

459. Foul water Drainage - With the information provided, Thames Water has been

unable to determine the Foul water infrastructure needs of this application; a condition is therefore recommended.

460. The proposed development is located within 15 metres of a strategic sewer. A condition is therefore recommended requiring a piling method statement to be submitted for approval.

461. Water Comments - Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. A condition to address this is recommended.

462. A number of informatives are recommended, and no drainage strategy has been provided.

463. Officer response – these matters would be addressed by way of conditions and informatives. The applicant's Flood Risk and Drainage Strategy has been sent to Thames Water.

Network Rail

464. Following a review of the application, can confirm that Network Rail has no comments to make on the proposal.

London Underground/DLR Infrastructure Protection

465. No comment to make on this planning application as submitted.

Metropolitan Police

466. This development is suitable to achieve Secured By Design accreditation, and in order to assist the development with achieving Secured By Design standards, a condition should be imposed. Detailed advice provided.

London Fire and Emergency Planning Authority

467. No response at the time of writing.

Health and Safety Executive (HSE)

468. Initial comments - Concerns have been raised regarding the following matters, which the HSE has advised can be dealt with at a later regulatory stage, although if some of these matters are not deemed to be acceptable at the later regulatory stage, changes to the plans may be required:

Means of escape (extended travel distances);
Open-plan apartments;
Use of performance based solutions (e.g. mechanical ventilation)
Car parking and cycle storage (to consider batteries in electric vehicles);
Façade design;
Consideration of fire risk associated with green roofs;
Consideration of fire risk associated with photovoltaic panels;
Hydrant provision (condition of existing hydrant not known).

469. The HSE also raised concerns regarding the provision of a single escape stair to the residential units which would also serving roof plant. The response advises that resolving this issue will affect planning considerations such as design, layout and appearance.

470. Follow-up comments – Following amendments to the plans the HSE is content with the proposals from a fire safety perspective in relation to land use planning. The applicant would need to demonstrate compliance with the relevant requirements at later regulatory stages.

471. Officer response –Noted. Detailed requirements would be addressed at the next stages of regulation, i.e.- post-planning.

UKPN

472. Please confirm that access to the substations will not be affected by the building works/alterations, as UK Power Networks require access 24/7.

473. Officer response

474. Access rights over land are a private matter; however an informative has been included in the draft recommendation advising the applicant of this requirement.

EDF

475. No comments received at the time of writing.

Natural England

476. Natural England has no specific comments to make on this proposal or issue. Please refer to our general advice in the Annex attached.

Arqiva

477. Arqiva is responsible for providing the BBC, ITV and the majority of the UK's

radio transmission network and is responsible for ensuring the integrity of Re-Broadcast Links.

478. Tall infrastructure such as wind turbines and other tall structures have the potential to block radio transmission links and rebroadcasting links (through direct blocking of radio signal or deflecting signal). Our radio transmission networks normally operate with a 100m buffer either side of a radio link, free from interference by tall development.

479. Have considered whether this development is likely to have an adverse effect on our operations and have concluded that we have no concerns.

480. Fire and Emergency Department – No response received at the time of writing.

Consultation responses from internal consultees

481. Summarised below are the planning matters raised by internal consultees. Matters
are addressed within the relevant sections in the Assessment section of this report.

Environmental Protection Team

482. Conditions recommended in relation to internal noise levels, plant noise, noise levels in external amenity areas, vibration levels, servicing management, air quality, extraction and ventilation, external lighting, contamination, construction management, and removal of any asbestos.

Principal Lighting Engineer

483. After reviewing the proposals, I would advise (as this is not intended for immediate adoption) to ensure that any lighting for the car parking area on the west side adheres to the best practices outlined by the Institute of Lighting Professionals. This will help maintain consistency and efficiency in lighting design. Regarding the surrounding highways, the team has already completed LED upgrades, and no additional changes are needed at this time.

Community impact assessment

484. The Council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights. The Council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application. Details of the equality implications of the

application have been set out earlier in the report.

Human rights implications

485. 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.

486. This application has the legitimate aim of providing a mixed-use development including class E and F floorspace, a hotel and new homes. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

487. 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.

488. 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 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?	PARTIALLY
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	NO

recommendation in advance of the agreed Planning Performance Agreement date?

CONCLUSION

489. This application is for the conversion and extension of the former Camberwell Magistrates' Court into a mixed-use residential-led development comprising community floorspace, recording studios, a 150 bedroom hotel, and 134 new homes including 35.1% affordable homes. The building has been vacant since 2020, and is currently boarded up.

490. In terms of land uses, whilst the proposed development would not fully comply with site allocation NSP35 because it would not re-provide all of the existing employment generating floorspace in the building, it would provide a similar number of employment opportunities as a result of the proposed hotel use and would consequently comply with Southwark Plan policy P41 Hotels. IThe new hotel, would be acceptable in land use terms in this town centre location for the reasons set out in full earlier in the report. The proposed hotel, whilst unconventional in its largely windowless design, would add to the range of uses in the town centre and would increase footfall. It also helps to increase the financial viability of the development, enabling it to deliver 35.1% affordable housing with a policy compliant tenure split. Part 3 of policy IP3 of the Southwark Plan makes it clear that when a development cannot viably deliver the required land uses set out in a site allocation, priority will be given to the provision of social rented and intermediate housing in housing-led and mixed-use schemes. The proposed development would deliver the maximum viable amount of affordable housing, and any reduction in the hotel space to deliver additional employment, retail, leisure or community use would reduce the amount of affordable housing that could be delivered.

491. The retention of the existing concrete frame is supported in principle owing to the carbon savings this would deliver, together with the reduction in construction waste. It does however, present a number of challenges owing to the deep floorplates and interlocking blocks of the existing structure. The proposed hotel and recording studios would make a commercial use of this difficult space, although there would be some impacts upon the proposed new homes, including a high number of north-facing single-aspect homes, some of which would have three bedrooms. However, officers consider that good quality homes would be provided nonetheless, together with high quality communal space, playspace, and additional and upgraded public realm with significant new tree planting.

492. The neighbour amenity and transport impacts of the proposal are considered to be acceptable. There is already a tall building on the site, and the additional height would not result in significant daylight, sunlight or overshadowing impacts as demonstrated by the high level of compliance with the BRE guidance.

Separation distances would be acceptable and would maintain privacy, and conditions are recommended to ensure that there would be no adverse impacts such as from plant noise or late night use. Neighbouring residents have raised concerns regarding the proposed highway works, although they would significantly improve the pedestrian environment whilst maintaining access around the site. The final details of the highway works would need be agreed with the Highway Authority.

493. The height, scale and massing of the proposed development, would create harm to a number of nearby heritage assets. The harm is considered to be less than substantial and for the most part at or towards the lower end of the range, but becoming moderate for the setting of the Camberwell Green Conservation Area, the grade II listed public bath-house in Artichoke Place, and particularly for the locally listed Brighton House, Park House and Peabody blocks which front onto the Green.

494. The heritage harm arising from the proposed development must therefore be weighed in the balance with the public benefits which would arise. Officers have weighed up these issues and considered the application in the round, and have concluded that the public benefits arising from the proposal would in this instance, be sufficient to outweigh the heritage harm caused. These public benefits include re-use of the existing structure and the carbon savings and reduction in construction waste this would deliver, the quality of the design, particularly at ground floor level, the enhanced and additional public realm with significant new tree planting and improvements to the pedestrian environment, job creation, and the provision of new homes. Given the pressing need for affordable housing in the borough, officers have given significant weight to the delivery of 35.1% affordable homes, with a policy compliant tenure split. On balance therefore, it is recommended that planning permission be granted, subject to conditions and a s106 agreement, and following referral to the Mayor of London.

BACKGROUND INFORMATION

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 5410 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	Victoria Lewis		
Version	Final		
Dated	7 March 2025		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		**Comments Sought**	**Comments included**
Strategic Director of Finance and Governance		No	No
Strategic Director of Environment and Leisure		No	No
Strategic Director of Housing and Modernisation		No	No
Date final report sent to Constitutional Team			19 March 2025

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	C/O Agent Camberwell Developments Limited	**Reg. Number**	23/AP/2786
Application Type	Major application		
Recommendation	GRANT subject to Legal Agreement (GLA)	**Case Number**	PP-12302637

Draft of Decision Notice

Grant subject to Legal Agreement & Referral to GLA for the following development:

Conversion and extension of the existing building up to 6 and 15 storeys, for residential (Class C3), hotel (Class C1), community (Class F2) & recording studio (Class E) uses, highways, landscaping and public realm works.

Camberwell Green Magistrates Court 15 Deynsford Road London Southwark

In accordance with application received on 3 October 2023 **and Applicant's Drawing Nos.**:

Existing Plans

Proposed Plans

878-(16)-098 P06 PROPOSED BASEMENT FLOOR PLAN received 19/03/2025

878-(16)-099 P06 PROPOSED LOWER GROUND FLOOR PLAN received 19/03/2025

878-(16)-100 P06 PROPOSED GROUND FLOOR PLAN received 19/03/2025

878-(16)-101 P06 PROPOSED FIRST FLOOR PLAN received 19/03/2025

878-(16)-102 P06 PROPOSED SECOND-THIRD FLOOR PLAN received 19/03/2025

878-(16)-104 P06 PROPOSED FOURTH-FIFTH FLOOR PLAN received 19/03/2025

878-(16)-106 P06 PROPOSED SIXTH FLOOR PLAN received 19/03/2025

878-(16)-107 P06 PROPOSED SEVENTH FLOOR PLAN received 19/03/2025

878-(16)-108 P06 PROPOSED EIGHTH FLOOR PLAN received 19/03/2025

878-(16)-109 P06 PROPOSED NINTH-TWELTH FLOOR PLAN received 19/03/2025

878-(16)-113 P06 PROPOSED 13TH FLOOR PLAN received 19/03/2025

878-(16)-114 P06 PROPOSED 14TH FLOOR PLAN received 19/03/2025

878-(17)-100 P06 PROPOSED WEST ELEVATION received 19/03/2025

878-(17)-103 P06 PROPOSED NORTH ELEVATION received 19/03/2025

878-(17)-101 P06 PROPOSED SOUTH ELEVATION received 19/03/2025

878-(17)-102 P06 PROPOSED EAST ELEVATION received 19/03/2025

Other Documents

CONSTRUCTION MANAGEMENT PLAN PRO-FORMA - OCTOBER 2024 received 30/10/2024

DAYLIGHT AND SUNLIGHT LETTER AND RESULTS - OCTOBER 2024 received 30/10/2024

FLOOD RISK ASSESSMENT AND SUDS STRATEGY - FEBRUARY 2024 received 30/10/2024

GATEWAY FIRE ONE STATEMENT - OCTOBER 2024 received 30/10/2024

PLANNING STATEMENT V2 - OCTOBER 2024 received 30/10/2024

RIBA STAGE 2 FIRE STRATEGY - OCTOBER 2024 SUPERSEDED received 30/10/2024

URBAN GREENING FACTOR - OCTOBER 2024 received 30/10/2024

TRANSPORT AND HIGHWAYS TECHNICAL NOTE - MARCH 2024 received 30/10/2024

TRANSPORT AND HIGHWAYS TRACKER - OCTOBER 2024 received 30/10/2024

TRANSPORT ASSESSMENT ADDENDUM ATZ - MARCH 2024 received 30/10/2024

SOUTHWARK SUDS PRO-FORMA received 30/10/2024

ENERGY AND SUSTAINABILITY STATEMENT - OCTOBER 2029 received 30/10/2024

HOTEL PUBLIC ACCESSIBLE FLOORSPACE received 04/03/2025

PROPOSED PUBLIC REALM received 04/03/2025

878-(00)-100 P01 LOCATION PLAN received 19/03/2025

878-(00)-102 P02 PROPOSED SITE PLAN received 19/03/2025

878-(16)-115 P06 PROPOSED ROOF DECK PLAN received 19/03/2025

878-(16)-116 P06 PROPOSED ROOF PLAN received 19/03/2025

878-(18)-100 P06 PROPOSED SECTION AA received 19/03/2025

878-(18)-101 P06 PROPOSED SECTION BB (2) received 19/03/2025

AIR QUALITY ASSESSMENT received 04/10/2023

VIEWS - AVR METHOD STATEMENT received 04/10/2023

BIODIVERSITY NET GAIN ASSESSMENT received 04/10/2023

CONSTRUCTION MANAGEMENT PLAN received 04/10/2023

DAYLIGHT AND SUNLIGHT ASSESSMENT NEIGHBOUR TEST received 04/10/2023

DAYLIGHT AND SUNLIGHT ASSESSMENT SELF-TEST received 04/10/2023

DESIGN AND ACCESS STATEMENT PART 1 OF 7 received 04/10/2023

ENGAGEMENT SUMMARY received 04/10/2023

EQIA CAMBERWELL received 04/10/2023

FRAMEWORK CONSTRUCTION LOGISTICS PLAN received 04/10/2023

FRAMEWORK DELIVERY AND SERVICING PLAN received 04/10/2023

FRAMEWORK RESIDENTIAL TRAVEL PLAN received 04/10/2023

GATEWAY ONE FIRE STATEMENT received 04/10/2023

HERITAGE TOWNSCAPE AND VISUAL IMPACT ASSESSMENT PART 1 OF 5 received 04/10/2023

HOTEL DEMAND ASSESSMENT received 04/10/2023

LANDSCAPE STATEMENT PART 1 OF 11 received 04/10/2023

NOISE ASSESSMENT received 04/10/2023

PUBLIC ART STRATEGY PART 1 OF 3 received 04/10/2023

STATEMENT OF COMMUNITY INVOLVEMENT received 04/10/2023

TALL BUILDING ASSESSMENT received 04/10/2023

TRANSPORT ASSESSMENT received 04/10/2023

UTILITIES REPORT PART 1 OF 4 received 04/10/2023

WIND ASSESSMENT received 04/10/2023

WORKPLACE TRAVEL PLAN received 04/10/2023

ARBORICULTURAL IMPACT ASSESSMENT received 19/03/2024

DESIGN AND ACCESS STATEMENT ADDENDUM received 30/10/2024

FRA AND SUDS STRATEGY received 21/11/2024

SCHEDULE OF ACCOMODATION BREAKDOWN received 02/12/2024

22133 CAMBERWELLMAGISTRATESCOURT WLC-CE GLA1 291024 received 06/12/2024

WASTE MANAGEMENT PLAN received 06/12/2024

FRAMEWORK WASTE MANAGEMENT STRATEGY received 06/12/2024

20195-CLC-CAPACITY received 12/02/2025

Time limit for implementing this permission and the approved plans

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

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

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

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

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

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

out and implemented as part of the development.

d) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) and Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan (2022).

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

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;

- Site perimeter continuous automated noise, dust and vibration monitoring;

-Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;

-Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.);

-A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.

Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations; and

-A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London.

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

Southwark Council's Technical Guide for Demolition & Construction at https://www.southwark.gov.uk/construction;

Section 61 of Control of Pollution Act 1974;

The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition';

The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites';

BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise';

BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration';

BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration;

BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting; and

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 (https://nrmm.london).

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

Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2024); Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

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

Authority.

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

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

c) Cross sections shall be provided to show surface and other changes to levels, special engineering, foundation or construction details and any proposed activity within root protection areas or the influencing distance (30m) of local trees required in order to facilitate demolition, construction and excavation.

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

All Arboricultural Supervisory elements are to be undertaken in accordance with the approved Arboricultural Method Statement site supervision key stages (BS: 5837 (2012)) for this site, as evidenced through signed sheets and photographs.

In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) -Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard. NHBC 4.2.13 Tables for Foundations Near Trees

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2024 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Polices G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

6. Prior to the commencement of the development, a revised Circular Economy Statement and Operational Waste Management Strategy demonstrating compliance with Part B of Policy SI7 "Reducing waste and supporting the circular economy" of the London Plan (2021) and including details of a pre-demolition audit and measures for monitoring and reporting against the targets within the Circular Economy Statement shall be submitted and approved in writing by the Local Planning Authority.

The assessment shall develop a strategy for the implementation of circular economy principles in both the approved building and the wider site's operational phase, in addition to developing an end-of-life strategy for the development according to circular economy principles, including disassembly and deconstruction. The development shall be carried out in accordance with the approved details.

Reason: To promote resource conservation, waste reduction, material re-use, recycling and reduction in material being sent to land fill in compliance with Policy SI7 of the London Plan (2021).

7. No development (except for demolition works) shall commence until the following has been submitted to and approved in writing by the Local Planning Authority (LPA):

a. A thermal comfort assessment testing the proposed scheme against the 2021 London Plan cooling hierarchy, demonstrating compliance with CIBSE TM59 and Part O for DSY1 (including a naturally ventilated scenario achieving 100% pass rate), as set out by the GLA's Energy Assessment Guidance 2022. It must be demonstrated that the centralised system is compliant with the CIBSE Code of Practice and will achieve Heat Trust accreditation. The assessment must test the following options:

i) a naturally-ventilated option to agreed thermal performance of walls and glazing u values and glazing g-value, to minimise any cooling requirements, and

ii) a non-naturally-ventilated option with an element of "peak lopping" as required.

b. A detailed MEP design of the proposed building systems, to include whole system SCOP/SEER performance based upon reversible Water Source Heat Pump units on ambient loop, and to include potential to 'heat dump' when residential units are in cooling mode, to be picked up by the hotel DHW load.

c. A further energy assessment based upon all of above inputs and the Stage 4 design, including carbon offset calculations

Thereafter the development shall be carried out in accordance with the approved details.

Reason: In order to appropriately manage any heat risk associated with the development, in accordance with policy SI 4 'Managing heat risk' of the London Plan (2021).

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;

- details of flow control measures;

- details highlighting the proposed point(s) of discharge and discharge rates of foul water arising from the development, including manhole references code/number with the proposed discharge rate into that connection point (in consultation with Thames Water)

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 FRA & SuDS Strategy prepared by The PES (dated 21/11/2024). 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 Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

9. Prior to the commencement of development, details of a scheme of groundwater monitoring to be carried out to inform any upgrade works required to the existing basement levels shall be submitted to and approved in writing with the Local Planning Authority, in consultation with the Greater London Authority. The development shall be carried out in accordance with the details thereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the basement and lower ground floor levels of the building would not be adversely affected by groundwater, in accordance with Policy SI 12 'Flood risk management' of the London Plan (2021).

10. Prior to the commencement of any demolition or strip out works, an Asbestos Survey shall be submitted to and approved in writing by the Local Planning Authority. This must either demonstrate with evidence that the existing buildings were built post-2000, or must include details of an intrusive asbestos survey in accordance with HSG264, supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must identify potential sources of asbestos contamination and detail removal or mitigation appropriate to the proposed end use. The development must be carried out in accordance with the details thereby approved.

Reason: To ensure that risks from potential asbestos are appropriately managed, in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) and Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan (2022).

Permission is subject to the following Grade Condition(s)

11. Prior to commencement of above ground work to the existing superstructure, 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 (2024); Policy SI 6 (Digital Connectivity Infrastructure) of the London Plan (2021) and Policy P44 (Broadband and digital infrastructure) of the Southwark Plan (2022).

12. Details of the biodiversity green roofs shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any above grade works to the existing superstructure. The biodiversity green roofs 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) - to meet the requirements of GRO Code 2014.

- 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 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 biodiversity roofs 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 roofs and the Local Planning Authority agreeing the submitted plans, and once the green roofs 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 or 0.4 for residential developments and 0.3 for commercial developments in accordance with the National Planning Policy Framework (2024); 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).

13. Notwithstanding the detail shown on approved drawings or documents, prior to the commencement of above grade works to the existing superstructure, typical section drawings at a scale of 1:5/1:10 through the following building elements shall be submitted to the Local Planning Authority for approval in writing:

(a) The facades - including any external rainwater goods

(b) Shopfront designs, including extent of clear and opaque glazing

(c) All parapets and roof edges

(d) Balconies - including privacy screens

(e) All building entrances, including communal residential entrances onto Deynesford Road and Elmington Road, servicing entrances, and individual residential entrances onto Deynsford Road

(f) Windows - including confirmation of the opening types, lintels, cills, glazing specification and depth of window reveals, blind windows, Juliet balconies and any solar screens

(g) Means of enclosure/ screening between habitable room windows and communal gardens at 6th and 13th floor levels

(h) Acoustic panels and means of enclosure serving rooftop plant and sections to

show plant visibility (including photovoltaic panels) from street level

The development shall not be carried out other than in accordance with any such approval given. Privacy screening shall be installed in accordance with the approved details prior to first occupation of the building, and shall be retained and maintained as such.

Reason - In order that the Local Planning Authority may be satisfied that the consented buildings will be constructed with the necessary level of technical expertise to achieve the high-quality architecture presented in the application material in accordance with the National Planning Policy Framework (2024), Policies D4 (Delivering good design) and D9 (Tall buildings) of the London Plan (2021) and Policies P13 (Design of places), P14 (Design quality) and P17 (Tall buildings) of the Southwark Plan (2022)

14. Prior to the commencement of any above ground works to the existing superstructure, drawings and schedules of play provision and equipment to be provided shall be submitted to and approved in writing by the Local Planning Authority and such provision as is agreed shall be made available to all residents prior to the first occupation of the development and shall be retained as such thereafter.

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 (2024); Policy D4 (Delivery good design) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P15 (Residential Design) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

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 and 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.

8) Details of the planting and means of inhibiting access to the grassed are on floor 6, opposite unit numbers 62E and 63E. This shall include sectional plans to show the height of the wall and how access would be restricted.

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: the National Planning Policy Framework 2024; 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. a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of above ground works to the existing superstructure, and shall be implemented in accordance with the approved details prior to occupation.

b) Prior to occupation of the development a Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved 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 (2024); Policy D11 (Safety security and resilience to emergency) of the London Plan (2021); Policy P16 (Designing out crime) of the Southwark Plan (2022).

17. Prior to the commencement of above ground works to the existing superstructure, written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans and as set out in the Schedule of Accommodation Breakdown dated 20/11/2024 (ref: 878-(20)-101 Rev P03) meet the standard of the Approved Document M of the Building Regulations (2015) and as corresponding to the approved floor plans shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved by the appointed building control body Access to and use of building standard.

Reason: To ensure the development complies with: Chapters 5 (Delivering a sufficient supply of homes) and 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2024); Policy D7 (Accessible housing) of the London Plan (2021), and; Policy P8 (Wheelchair Accessible and Adaptable Housing) of the Southwark Plan (2022).

18. a) Prior to the commencement of above grade works to the existing superstructure,

details of any proposed obscure glazing to the ground floor duplex homes in the east elevation of the building facing Deynsford Road shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved, unless otherwise agreed in writing by the Local Planning Authority.

b) The windows on the western elevation of the following flats shall be obscure glazed and top-opening only and shall not be replaced or repaired otherwise than with obscure glazing. For the avoidance of doubt, these openings have either been marked as obscure glazed or Clerestory on the associated floors plans.

Flats: 11E, 12E, 31E, 35E, 41E, 45E,

Reason: In order to protect the privacy and amenity of the occupiers and users of the adjoining premises from undue overlooking in accordance with the National Planning Policy Framework (2024) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

19. Before any above grade work to the existing superstructure begins, details of how the impact of the development on television, radio and other telecommunications services will be assessed, the method and results of surveys carried out, and the measures to be taken to rectify any problems identified shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until any such mitigation measures as may have been approved have been implemented.

Reason: In order to ensure that any adverse impacts of the development on reception of properties in the area is identified and resolved satisfactorily in accordance with the National Planning Policy Framework (2024); Policy D9 (Tall buildings) of the London Plan (2021); and Policy P17 (Tall buildings) of the Southwark Plan (2022).

20. a) The hotel, class E and class F2 uses hereby approved shall achieve a BREEAM rating of 'Excellent' or higher, and shall achieve at least the BREEAM excellent standard for the 'Wat 01' water category or equivalent (commercial development).

b) Prior to the commencement of above grade works to the existing superstructure, a BREEAM pre-assessment for the new homes hereby permitted demonstrating that the development could achieve at least BREEAM 'Excellent' including in the 'Wat 01' water category shall be submitted to and approved in writing by the Local Planning Authority.

c) Before the first occupation of the development, the submission to BRE Post Construction Review documents (or other verification process agreed with the Local Planning Authority), and evidence of the submission to BRE, shall be submitted to

and approved in writing by the Local Planning Authority, confirming that the required 'Excellent' standard for all of the new uses have been met.

d) Once certification of the Post Construction Review has been completed by BRE, the certified Post Construction Review including the certificate shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed 'Excellent' standard has been met.

Reason: To ensure the proposal complies with the National Planning Policy Framework (2024); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan (2021); Policy SI 5 (Water Infrastructure) of the London Plan (2021) and Policy P69 (Sustainability standards) and Policy P70 (Energy) of the Southwark Plan (2022).

21. Prior to the commencement of above grade works to the existing superstructure, details of the wind conditions on the terrace at 13th floor level based on the Lawson Comfort Criteria shall be submitted to and approved in writing by the Local Planning Authority. Any mitigation measures required will be provided in accordance with the approved details prior to the occupation of the development and retained as such thereafter.

Reason: In the interests of amenity and safety, in accordance with Policy D9 (Tall buildings) of the London Plan (2021); Policy P14 (Design quality), Policy P17 (Tall buildings) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

22. Before any occupation of the development, full particulars shall be submitted to and approved by the Local Planning Authority of a scheme showing how the class E floorspace will be fitted-out to an appropriate level for this use. This shall include details of the flooring, wall and ceiling finishes, mechanical and electrical fit-out, heating and cooling provision, sprinklers, and the provision of kitchen and toilet facilities. The class floorspace shall be fitted out in accordance with the details thereby approved prior to the occupation of the development and retained as such thereafter.

Reason: To ensure that high quality industrial floorspace is delivered and retained in the borough in the interests of protecting and generating employment in accordance with the National Planning Policy Framework (2024); Policy P29 (Strategic protected industrial land) and Policy P30 (Office and business development) of the Southwark Plan (2022).

23. Prior to the occupation of the permitted hotel, a hotel management plan shall be submitted to and approved in writing by the Local Planning Authority. It shall include details of the following:

a) arrangements for the arrival and departure of guests and measures to avoid noise,

litter and disruption;

b) taxi drop-off and collection arrangements;

c) management arrangements for the maintenance of the external areas of the hotel;

d) details of a telephone line which shall be manned 24 hours a day everyday throughout the year to respond to complaints related to the use of the development, for example anti-social behaviour from guests at the hotel;

e) details of the publicity carried out to ensure that the details of the telephone line required in d) above is widely circulated to residents and businesses based in the vicinity of the site; and

f) details of the marketing and management arrangements for the co-working space and recording studios within the development.

The development shall be carried out in accordance with the details thereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and public safety, and to ensure that the co-working and recording studio spaces are marketed widely within the local area, in accordance with policies P28 'Access to employment and training' P56 'Protection of amenity' of the Southwark Plan (2022).

24. Notwithstanding the details shown on the approved plans, revised plans, sections and elevations (at least scale 1:50) showing the removal of the structural frame at 13th floor level and alternative proposals for enclosing the 13th floor level roof terrace shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works to the existing superstructure. The development shall be carried out in accordance with the details thereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The structural frame as currently shown would be overly dominant, and revised details are therefore required, in accordance with the National Planning Policy Framework (2024), Policies D4 (Delivering good design) and D9 (Tall buildings) of the London Plan (2021) and Policies P13 (Design of places), P14 (Design quality) and P17 (Tall buildings) of the Southwark Plan (2022).

25. Prior to the commencement of above grade works to the existing superstructure, a

Landscape and Environmental Management Plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens but including the plaza), shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

The scheme shall include the following elements:

- roof planting, trees, climbers, soft landscaping and ecological features;

- Details of planting as part of the landscape strategy/plan;

- A minimum of 50% native species and 80% of plants on the RHS Perfect for Pollinators list;

- Details of an irrigation schedule (for stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm).

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

The provision of 10 x swift and bee bricks within the development.

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 (2024); 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).

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

26. 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 Flood Risk Assessment and Drainage Strategy prepared by The PES (re. FRA20100.3D dated 27.02.2024 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).

27. Details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall be carried out in accordance with the details approved and the boundary treatment shall be provided prior to the occupation of the building and maintained as such thereafter.

Reason: In the interests of visual and residential amenity in accordance with the National Planning Policy Framework (2024); Policy D4 (Delivery good design) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P15 (Residential Design) and Policy P56 (Protection of amenity) of the Southwark Plan (2022)

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

Works shall comply to 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 01:2021 (EN) - Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard.

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with the National Planning Policy Framework (2024) Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land), 12 (Achieving well-designed places), Chapter 14 (Meeting the challenge of climate change), and chapters 15 & 16 (Conserving and enhancing the natural and historic environment); Policy 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).

29. a) Before the first occupation of the development hereby approved, the refuse storage arrangements (individuals bin stores, routes to bin stores, bin collection locations, levels and gradients to and from the store, bulky waste storage) as shown on the drawings hereby approved shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained as such thereafter.

b) Before the first occupation of the development details of a temporary bin holding area a maximum of 10m from the inset loading bay shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason: To ensure that there would be adequate waste storage facilities to serve the development, in accordance with policy P62 'Reducing waste' of the Southwark Plan (2022).

30. a) Before the first occupation of the building, a Travel Plan written in accordance with TfL best guidance at the time of submission, setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors, shall be submitted to and approved in writing by the Local Planning Authority. Hard and soft measures would be required to meet the targets set out the travel plan. These could include but are not restricted to: cycle to work schemes, cycle repair kits, walking groups, cycle hire membership etc.

b) At the start of the second year of operation of the approved Travel Plan, a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

c) At the start of the fifth year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

Reason: In order that the use of non-car based travel is encouraged in accordance with the National Planning Policy Framework (2024); Policy T6 (Car parking) of the London Plan (2021); Policy P54 (Car parking) of the Southwark Plan (2022).

31. Prior to the occupation of the development, a delivery and servicing management plan (DSMP) for all elements of the site (including the new homes) shall be submitted to and approved in writing by the Local Planning Authority. It shall include the following:

(a) strategy for deliveries and collections;

(b) number of servicing trips (including maintenance);

(c) details for management and receipt of deliveries for the homes;

(d) measures to minimise the number of servicing trips overall;

(e) measures to encourage deliveries and servicing by electric vehicle, cycle, foot and other non-private vehicular means;

(f) measures for the monitoring and review of the servicing operations.

No servcing to the hotel, class E and F floorspace shall take place during the morning and evening peak traffic hours, during school drop-off and pick-up times, and after 20:00 daily.

The DSMP shall be implemented once any part of the development is occupied and shall remain in place unless otherwise agreed in writing.

Reason - To ensure that the impacts of delivery and servicing on the local highway network and general amenity of the area are satisfactorily mitigated in accordance with the National Planning Policy Framework (2024), Policies T4 (Assessing and mitigating transport impacts) and T7 (Deliveries, servicing and construction) of the London Plan (2021) and Policies P14 (Design quality), P18 (Efficient use of land), P50 (Highways impacts) of the Southwark

Plan (2022).

32. Prior to the first occupation of the development a Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority, and must include the following details:

(a) the proposed allocation of and arrangements for the management of parking spaces including disabled parking bays.

(b) the provision of active Electric Vehicle Charging Points (EVCP) to every residential parking space in accordance with adopted London Plan (where feasible);

(c) measures to ensure that the parking spaces would only be used by residents who are Blue Badge holders.

No visitor or operational parking shall be provided in the development other than for hotel guests who are Blue Badge holders.

The car parking shall be provided and managed in accordance with the approved strategy for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate management of the limited parking available onsite in accordance with the National Planning Policy Framework (2024); Policy T6 (Car parking) of the London Plan (2021); Policy P54 (Car parking) of the Southwark Plan (2022).

33. The development shall not be occupied until confirmation has been provided that either:

a) Foul water capacity exists off site to serve the development, or

b) A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or

c) All foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (e-mail: devcon.team@thameswater.co.uk) prior to the planning application approval.

34. a) Prior to the occupation of the development, a post-construction monitoring report shall be completed in line with the Greater London Authority's Circular Economy Statement Guidance. The report shall be submitted to and approved in writing by the Local Planning Authority.

b) Once the Post-Construction Monitoring report is approved by the Local Planning Authority, the Applicant shall provide the approved post-construction monitoring report and any supporting information to the GLA at circulareconomystatements@london.gov.uk

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with Policy P62 (Reducing waste) of the Southwark Plan (2022). Details to be sent to circulareconomystatements@london.gov.uk.

35. No development shall be occupied until confirmation has been provided that either:

a) all water network upgrades required to accommodate the additional demand to serve the development have been completed; or

b) a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied, and approved in writing by the Local Planning Authority. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. The developer can

request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (e-mail: devcon.team@thameswater.co.uk) prior to the planning application approval.

36. Prior to the occupation of the development, the post-construction tab of the Grater London Authority's (GLA) Whole Life-Cycle Carbon Assessment template shall be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. Together with any supporting information, it shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with Policy SI 2 'Minimising greenhouse gas emissions' of the London Plan (2021).

37. a) The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019. Suitable acoustic treatments shall be used to ensure compliance with the above standard.

b) Prior to the occupation of the development a validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

38. Prior to the occupation of any of the residential units within the development, the communal amenity space shall be completed and available for use in accordance with the details approved. With the exception of the 13th floor roof terrace, the communal amenity space within the development, shall be available to all residential occupiers of the development in perpetuity and the spaces shall be retained for amenity purposes.

Reason: To ensure a high quality of residential amenity is delivered and provided in a timely manner for new residents in accordance with the National Planning Policy Framework (2024), Policies D6 (Housing quality and standards) and D9 (Tall buildings) of the London Plan (2021) and Policies P13 (Design of places), P14 (Design quality), P15 (Residential design) and P56 (Protection of amenity) of the Southwark Plan (2022)

39. Residential Vertical sound transmission between potentially loud commercial and residential properties

a) The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an LAeq across any 5 minute period. A report shall be submitted in writing to and approved by the Local Planning Authority detailing acoustic predictions and mitigation measures to ensure the above standard is met. The development shall be carried out in accordance with the approval given.

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

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

40. a) Prior to the occupation of the development details of a mirror sign or similar to ensure adequate visibility for vehicles exiting the lower ground floor parking area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved and maintained as such thereafter.

b) A pedestrian 1.5M X 1.5M visibility splays at the vehicular entrances / exits for the development shall be maintained clear of obstructions and any landscaping or vegetation within the visibility splays shall be maintained so that it does not exceed 0.6m in height.

Reason: In the interests of pedestrian, cyclist and vehicular safety in accordance with the National Planning Policy Framework (2024) and Policies P50 (Highway impacts), P51 (Walking) and P53 (Cycling) of the Southwark Plan (2022).

41. Within one month of the commencement of the development, details of a study to demonstrate the feasibility of providing additional photovoltaic panels (PVs) within the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved, and any additional PVs provided and made operational prior to the occupation of the development and retained as such thereafter.

Reason: In order to minimise carbon emissions from the development, in accordance

with Policy SI 2' Minimising greenhouse gas emissions' of the London Plan and policy P70 'Energy' of the Southwark Plan (2022).

42. Prior to the occupation of the development a post-construction monitoring report shall be completed in line with the Greater London Authority (GLA) Circular Economy Statement Guidance. The report shall be submitted to and approved by the Local Planning Authority in writing.

Reason: In order to maximise the re-use of materials and in the interests of sustainable waste management in accordance with policy SI 7 'Reducing waste and supporting the circular economy' of the London Plan (2021).

43. Prior to any occupation of the development hereby approved a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. 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 itself. The plan should provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood. The report should be proportionate and risk based in terms of sources of flooding. Once approved, the measures shall remain for as long as the development is occupied.

Reason: To ensure that the development is designed to ensure safety of the building users during extreme flood events, to mitigate residual flood risk and ensure safety of the future occupants of the proposed development and to provide safe refuge and ensure safety of the future occupants of the proposed development in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

Permission is subject to the following Compliance Condition(s)

44. Residential internal noise levels - standard

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

Bedrooms - 35dB LAeq T†, 30 dB LAeq T*, 45dB LAFmax T

Living and Dining rooms - 35dB LAeq T †.

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

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

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

45. Enhanced Horizontal sound transmission between residential units standard

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

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

46. The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the nighttime period of 23.00 07.00hrs.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2024

47. No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition or obligation 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 elevation drawings unless agreed in writing by the Local Planning Authority.

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

(2024); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places), Policy P14 (Design quality) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

48. Except for the provision of CCTV equipment and notwithstanding the provisions of Schedule 2, Part 16 The Town & Country Planning (General Permitted Development) Order 2015 (as amended or re- enacted) no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason: In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with the National Planning Policy Framework (2024); Policy P55 (Protection of amenity) and Policy P13 (Design of places) of the Southwark Plan (2022).

49. The development hereby approved shall be carried out in accordance with the recommendations in the Gateway One Fire Statement by Orion Fire Engineering dated 29th October 2024 (Ref: OF-000430-FSS-01-C), unless a revised Fire Statement is submitted to and approved in writing by the Local Planning Authority prior to the relevant works being carried out.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with Policy D12 (Fire safety) of the London Plan (2021).

50. No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the elevations of the buildings, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure such works do not detract from the appearance of the building (s) in accordance with The National Planning Policy Framework (2024); Policy D4 (Delivering good design) of the London Plan (2021) and Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

51. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no satellite dishes shall be installed on any of the elevations or the roofs of any Building, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order that the Local Planning Authority may be satisfied with the details of the proposal and to accord with the National Planning Policy Framework 2024 and Policies P13 (Design of Places), P14 (Design quality) and P17 (Tall buildings) of the Southwark Plan (2022).

52. The development hereby permitted is limited to the following:

134 new homes;

150 hotel rooms;

131sqm of class E floorspace

250sqm of class F2 floorspace

a maximum roof plant enclosure height of 52.93m (above ground)

Reason: This is in accordance with the application details and the approved plans.

53. Prior to occupation, the development shall achieve full compliance with the air quality assessment mitigation measures as detailed in the Air Quality Assessment dated 11th September 2023 (ref: J0642/1/F1).

Reason: To protect future occupiers from poor external air quality in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) and Policy P65 (Improving air quality) of the Southwark Plan (2022).

54. The roof terraces hereby permitted shall only be used between the hours of 7am and 10pm daily.

Reason:

In the interrests of the amenity of neighbouring occupiers, in accordance with policy P56 'Protection of amenity' of the Southwark Plan (2022).

55. Urban Greening Factor

The measures set out in the urban greening factor calculation to achieve a score of at least 0.4 shall be implemented in full prior to the occupation of the development, or the first available planting season.

Reason:

In order to meet the requirements of policy G5 'Urban greening' of the London Plan (2021).

56. Ten per cent of the hotel bedrooms shall be wheelchair-accessible in accordance with Figure 52[121] incorporating figure 30[122] or 33[123] of British Standard BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings.

Code of practice.

Reason:

As required by Policy E10 'Visitor infrastructure' of the London Plan (2021).

57. The uses hereby permitted shall only be open between the following hours:

Co-working space and ancillary hotel cafe - 7am to 11pm daily

Class E and F2 floorspace - 8am to 11pm daily.

Reason: To safeguard the amenity of neighbouring residential properties in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

58. The development hereby permitted shall be carried out in accordance with the FRA & SuDS Strategy (reference: FRA20100.3D) dated 27.02-2024 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is designed safely in reference to flood risk in accordance with the National Planning Policy Framework (2024); Policy SI 12 (Flood risk management) of the London Plan (2021); and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

59. The development shall be carried out in accordance with the Energy & Sustainability Statement dated 29th October 2024 (V3). The energy efficiency and sustainability measures set out therein shall be completed and made operational prior to the first occupation of the development and retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development minimises operational carbon dioxide emissions and achieves the highest levels of sustainable design and construction in accordance with Policy SI 2 (Minimising greenhouse gas emissions) in the London Plan (2021) and Policy P70 (Energy) in Southwark Plan (2022).

60. Each dwelling hereby permitted shall be constructed to achieve at least the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason:

To ensure the development complies with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2024); Policy SI 5 (Water infrastructure) of the London Plan (2021); and Policy P67 (Reducing water use) of the Southwark Plan (2022).

Permission is subject to the following Special Condition(s)

61. 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 and water utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement. Also to be in accordance with London Plan (2021) Policy SI 5 and Southwark Plan (2022) Policies P64 (Contaminated land) P67 (Reducing water use). Piling has the potential to impact on local underground water utility infrastructure. 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 in line with paragraph 180 of the National Planning Policy Framework (2024). To prevent pollution of groundwater within underlying Principal and Secondary aquifers

62. a) Notwithstanding the detail shown on approved drawings or documents, prior to the installation of any facade, sample panels (no less than 1 metre x 1 metre) of all external facing materials to be used in the construction of the development shall be presented on site (or an alternative location agreed with the Local Planning Authority) and a detailed schedule of such materials submitted to the Local Planning Authority for approval in writing.

b) Prior to the installation of any facade, a full-scale mock-up of a typical portion of the tower's façade shall be presented on site (or at another location to be agreed by the Local Planning Authority) to the Local Planning Authority for approval in writing.

The development shall not proceed other than in accordance with any such approval given.

Reason - In order that the Local Planning Authority can be satisfied that the consented development will be delivered to a high quality and makes an appropriate

contextual response to the site in accordance with the National Planning Policy Framework (2024), Policies D4 (Delivering good design) and D9 (Tall buildings) of the London Plan (2021) and Policies P13 (Design of places), P14 (Design quality) and P17 (Tall buildings) of the Southwark Plan (2022).

63. a) Notwithstanding the details shown on the approved plans, within one month of the commencement of the development revised details of the long-stay cycle parking for the development, including cross sections, with aisle widths and floor to ceiling heights clearly labelled, shall be submitted to and approved in writing by the Local Planning Authority. It shall provide a minimum of 385 long-stay spaces within the development. The cycle parking shall be provided in accordance with the details thereby approved prior to the occupation of the development and retained as such thereafter.

b) The short-stay cycle parking spaces shall be provided in accordance with the approved plans prior to the occupation of the development and shall be retained as such thereafter.

Reason - To promote sustainable travel and to ensure compliance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2024); Policy T5 (Cycling) of the London Plan (2021), Policy P53 (Cycling) of the Southwark Plan (2022) and Chapter 8 of the London Cycle Design Standards (2014).

64. Prior to the commencement of any hot food cooking activities on the site arising from the class E floorspace or ancillary hotel cafe, full particulars and details of a scheme for the extraction and ventilation of the commercial kitchens shall be submitted to and approved by the Local Planning Authority. The scheme shall include:

- Details of extraction rate and efflux velocity of extracted air

- Full details of grease, particle and odour abatement plant

- The location and orientation of the extraction ductwork and discharge terminal

- A management servicing plan for maintenance of the extraction system to ensure that fumes and odours from the kitchen to do affect public health or residential amenity.

The development shall be carried out in accordance with the details thereby approved and maintained as such thereafter.

Reason:

In order to ensure that 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 Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2024); Policy D13

(Agent of Change) of the London Plan (2021); Policy SI 1 (Air quality) of the London Plan (2021); P64 (Contaminated land and hazardous substances) P65 (Improving air quality) and P56 (Protection of Amenity) of the Southwark Plan (2022).

65. Any external lighting installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance Note 1 for the reduction of obtrusive light (2021).

a) 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 in writing by the Local Planning Authority before any such lighting is installed. The development shall not be carried out otherwise than in accordance with any such approval given.

b)Prior to the external lighting being used, a validation report demonstrating compliance with the ILW guidance note shall be shall be submitted to the Local Planning Authority for approval in writing.

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 Southwark Plan 2022 Policy P16 (Designing out crime); Policy P56 (Protection of amenity), and the National Planning Policy Framework 2024.

66. Prior to the commencement of any landscaping works, full details of a site-wide art strategy shall be submitted to and approved in writing by the Local Planning Authority. The site-wide art strategy shall include the following details:

(a) The locations of the art features including the primary, secondary and hidden typologies.

(b) The community engagement undertaken in the development of the ideas.

(c) The design of the art features to be incorporated into the landscaping, wayfinding, street furniture, play equipment and any wind mitigation.

(d) The process for securing the permission where the art features are of a scale to require planning permission and/or advertisement consent.

(e) The timescales for the delivery of the art features.

(f) The arrangements for on-going maintenance of the heritage and art features;

(g) The retention of the external bas relief Royal Coat of Arms above the main entrance, either on the building or within the landscaping.

(h) Details of the etched glazing at ground floor level fronting the plaza.

The art strategy shall be developed in accordance with the Southwark Council Public Art Policy (2022). The development shall be carried out in accordance with the approved strategy and shall be retained and maintained as such thereafter.

Reason - To secure further details of the Art Strategy within the Design and Access Statement as part of ensuring a high design quality and provides satisfactory standards of visual amenity in accordance with: the National Planning Policy Framework (2024); Policy D8 (Public realm) of the London Plan (2021); Policies P13 (Design of Places), P14 (Design Quality) and P56 (Protection of amenity) of the Southwark Plan (2022)

Informatives

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

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://www.thameswater.co.uk/developers/larger-scale-developments/planningyour-development/working-near-our-pipes
The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. 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://www.thameswater.co.uk/developers/larger-scale-developments/planningyour-development/working-near-our-pipes Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

2 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.

3 Circular Economy Post-construction monitoring report informative

Once the Post-Construction Monitoring report is approved by the Local Planning Authority (LPA), the Applicant should provide the approved post-construction monitoring report and any supporting information to the Greater London Authority (GLA) at circulareconomystatements@london.gov.uk

Whole Life-Cycle Carbon assessment informative

Once the GLA's Whole Life-Cycle Carbon Assessment is approved by the LPA, the Applicant should provide this Assessment together with any supporting information to the GLA at: ZeroCarbonPlanning@london.gov.uk.

0 The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement.

The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards. Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), https://www.southwark.gov.uk/transport-and-roads/asset-management-and-streetscape-design/southwark-streetscape-design-manual-ssdm.

The applicant will be required to enter into an s278 agreement under the Highways Act 1980 for any works to existing adopted Highways.

Appendix 2: Relevant planning policy

The site is subject to the following designations in the Southwark Plan 2022:

Adopted Planning Policy Designations (Proposals Map)

- Camberwell Area Vision
- Site allocation NSP35
- Camberwell District Town Centre
- Urban Zone
- Archaeological Priority Area
- Air Quality Management Area
- Hot food takeaway schools exclusion zone
- Critical drainage area
- Flood zones 1 and 3
- Public transport accessibility level (PTAL) of 5 (high)

Site allocation NSP35

The application site boundary covers broadly the same area as site allocation NSP35, albeit that the application site boundary extends slightly further west towards Camberwell library. NSP35 states that redevelopment of the site must:
- Provide employment (E(g)), retail, community or leisure uses of at least the amount of employment generating floorspace currently on the site.
Redevelopment of the site should:
- Provide new homes (C3)
The site allocation gives an indicative residential capacity of 150 homes. The design and accessibility guidance states that the plaza area should be re-landscaped to provide enhanced green infrastructure, retaining the existing mature trees and providing improved public realm. It states that a comprehensive mixed-use redevelopment of the site could include taller buildings, subject to consideration of impacts on existing character, heritage and townscape. 'Taller' buildings are defined in the Southwark Plan as generally higher than their surroundings context, but not significantly taller to qualify as tall buildings.

National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework ('NPPF') was published in December 2024 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 4 – Decision-making
Section 5 – Delivering a sufficient supply of homes
Section 6 - Building a strong, competitive economy
Section 7 – Ensuring the vitality of town centres
Section 8 - Promoting healthy and safe communities
Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well–designed 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

Planning Practice Guidance

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:

GG1 Building strong and inclusive communities
GG2 Making the best use of land
GG3 Creating a healthy city
GG4 Delivering the homes Londoners need
GG5 Growing a good economy
GG6 Increasing efficiency and resilience
Policy SD6 Town centres and high streets
Policy SD7 Town centres: development principles and Development Plan Documents
Policy SD8 Town centre network
Policy SD9 Town centres: Local partnerships and implementation
Policy SD10 Strategic and local regeneration
Policy D1 London’s form, character and capacity for growth
Policy D2 Infrastructure requirements for sustainable densities
Policy D3 Optimising site capacity through the design-led approach
Policy D4 Delivering good design
Policy D5 Inclusive design
Policy D6 Housing quality and standards
Policy D7 Accessible housing
Policy D8 Public realm
Policy D9 Tall buildings
Policy D10 Basement development
Policy D11 Safety, security and resilience to emergency
Policy D12 Fire safety
Policy 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 E2 Providing suitable business space
Policy E9 Retail, markets and hot food takeaways
Policy E10 Visitor infrastructure
Policy E11 Skills and opportunities for all
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 12 Flood risk management
Policy SI 13 Sustainable drainage
Policy T1 Strategic approach to transport
Policy T2 Healthy Streets
Policy T3 Transport capacity, connectivity and safeguarding
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T6 Car parking
Policy T6.1 Residential parking
Policy T6.2 Office Parking
Policy T6.4 Hotel and leisure uses parking
Policy T6.5 Non-residential disabled persons parking
Policy T7 Deliveries, servicing and construction
Policy T9 Funding transport infrastructure through planning
Policy DF1 Delivery of the Plan and Planning Obligations

GLA Supplementary Planning Guidance (SPGs and LPGs)

Affordable Housing LPG (draft, May 2023)
Development Viability LPG (draft, May 2023)
Urban Greening Factor LPG (February 2023)
Air Quality Neutral LPG (February 2023)
Be Seen energy monitoring guidance LPG
Circular Economy Statements LPG
Energy Planning Guidance
Sustainable transport, walking and cycling guidance
Affordable Housing and Viability (August 2017)
Housing SPG (March 2016)
Social Infrastructure (May 2015)
The control of dust and emissions during construction and demolition (2014)

Shaping neighbourhoods – character and context (2014)
Play and Informal Recreation (September 2012)
Climate change mitigation and energy strategy (2010)
Planning for Equality and Diversity in London (October 2007)
Accessible London – Achieving an inclusive environment (2004)

Supplementary Planning Documents (SPDs)

Heritage SPD (2021)
Section 106 Planning Obligations/CIL SPD (2020 update)
Development Viability SPD (2016)
Technical Update to the Residential Design Standards SPD (2015)
Affordable housing SPD (2008 - Adopted and 2011 - Draft)

Conservation Area Appraisals

Camberwell Green Conservation Area Appraisal

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
AV.05 – Camberwell Area Vision
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
P19 – Listed buildings and structures
P20 – Conservation areas
P21 – Conservation of the historic environment and natural heritage
P23 – Archaeology
P26 – Local List
P28 – Access to employment and training
P35 – Town and local centres
P44 – Broadband and digital infrastructure
P45 – Healthy developments
P47 – Community uses
P49 – Public transport

P50 – Highways impacts
P51 – Walking
P53 – Cycling
P54 – Car parking
P55 - Parking standards for disabled people and the 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
NSP35 – Camberwell Green Magistrates Court

Appendix 3: Planning history

Camberwell Green Magistrates Court

19/EQ/0389 – Pre-application enquiry for demolition of existing building and mixed-use redevelopment of the site comprising circa 2,860sqm B1 office space at ground and basement levels, 173sqm A3 cafe at ground floor, 117 x C3 residential homes available for rent, 235 bed C1 apart-hotel and 130 bed hotel at lower basement level. Parking to be provided on site. Building heights of up to 20 storeys.

The advice provided raised a number of concerns, including the loss of commercial space, lack of facilities for the proposed hotel, quality of the proposed hotel and residential accommodation, quantum of affordable housing, lack of public realm, and excessive building heights.

17/EQ/0421 - Pre-application enquiry for demolition of existing magistrates court and construction of new residential buildings up to 16 storeys in height (plus basement) providing around 170 flats.

The redevelopment of the site was supported in principle, but concerns were raised regarding the loss of commercial space, lack and loss of public realm, that additional civic space was required if the height were to be supported, and that the heritage and amenity impacts needed to be tested.

Lomond Grove

21/AP/1981 - Redevelopment of a site on Lomond Grove, to create 22 residential units (use class C3) in a part 4, part 5 storey building, demolition of existing boundary walls, new vehicle cross-over, new landscape, wider landscape and play space improvements including new access through to Caspian Street. Planning permission was GRANTED in November 2021 following the completion of a s106 agreement.

Appendix 4: Consultation undertaken

Site notice date: 14/11/2023
Press notice date: 29/08/2024
Case officer site visit date: n/a
Neighbour consultation letters sent: 19/12/2024

Internal services consulted

LBS Planning Policy [Surgery]
LBS Building Control Division
LBS Network Developments Construction Management Plans
LBS Environmental Protection Team
LBS Community Infrastructure Team
LBS Transport Policy Team
LBS Archaeologist
LBS Design And Conservation Team [Formal Consultation]
LBS Local Economy
LBS Ecology Officer
LBS Highways Development & Management
Flood Risk Management & Urban Drainage Team
LBS Urban Forester
LBS Waste Management Team
LBS Building Control Division
LBS CCTV - Public Space Surveillance
LBS Planning Policy [Formal Consultation] - General
LBS Archaeologist
LBS Building Control Division
LBS CCTV - Public Space Surveillance
LBS Community Infrastructure Team
LBS Network Developments Construction Management Plans
LBS Design And Conservation Team [Formal Consultation]
LBS Local Economy
LBS Ecology Officer
LBS Environmental Protection Team
LBS Highways Development & Management
LBS Planning Policy [Formal Consultation] - General
Flood Risk Management & Urban Drainage Team
LBS Transport Policy Team
LBS Urban Forester
LBS Waste Management Team
LBS Ecology Officer

Statutory and non-statutory organisations

Arqiva
The Camberwell Society

Fire And Emergency Department
HSE Fire Risk Assessments
UK Power Networks

Environment Agency
Greater London Authority
HE - Heritage
London Fire & Emergency Planning Authority
Natural England - London Region & South East Region
Metropolitan Police Service (Designing Out Crime)
Transport For London
Transport For London

Thames Water

Network Rail
Network Rail
London Underground
Arqiva
The Camberwell Society

Environment Agency
Fire And Emergency Department
Greater London Authority
HE - Heritage
HSE Fire Risk Assessments
London Fire & Emergency Planning Authority
Natural England - London Region & South East Region
Metropolitan Police Service (Designing Out Crime)

Transport For London
Transport For London

Thames Water
UK Power Networks

Neighbour and local groups consulted:

9 Mary Datchelor Close London Southwark
Flat 34 Christabel Pankhurst Court 25 Brisbane Street
Flat 23 Christabel Pankhurst Court 25 Brisbane Street
Flat 6 Christabel Pankhurst Court 25 Brisbane Street
5 Belham Walk London Southwark
6 Belham Walk London Southwark
19 Belham Walk London Southwark
Block J Flat 3 Peabody Estate Camberwell Green
Block K Flat 6 Peabody Estate Camberwell Green
Block D Flat 10 Peabody Estate Camberwell Green
116 Lomond Grove London Southwark
Block H Flat 12 Peabody Estate Camberwell Green
Block H Flat 5 Peabody Estate
Camberwell Green
Block P Flat 8 Peabody Estate Camberwell Green

Block P Flat 5 Peabody Estate Camberwell Green
Block O Flat 9 Peabody Estate Camberwell Green
Block O Flat 7 Peabody Estate Camberwell Green
Block N Flat 7 Peabody Estate Camberwell Green
Block J Flat 11 Peabody Estate Camberwell Green
5 Mary Datchelor Close London Southwark
Unit 5 Camberwell Business Centre 99 - 103 Lomond Grove
174 Lomond Grove London Southwark
184 Lomond Grove London Southwark
156 Lomond Grove London Southwark
126 Don Phelan Close London Southwark
119 Don Phelan Close London Southwark
Flat 8 Park House Camberwell Green
Flat 4 Park House Camberwell Green
Block G Flat 7 Peabody Estate Camberwell Green
Block F Flat 8 Peabody Estate Camberwell Green
Block E Flat 12 Peabody Estate Camberwell Green
Block E Flat 8 Peabody Estate Camberwell Green
Block B Flat 15 Peabody Estate Camberwell Green
36 Sansom Street London Southwark
88 Don Phelan Close London Southwark
84 Don Phelan Close London Southwark
69 Don Phelan Close London Southwark
64 Don Phelan Close London Southwark
Flat 4 20 Kimpton Road London
Flat 1 20 Kimpton Road London
Flat 34 Lomond House 50 Camberwell Green
Block O Flat 1 Peabody Estate Camberwell Green
Block G Flat 1 Peabody Estate Camberwell Green
Flat 17 Drayton House Elmington Estate Elmington Road
Flat 15 Drayton House Elmington Estate Elmington Road
80 Lomond Grove London Southwark
76 Lomond Grove London Southwark
9 Bullace Row London Southwark
17 Belham Walk London Southwark
Block J Flat 6 Peabody Estate Camberwell Green
Block J Flat 4 Peabody Estate Camberwell Green
Block D Flat 15 Peabody Estate Camberwell Green
Block D Flat 7 Peabody Estate Camberwell Green
Block P Flat 10 Peabody Estate Camberwell Green
22 Mary Datchelor Close London Southwark
20 Mary Datchelor Close London Southwark
186 Lomond Grove London Southwark
154 Lomond Grove London Southwark
134 Lomond Grove London Southwark
128 Lomond Grove London Southwark
Flat 6 Brighton House Camberwell Green
155 Don Phelan Close London Southwark
153 Don Phelan Close London Southwark
146 Don Phelan Close London Southwark
145 Don Phelan Close London Southwark
133 Don Phelan Close London Southwark
122 Don Phelan Close London Southwark
110 Don Phelan Close London Southwark
99 Don Phelan Close London Southwark
98 Don Phelan Close London Southwark
1 Jago Walk London Southwark
Block G Flat 9 Peabody Estate Camberwell Green
Block G Flat 4 Peabody Estate Camberwell Green
60 Mary Datchelor Close London Southwark
57 Mary Datchelor Close London Southwark
Flat 4 2 Deynsford Road London
Flat 37 Christabel Pankhurst Court 25 Brisbane Street
Flat 15 Christabel Pankhurst Court 25 Brisbane Street

Flat 13 Christabel Pankhurst Court 25 Brisbane Street
Flat 6 Herrick House Brisbane Street
25 Belham Walk London Southwark
16 Belham Walk London Southwark
Unit 050 Camberwell Business Centre 99 - 103 Lomond Grove
Flat 10 Good Neighbours House 38 Mary Datchelor Close
Flat 5 Good Neighbours House 38 Mary Datchelor Close
Block F Flat 6 Peabody Estate Camberwell Green
Block E Flat 15 Peabody Estate Camberwell Green
Block E Flat 5 Peabody Estate Camberwell Green
Block E Flat 3 Peabody Estate Camberwell Green
Block B Flat 12 Peabody Estate Camberwell Green
4 Sansom Street London Southwark
28 Sansom Street London Southwark
16 Sansom Street London Southwark
61 Don Phelan Close London Southwark
8 Don Phelan Close London Southwark
7 Don Phelan Close London Southwark
48 Don Phelan Close London Southwark
Camberwell Business Centre 99 - 103 Lomond Grove London
Flat 47 Lomond House 50 Camberwell Green
Flat 46 Lomond House 50 Camberwell Green
Flat 44 Lomond House 50 Camberwell Green
Flat 42 Lomond House 50 Camberwell Green
Block A Flat 9 Peabody Estate Camberwell Green
Flat 8 Drayton House Elmington Estate Elmington Road
Flat 5 Drayton House Elmington Estate Elmington Road
Flat 23 Drayton House Elmington Estate Elmington Road
Flat 20 Drayton House Elmington Estate Elmington Road
Flat 19 Drayton House Elmington Estate Elmington Road
94 Elmington Road London Southwark
53 Mary Datchelor Close London Southwark
25C Vicarage Grove London Southwark
Flat 3 107 Lomond Grove London
Flat 39 Christabel Pankhurst Court 25 Brisbane Street
Flat 36 Christabel Pankhurst Court 25 Brisbane Street
Flat 20 Christabel Pankhurst Court 25 Brisbane Street
Flat 2 Christabel Pankhurst Court 25 Brisbane Street
2 Jago Walk London Southwark
Block G Flat 13 Peabody Estate Camberwell Green
Block G Flat 11 Peabody Estate Camberwell Green
Block F Flat 3 Peabody Estate Camberwell Green
Block C Flat 10 Peabody Estate Camberwell Green
Block C Flat 6 Peabody Estate Camberwell Green
82 Don Phelan Close London Southwark
81 Don Phelan Close London Southwark
74 Don Phelan Close London Southwark
56 Don Phelan Close London Southwark
55 Don Phelan Close London Southwark
46 Don Phelan Close London Southwark
Flat 39 Lomond House 50 Camberwell Green
Flat 33 Lomond House 50 Camberwell Green
Block A Flat 14 Peabody Estate Camberwell Green
Block A Flat 10 Peabody Estate Camberwell Green
Block A Flat 6 Peabody Estate Camberwell Green
Block A Flat 4 Peabody Estate Camberwell Green
98 Elmington Road London Southwark
26 Don Phelan Close London Southwark
2 Don Phelan Close London Southwark
70 Mary Datchelor Close London Southwark
69 Mary Datchelor Close London Southwark
44 Mary Datchelor Close London Southwark
39 Mary Datchelor Close London Southwark
Flat 16 Christabel Pankhurst Court 25

Brisbane Street
Flat 9 Christabel Pankhurst Court 25 Brisbane Street
Flat 13 Good Neighbours House 38 Mary Datchelor Close
Flat 4 Good Neighbours House 38 Mary Datchelor Close
Flat 3 Good Neighbours House 38 Mary Datchelor Close
Flat 12 Warren Court 64 Lomond Grove
Flat 1 Warren Court 64 Lomond Grove
Flat 31 Lomond House 50 Camberwell Green
86 Lomond Grove London Southwark
14 Mary Datchelor Close London Southwark
Block M Flat 5 Peabody Estate Camberwell Green
159 Don Phelan Close London Southwark
Block E Flat 7 Peabody Estate Camberwell Green
Flat 21 Dekker House Elmington Estate Hopewell Street
Block F Flat 10 Peabody Estate Camberwell Green
Block B Flat 7 Peabody Estate Camberwell Green
Good Neighbours House 38 Mary Datchelor Close London
Flat 40 Landor House Elmington Estate Camberwell Road
24 Kimpton Road London Southwark
104 Lomond Grove London Southwark
78 Lomond Grove London Southwark
141 Don Phelan Close London Southwark
Flat 29 Dekker House Elmington Estate Hopewell Street
Flat 13 Dekker House Elmington Estate Hopewell Street
Flat 43 Landor House Elmington Estate Camberwell Road
Flat 29 Landor House Elmington Estate Camberwell Road
105 Don Phelan Close London Southwark
102 Don Phelan Close London Southwark
90 Don Phelan Close London Southwark
Flat 17 Herrick House Elmington Estate Elmington Road
4 Peabody Court 6 Kimpton Road London
60 Don Phelan Close London Southwark
6 Don Phelan Close London Southwark
30 Don Phelan Close London Southwark
Unit 207 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 103 Camberwell Business Centre 99 - 103 Lomond Grove
Flat 14 Landor House Elmington Estate Camberwell Road
Flat 1 Landor House Elmington Estate Camberwell Road
Flat 8 Dekker House Elmington Estate Hopewell Street
1 Don Phelan Close London Southwark
Unit 150 Camberwell Business Centre 99 - 103 Lomond Grove
Block L Flat 10 Peabody Estate Camberwell Green
Block L Flat 8 Peabody Estate Camberwell Green
Block E Flat 14 Peabody Estate Camberwell Green
27 Mary Datchelor Close London Southwark
Unit 205 Camberwell Business Centre 99 - 103 Lomond Grove
22 Peabody Court 6 Kimpton Road London
112 Lomond Grove London Southwark
94 Lomond Grove London Southwark
88 Lomond Grove London Southwark
21 Kimpton Road London Southwark
164 Don Phelan Close London Southwark
Block L Flat 7 Peabody Estate Camberwell Green
Block N Flat 9 Peabody Estate Camberwell Green
37 Mary Datchelor Close London Southwark
2 Mary Datchelor Close London Southwark
11 Mary Datchelor Close London Southwark
Flat 7 Brighton House Camberwell Green
162 Don Phelan Close London Southwark
156 Don Phelan Close London Southwark

120 Don Phelan Close London Southwark
Block F Flat 13 Peabody Estate Camberwell Green
20 Sansom Street London Southwark
85 Don Phelan Close London Southwark
71 Don Phelan Close London Southwark
53 Don Phelan Close London Southwark
49 Don Phelan Close London Southwark
37 Don Phelan Close London Southwark
Flat 2 20 Kimpton Road London
Flat 26 Lomond House 50 Camberwell Green
Flat 21 Drayton House Elmington Estate Elmington Road
Flat 10 Drayton House Elmington Estate Elmington Road
108 Elmington Road London Southwark
32 Don Phelan Close London Southwark
23 Don Phelan Close London Southwark
6 Mary Datchelor Close London Southwark
25B Vicarage Grove London Southwark
Flat 6 107 Lomond Grove London
Flat 3 Fawcett Court 107 Elmington Road
Flat 25 Christabel Pankhurst Court 25 Brisbane Street
Flat 18 Christabel Pankhurst Court 25 Brisbane Street
Flat 8 Christabel Pankhurst Court 25 Brisbane Street
Flat 9 Good Neighbours House 38 Mary Datchelor Close
Flat 1 Good Neighbours House 38 Mary Datchelor Close
Flat 5 Warren Court 64 Lomond Grove
Flat 2 Warren Court 64 Lomond Grove
65 Don Phelan Close London Southwark
Block A Flat 8 Peabody Estate Camberwell Green
30 Sansom Street London Southwark
104 Elmington Road London Southwark
Block K Flat 3 Peabody Estate Camberwell Green
Flat 38 Landor House Elmington Estate Camberwell Road
Flat 4 Christabel Pankhurst Court 25 Brisbane Street
Unit 256 Camberwell Business Centre 99 - 103 Lomond Grove
Block M Flat 3 Peabody Estate Camberwell Green
Flat 5 Dekker House Elmington Estate Hopewell Street
Flat 1 Dekker House Elmington Estate Hopewell Street
Flat 41 Landor House Elmington Estate Camberwell Road
86 Don Phelan Close London Southwark
70 Don Phelan Close London Southwark
Flat 1 Hood House Elmington Estate Brisbane Street
39 Don Phelan Close London Southwark
Flat 16 Landor House Elmington Estate Camberwell Road
Unit 250 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 253 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 143 Camberwell Business Centre 99 - 103 Lomond Grove
Flat 7 Warren Court 64 Lomond Grove
94 Don Phelan Close London Southwark
79 Don Phelan Close London Southwark
160 Lomond Grove London Southwark
129 Don Phelan Close London Southwark
114 Don Phelan Close London Southwark
5 Peabody Court 6 Kimpton Road London
Flat 8 Brighton House Camberwell Green
Block P Flat 9 Peabody Estate Camberwell Green
Flat 2 2 Deynsford Road London
Flat 7 Lomond House 50 Camberwell Green
137 Don Phelan Close London Southwark
Flat 22 Dekker House Elmington Estate Hopewell Street
13 Peabody Court 6 Kimpton Road London
Flat 4 Landor House Elmington Estate Camberwell Road
Flat 35 Landor House Elmington Estate Camberwell Road
93 Don Phelan Close London Southwark
Flat 9 Herrick House Elmington Estate Elmington Road
Flat 5 Herrick House Elmington Estate Elmington Road

57 Don Phelan Close London Southwark
9 Don Phelan Close London Southwark
8 Peabody Court 6 Kimpton Road London
Flat 2 311 Camberwell Road London
Unit 52 Camberwell Business Centre 99 - 103 Lomond Grove
7 Belham Walk London Southwark
Block L Flat 5 Peabody Estate Camberwell Green
Block F Flat 7 Peabody Estate Camberwell Green
Block E Flat 6 Peabody Estate Camberwell Green
Block K Flat 10 Peabody Estate Camberwell Green
10 Hopewell Street London Southwark
6 Hopewell Street London Southwark
35 Mary Datchelor Close London Southwark
3 Mary Datchelor Close London Southwark
106 Elmington Road London Southwark
Flat 4 Drayton House Elmington Estate Elmington Road
92 Lomond Grove London Southwark
Block G Flat 10 Peabody Estate Camberwell Green
Block G Flat 3 Peabody Estate Camberwell Green
28 Kimpton Road London Southwark
Unit 126 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 106 Camberwell Business Centre 99 - 103 Lomond Grove
Top Floor Flat Camberwell Green Court Deynsford Road
12 Don Phelan Close London Southwark
61 Mary Datchelor Close London Southwark
55 Mary Datchelor Close London Southwark
49 Mary Datchelor Close London Southwark
2 Belham Walk London Southwark
158 Lomond Grove London Southwark
Flat 18 Landor House Elmington Estate Camberwell Road
Flat 45 Lomond House 50 Camberwell Green
24 Don Phelan Close London Southwark
83 Lomond Grove London Southwark
Block L Flat 1 Peabody Estate Camberwell Green
Flat 24 Christabel Pankhurst Court 25 Brisbane Street
Flat 19 Christabel Pankhurst Court 25 Brisbane Street
Flat 10 Herrick House Elmington Estate Elmington Road
Flat 2 Hood House Elmington Estate Brisbane Street
Flat 6 Landor House Elmington Estate Camberwell Road
Flat 23 Landor House Elmington Estate Camberwell Road
Unit B65 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 252 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 3m1 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 001 Camberwell Business Centre 99 - 103 Lomond Grove
24 Peabody Court 6 Kimpton Road London
Flat 4 305 - 307 Camberwell Road London
96 Lomond Grove London Southwark
11 Kimpton Road London Southwark
8 Bullace Row London Southwark
5 Bullace Row London Southwark
4 Belham Walk London Southwark
21 Belham Walk London Southwark
313 Camberwell Road London Southwark
Block J Flat 9 Peabody Estate Camberwell Green
Block L Flat 6 Peabody Estate Camberwell Green
Block K Flat 9 Peabody Estate Camberwell Green
Block G Flat 14 Peabody Estate Camberwell Green
Flat 5 Lomond House 50 Camberwell Green
Flat 2 Lomond House 50 Camberwell Green
Block O Flat 5 Peabody Estate Camberwell Green
Block N Flat 6 Peabody Estate Camberwell Green
Block N Flat 4 Peabody Estate Camberwell Green

11 Hopewell Street London Southwark
5 Hopewell Street London Southwark
26 Mary Datchelor Close London Southwark
170 Lomond Grove London Southwark
162 Lomond Grove London Southwark
158 Don Phelan Close London Southwark
148 Don Phelan Close London Southwark
135 Don Phelan Close London Southwark
132 Don Phelan Close London Southwark
123 Don Phelan Close London Southwark
117 Don Phelan Close London Southwark
111 Don Phelan Close London Southwark
109 Don Phelan Close London Southwark
106 Don Phelan Close London Southwark
Flat 2 Brighton House Camberwell Green
Flat 2 Park House Camberwell Green
Block G Flat 2 Peabody Estate Camberwell Green
Block F Flat 15 Peabody Estate Camberwell Green
Block C Flat 8 Peabody Estate Camberwell Green
Block C Flat 3 Peabody Estate Camberwell Green
Block E Flat 11 Peabody Estate Camberwell Green
3 Hopewell Street London Southwark
100 Elmington Road London Southwark
Block D Flat 11 Peabody Estate Camberwell Green
Flat 19 Dekker House Elmington Estate Hopewell Street
First Floor Flat 315 Camberwell Road London
Flat 2 305 - 307 Camberwell Road London
54 Camberwell Green London Southwark
Flat 2 107 Lomond Grove London
Flat 13 Fawcett Court 107 Elmington Road
Flat 10 Fawcett Court 107 Elmington Road
Flat 5 Fawcett Court 107 Elmington Road
Flat 3 Lennie House 34 Picton Street
Flat 1 Camberwell Leisure Centre Artichoke Place
Block M Flat 1 To 2 Peabody Estate Camberwell Green
Flat 6 2 Deynsford Road London
Block B Flat 10 Peabody Estate Camberwell Green
Block B Flat 3 Peabody Estate Camberwell Green
92 Don Phelan Close London Southwark
6 Sansom Street London Southwark
91 Don Phelan Close London Southwark
75 Don Phelan Close London Southwark
68 Don Phelan Close London Southwark
58 Don Phelan Close London Southwark
52 Camberwell Green London Southwark
Block H Flat 1 Peabody Estate Camberwell Green
92 Elmington Road London Southwark
34 Don Phelan Close London Southwark
65 Mary Datchelor Close London Southwark
48 Mary Datchelor Close London Southwark
Flat 5 Lennie House 34 Picton Street
Flat 22 Christabel Pankhurst Court 25 Brisbane Street
Peabody Trust Estate Office Camberwell Green London
Flat 6 Good Neighbours House 38 Mary Datchelor Close
Flat 2 Good Neighbours House 38 Mary Datchelor Close
Flat 15 Warren Court 64 Lomond Grove
Flat 9 Warren Court 64 Lomond Grove
Flat 4 Warren Court 64 Lomond Grove
42 Don Phelan Close London Southwark
16 Don Phelan Close London Southwark
47 Mary Datchelor Close London Southwark
Flat 27 Christabel Pankhurst Court 25 Brisbane Street
161 Don Phelan Close London Southwark
41 Mary Datchelor Close London Southwark

Block N Flat 3 Peabody Estate Camberwell Green
Flat 30 Landor House Elmington Estate Camberwell Road
80 Don Phelan Close London Southwark
67 Don Phelan Close London Southwark
36 Don Phelan Close London Southwark
15 Peabody Court 6 Kimpton Road London
Flat 7 Lennie House 34 Picton Street
Flat 38 Christabel Pankhurst Court 25 Brisbane Street
Flat 27 Dekker House Elmington Estate Hopewell Street
Block C Flat 5 Peabody Estate Camberwell Green
Block D Flat 6 Peabody Estate Camberwell Green
Block G Flat 15 Peabody Estate Camberwell Green
Block F Flat 9 Peabody Estate Camberwell Green
Block A Flat 13 Peabody Estate Camberwell Green
Block P Flat 4 Peabody Estate Camberwell Green
Block A Flat 12 Peabody Estate Camberwell Green
Block O Flat 4 Peabody Estate Camberwell Green
Flat 1 2 Deynsford Road London
Flat 7 Dekker House Elmington Estate Hopewell Street
Flat 23 Dekker House Elmington Estate Hopewell Street
Flat 17 Dekker House Elmington Estate Hopewell Street
Flat 12 Dekker House Elmington Estate Hopewell Street
Flat 10 Dekker House Elmington Estate Hopewell Street
Flat 4 Hood House Elmington Estate Brisbane Street
Flat 19 Hood House Elmington Estate Brisbane Street
Flat 21 Landor House Elmington Estate Camberwell Road
First Floor Flat 309 Camberwell Road London
18 Peabody Court 6 Kimpton Road London
Unit 206 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 152 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 107 Camberwell Business Centre 99 - 103 Lomond Grove
Flat 1 305 - 307 Camberwell Road London
74 Lomond Grove London Southwark
17 Kimpton Road London Southwark
Block M Flat 2 Peabody Estate Camberwell Green
Block L Flat 2 Peabody Estate Camberwell Green
Block K Flat 8 Peabody Estate Camberwell Green
Block D Flat 5 Peabody Estate Camberwell Green
Block H Flat 9 Peabody Estate Camberwell Green
Flat 11 Lomond House 50 Camberwell Green
Block O Flat 10 Peabody Estate Camberwell Green
Block O Flat 3 Peabody Estate Camberwell Green
2 Hopewell Street London Southwark
18 Mary Datchelor Close London Southwark
Flat 12 Good Neighbours House 38 Mary Datchelor Close
Flat 13 Warren Court 64 Lomond Grove
Flat 8 Warren Court 64 Lomond Grove
Flat 6 Warren Court 64 Lomond Grove
Flat 3 Warren Court 64 Lomond Grove
62 Mary Datchelor Close London Southwark
20 Belham Walk London Southwark
11 Peabody Court 6 Kimpton Road London
Flat 13 Lomond House 50 Camberwell Green
163 Don Phelan Close London Southwark
Block H Flat 10 Peabody Estate Camberwell Green
10 Peabody Court 6 Kimpton Road London
96 Don Phelan Close London Southwark
Block F Flat 11 Peabody Estate Camberwell Green
Block E Flat 9 Peabody Estate Camberwell Green

Block J Flat 10 Peabody Estate Camberwell Green
150 Don Phelan Close London Southwark
Flat 1 311 Camberwell Road London
Flat 13 Herrick House Elmington Estate Elmington Road
Flat 23 Hood House Elmington Estate Brisbane Street
Flat 19 Landor House Elmington Estate Camberwell Road
176 Lomond Grove London Southwark
Block M Flat 6 Peabody Estate Camberwell Green
142 Don Phelan Close London Southwark
107 Don Phelan Close London Southwark
Block E Flat 2 Peabody Estate Camberwell Green
59 Don Phelan Close London Southwark
Fifth To Seventh Floors Magistrates Court 15 Deynsford Road
Flat 4 Fawcett Court 107 Elmington Road
Block D Flat 13 Peabody Estate Camberwell Green
Flat 4 107 Lomond Grove London
144 Don Phelan Close London Southwark
Third Floor Flat 315 Camberwell Road London
Flat 37 Landor House Elmington Estate Camberwell Road
Flat 22 Landor House Elmington Estate Camberwell Road
73 Don Phelan Close London Southwark
Flat 9 Hood House Elmington Estate Brisbane Street
Flat 13 Hood House Elmington Estate Brisbane Street
Flat 7 Herrick House Elmington Estate Elmington Road
Flat 15 Herrick House Elmington Estate Elmington Road
Flat B 313 Camberwell Road London
47 Don Phelan Close London Southwark
Unit 348 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 342 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 254 Camberwell Business Centre 99 - 103 Lomond Grove
Flat 11 Landor House Elmington Estate Camberwell Road
18 Don Phelan Close London Southwark
15 Don Phelan Close London Southwark
1 Kimpton Road London Southwark
168 Lomond Grove London Southwark
150 Lomond Grove London Southwark
146 Lomond Grove London Southwark
142 Lomond Grove London Southwark
151 Don Phelan Close London Southwark
138 Don Phelan Close London Southwark
136 Don Phelan Close London Southwark
130 Don Phelan Close London Southwark
127 Don Phelan Close London Southwark
113 Don Phelan Close London Southwark
103 Don Phelan Close London Southwark
33 Brisbane Street London Southwark
Unit 343 Camberwell Business Centre 99 - 103 Lomond Grove
Block E Flat 13 Peabody Estate Camberwell Green
Block C Flat 4 Peabody Estate Camberwell Green
Block B Flat 8 Peabody Estate Camberwell Green
Block B Flat 5 Peabody Estate Camberwell Green
14 Sansom Street London Southwark
10 Sansom Street London Southwark
87 Don Phelan Close London Southwark
66 Don Phelan Close London Southwark
52 Don Phelan Close London Southwark
51 Don Phelan Close London Southwark
4 Don Phelan Close London Southwark
38 Don Phelan Close London Southwark
Block K Flat 1 Peabody Estate Camberwell Green
90 Elmington Road London Southwark
31 Don Phelan Close London Southwark
25 Don Phelan Close London Southwark
22 Don Phelan Close London Southwark
17 Don Phelan Close London Southwark
13 Don Phelan Close London Southwark
10 Don Phelan Close London Southwark

66 Mary Datchelor Close London Southwark
56 Mary Datchelor Close London Southwark
7 Mary Datchelor Close London Southwark
Flat 5 107 Lomond Grove London
Flat 6 Fawcett Court 107 Elmington Road
Flat 2 Lennie House 34 Picton Street
Flat 29 Christabel Pankhurst Court 25 Brisbane Street
Flat 1 Christabel Pankhurst Court 25 Brisbane Street
Flat 11 Good Neighbours House 38 Mary Datchelor Close
Flat 7 Good Neighbours House 38 Mary Datchelor Close
Flat 10 Warren Court 64 Lomond Grove
Flat 5 Park House Camberwell Green
102 Lomond Grove London Southwark
Flat 17 Christabel Pankhurst Court 25 Brisbane Street
5 Don Phelan Close London Southwark
Flat 2 Landor House Elmington Estate Camberwell Road
Flat 14 Drayton House Elmington Estate Elmington Road
Block N Flat 2 Peabody Estate Camberwell Green
131 Don Phelan Close London Southwark
17 Peabody Court 6 Kimpton Road London
Flat 30 Dekker House Elmington Estate Hopewell Street
Flat 16 Dekker House Elmington Estate Hopewell Street
Flat 7 Landor House Elmington Estate Camberwell Road
108 Don Phelan Close London Southwark
76 Don Phelan Close London Southwark
Flat 20 Hood House Elmington Estate Brisbane Street
Flat 18 Hood House Elmington Estate Brisbane Street
Flat 7 303 - 305 Camberwell Road London
50 Don Phelan Close London Southwark
44 Don Phelan Close London Southwark
Flat 1 Herrick House Elmington Estate Elmington Road
64 Mary Datchelor Close London Southwark
2 Sansom Street London Southwark
144 Lomond Grove London Southwark
108 Lomond Grove London Southwark
Block F Flat 4 Peabody Estate Camberwell Green
Block F Flat 2 Peabody Estate Camberwell Green
Block E Flat 4 Peabody Estate Camberwell Green
4 Mary Datchelor Close London Southwark
24 Mary Datchelor Close London Southwark
Flat 27 Lomond House 50 Camberwell Green
Flat 13 Drayton House Elmington Estate Elmington Road
Flat 11 Drayton House Elmington Estate Elmington Road
Block H Flat 13 Peabody Estate Camberwell Green
Block H Flat 3 Peabody Estate Camberwell Green
Block A Flat 15 Peabody Estate Camberwell Green
Flat 3 20 Kimpton Road London
Flat 48 Lomond House 50 Camberwell Green
Flat 40 Lomond House 50 Camberwell Green
Flat 3 Park House Camberwell Green
Flat 12 Fawcett Court 107 Elmington Road
Flat 1 Lennie House 34 Picton Street
Flat 28 Christabel Pankhurst Court 25 Brisbane Street
Flat 14 Herrick House Elmington Estate Elmington Road
Flat 12 Herrick House Elmington Estate Elmington Road
Flat 5 Landor House Elmington Estate Camberwell Road
Flat 3 Landor House Elmington Estate Camberwell Road
Flat 28 Landor House Elmington Estate Camberwell Road
Flat 25 Landor House Elmington Estate Camberwell Road
Flat 17 Landor House Elmington Estate

Camberwell Road
Flat 15 Landor House Elmington Estate Camberwell Road
Second Floor Flat 315 Camberwell Road London
Unit B41 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 257 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 255 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 123 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 045 Camberwell Business Centre 99 - 103 Lomond Grove
19 Kimpton Road London Southwark
27 Belham Walk London Southwark
Block M Flat 10 Peabody Estate Camberwell Green
Block K Flat 4 Peabody Estate Camberwell Green
Block H Flat 15 Peabody Estate Camberwell Green
Flat 8 Lomond House 50 Camberwell Green
Block P Flat 3 Peabody Estate Camberwell Green
9 Hopewell Street London Southwark
36 Mary Datchelor Close London Southwark
34 Mary Datchelor Close London Southwark
31 Mary Datchelor Close London Southwark
28 Mary Datchelor Close London Southwark
25 Mary Datchelor Close London Southwark
180 Lomond Grove London Southwark
17 Mary Datchelor Close London Southwark
148 Lomond Grove London Southwark
126 Lomond Grove London Southwark
120 Lomond Grove London Southwark
152 Don Phelan Close London Southwark
140 Don Phelan Close London Southwark
139 Don Phelan Close London Southwark
104 Don Phelan Close London Southwark
Flat 1 Park House Camberwell Green
23 Belham Walk London Southwark
164 Lomond Grove London Southwark
114 Lomond Grove London Southwark
52 Mary Datchelor Close London Southwark
152 Lomond Grove London Southwark
130 Lomond Grove London Southwark
Block J Flat 5 Peabody Estate Camberwell Green
Block D Flat 14 Peabody Estate Camberwell Green
Block C Flat 14 Peabody Estate Camberwell Green
32 Mary Datchelor Close London Southwark
13 Mary Datchelor Close London Southwark
Flat 25 Lomond House 50 Camberwell Green
Flat 3 Lomond House 50 Camberwell Green
40 Mary Datchelor Close London Southwark
Flat 37 Lomond House 50 Camberwell Green
Flat 32 Lomond House 50 Camberwell Green
Flat 15 Lomond House 50 Camberwell Green
Flat 12 Lomond House 50 Camberwell Green
Flat 9 Lomond House 50 Camberwell Green
Spring Lodge 4 Deynsford Road London
116 Don Phelan Close London Southwark
Flat 4 Brighton House Camberwell Green
4 Jago Walk London Southwark
31 Brisbane Street London Southwark
Block F Flat 5 Peabody Estate Camberwell Green
Block C Flat 13 Peabody Estate Camberwell Green
Block C Flat 11 Peabody Estate Camberwell Green
26 Sansom Street London Southwark
18 Sansom Street London Southwark
89 Don Phelan Close London Southwark
Unit 226 Camberwell Business Centre 99 - 103 Lomond Grove

Clemance Hall Brisbane Street London
Flat 5 20 Kimpton Road London
26 Kimpton Road London Southwark
Flat 41 Lomond House 50 Camberwell Green
Flat 38 Lomond House 50 Camberwell Green
Flat 28 Lomond House 50 Camberwell Green
Block B Flat 2 Peabody Estate Camberwell Green
Block A Flat 11 Peabody Estate Camberwell Green
Block A Flat 3 Peabody Estate Camberwell Green
86 Elmington Road London Southwark
35 Don Phelan Close London Southwark
28 Don Phelan Close London Southwark
19 Don Phelan Close London Southwark
11 Don Phelan Close London Southwark
50 Mary Datchelor Close London Southwark
45 Mary Datchelor Close London Southwark
42 Mary Datchelor Close London Southwark
Flat 1 109 Lomond Grove London
Flat 8 Fawcett Court 107 Elmington Road
Flat 1 Fawcett Court 107 Elmington Road
Flat 41 Christabel Pankhurst Court 25 Brisbane Street
Flat 30 Christabel Pankhurst Court 25 Brisbane Street
Flat 8 Good Neighbours House 38 Mary Datchelor Close
Flat 14 Warren Court 64 Lomond Grove
62 Lomond Grove London Southwark
110 Lomond Grove London Southwark
132 Lomond Grove London Southwark
143 Don Phelan Close London Southwark
41 Don Phelan Close London Southwark
21 Mary Datchelor Close London Southwark
54 Don Phelan Close London Southwark
Flat 16 Hood House Elmington Estate Brisbane Street
Flat 16 Drayton House Elmington Estate Elmington Road
125 Don Phelan Close London Southwark
Unit 43 Camberwell Business Centre 99 - 103 Lomond Grove
77 Don Phelan Close London Southwark
3 Don Phelan Close London Southwark
22 Sansom Street London Southwark
1 Hopewell Street London Southwark
140 Lomond Grove London Southwark
1 Mary Datchelor Close London Southwark
Flat 5 305 - 307 Camberwell Road London
Block B Flat 11 Peabody Estate Camberwell Green
75 Lomond Grove London Southwark
Flat 18 Drayton House Elmington Estate Elmington Road
Flat 1 Drayton House Elmington Estate Elmington Road
Basement Camberwell Business Centre 99 - 103 Lomond Grove
Block G Flat 5 Peabody Estate Camberwell Green
Block A Flat 7 Peabody Estate Camberwell Green
Block O Flat 6 Peabody Estate Camberwell Green
Block N Flat 5 Peabody Estate Camberwell Green
Block N Flat 1 Peabody Estate Camberwell Green
Flat 4 Lennie House 34 Picton Street
Flat 40 Christabel Pankhurst Court 25 Brisbane Street
Flat 21 Christabel Pankhurst Court 25 Brisbane Street
Flat 9 Dekker House Elmington Estate Hopewell Street
Flat 4 Dekker House Elmington Estate Hopewell Street
Flat 3 Dekker House Elmington Estate Hopewell Street
Flat 20 Dekker House Elmington Estate Hopewell Street
Flat 15 Hood House Elmington Estate Brisbane Street
Flat 8 Landor House Elmington Estate Camberwell Road
Flat 31 Landor House Elmington Estate Camberwell Road
Flat 10 Landor House Elmington Estate Camberwell Road

Units 351 Camberwell Business Centre 99 - 103 Lomond Grove
Block P Flat 6 Peabody Estate Camberwell Green
154 Don Phelan Close London Southwark
Flat 26 Dekker House Elmington Estate Hopewell Street
Flat 2 Dekker House Elmington Estate Hopewell Street
Flat 9 Landor House Elmington Estate Camberwell Road
Flat 27 Landor House Elmington Estate Camberwell Road
Flat 5 Hood House Elmington Estate Brisbane Street
Flat 24 Hood House Elmington Estate Brisbane Street
Flat 22 Hood House Elmington Estate Brisbane Street
Flat 11 Hood House Elmington Estate Brisbane Street
Unit B43 Camberwell Business Centre 99 - 103 Lomond Grove
1 Peabody Court 6 Kimpton Road London
Unit 110 Camberwell Business Centre 99 - 103 Lomond Grove
Second Floor Flat 309 Camberwell Road London
Flat 11 Herrick House Elmington Estate Elmington Road
12 Sansom Street London Southwark
88 Elmington Road London Southwark
124 Lomond Grove London Southwark
Block J Flat 2 Peabody Estate Camberwell Green
Block M Flat 9 Peabody Estate Camberwell Green
Block K Flat 5 Peabody Estate Camberwell Green
Block K Flat 2 Peabody Estate Camberwell Green
43 Mary Datchelor Close London Southwark
8 Mary Datchelor Close London Southwark
19 Mary Datchelor Close London Southwark
Flat 35 Lomond House 50 Camberwell Green
Flat 6 Lomond House 50 Camberwell Green
Block C Flat 1 Peabody Estate Camberwell Green
Block A Flat 1 Peabody Estate Camberwell Green
Block C Flat 9 Peabody Estate Camberwell Green
Block C Flat 2 Peabody Estate Camberwell Green
Block B Flat 14 Peabody Estate Camberwell Green
Block H Flat 11 Peabody Estate Camberwell Green
Block F Flat 14 Peabody Estate Camberwell Green
Block B Flat 6 Peabody Estate Camberwell Green
4 Bullace Row London Southwark
8 Sansom Street London Southwark
15 Kimpton Road London Southwark
21 Don Phelan Close London Southwark
Flat 5 Brighton House Camberwell Green
Block P Flat 7 Peabody Estate Camberwell Green
Block P Flat 2 Peabody Estate Camberwell Green
Block N Flat 10 Peabody Estate Camberwell Green
Block N Flat 8 Peabody Estate Camberwell Green
Flat 9 Fawcett Court 107 Elmington Road
Flat 3 Christabel Pankhurst Court 25 Brisbane Street
Flat 28 Dekker House Elmington Estate Hopewell Street
Flat 15 Dekker House Elmington Estate Hopewell Street
Flat 2 Drayton House Elmington Estate Elmington Road
305 - 307 Camberwell Road London Southwark
98 Lomond Grove London Southwark
Block F Flat 12 Peabody Estate Camberwell Green
Flat 1 Lomond House 50 Camberwell Green
105 Lomond Grove London Southwark
Block D Flat 2 Peabody Estate Camberwell Green
Block A Flat 2 Peabody Estate

Camberwell Green
Block A Flat 5 Peabody Estate Camberwell Green
Block O Flat 8 Peabody Estate Camberwell Green
Block J Flat 14 Peabody Estate Camberwell Green
Block F Flat 1 Peabody Estate Camberwell Green
Flat 6 Park House Camberwell Green
Block J Flat 12 Peabody Estate Camberwell Green
Block J Flat 7 Peabody Estate Camberwell Green
Block D Flat 1 Peabody Estate Camberwell Green
Flat 2 Fawcett Court 107 Elmington Road
Flat 35 Christabel Pankhurst Court 25 Brisbane Street
Flat 22 Drayton House Elmington Estate Elmington Road
Flat 8 Hood House Elmington Estate Brisbane Street
Flat 3 Hood House Elmington Estate Brisbane Street
Flat 21 Hood House Elmington Estate Brisbane Street
First Floor Lomond House 50 Camberwell Green
Unit B61 Camberwell Business Centre 99 - 103 Lomond Grove
Unit B45 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 349 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 210 Camberwell Business Centre 99 - 103 Lomond Grove
Flat 3 311 Camberwell Road London
21 Peabody Court 6 Kimpton Road London
72 Lomond Grove London Southwark
Flat 11 Fawcett Court 107 Elmington Road
Block K Flat 7 Peabody Estate Camberwell Green
97 Don Phelan Close London Southwark
Block G Flat 12 Peabody Estate Camberwell Green
309 Camberwell Road London Southwark
Orchard Hill College Lomond House 50 Camberwell Green
3 Kimpton Road London Southwark
Landor House Tenants Hall 1A Landor House Elmington Estate Camberwell Road
Camberwell New Library 48 Camberwell Green London
Camberwell Leisure Centre Artichoke Place London
Flat 32 Christabel Pankhurst Court 25 Brisbane Street
Flat 11 Christabel Pankhurst Court 25 Brisbane Street
79 Lomond Grove London Southwark
Flat 24 Landor House Elmington Estate Camberwell Road
29 Brisbane Street London Southwark
Flat 33 Landor House Elmington Estate Camberwell Road
Flat 8 Herrick House Elmington Estate Elmington Road
Unit 344 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 104 Camberwell Business Centre 99 - 103 Lomond Grove
Flat 31 Christabel Pankhurst Court 25 Brisbane Street
Unit 157 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 335 Camberwell Business Centre 99 - 103 Lomond Grove
20 Peabody Court 6 Kimpton Road London
19 Peabody Court 6 Kimpton Road London
7 Kimpton Road London Southwark
Unit 125 Camberwell Business Centre 99 - 103 Lomond Grove
Ground Floor 2 Deynsford Road London
Unit 337 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 105 Camberwell Business Centre 99 - 103 Lomond Grove
Block B Flat 1 Peabody Estate Camberwell Green
3 Peabody Court 6 Kimpton Road London
Flat 7 Hood House Elmington Estate Brisbane Street
121 Don Phelan Close London Southwark
Living Accommodation The Planet

Nollywood 319 Camberwell Road
Unit 141 Camberwell Business Centre 99 - 103 Lomond Grove
25A Vicarage Grove London Southwark
Unit 040 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 346 Camberwell Business Centre 99 - 103 Lomond Grove
Flat 3 2 Deynsford Road London
Flat 12 Christabel Pankhurst Court 25 Brisbane Street
Flat 14 Christabel Pankhurst Court 25 Brisbane Street
Flat 10 Christabel Pankhurst Court 25 Brisbane Street
Flat 5 Christabel Pankhurst Court 25 Brisbane Street
Flat 4 Herrick House Elmington Estate Elmington Road
Flat 18 Herrick House Elmington Estate Elmington Road
Flat 16 Herrick House Elmington Estate Elmington Road
Flat 17 Hood House Elmington Estate Brisbane Street
Flat 14 Hood House Elmington Estate Brisbane Street
Flat 10 Hood House Elmington Estate Brisbane Street
Flat 39 Landor House Elmington Estate Camberwell Road
Flat 13 Landor House Elmington Estate Camberwell Road
Flat 12 Landor House Elmington Estate Camberwell Road
Flat 42 Landor House Elmington Estate Camberwell Road
Flat 36 Landor House Elmington Estate Camberwell Road
Flat 34 Landor House Elmington Estate Camberwell Road
Flat 26 Landor House Elmington Estate Camberwell Road
Flat A 313 Camberwell Road London
Flat C 313 Camberwell Road London
Block M Workshop Peabody Buildings Camberwell Green
9 Peabody Court 6 Kimpton Road London
7 Peabody Court 6 Kimpton Road London
Unit 153 Camberwell Business Centre 99 - 103 Lomond Grove
25 Peabody Court 6 Kimpton Road London
Unit 241 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 156 Camberwell Business Centre 99 - 103 Lomond Grove
23 Peabody Court 6 Kimpton Road London
172 Lomond Grove London Southwark
Flat 5 2 Deynsford Road London
Flat 25 Dekker House Elmington Estate Hopewell Street
Flat 12 Hood House Elmington Estate Brisbane Street
16 Peabody Court 6 Kimpton Road London
12 Mary Datchelor Close London Southwark
30 Mary Datchelor Close London Southwark
14 Peabody Court 6 Kimpton Road London
Unit 251 Camberwell Business Centre 99 - 103 Lomond Grove
182 Lomond Grove London Southwark
7 Bullace Row London Southwark
23 Kimpton Road London Southwark
The Planet Nollywood 319 Camberwell Road London
9 Kimpton Road London Southwark
315 Camberwell Road London Southwark
157 Don Phelan Close London Southwark
3 Jago Walk London Southwark
160 Don Phelan Close London Southwark
6 Peabody Court 6 Kimpton Road London
68 Mary Datchelor Close London Southwark
82 Lomond Grove London Southwark
77 Lomond Grove London Southwark
13 Kimpton Road London Southwark
Block J Flat 8 Peabody Estate Camberwell Green
Block M Flat 8 Peabody Estate Camberwell Green
Block D Flat 8 Peabody Estate Camberwell Green
Block H Flat 14 Peabody Estate

Camberwell Green
Block H Flat 7 Peabody Estate Camberwell Green
Block H Flat 2 Peabody Estate Camberwell Green
Flat 4 Lomond House 50 Camberwell Green
Block J Flat 15 Peabody Estate Camberwell Green
Block J Flat 13 Peabody Estate Camberwell Green
4 Hopewell Street London Southwark
33 Mary Datchelor Close London Southwark
Harvey Hall Harvey Road London
10 Mary Datchelor Close London Southwark
149 Don Phelan Close London Southwark
Flat 7 Park House Camberwell Green
95 Don Phelan Close London Southwark
Block G Flat 6 Peabody Estate Camberwell Green
Block E Flat 10 Peabody Estate Camberwell Green
34 Sansom Street London Southwark
78 Don Phelan Close London Southwark
72 Don Phelan Close London Southwark
100 Don Phelan Close London Southwark
45 Don Phelan Close London Southwark
43 Don Phelan Close London Southwark
40 Don Phelan Close London Southwark
22 Kimpton Road London Southwark
Flat 36 Lomond House 50 Camberwell Green
Block E Flat 1 Peabody Estate Camberwell Green
Flat 6 Drayton House Elmington Estate Elmington Road
Flat 12 Drayton House Elmington Estate Elmington Road
20 Don Phelan Close London Southwark
54 Mary Datchelor Close London Southwark
51 Mary Datchelor Close London Southwark
Club Room Elmington Estate Brisbane Street
Unit 341 Camberwell Business Centre 99 - 103 Lomond Grove
11 Broome Way London Southwark
13 Broome Way London Southwark
66 Lomond Grove London Southwark
12 Broome Way London Southwark
Block G Flat 8 Peabody Estate Camberwell Green
Block D Flat 9 Peabody Estate Camberwell Green
58 Mary Datchelor Close London Southwark
Flat 30 Lomond House 50 Camberwell Green
Block C Flat 12 Peabody Estate Camberwell Green
Flat 24 Dekker House Elmington Estate Hopewell Street
Flat 11 Dekker House Elmington Estate Hopewell Street
Unit 338 Camberwell Business Centre 99 - 103 Lomond Grove
46 Mary Datchelor Close London Southwark
6 Bullace Row London Southwark
16 Mary Datchelor Close London Southwark
7 Hopewell Street London Southwark
Flat 20 Landor House Elmington Estate Camberwell Road
Flat 7 Drayton House Elmington Estate Elmington Road
Unit B63 Camberwell Business Centre 99 - 103 Lomond Grove
Flat 3 Brighton House Camberwell Green
138 Lomond Grove London Southwark
29 Don Phelan Close London Southwark
84 Lomond Grove London Southwark
29 Mary Datchelor Close London Southwark
134 Don Phelan Close London Southwark
112 Don Phelan Close London Southwark
Flat 2 Herrick House Elmington Estate Elmington Road
Flat 2 109 Lomond Grove London
Unit 350 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 056 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 041 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 3m3a Camberwell Business Centre

99 - 103 Lomond Grove
Unit 223 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 003 Camberwell Business Centre 99 - 103 Lomond Grove
124 Don Phelan Close London Southwark
115 Don Phelan Close London Southwark
128 Don Phelan Close London Southwark
118 Don Phelan Close London Southwark
Unit 204 Camberwell Business Centre 99 - 103 Lomond Grove
2 Peabody Court 6 Kimpton Road London
Unit B47 Camberwell Business Centre 99 - 103 Lomond Grove
Flat 4 311 Camberwell Road London
1 Belham Walk London Southwark
118 Lomond Grove London Southwark
106 Lomond Grove London Southwark
90 Lomond Grove London Southwark
Elmington Estate TRA
Elmington Estate TRA
38 Mary Datchelor Close Camberwell SE5 7AX
Flat 16 Lomond House 50 Camberwell Green
Flat 14 Lomond House 50 Camberwell Green
8 Hopewell Street London Southwark
23 Mary Datchelor Close London Southwark
178 Lomond Grove London Southwark
15 Mary Datchelor Close London Southwark
Flat 10 Lomond House 50 Camberwell Green
166 Lomond Grove London Southwark
136 Lomond Grove London Southwark
122 Lomond Grove London Southwark
Block L Flat 9 Peabody Estate Camberwell Green
Block L Flat 4 Peabody Estate Camberwell Green
Block D Flat 12 Peabody Estate Camberwell Green
Block D Flat 3 Peabody Estate Camberwell Green
Flat 24 Lomond House 50 Camberwell Green
Flat 9 Drayton House Elmington Estate Elmington Road
Flat 24 Drayton House Elmington Estate Elmington Road
Block B Flat 9 Peabody Estate Camberwell Green
Flat 1 107 Lomond Grove London
Block D Flat 4 Peabody Estate Camberwell Green
Block H Flat 8 Peabody Estate Camberwell Green
Block H Flat 6 Peabody Estate Camberwell Green
Flat 3 305 - 307 Camberwell Road London
Flat 6 20 Kimpton Road London
27 Don Phelan Close London Southwark
Flat 7 Fawcett Court 107 Elmington Road
Flat 42 Christabel Pankhurst Court 25 Brisbane Street
Flat 33 Christabel Pankhurst Court 25 Brisbane Street
Flat 26 Christabel Pankhurst Court 25 Brisbane Street
3 Belham Walk London Southwark
Block M Flat 4 Peabody Estate Camberwell Green
Block L Flat 3 Peabody Estate Camberwell Green
Flat 7 Christabel Pankhurst Court 25 Brisbane Street
Flat 6 Herrick House Elmington Estate Elmington Road
Flat 3 Herrick House Elmington Estate Elmington Road
Flat 6 Dekker House Elmington Estate Hopewell Street
Flat 14 Dekker House Elmington Estate Hopewell Street
Flat 6 Hood House Elmington Estate Brisbane Street
Flat 32 Landor House Elmington Estate Camberwell Road
Third Floor Flat 309 Camberwell Road London
Unit 340 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 100 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 054 Camberwell Business Centre

99 - 103 Lomond Grove
Unit 3m4 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 3m3b Camberwell Business Centre 99 - 103 Lomond Grove
12 Peabody Court 6 Kimpton Road London
36A Sansom Street London Southwark
Flat 6 305 - 307 Camberwell Road London
73 Lomond Grove London Southwark
100 Lomond Grove London Southwark
22 Belham Walk London Southwark
18 Belham Walk London Southwark
15 Belham Walk London Southwark
14 Belham Walk London Southwark
5 Kimpton Road London Southwark
Block M Flat 7 Peabody Estate Camberwell Green
Unit 45 Camberwell Business Centre 99 - 103 Lomond Grove
Day Centre Lomond House 50 Camberwell Green
Flat 11 Warren Court 64 Lomond Grove
68 Lomond Grove London Southwark
70 Lomond Grove London Southwark
Flat 6 Lennie House 34 Picton Street
101 Don Phelan Close London Southwark
Flat 49 Lomond House 50 Camberwell Green
Flat 1 Brighton House Camberwell Green
Flat 3 Drayton House Elmington Estate Elmington Road
Block O Flat 2 Peabody Estate Camberwell Green
Block B Flat 13 Peabody Estate Camberwell Green
Block P Flat 1 Peabody Estate Camberwell Green
Block B Flat 4 Peabody Estate Camberwell Green
Flat 3 109 Lomond Grove London
Block C Flat 7 Peabody Estate Camberwell Green
96 Elmington Road London Southwark
26 Belham Walk London Southwark
Flat 43 Lomond House 50 Camberwell Green
83 Don Phelan Close London Southwark
24 Belham Walk London Southwark
Block J Flat 1 Peabody Estate Camberwell Green
14 Don Phelan Close London Southwark
Flat 29 Lomond House 50 Camberwell Green
102 Elmington Road London Southwark
Block H Flat 4 Peabody Estate Camberwell Green
147 Don Phelan Close London Southwark
Flat 18 Dekker House Elmington Estate Hopewell Street
Unit 3m2 Camberwell Business Centre 99 - 103 Lomond Grove
63 Don Phelan Close London Southwark
33 Don Phelan Close London Southwark
Unit 336 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 200 Camberwell Business Centre 99 - 103 Lomond Grove
Unit 155 Camberwell Business Centre 99 - 103 Lomond Grove
32 Sansom Street London Southwark
24 Sansom Street London Southwark
Church Street Hotel 29-33 Camberwell Church Street, London,

Re-consultation:

Appendix 5: Consultation responses received

Internal services

policy surgery comments
LBS Network Development
LBS Environmental Protection
LBS Community Infrastructure Levy Team
LBS Transport Policy
LBS Archaeology
LBS Design & Conservation Team [Formal]
LBS Local Economy
LBS Ecology
LBS Highways Development & Management
LBS Flood Risk Management & Urban Drain
LBS Urban Forester

LBS Planning Policy
LBS Archaeology
LBS Community Infrastructure Levy Team
LBS Design & Conservation Team [Formal]
LBS Ecology
LBS Environmental Protection
LBS Highways Development & Management
LBS Planning Policy
LBS Flood Risk Management & Urban Drain
LBS Transport Policy
LBS Urban Forester
LBS Ecology

Statutory and non-statutory organisations

Environment Agency
Natural England - London & South East Re
Metropolitan Police Service

Transport for London
Thames Water
Network Rail

Metropolitan Police Service
Transport for London
Thames Water

Neighbour and local groups consulted:

163 Don Phelan Close Camberwell SE5 7DB
14 Warren Court London SE5 7LE
Flat 54 Boundary House Camberwell SE5 0YD
Via Email
Flat 12 Block C, Peabody Estate Camberwell SE5 7BG
Flat 6 Block O Peadbody estate Camberwell LONDON
12 Medlar Street london se50JU
102 Don Phelan Close London Southwark
Flat 14 Hood House Elmington Estate Brisbane Street
2 Don Phelan Close London Southwark
FLAT 14, DRAYTON HOUSE ELMINGTON ROAD LONDON
39 Hopewell Yard Hopewell Street London
144 Benhill Rd, London SE5 7LZ, UK
20 dekker house, elmington estate Hopewell street Camberwell
Elmington Estate TRA
Elmington Estate TRA
38 Mary Datchelor Close Camberwell SE5 7AX
48 Rectory Grove Clapham Greater London
81A Grove Park London SE5 8LE
28 Squire House 290 Camberwell Road London
2 Harbord Close London SE5 8AG
51 Linnell Road London SE5 8NJ
72 LOMOND GROVE LONDON SE5 7LE
144 Don Phelan Close Camberwell Green London
Flat 13 Hood House Brisbane Street London
Southwark Nature Action Volunteers 9b Vicarage Grove London
3 Stone Villas 76 Camberwell Grove London
70 Lomond Grove London SE5 7LE
Flat 2, Bridges House, Picton Street Elmington Estate London
41 Caspian Street Camberwell London
South City Court London SE15 6AN
17 Hodgkin Court London SE5 7FN
20 dekker house, elmington estate Hopewell street camberwell
70 Lomond Grove London SE57LE
163 Don Phelan Close London SE5 7DB
Flat 54, Boundary House Bethwin Road London
163 Don Phelan Close London SE5 7DB
144 Benhill Road Camberwell London
Arc Camberwell Road London
69 Coleman Road London London
Church Street Hotel 29-33 Camberwell Church Street, London,

OPEN **MUNICIPAL YEAR 2024-25**

COMMITTEE: **PLANNING COMMITTEE (MAJOR APPLICATIONS) B**

NOTE: Original held in Constitutional Team; all amendments/queries to Gregory Weaver, Constitutional Team, Tel: 020 7525 3667

OPEN

	COPIES		COPIES
MEMBERS		**PLANNING TEAM**	
Councillor Kath Whittam (Vice-Chair)	1	Colin Wilson / Stephen Platts	1
Councillor Ketzia Harper	1		
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Councillor Nick Johnson (reserve)			
Councillor Richard Leeming (reserve)		Ravinder Johal	1
Councillor Darren Merrill (reserve)			
Councillor Reginald Popoola (reserve)			
Councillor Martin Seaton (reserve)		**CONSTITUTIONAL TEAM**	
		Gregory Weaver (incl. chair's copy)	4
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