

Planning Committee (Smaller Applications)

Wednesday 22 January 2025

7.00 pm

G02 meeting rooms, 160 Tooley Street London SE1 2QH

Membership

Councillor Cleo Soanes (Chair)
Councillor Jane Salmon (Vice-Chair)
Councillor Sam Dalton
Councillor Sabina Emmanuel
Councillor Sam Foster
Councillor Adam Hood
Councillor Richard Livingstone

Reserves

Councillor Renata Hamvas
Councillor Emily Hickson
Councillor Richard Leeming
Councillor Emily Tester
Councillor Joseph Vambe

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

Babysitting/Carers allowances

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

Access

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

Contact

Beverley Olamijulo on 020 7525 7234 or email: Beverley.olamijulo@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 14 January 2025



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Planning Committee (Smaller Applications)

Wednesday 22 January 2025
7.00 pm
G02 meeting rooms, 160 Tooley Street London SE1 2QH

Order of Business

Item No.	Title	Page No.
1. APOLOGIES	To receive any apologies for absence.	
2. CONFIRMATION OF VOTING MEMBERS	A representative of each political group will confirm the voting members of the committee.	
3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4. DISCLOSURE OF INTERESTS AND DISPENSATIONS	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5. MINUTES	To approve as a correct record the minutes of the meeting held on 9 December 2024.	1 - 7
6. DEVELOPMENT MANAGEMENT	6.1. 1 - 4 PLANTAIN PLACE, CROSBY ROW, LONDON SE1 1YN	8 - 12
		13 - 100

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6.2. 281 JAMAICA ROAD, LONDON SOUTHWARK SE16 4RS		101 - 138

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

EXCLUSION OF PRESS AND PUBLIC

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

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

Date: 14 January 2025



Planning Committee (Smaller Applications)

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

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

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

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

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair

will ask which objector(s) would like to speak at the point the actual item is being considered.

6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.
8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants. **As meetings are usually livestreamed, speakers should not disclose any information they do not wish to be in the public domain.**
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

Please note:

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

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

Contacts: General Enquiries
Planning Section
Planning and Growth Directorate
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Governance and Assurance
Tel: 020 7525 7234



Planning Committee (Smaller Applications)

MINUTES of the Planning Committee (Smaller Applications) held on Monday 9 December 2024 at 7.00 pm at G02 meeting rooms, 160 Tooley Street London SE1 2QH

PRESENT: Councillor Cleo Soanes (Chair)
Councillor Jane Salmon (Vice-Chair)
Councillor Sam Dalton
Councillor Sabina Emmanuel
Councillor Sam Foster
Councillor Adam Hood
Councillor Richard Livingstone

**OTHER
MEMBERS
PRESENT:** Councillor Richard Leeming (ward member)

**OFFICER
SUPPORT:** Dennis Sangweme (Head of Development Management)
Zaib Khan (Development Management)
Michele Sterry (Development Management)
William Tucker (Development Management)
Michael Feeney (External Legal Counsel, FTB Chambers)
Beverley Olamijulo (Constitutional Officer)

1. APOLOGIES

None were received.

2. CONFIRMATION OF VOTING MEMBERS

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

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

1. The chair gave notice of the following additional papers circulated prior to the meeting:
 - Addendum report relating to items 6.1 to 6.4 – development management items and
 - Members pack.

2. Variation of order on the agenda:

The chair announced she would vary the order of the planning items so that 6.3, 194 – 204 Bermondsey Street, London SE1 3TQ (pages 100 – 121) would be considered before items 6.1 to 6.4 on the agenda.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following member made a declaration regarding the agenda item below:

Agenda item 6.3 – Gail's Bakery 194 – 204 Bermondsey Street London Southwark SE1 3TG

Councillor Sam Dalton, non-pecuniary, because the planning application was in his ward. He stood down as a voting member to address the committee in his capacity as a ward member for this agenda item.

5. MINUTES

RESOLVED:

That the minutes for the Planning Committee (Smaller Applications) meeting held on 23 October 2024 be approved as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

Members noted the development management report.

RESOLVED:

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

2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

6.1 152 - 154 EAST DULWICH GROVE, LONDON SOUTHWARK SE22 8TB

Planning application reference 23/AP/3458

Report: See pages 11 to 67 of the agenda pack and addendum page 1.

PROPOSAL

Demolition of two detached dwellings and the erection of two buildings for relocated Pre-Prep school including pedestrian access, external play space and hard and soft landscaping (associated with 23/AP/3459).

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

A spokesperson for the objectors addressed the committee and responded to questions from members.

The applicant's agents addressed the committee and responded to questions from members.

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

Councillor Richard Leeming addressed the committee in his capacity as a ward councillor.

A motion to grant the application as per the officer's recommendation, and subject to the amendments in the addendum report, and additional conditions as agreed during the hearing was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted, subject to the conditions set out in the report, the addendum report and the additional conditions agreed during the hearing on the school travel plan targets/financial contribution in lieu to be included within the Section 106 legal agreement.

2. That in the event that the requirements of paragraph 1 above are not completed by 25 June 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 93b of the report.

At 9.45pm the committee took a five-minute comfort break and resumed back at 9.50pm.

6.2 2 DULWICH VILLAGE, SOUTHWARK, LONDON SE21 7AL

Planning application reference 23/AP/3459

Report: See pages 68 to 99 of the agenda pack and addendum pages 2 to 3.

PROPOSAL

Conversion of Pre-Prep School to four C3 Residential apartments and retention of single storey hall and garden building for educational use (Use Class F1), provision of new pedestrian access and landscaping and removal of some external structures (associated with 23/AP/3458).

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

There were no objectors present.

The applicant's agents addressed the committee and responded to questions from members.

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

Councillor Richard Leeming addressed the committee in his capacity as a ward councillor.

A motion to grant the application as per the officer's recommendation, subject to the amendments in the addendum report and the additional conditions agreed during the hearing concerning the short and long stay cycle hangars, was moved, seconded, put to the vote and declared carried.

RESOLVED:

3. That planning permission be granted, subject to the conditions set out in the report, the addendum report and the additional conditions agreed during the hearing, and subject to the completion of a Section 106 legal agreement.

4. That in the event that the requirements of paragraph 1 above are not completed by 27 June 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 57 of the report.

6.3 194 - 204 BERMONDSEY STREET LONDON SE1 3TQ

Planning application reference 24/AP/0084

Report: See pages 100 to 121 of the agenda pack and addendum pages 3 to 5.

PROPOSAL

*Variation of Condition 6 'Hours' of planning permission ref no. 17/AP/2490
 'Variation of Condition 1, Approved Plans of permission 16AP4757 (Change of use of existing ground floor and basement premises from Class B1 office to Dual Alternative use within class A1(Retail) or Class A3 (Restaurant); to allow for alterations to the approved shopfront.' Amendment sought: Vary opening hours of ground floor and basement commercial unit. The use hereby permitted for A1/A3 purposes shall not be carried on outside of the hours 07:00 to 23:00 on Monday to Sunday.*

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

There were no objectors present who wished to address the committee.

The applicant's agents addressed the committee and responded to questions from members.

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

Councillor Sam Dalton addressed the committee in his capacity as a ward councillor and responded to questions from members.

A motion to grant the application as per the officer's recommendation, and subject to the amendments detailed in the addendum report, and the amendments to the conditions agreed during the hearing, was moved, seconded, put to the vote and declared carried.

RESOLVED:

That planning permission be granted, subject to the following conditions:

- The use hereby permitted for A1/A3 purposes shall not be carried on outside of the hours 07:30 to 23:00 on Monday to Sunday.

- Reason:
To safeguard the amenity of neighbouring residential properties in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).
- Any deliveries or collections to the commercial units shall only be between the following hours: 07:00 to 20:00, with the exception of one delivery/collection between 06:00 and 07:00 and in accordance with an amended Delivery Service Plan to include details of equipment to be used. The revised Delivery Service Plan shall be submitted and approved in writing by the Local Planning Authority before the opening hour of 07:30 commences.
- Reason:
To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or disturbance in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

6.4 281 JAMAICA ROAD, LONDON SOUTHWARK SE16 4RS

Planning application reference 24/AP/2292

Report: See pages 122 to 176 of the agenda pack.

PROPOSAL

Construction of single storey side extension to nursery. Demolition and rebuild of reception building. Reconfiguration of parking spaces and provision of short stay cycle storage with scooter rack. Construction of cycle store and new external store.

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

There were no objectors present.

The applicant's agent addressed the committee and responded to questions from members.

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

There were no ward members present who wished to speak.

A motion to grant the application as per the officer's recommendation, was moved,

seconded, put to the vote and declared carried.

RESOLVED:

That planning permission be granted, subject to the conditions.

The meeting ended at 10.45 pm.

CHAIR:

DATED:

Agenda Item 6.

Meeting Name:	Planning Committee (Smaller Applications)
Date:	22 January 2025
Report title:	Development Management
Ward(s) or groups affected:	All wards
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Proper Constitutional Officer

RECOMMENDATIONS

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

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committees. The matters reserved to the planning committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for

Levelling Up, Housing and Communities and any directions made by the Mayor of London.

- b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
- c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

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

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

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

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

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

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Assistant Chief Executive – Governance and Assurance

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

final planning permission issued will reflect the requirements of the planning committee.

13. A resolution to grant planning permission subject to legal agreement shall mean that the director of planning and growth is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the assistant chief executive – governance and assurance, and which is satisfactory to the director of planning and growth. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the assistant chief executive – governance and assurance. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission.
15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently the Southwark Plan which was adopted by the council in February 2022. The Southwark Plan 2022 was adopted after the London Plan in 2021. For the purpose of decision-making, the policies of the London Plan 2021 should not be considered out of date simply because they were adopted before the Southwark Plan 2022. London Plan policies should be given weight according to the degree of consistency with the Southwark Plan 2022.
16. The National Planning Policy Framework (NPPF), as amended in July 2021, is a relevant material consideration and should be taken into account in any decision-making.
17. Section 143 of the Localism Act 2011 provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
18. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010 as amended, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:

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

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

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

BACKGROUND DOCUMENTS

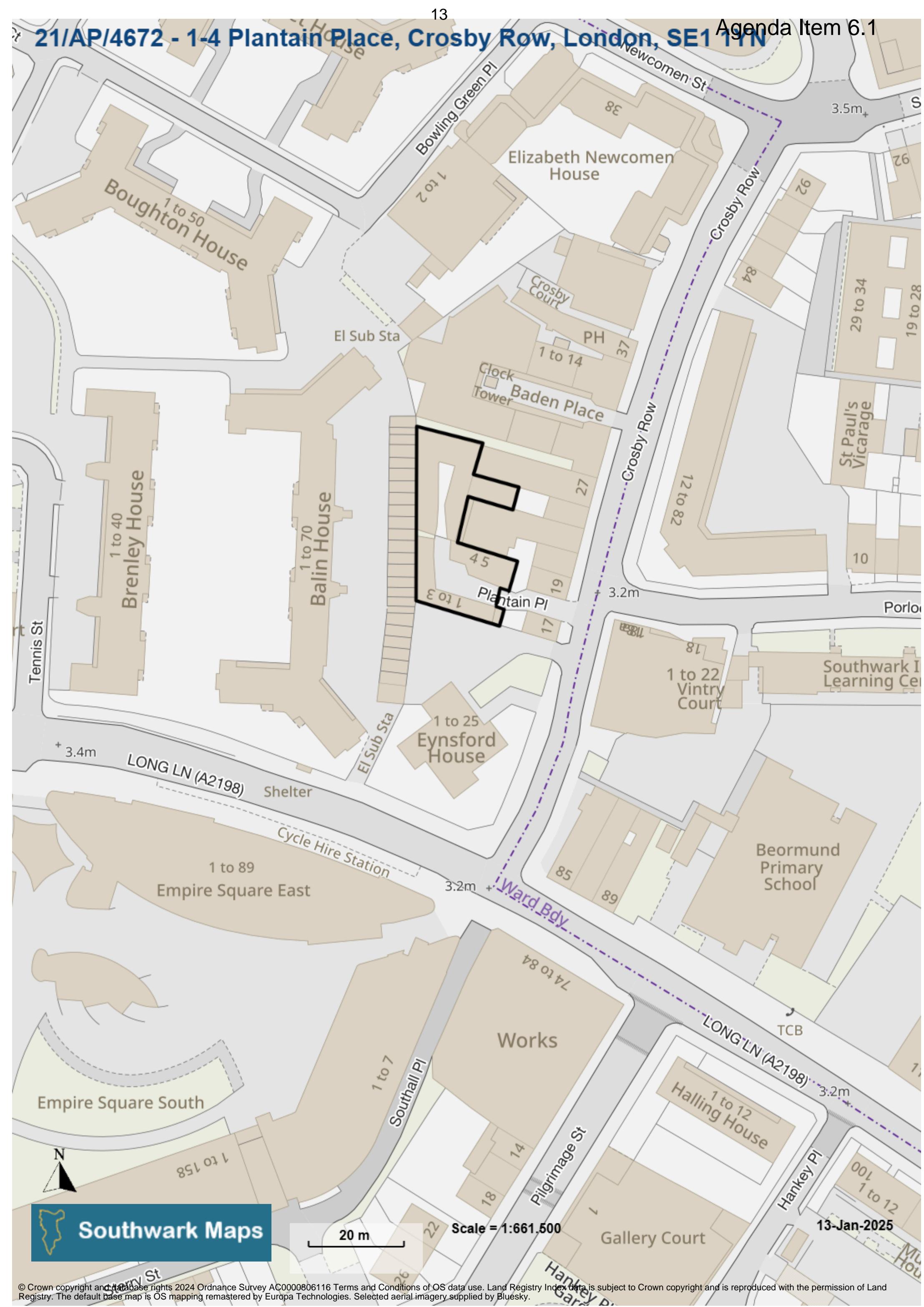
Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Virginia Wynn-Jones 020 7525 7055
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	Planning Department 020 7525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

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Alex Godinet, Lawyer, Finance and Governance Beverley Olamijulo, Constitutional Officer	
Version	Final	
Dated	14 January 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	14 January 2024	



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Meeting Name:	Planning Committee (Smaller Applications)
Date:	22 January 2025
Report title:	<p>Development Management planning application: Application 21/AP/4672 for: Full Planning Application</p> <p>Address: 1-4 Plantain Place, Crosby Row London Southwark SE1 1YN</p> <p>Proposal: Demolition of parts of the existing buildings including commercial floorspace and x 2 residential homes. Provision of roof extensions to existing buildings and infilling of spaces between existing buildings to provide new commercial floor space (Use Class E(g)(i)) and x3 residential homes (Use Class C3).</p>
Ward(s) or groups affected:	Chaucer
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Director of Planning and Growth
Application Start Date: 06.01.2022	Application Expiry Date: 11.10.2024
Earliest Decision Date:	22 July 2025

RECOMMENDATION

1. That planning permission be granted subject to conditions and an appropriate legal agreement.
2. In the event that the requirements of paragraph 1 above are not met by 22 July 2025, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 202.

EXECUTIVE SUMMARY

3. A part one, part three/four storey rear extension with a maximum height of 14.07m is proposed. The courtyard at ground floor and the existing first and second floors on the southern part of the site would be infilled to create

additional office space. Two existing flats would be changed to offices and three new flats would be created by the construction of extensions on the northern part of the site.

4. A total of 26 dedicated cycle spaces would be provided on the ground floor for the commercial use and would be accessed from within the building. The associated plant would be situated towards the northern boundary. 6 residential cycle spaces, along with communal residential refuse storage and separate commercial waste storage would be located on the eastern side of the building.

BACKGROUND INFORMATION

Site location and description

5. The application site comprises a part one/two and three storey Victorian building set behind buildings on the western side of Crosby Row. The measurement of the site area is 601sqm and the existing building hosts five office units (Use Class E) totalling 515sqm (GIA) across the ground and first floors. A studio flat and a two bedroom flat occupy the second floor. The site provides pedestrian access from Crosby Row leading to Plantain Place.

Image: Existing site layout plan

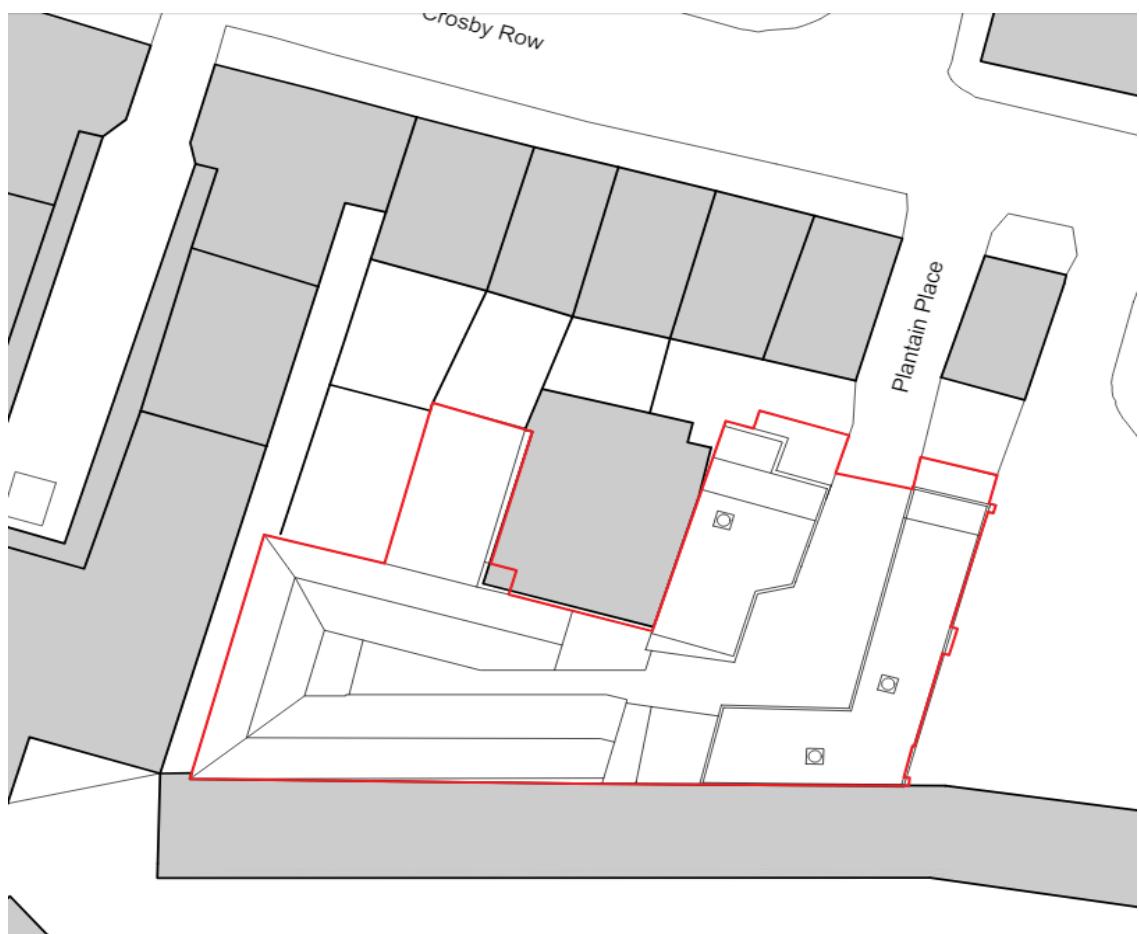


Image – Existing building photo: view of entrance



Image – Existing building photo: view from the north



6. The site is not within a conservation area nor is it Listed building. It is noted that Nos. 25-27 Crosby Row that border the application site to the northeast, and are part of the terrace, are Grade II statutorily listed buildings. The ex-warehouse structures of nos. 1-5 Plantain Place which form part of the application site are included on Southwark's Local List, which was adopted in 2023, however it should be noted that these structures have already been extended at roof level in a modern style. The buildings which flank the entrance to the site (17 and 19 Crosby Row) as well as Baden Place to the north are also included on the Local List.
7. The site has a Public Transport Accessibility Level (PTAL) 6b and is within a Controlled Parking Zone (CPZ).

The surrounding area

8. The surrounding area comprises a mixture of commercial and residential uses of various styles and scales. To the north of the application site is Baden Place, a U- shaped three storey office block and the rear of Nos.21 and 23 Crosby Row, mixed use (office and residential) building which is approximately five storeys abutting the application site. Immediately to the east are the three storey residential properties at Nos. 19 and 17 Crosby Row. To the south is a seven storey Eynsford House residential block of flats over a carpark/vehicular access. To the west is the five to six storey residential block at Balin House and garages which abut the application site.

Image – Baden Place to the north



Image - Balin House and garages to the west

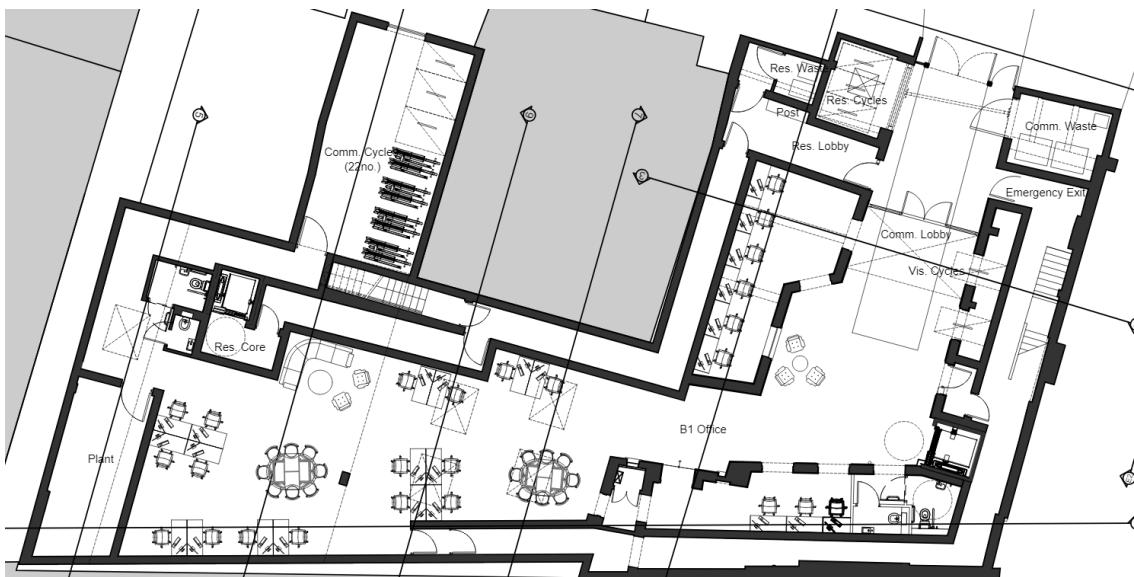


9. The wider surrounding area comprises a mixture of commercial and residential uses with varying building styles and heights.

Details of proposal

10. A part one, part three/four storey rear extension with a maximum height of 14.07m is proposed. The proposed materials would comprise a mixture of brickwork, zinc cladding, metal railings, translucent polycarbonate cladding and aluminium framed glazing.

Image – Proposed ground floor layout



11. The courtyard at ground floor would be infilled to create an open plan office space with lobby and services would occupy the outer edges of the floor plan. The existing first and second floors on the southern part of the site would be infilled with a new third floor above and would comprise an additional 482sqm of office floor space. This would comprise a change to the use of the second floor from a studio flat and a two bedroom flat with a total floor space of 177sqm to office use. The total office floor space would be 997sqm.
12. The extensions on the northern part of the site would create a two bed flat on the new first floor, a one bed flat on the new second floor and a one bed flat on the new third floor with a total floor space of 320sq.

Image – Residential floorspace schedule

Flat number	Area sqm	Flat type	Tenure	Habitable rooms	Extra habitable room (s)	Private amenity shortfall sqm
101	70	2B4P	Private	3	0	3
201	51	1B2P	Private	2	1	3
301	51	1B2P	Private	2	1	3

Image – Commercial floorspace schedule

Office floor area		
Existing sqm	Proposed sqm	Increase
515	997	482
Number of employees		
Existing	Proposed	Increase
70	120	50

13. Both the commercial and residential uses would be afforded access to the building from Plantain Place through a shared lobby area. The residential floors would have an internal entrance with a corridor leading to the residential stair core.
14. A total of 26 dedicated cycle spaces would be provided on the ground floor for the commercial use and would be accessed from within the building. The associated plant would be situated towards the northern boundary. 6 residential cycle's spaces, along with communal residential refuse storage and separate commercial waste storage would be located on the eastern side of the building.

Amendments to the application

15. Overshadowing study - October 2024
16. Overshadowing Assessment June 2024
17. Amended plan – proposed ground floor plan (technical note document - May 2024)
18. Amended plans - The main change to the architectural design is the introduction of a "fold" to the massing at the rear of the commercial building which is visible in the gap between Eynsford House and Balin House - October 2022
19. Daylight and sunlight addendum dated 9 September 2022
20. Planning Statement addendum dated June 2022

Consultation responses from members of the public and local groups

21. Two rounds of consultation were undertaken by the council and a total of 40 representations were received. The first was undertaken in January 2022 and 27 objections were received from neighbour consultees. The second was undertaken in December 2024 and 13 objections were received from neighbour consultees. The issues raised by the submitted objections are summarised as:
 - Inappropriate proportions, scale and height
 - Detrimental impact on local street scene and views
 - Impact on heritage assets
 - Impact on neighbouring structures
 - Overdevelopment
 - Use of alien materials
 - Impact on views from the balconies of neighbouring properties of St. Pauls Cathedral
 - Detrimental effect on local ecology
 - Construction impacts in terms of dust, disruption, and noise
 - Local transport and highways impacts
 - Increase in traffic impacting traffic volumes

- Inadequate parking provision
- Loss of parking
- Waste collection issues
- Not a sustainable development
- Impact on air quality and increase in pollution
- Increased flood risk
- The application is invalid
- Devaluation of neighbouring properties
- Information missing from plans
- More open space needed on development
- Strain on existing community facilities.
- The daylight and sunlight report is incorrect and biased
- Loss of daylight and sunlight to neighbouring properties
- Overshadowing of roof garden of neighbouring property
- Feeling of enclosure
- Close to adjoining properties
- Loss of privacy
- Loss of outlook
- Light spill
- No draft Construction and Environmental Management Plan (CEMP) has been submitted
- Noise and disturbance
- Poor living conditions for future occupiers
- No communal amenity or child play space for residents
- Inadequate outdoor amenity space
- Quality of office space
- Lack of prior consultation

Planning history of the site and adjoining or nearby sites.

22. 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.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

23. 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
- Tenure mix, affordable housing and viability
- Dwelling mix including
- Quality of residential accommodation
- Fire safety regulations
- Design, layout, heritage assets and impact on Borough and London views
- Landscaping and trees
- Outdoor amenity space, children's play space and public open space

- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Transport and highways
- Noise and vibration
- Energy and sustainability
- Ecology and biodiversity
- Air quality
- Ground conditions and contamination
- Water resources and flood risk
- Archaeology
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and borough community infrastructure levy (CIL)
- Community involvement and engagement
- Community impact and equalities assessment
- Human rights
- Carbon concurrent and
- Positive and proactive statement

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

Legal context

25. 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.

26. 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

27. The statutory development plans for the Borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework (2024) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 3. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

28. The site is located within:

- Flood Zone 2 and 3
- Controlled Parking Zones

ASSESSMENT

Principle of the proposed development in terms of land use

Relevant policy designations

29. • Central Activities Zone (CAZ)
 • Bankside, Borough and London Bridge Opportunity Area
 • South Bank Strategic Cultural Quarter
 • North Southwark and Roman Road Archaeological Priority Area
 • Air Quality Management Area
 • Archaeological Priority Zone
 • NSP Borough View 01 L Viewing Corridor
 • NSP Borough View 02 Wider Assessment A
 • NSP Borough View All L Viewing Corridor

Commercial uses

30. Policy P30 Office and Business Development of the Southwark Plan 2022 states development within the CAZ must retain or increase the amount of employment floor space of E (g) and promote successful integration of homes and employment space. It also notes that all development must provide a marketing strategy for the use and occupation of the employment space to be delivered to demonstrate how it will meet current market demand.

31. The existing site provides 515sqm office (Use Class E (g)) floor space and 177sqm residential (Use Class C3 (a)) floor space. The proposal would provide an additional 482sqm of office floor space increasing the employment rate from 70 people to 120 people. The resultant building would include a total of 170sqm of Use Class C3(a) floor space through the formation of 3 new flats.

32. The proposed mixed use would be appropriate within the CAZ. The commercial use would have adequate access and associated amenities and the small shortfall in private amenity space of the new flats would be mitigated by a payment in-lieu, resulting in a successful integration of homes and employment space.

33. Policy P30 Office and Business Development of the Southwark Plan 2022 states that developments must provide a marketing strategy for the use of the employment space. This application was made valid in January 2021, prior to the adoption of the Southwark Plan 2022. As such, at the time of submission a Marketing Strategy would not have been a validation requirement. Officers acknowledge the significant delay in the determination of this application and the modest uplift in office space provision. As such, a Marketing Strategy has not been requested. On balance, given the retention and uplift of floor space leading to re-provision on this site and the date of submission it is not considered reasonable or proportionate to request such a strategy.

34. In all, the proposal would create additional employment floor space and 3 new flats creating a mixed-use development in line with Policy P30, which would be

in keeping with the established character of Plantain Place. Therefore, the proposed land use is considered acceptable.

Affordable workspace

35. Policy P31 Affordable Workspace of the Southwark Plan 2022 seeks to ensure developments proposing more than 500sqm of new office floor space secure 10% of this as affordable workspace. Where this cannot be provided on site, a payment in-lieu would be expected.
36. The proposal would create 482sqm of new office space, less than 500sqm of new office space specified in Policy P31, as such affordable workspace would not be required.

Environmental impact assessment

37. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances in which development must be underpinned by an Environmental Impact Assessment (EIA). Schedule 1 of the Regulations set out a range of development, predominantly involving industrial operations, for which an EIA is mandatory. Schedule 2 lists a range of development for which an EIA might be required on the basis that it could give rise to significant environmental impacts.
38. Schedule 3 sets out that the significance of any impact should include consideration of the characteristics of the development, the environmental sensitivity of the location and the nature of the development
39. The range of developments covered by Schedule 2 includes 'Urban development projects' where the area of the development exceeds 1 hectare which is not dwellinghouse development or the site area exceeds 5 hectares.
40. The application site is 0.06 hectares and therefore does not exceed this threshold. Consideration, however, should 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 significant environmental impacts. The proposed application is an extension of an existing commercial site. Its scale is appropriate to its urban setting and it is unlikely to give rise to any significant environmental impacts.
41. It is considered that the construction and environmental impacts of the proposal can be adequately assessed and mitigated by way of technical reports submitted as part of the planning application.

Residential quality

Proposed flats

42. The proposal would include the formation of 3 new flats, situated on the first, second and third floors of the new three storey extension. Objectors raised concerns with regards the site history and refer to a single storey upward

extension (LBS Reg No. 11/AP/1528) which was refused planning permission on 27 July 2011 due to poor living conditions. The layout of the current proposal is however significantly different and is not an attempt to overcome the previous reason for refusal.

43. The schedule of accommodation for each flat are as follows:

Flat 1.01 - 2 Bedroom 4 Person (First Floor)			
Room	Floor area (sq. m)	Minimum floor area requirement (sq. m)	Complies
Kitchen/Living/Dining Room (Open Plan)	25.03	25	Yes
Double bedroom	12.18	12	Yes
Double bedroom	15.56	12	Yes
Bathroom	3.94	3.5	Yes
Built-in storage	1	2	No
Dwelling	Area (sq. m)	Minimum area requirement (sq. m)	Complies
Gross Internal Floor Area	70.53	70	Yes
Private outdoor space	7	10	No

Flat 2.01 - 1 Bedroom 2 Person (Second Floor)			
Room	Floor area (sq. m)	Minimum floor area requirement (sq. m)	Complies
Kitchen/Living/Dining Room (Open Plan)	28.06	24	Yes
Double bedroom	12.53	12	Yes
Bathroom	3.98	3.5	Yes

Built-in storage	1.53	1	Yes
Dwelling	Area (sq. m)	Minimum area requirement (sq. m)	Complies
Gross Internal Floor Area	51	50	Yes
Private outdoor space	7.12	10	No

Flat 3.01 - 1 Bedroom 2 Person (Second Floor)			
Room	Floor area (sq. m)	Minimum floor area requirement (sq. m)	Complies (YES/NO)?
Kitchen/Living/Dining Room (Open Plan)	28.31	24	Yes
Double bedroom	12.5	12	Yes
Bathroom	3.9	3.5	Yes
Built-in storage	1.58	1	Yes
Dwelling	Area (sq. m)	Minimum area requirement (sq. m)	Complies (YES/NO)?
Gross Internal Floor Area	51	50	Yes
Private outdoor space	7.22	10	No

44. Each proposed flat would generally meet the minimum space standards set out in the councils' residential design standards and the nationally prescribed space standards. Unit 1.01 would fail to provide at least 2sqm of built-in storage space, however this considered permissible in this instance as the overall unit would provide good size living accommodation. It is not considered that 1sqm shortfall in storage space would result in a quality of accommodation that would be detrimental to the future occupiers.

45. All 3 proposed flats would have balconies that would at 7sqm not meet or exceed private amenity space requirements of 10sqm. As per the council's Section 106 Planning and CIL SPD 2020, any shortfall in the required provision

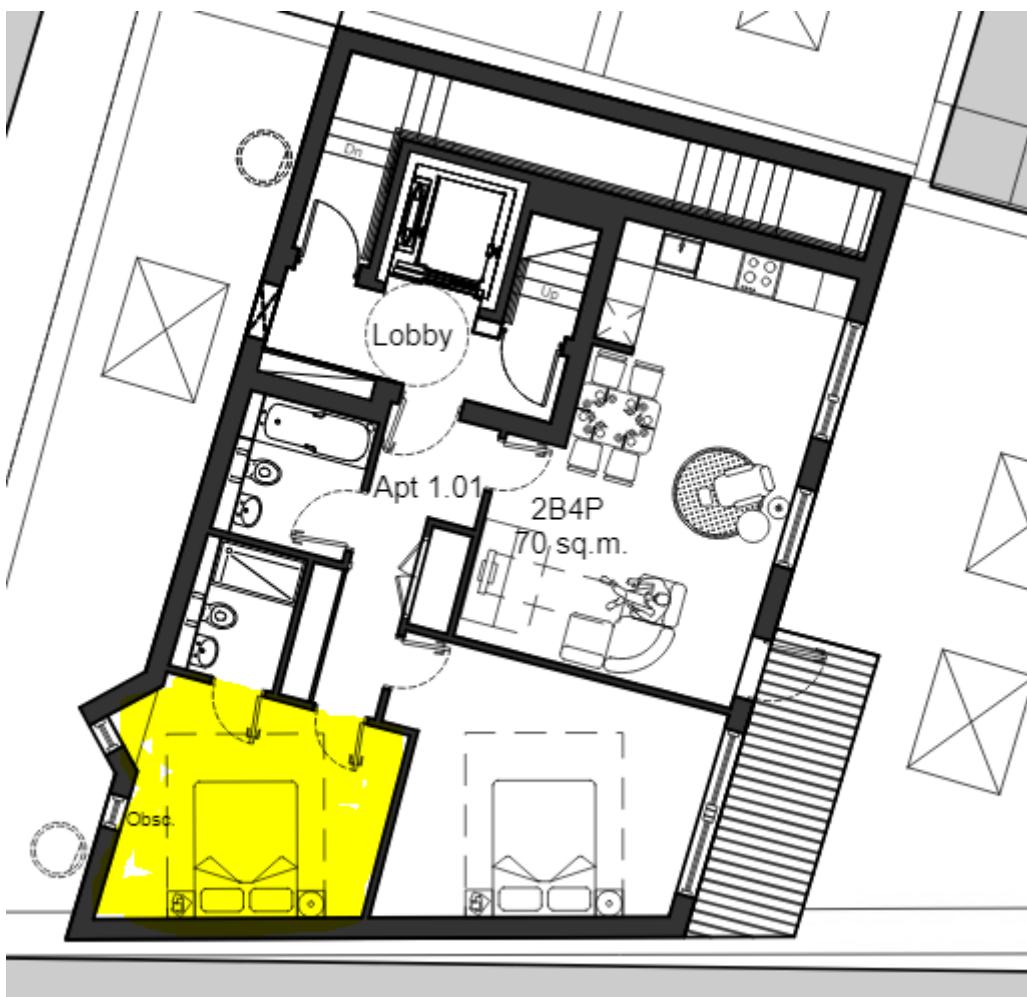
is charged at £205 per square meter. As such, a payment of £12,095.00 (50sqm communal amenity space and 9sqm private amenity shortfall for the three flats x £205) would be secured through a S106 legal agreement.

Internal daylight, sunlight, right to light, and overshadowing

Daylight

46. The Daylight Illuminance method utilises climactic data for the location of the site, based on a weather file for a typical or average year, to calculate the illuminance at points within a room on at least hourly intervals across a year. The illuminance is calculated across an assessment grid sat at the reference plane (usually desk height).
47. BRE guidance provides target illuminance levels that should be achieved across at least half of the reference plane for half of the daylight hours within a year.¹ The targets set out within the national annex are as follows:
 - Bedrooms – 100 Lux
 - Living Rooms – 150 Lux
 - Kitchens – 200 Lux
48. The applicant included 7 habitable rooms of the proposed flats in the assessment. Of these 7 habitable rooms 2 (29%) would fall short of the BRE criteria in that respectively the bedroom (R1) and living-kitchen-diner (R3) of the two bedroom flat on the first level would fall below the recommended level. Rooms R4 and R11 would both have windows located beneath external balconies.
49. The proposed first floor LKD would be a relatively deep plan space with a generous dining and kitchen area to the rear of the room. Whilst the assessment shows that this room would fall below the 150 lux target, it would achieve a median lux level of 124 lux across 50% of the room area. Additionally, the main living area would be located close to the windows so would receive the higher levels of daylight. The proposed first floor bedroom (R1) would be located in the north-western corner of the building and would receive a median lux level of 46 lux to 50% of the room area, where the target is 100 lux. This shortfall is due to site restrictions with the proposed north elevation being close to the commercial building to the north and bound by single storey garages to the west. In this case officers recognise that the daylight for future occupiers would be poor as only an angled window and obscured glazed window is proposed along the north side of the bedroom, but on balance would provide a good standard of accommodation with an adequate size and en-suite bathroom.

Image - proposed first floor bedroom (R1)



Sunlight

50. The BRE target in respect of direct sunlight is for all units to achieve at least 1.5 hours of direct sunlight on 21 March. The report submitted by the applicant shows that the sunlight target would be achieved in 100% of the proposed main living spaces.

Affordable housing and development viability

51. Southwark Plan Policy P1 requires developments that create new homes to provide the maximum amount of social rented and intermediate homes or a financial contribution towards the delivery of new council social rented and intermediate homes, with a minimum of 35% subject to viability. In this case the uplift in residential units would be 1 as the 2 existing residential units would be replaced.

52. The application site is located within an area identified as CIL Zone 3 – this attracts a payment of £100,000.00 per habitable room. Rooms over 27.5sqm are assessed as two rooms, but in this case the open plan living room / dining room / kitchen would be less than 27.5sqm. The formula for calculating the

affordable housing (AH) contribution is: (35% of habitable rooms) X (£100,000.00) = AH contribution.
 35% of 3 habitable rooms = 1.05
 3.15 X (£100,000.00) = £105,000
 Final AH contribution required: £105,000.

- 53. BNP Paribas Real Estate were instructed to undertake a review of the applicants viability assessment. Their review concluded that the development would be unviable even with no affordable housing contribution. A sensitivity tests identified that the £1,387,306 deficit is unlikely to be remedied by growth in sales values or yield contraction over the lifetime of the proposed development.
- 54. Given the small nature of the development, significant growth and/or reduction in costs is required to increase the residual land value to meet the identified benchmark land value. As a result, BNP Paribas concluded that the proposal could not viably afford to contribute towards affordable housing. It is recommended that a late stage review mechanism be included in the S106 legal agreement.

Amenity space

- 55. The 2015 Technical update to the Residential Design Standards SPD 2011 states that all flatted development must provide some form of outdoor amenity space. This must include 50sqm of communal amenity space and where possible, private amenity space. For units providing 2 or less bedrooms, 10sqm of private amenity space is required. Where it is not possible to provide 10sqm, as much space as possible should be provide with the remaining amount added to the communal amenity space.
- 56. All proposed 3 flats would have balconies that would at 7sqm not meet or exceed private amenity space requirements of 10sqm. As per the Councils Section 106 Planning and CIL SPD 2020, any shortfall in the required provision is charged at £205 per square meter. As such, a payment of £12,095.00 (50sqm communal amenity space and 9sqm private amenity shortfall for the three flats x £205) would be secured through a S106 legal agreement. The applicant initially agreed to a payment of £10,250.00 but this did not include the 9sqm private amenity shortfall for the three flats. The applicant agreed to a payment for the correct figure of £12,095.00 to the council.
- 57. The Environmental Protection Team has reviewed the acoustics noise impact assessment report, which determined the existing noise levels. It is recommended that permission be subject to a compliance condition for residential external noise levels in private amenity areas to ensure that the occupiers of the proposed development do not suffer a loss of amenity by reason of excess environmental noise.

Internal noise levels

- 58. The Environmental Protection Team recommend permission be granted subject to a compliance condition for residential internal noise levels.

Children's play space

- 59. Objectors raised concerns that the proposal would not provide child play space for its residents.
- 60. No children's play space would be provided due to site restrictions. The Section 106 Planning Obligations and Community Infrastructure Levy (CIL) Supplementary Planning Document (SPD) states that the threshold to provide children's play space is all developments with an estimated child occupancy of ten or more children. In this case the proposal would not require the provision of children's play space as only a two-bed flat and two one bedroom flats are proposed and the estimated child occupancy would be less than ten children. . .

Feeling of enclosure and loss of outlook of future occupiers

- 61. Windows to each of the three new flats would be adjacent the existing four storey office building to the north and 9.7m from the proposed office floors in the southern part of the site.
- 62. The layout of the proposed flats has been designed to have windowless bathroom windows to the rear / north elevation. The bedroom window of one of the first floor flat bedrooms would be obscured glazed whilst the second window would be at an angle facing away from the existing neighbouring office building to the north. The bedroom windows of the second and third floor one bedroom flats would be south facing, set back and overlooking their own balcony. Although the flats would be in close proximity to the existing four storey office building to the north it would not impact on the amenity of future occupiers due to an efficient layout.
- 63. The proposed separation distance of 9.7m of the front / south elevation of the proposed flats from the proposed office floors in the southern part of the site would be below the minimum separation distance of 12m referred to in the Residential Design Guidance. Officers recognise that the proposed balcony of the first floor flat would be even closer as it would not be inset, but on balance it is considered that any impact on future residents from overlooking from the offices would be acceptable in this central London location and the increase in office space in the CAZ would be an efficient use of land.

Conclusion on quality of accommodation

- 64. On balance the shortfall of daylight to the proposed first floor flat and the impact on the quality of accommodation for living conditions of future occupiers due to overlooking from the proposed offices would be outweighed by the provision of additional office space in the CAZ. Overall, the quality of accommodation is considered to be acceptable given the central London location and the efficient use of land.

Quality of office space

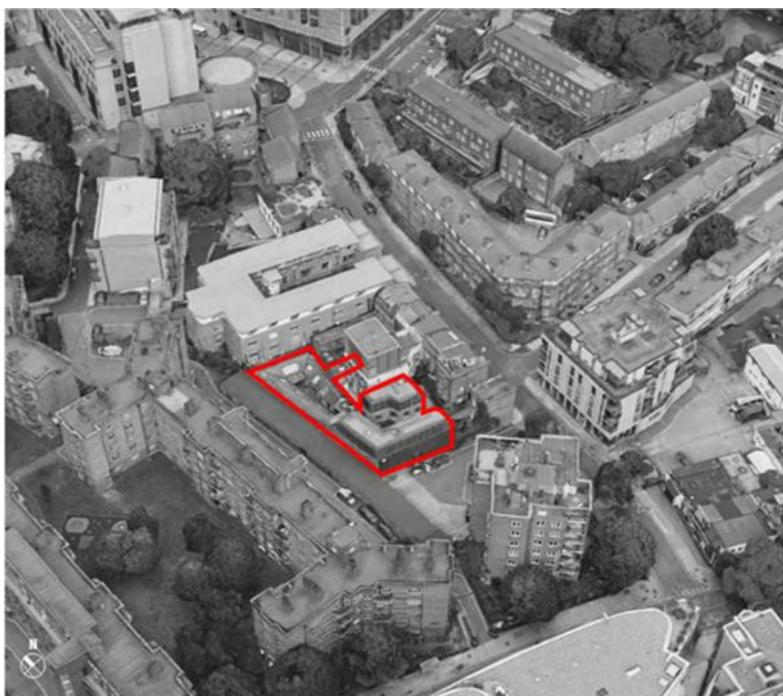
65. Objectors raised concerns with regard to the layout of the main proposed office, which would be a large single room surrounded by corridors and plant with no outdoor access, external views or cross ventilation and only four roof lights. The plan would eliminate open space and objectors raised concerns to the proposal to infill the sizeable and historic courtyard in entirety to create an undercroft, which would deny future users and officer workers the ability to enjoy precious outdoor space as the current users do.

66. There is no planning policy or Supplementary Planning Guidance on quality of office space, therefore in this case officers accept that the new office space would not have access to outdoor space and raise no issues with regards the layout of the main proposed office space. The conservation and design team did not raise any issues layout issues as the proposed courtyard arrangement would be preserved via the internal plan layout of the development, albeit this would no longer be visible externally. Officers consider that the proposed layout is justified as it would be an efficient use of land in this central London location.

Design

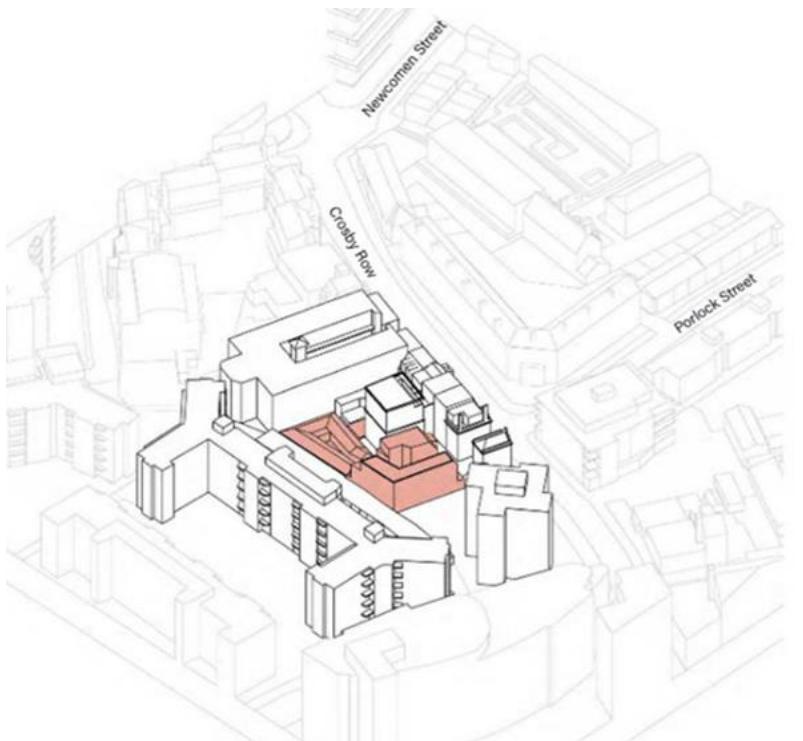
Site context

Image – Aerial photo



Site layout

Image: existing layout in context



Design

- 67. The following amended proposed plans were submitted in December 2022: Three sections through Plantain Place; second floor plan, third floor plan and roof plan. The main change to the architectural design is the introduction of a "fold" to the massing at the rear of the commercial building which is visible in the gap between Eynsford House and Balin House.
- 68. Objectors raised concerns that the application does not adhere to the principles on which previous planning decisions were made. Each application is however assessed on its own merits and officers have taken into account relevant material considerations in assessing this planning application.

Demolition

- 69. The proposal would retain the existing brick building at the lower ranges, which is welcomed in principle and especially now that these structures have been locally listed. These buildings would be extended upwards.
- 70. Objectors raised concerns that the proposed development would demolish the unlisted Victorian stables mews of townscape merit. Officers however raise no issue in this regard as the proposal involves upward extensions to the existing structure.

Structural impact

71. Objectors raised concerns regarding the effect on the two listed buildings (25 and 27 Crosby Row) which were built without foundations. This matter is not a planning consideration as it falls outside of the remit of planning policy and planning control. The applicant would need to comply with Building Regulations on structural stability.

Overdevelopment

72. Objectors also raised concerns that the proposal would be over development of a very constrained back-land site and that these buildings have only recently added level(s) to them and enclosed an existing courtyard - this was granted planning consent only after the proposals were reduced in height. Each application is however assessed on its own merits and officers have taken into account relevant material considerations in assessing this planning application. The design principles are assessed in detail in the following section of the report.

Height scale and massing

Image: proposed development



73. Objectors raised concerns that the development would be too high.

74. The proposed development would be of appropriate proportions and of a scale

that is considered acceptable. Officers initially raised concerns regarding the rear element of the original submission, noting that the development appeared excessive due to its visibility from within the street scene and its lack of design detailing. The design and conservation team advised that the proposed development would be contained within the complex and somewhat constrained site, with the taller 4 storey elements of the commercial and residential blocks located to the rear of the site / towards the centre of the urban block. This is a somewhat unusual arrangement, however it plays in to the established hierarchy of building heights within this block namely the taller five storey development to the rear of 21-23 Crosby Row. The overall proportions and scale of the scheme remains largely unchanged from the previous iteration of the scheme, which was found to be acceptable in design and conservation terms. The height, scale, massing and arrangement of the proposed scheme responds appropriately to the existing townscape character and context and is considered to be in compliance with policy P13 (Design of Places).

Architectural design and materials

Image: CGIs



- 75. Objectors raised concerns that the overly dominant and irregular metal clad roof form would be visible in several views appearing as incongruous and alien within the immediate surroundings.
- 76. The proposal would retain the existing brick building at the lower ranges, which is welcomed in principle and especially now that these structures have been locally listed. These buildings would be extended upwards in a contemporary style with metal cladding and modern architectural roof forms in a sawtooth formation, introducing a quasi-industrial character that is fitting to the ex-industrial heritage of the site. The impression is of a sleek and contemporary architectural form emerging from the heavier brick envelope of the existing buildings, with a high degree of contrast between the metal cladding and the softer historic brickwork. The resulting appearance would be a visually interesting structure which subtly picks up on some features and materials of the surrounding area while maintaining its own distinct and unique design identity. Again, the retention of historic fabric and detailing as well as the introduction of contemporary design which relates back to the site's history is considered to comply with policies P13 (Design of Places) and P14 (Design Quality) of the Southwark Plan.
- 77. The detail of the junction of the old and the new is important to the overall success of the scheme and would be secured by condition. This is especially true now that some of the existing buildings have been locally listed. Normally, the junction can be managed via a shallow set back of the modern extension from the historic fabric. However, since the proposals suggest that the extensions would rise flush from the historic brickwork officers suggest that a deep shadow gap / slot between the old and the new is utilised to create a visual distinction between the elements of the development. A concealed drain should also be utilised to manage rainwater for the complex roof forms of the commercial element and the simpler roof of the residential block in order to ensure the intended sleek, contemporary finish is achieved.
- 78. A condition requiring the submission of material samples would be required. While most of the materials are considered to be acceptable in principle, some concern is raised regarding the proposed extensive use of polycarbonate cladding to the north elevation of the commercial block. Officers would prefer to see a more robust and higher quality of material finish to this feature window such as channel glass / reglit, which would also provide an obscure glazed finish.
- 79. On the whole the proposals under this application are agreeable from a design and conservation viewpoint.

Ecology, biodiversity, landscaping, trees and urban greening

- 80. Objectors raised concerns that the proposal would have a detrimental effect on

local ecology and that no Urban Greening Factor Calculation has been submitted in accordance with London Plan 2021 Policy G5.

81. An ecological impact assessment is not required as the proposal would not impact wildlife and biodiversity and the site is not close to or would impact on Parks and Open Spaces and a Site of Importance for Nature Conservation. Furthermore, an Urban Greening Factor calculation would only be required for major planning applications, and this is a minor planning application. Further, only minor applications submitted from April 2024 onwards need to comply with the mandatory Biodiversity Net Gain (BNG) requirements of the Environment Act (2021).
82. No tree or landscaping issues have been identified.

Designing out crime

83. Objectors raised concerns with regards the safety of the L-shaped corridor designed to access the flats at the back of the proposed building.
84. No safety issues have been identified by officers. The Metropolitan Police were not consulted but officers recommend a Secured by Design condition to consider crime and disorder implications and to improve community safety and crime prevention.

Fire safety

Gateway 1

85. The Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021 establishes that any relevant building is subject to Gateway 1 requirements. Relevant buildings are those which satisfy the 'height condition' and contain two or more dwellings or educational accommodation. The height condition is that (a) the building is 18 metres or more in height; or (b) the building contains 7 or more storeys. The Gateway 1 requirements outline that schemes which feature a relevant building must submit a fire safety statement form and the HSE must be consulted.

Summary of Information Contained in Fire Safety Statement Form

86. A fire statement not required in this case.

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

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

Summary of Information Contained in Planning Fire Safety Strategy

88. The document includes details of an evacuation strategy such as assembly points, internal fire spread, passive / active fire safety measures, compartmentation, extinguishers, external Fire Spread and fire Service access.

Assessment of Planning Fire Safety Strategy

89. The details of these measures will be secured through the Building Control process.
90. Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is "third-party independent and suitably-qualified". The council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.
91. A Fire Statement has been provided for this proposal. The statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development.

Heritage considerations

Impact on designated assets

92. Objectors raised concerns that the proposed changes would likely result in less than substantial harm to designated assets, the grade II listed buildings at Nos. 25 & 27 Crosby Row, and that where 'less than substantial harm' is attributable to a proposal, such harm to the identified heritage assets must be weighed against the clear public benefits of the proposal - the public benefits of the proposal have not been set out.
93. Objectors raised concerns that the proposal would interrupt the setting of listed buildings and by enclosing the road and forming a "solid" glass backdrop to listed buildings in what was an open mews. Objectors also raised concerns that the residential structure of the proposed development will completely obscure the two Grade II listed buildings 25 and 27 Crosby Row from Balin House approach. Objectors claim that this contradicts the Policies stating that development will only be permitted if it conserves or enhances their special significance of listed buildings in relation to its setting and views.
94. While there would be some increased enclosure to the rear of 25 and 27 Crosby Row (Grade II listed), the setting of these assets is predominantly appreciated in views from Crosby Row. While the development would be visible in some long views facing north along Crosby Row, closer views of 25 and 27 from the corner with Porlock Street and facing south along Crosby Row are unlikely to be impacted. The much taller five storey development to the rear of nos. 21-23 is not prominently visible in these views - it stands to reason that the

proposed scheme, which would not be as tall, is also unlikely to be prominently visible. There would be no harm to designated heritage assets.

Impact on non-designated heritage assets

95. Objectors suggest that Nos. 17 to 23 Crosby Row are considered for their group value alongside Nos. 25 & 27 as non-designated assets for the purpose of assessing the potential impacts of the proposal development. Objectors note with some interest that the host building itself was previously identified by the authority as "having local historic interest and qualifies as a heritage asset..." and was included in a provisional local list in 2012. Objectors refer to the delegated officer reports for LBS Reg Nos. 11/AP/1528 & 11/AP/3834 and state that the local planning authority may wish to review the local historic interest and heritage value of the application site and its immediate surroundings for inclusion on its local list (SP Policy P26).

96. Objectors state that the proposed development would destroy the Victorian stables mews, obliterating the historic grain of the existing townscape. It directly contravenes National Design Guide (October 2019), and fails to respond to key characteristics of the Code:

- C1 Understand and relate well to the site, its local and wider context
- C2 Value Heritage, local history and culture
- I 1 Respond to existing local character and identity
- B2 appropriate building types and forms.

97. The application site does not lie within a conservation area but comprises some locally listed buildings (1-5 Plantain Place) and forms the setting of a number of other locally (17, 19 Crosby Row and Baden Place) and statutorily listed (25, 27 Crosby Row - Grade II) listed buildings. The submitted heritage statement was written prior to the local designation of the assets on site. However, it should be noted that the buildings which have now been adopted on the Local List were previously considered as heritage assets of local significance under the earlier Design and Conservation comments, and as such they have been afforded a good degree of heritage consideration during discussions of the design development of the scheme.

98. Policy P26 (Local List) of the Southwark Plan requires development to take into account Locally Listed buildings and structures that contribute positively to the local character and amenity. The Heritage SPD (2021) also sets out that there will be a general presumption against the demolition of Locally Listed buildings. The Heritage SPD goes on to set out that great weight will be given to the applicant's efforts to conserve or adapt the building, minimising harm or loss through substantial alteration or destruction. The proposed retention and adaptation of the existing locally listed ex-warehouse buildings at 1-5 Plantain Place (which have already been altered) is therefore welcomed in principle. The courtyard arrangement will also be preserved via the internal plan layout of

the development, albeit this will no longer be visible externally.

99. Nos. 17 and 19 Crosby Row would frame the entrance to the site. The new entrance lobby would be largely glazed and would be set well back from the street (approx. 6m from the front elevations of 17 and 19 Crosby Row). There would be no loss of or alteration to 17 or 19 Crosby Row, however their setting would be impacted as the new entrance would be visible in front-on views of these locally listed assets. The design of the proposed entrance is visually lightweight, being a glazed three storey elevation of simple architectural design. As set out in earlier Design and Conservation comments, the entrance would have an overall attractive design and is suitably subservient in terms of its materiality and arrangement as to not constitute harm to the setting of the locally listed buildings at 17 and 19 Crosby Row.
100. While there would be some increased enclosure to the rear of Baden Place (locally listed), the setting of this asset is predominantly appreciated in views from Crosby Row. The much taller five storey development to the rear of nos. 21-23 is not prominently visible in these views - it stands to reason that the proposed scheme, which would not be as tall, is also unlikely to be prominently visible.

Design conclusion

101. There would be no harm to designated heritage assets. In retaining and adapting the existing locally listed buildings, and in preserving the significant settings of other nearby heritage assets the proposed development is considered to comply with policies P19 (Listed buildings and structures) and P26 (Local List) of the Southwark Plan as well as the guidance set out in the Heritage SPD (2021).

Strategic Views

102. The development constitutes part one, part three/four storey extensions and would not compromise any protected views listed in Policy P22 Borough views of the Southwark Plan.

Archaeology

103. The site is within an Archaeological Priority Area. The council's archaeological officer advised that permission should be subject to legal agreement to include a fee for the monitoring of archaeological matters and conditions relating to Archaeological Evaluation, Archaeological Mitigation, Archaeological Pre-commencement Foundation and Basement Design, Archaeological Reporting and Archaeological Mitigation, compliance with WSI and archaeology of national significance.

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

Sense of enclosure and outlook

104. Objectors raised concerns that residents of Balin House, 5 Plantain Place and 17, 19, 25 and 27 Crosby Row would experience an undue sense of enclosure and loss of outlook.
105. The existing single storey building, facing the six storey Balin House to the west, would become four storeys, but as there would be at least a 19m separation between the two buildings officers consider that this would be adequate to not lead to a feeling of enclosure to residents of Balin House.
106. There would be a significant increase in height and massing to the rear of properties along Crosby Row and 5 Plantain Place. Officers consider that the impact on the amenity of neighbouring residents along Crosby Row would be reduced due to the angle of the proposed roof. The outlook of occupiers of the ground floor of 5 Plantain Place is limited in both the existing and proposed conditions. The sense of enclosure would be noticeable, but not significant. On balance, any increase in a sense of enclosure or impact on outlook would be noticeable but not significant and would be acceptable in this instance as this would be an efficient use of land in this urban setting.

Image: proposed west elevation

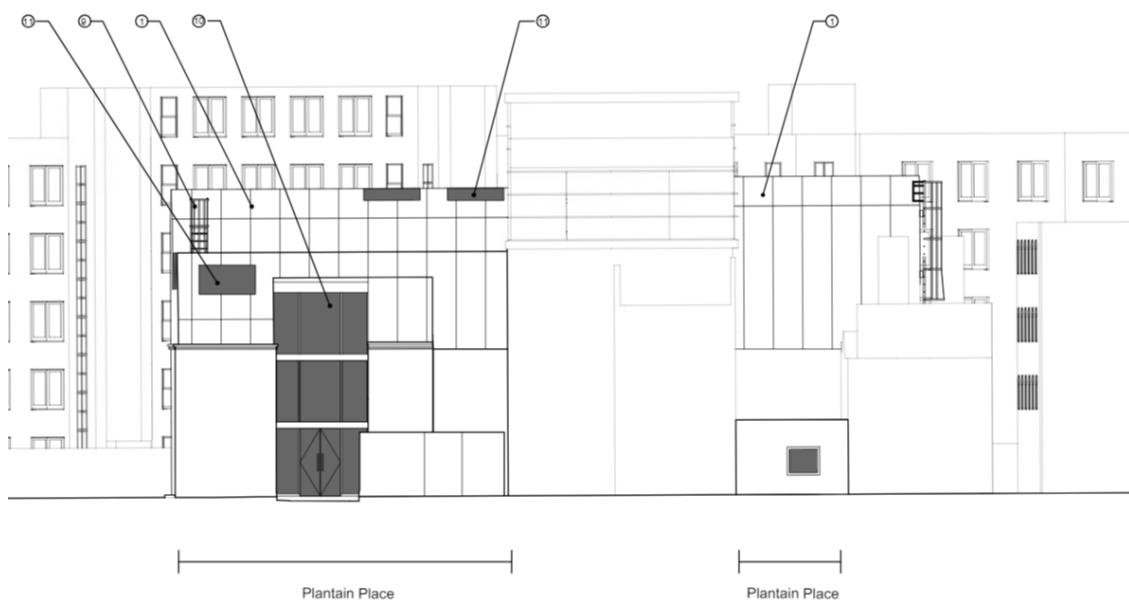
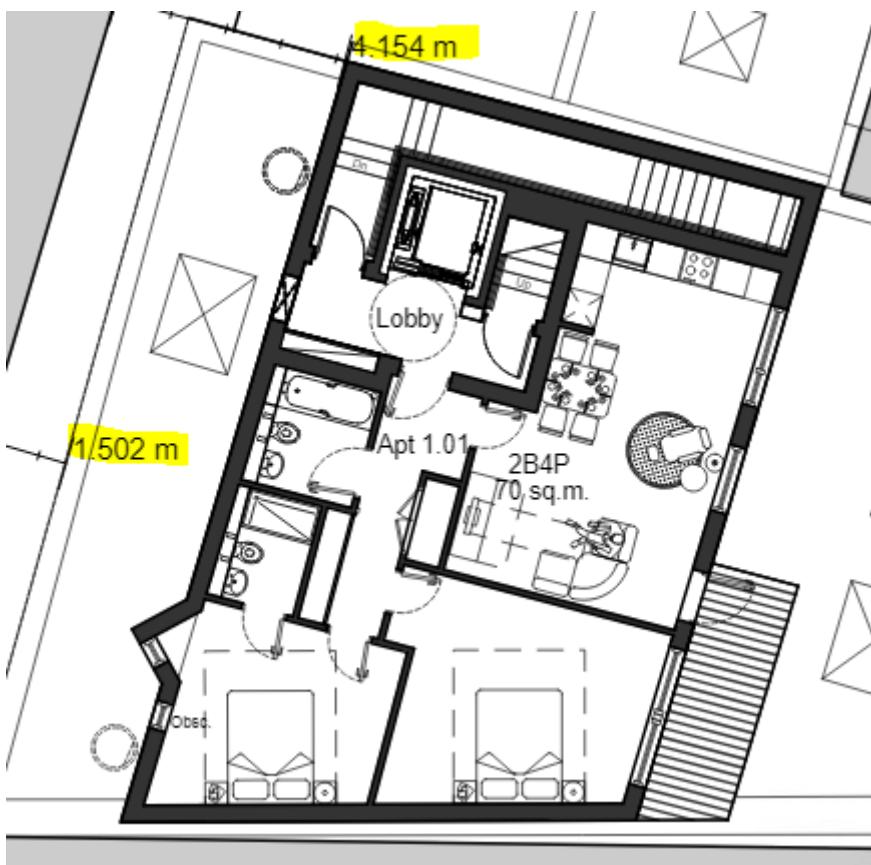


Image: proposed third floor



107. Objectors raised concerns that the development would cause a feeling of enclosure to the Wine & Spirit Education Trust building in Baden Place, to the north, with up to 12 windows facing the site. The Baden Place building is in commercial use. Policy P56 Protection of amenity 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. In this case officers consider that the relevant amenity consideration is the actual or sense of enclosure in the context of the amenity of those living, working in or visiting Southwark needs to be protected, to ensure a pleasant environment.
108. Officers consider that in this case the proximity of the proposed development, just over 4 metres from the south elevation of the commercial building at Baden Place would lead to a feeling of enclosure to existing commercial occupiers, but on balance this would be outweighed by the efficient use of land with the benefit of additional office space and an residential unit in this central London location.

Image: proposed first floor



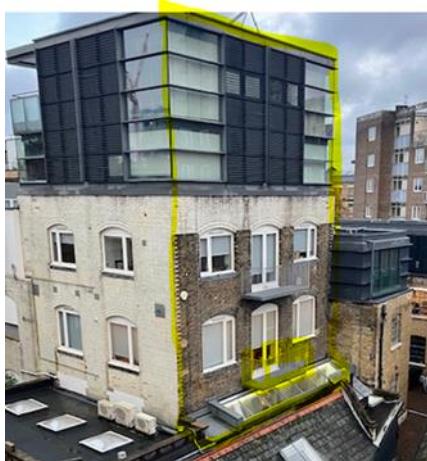
Loss of privacy

109. Objectors raised concerns that the proposal would lead to a loss of privacy to neighbouring properties.

21-23 Crosby Row / 5 Plantain Place

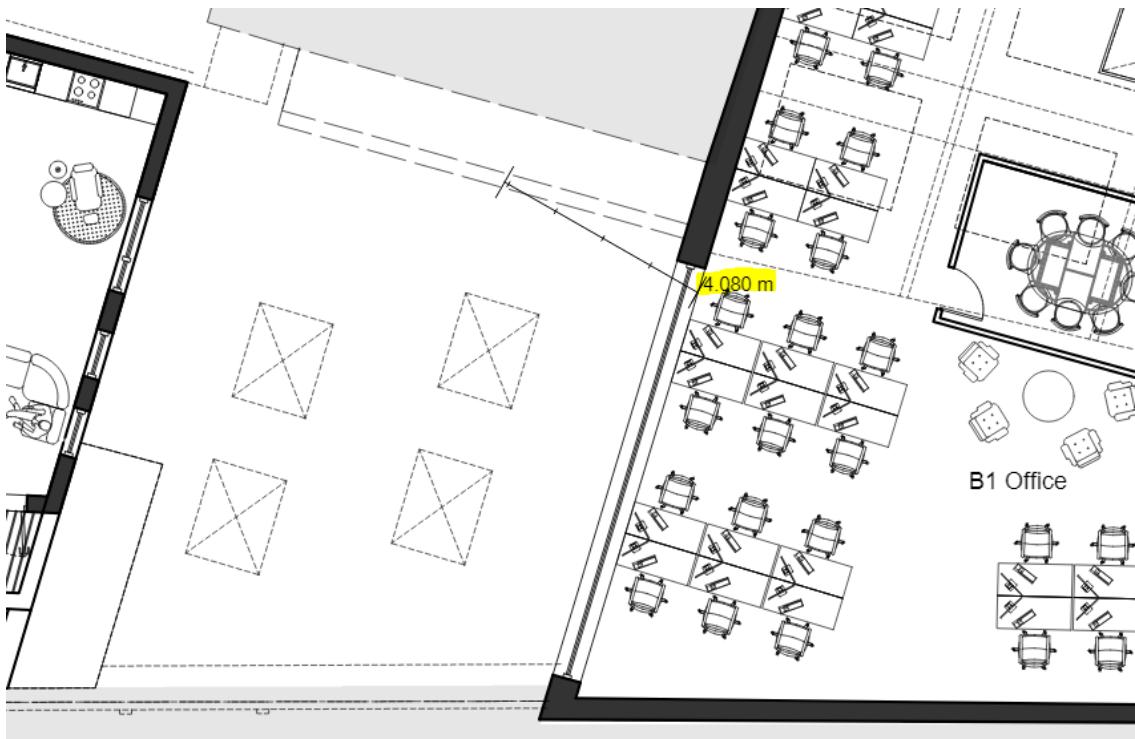
110. The five storey property at 21-23 Crosby Row / 5 Plantain Place comprise live/work units with habitable rooms and terraces in close proximity to the proposed three flats and the second and third floor office windows to the north facing façade.

Image: west elevation of 21-23 Crosby Row / 5 Plantain Place



111. Objectors raised concerns that the proposed second and third floor office windows to the north facing façade would lead to loss of privacy to the live-work units at 5 Plantain Place.

Image – proposed second and third floor office windows



112. At the closest point the second and third floor office windows to the north facing façade would be approximately 4m from the terraces at 5 Plantain Place. Officers consider that due to the close proximity to residential terraces the proposed second and third floor office windows would need to be partly obscure glazed to protect the amenity of neighbouring properties. This would be covered by condition.
113. Objectors raised concerns that the proposed floor-to-ceiling glazing to the proposed flats would lead to un-obstructed views and mutual overlooking for

both the existing neighbouring and future residents. Officers acknowledge that the windows and balcony of the new flats would be in close proximity to the west elevation of the live/work units at 21-23 Crosby Row / 5 Plantain Place. Although views from the windows, and to some extent the terrace of the ground floor flat, would be at an oblique angle, officers do consider that the proposed windows would need to be partly obscure glazed and the terrace of the ground floor flat would be required to partly install a privacy screen to protect the amenity of adjoining sites. This would be covered by condition.

Image: proximity of proposed flats to west elevation of 21-23 Crosby Row / 5 Plantain Place

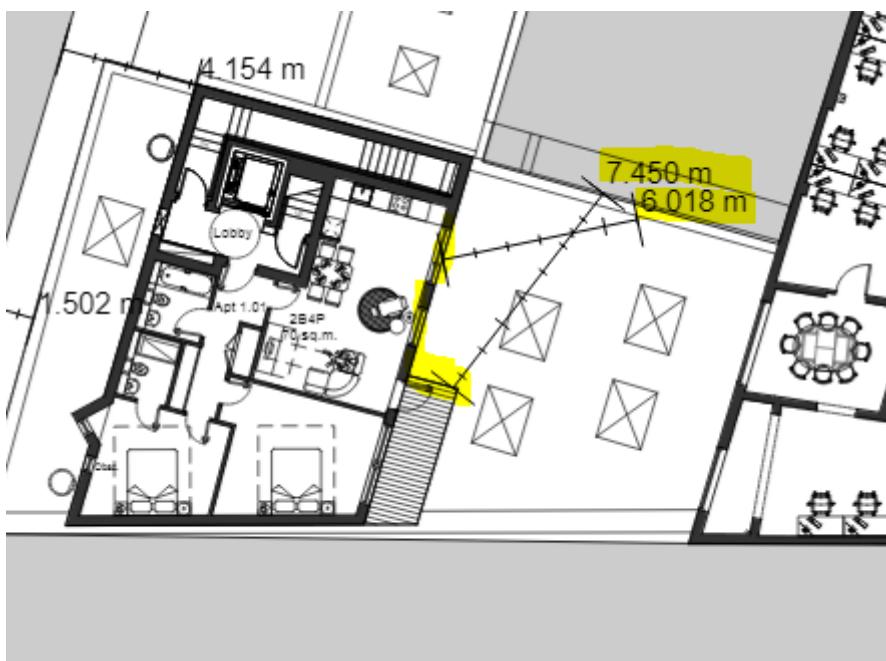


Image: south elevation of proposed flats



Baden Place

114. Objectors raised concerns that the development would cause loss of privacy for the Wine & Spirit Education Trust building in Baden Place, to the north, with up to 12 windows facing the site. The Baden Place building is in commercial use and apart from one bedroom window to the proposed north elevation, angled away from windows to the south elevation of Baden Place, all other windows proposed to the north elevation would be obscure glazed. As such, officers consider that the proposed development would not lead to a loss of privacy to commercial occupiers of Baden Place.

Daylight and sunlight

115. When the BRE guidelines were amended in 2022 the applicant updated their Daylight and Sunlight Report. To summarise the addendum report, the results show that 71% of existing rooms meet BRE targets when using the new daylight illuminance test. For sunlight, all main living rooms would achieve BRE compliance.

116. The following daylight tests have been undertaken in the daylight and sunlight report:

- 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.
- 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, and where windows do not pass the VSC test the NSL test can be used.

Daylight

117. Objectors raised concerns with regards the loss of daylight and sunlight to habitable rooms in numbers 17 and 19 Crosby Row.

VSC 17 Crosby Row

Windows tested	Pass	Fail
5	5	0
	(100%)	

118. The NSL test for No. 17 identifies that a ground floor kitchen would retain 0.7 times its current value and the first floor circulation area would retain 0.6 times

its current value.

VSC 19 Crosby Row

Windows tested	Pass	Fail	No. of Failures between 21% - 38% loss
11	10	1	1
	(91%)	(9%)	(9%)

119. The Daylight/Sunlight report identifies that a window (W2) at No. 19 serving a ground floor bedroom would suffer a reduction in the Vertical Sky Component (VSC) of 0.7 of the existing value.
120. The No Sky Line (NSL) test demonstrates that 50% of the existing NSL on W2 at No. 19 would be retained. The window to the ground floor circulation area would retain 0.7 times its current value and the a window to the first floor bedroom would retain 0.6 times its current value.

VSC 21 Crosby Row

Windows tested	Pass	Fail
9	9	0
	(100%)	

121. The NSL test for No. 21 shows that all windows would retain its current value.

VSC 25 Crosby Row

Windows tested	Pass	Fail
11	11	0
	(100%)	

122. The No Sky Line (NSL) test demonstrates that 43% of the windows would experience a reduction in existing NSL. The window to the ground floor circulation area would retain 0.6 times its current value, the window to the ground floor kitchen would retain 0.6 times its current value and the window to the first floor circulation area would retain 0.7 times its current value.
123. Objectors raised concerns that 27 Crosby Row wasn't included in the Daylight / Sunlight Report. No. 27 was in fact included and the assessment is as follows:

VSC 27 Crosby Row

Windows tested	Pass	Fail
4	4	0
	(100%)	

124. The No Sky Line (NSL) test demonstrates that 33% of the windows tested would experience a reduction in existing NSL. One window to the second floor would retain 0.6 times its current value.

5 Plantain Place

125. Objectors raised concerns that the daylight and sunlight assessment incorrectly refers to the of ground, first floor and second floor properties in Plantain Place as live / work studios as the second floor is residential not live/work. This is noted and in the table below 2 of the 3 windows with a reduction between 21% - 38% and 1 of the 3 windows with a reduction of more than an 38% loss would be windows of the second floor in residential use.

VSC 5 Plantain Place

Windows tested	Pass	Fail	No. of Failures between 21% - 38% loss	No. of Failures > 38% loss
26	21	5	2	3
	(81%)	(19%)	(8%)	(11.5%)

126. The NSL test however shows that all windows would retain its current value.

Balin House

VSC 1-70 Balin House

Windows tested	Pass	Fail
179	179	0
	(100%)	

127. The NSL test shows that all windows would retain its current value.

128. Objectors raised concerns that the development would cause loss of light for the Wine & Spirit Education Trust building in Baden Place, to the north, with up to 12 windows blocked by the development which would be 2 metres from the building. This building is in commercial use and the BRE does not protect the daylight of non-residential uses.

Sunlight

Crosby Row

129. Objectors raised concerns that 'the sunlight report does not provide any detailed assessment of the potential impact of the proposed development in terms of sunlight (APSH) on windows serving Nos. 17 and 19 Crosby Row and west façade windows from two Grade II listed buildings, 25 and 27 Crosby Row.'

130. 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.

131. The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. 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.

132. It has not been necessary to test the following neighbouring properties because the windows facing the site are not within 90 degrees of due south:

27 Crosby Row
 25 Crosby Row
 21 Crosby Row
 19 Crosby Row
 17 Crosby Row

Eynsford House

	Windows tested	Passes both tests	Fail Total annual	Fail Winter hours	No. of Failures between 21% - 38% loss (Total)	No. of Failures between 21% - 38% loss (Winter)
	14	14	0	0	0	0
Total		(100%)	(0%)	(0%)	(0%)	(0%)

1-70 Balin House

133. Objectors raised concerns that the daylight and sunlight assessment wrongly assume that the eastern elevation of Balin House consists entirely of kitchens and bedrooms and is therefore not relevant for sunlight assessment following BRE guidance. Objectors also raised concerns that the sunlight assessment also disregards nearly 50 windows on the west façade of Balin house because the windows primarily belong to kitchens and bedrooms. An objector states that their east facing bedroom serves as a home office and similar use can be assumed of other residents at Balin House, especially in the light of increased flexible work arrangements following the move to working from home during the recent covid-19 lockdowns.

134. The reason why the east and west facing windows have not been included is that the test is intended to be applied to main windows which face within 90 degrees of due south.

	Windows tested	Passes both tests	Fail Total annual	Fail Winter hours	No. of Failures between 21% - 38% loss (Total)	No. of Failures between 21% - 38% loss (Winter)
	135	134	1	1	1	1
Total		(99%)	(1%)	(1%)	(1%)	(1%)

135. *5 Plantain Place*

	Windows tested	Passes both tests	Fail Total annual	Fail Winter hours	No. of Failures between 21% - 40% loss (Total)	No. of Failures between 21% - 40% loss (Winter)
	7	5	1	1	1	2
Total		(71%)	(14%)	(14%)	(14%)	(29%)

136. There are 2 rooms that would marginally fall below the target values, but overall, the proposed development would not result in a significant impact on 5 Plantain Place.

Overshadowing of amenity spaces

137. The BRE guide also contains an objective overshadowing test. The guide recommends that at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.
138. The occupiers of 27 Crosby Row objected and raised concerns that the roof garden would be turned into a dark and lightless space. The applicant advised that they are 'aware that the owner/occupiers of 27 Crosby Row have been granted permission to build an additional extension to their residential unit at first and second floors' and that their 'daylight and sunlight consultants have noted that this extension will make' the 'roof terrace' at 27 Crosby Row 'considerably smaller and enclose it from the west.' The applicant is of the opinion that 'as a result' their 'proposals will have relatively little to no impact on that terrace, as they are already enclosing it.' The planning officer requested the submission of an overshadowing report to assess the concerns raised by objectors in this regard.
139. The design and access statement and existing first floor plan submitted with application 22/AP/1685 appears to show that there are only 3 windows facing the flat roof area and thus no access via a door to the alleged existing first floor roof terrace. Furthermore, the 'existing roof terrace' is not enclosed by railings on all sides and officers conclude that it is likely that the first floor flat roof is not a regularised roof terrace. No. 27 Crosby Row does have extant planning permission for 22/AP/1685 and as there is no evidence that this permission has been implemented and it would lapse on 30 November 2025.
140. The applicant submitted an overshadowing assessment by email on the 25 June 2024. This contains two scenarios. The first scenario assesses the impact on the existing flat roof area at No. 27 – this has shown that the proposal would reduce sunlight to this area to 0% thus contravening BRE guidance. The second scenario shows the proposed roof terrace at No. 27 (using 22/AP/1685 approved planning drawings) – the proposal would have no impact to the amenity space of the to be built / approved roof terrace at No. 27.
141. The applicant submitted a further overshadowing assessment in October 2024 with the following findings:
 - 17 Crosby Row currently receives no sunlight in the existing scenario therefore the proposed plans will have no impact.
 - 19 Crosby Row currently receives no sunlight in the existing scenario therefore the proposed plans will have no impact.
 - 25 Crosby Row currently receives no sunlight in the existing scenario therefore the proposed plans will have no impact.
 - 21 Crosby Row currently receives very little sunlight with only 1.43 m² (5%) of the total area (26.73 m²) receiving at most 2 hours of sunlight.

142. Officers agree with the applicant's assertion that the rear garden of 21 Crosby Row would be slightly impacted by the proposed development. As this area is already very poorly lit in the existing scenario any development is likely to cause some obstruction to sunlight and that in accordance the BRE Guidelines, there would be no meaningful loss of sunlight to any of the neighbouring amenity areas.

Conclusion on daylight and sunlight

143. The daylight assessment has shown that for 5 Plantain Place, daylight levels are limited for the first and second floors in both the existing and proposed conditions. The ratio of reduction assessment demonstrates that there would be a noticeable reduction in daylight. Results for other neighbouring properties show for 17 Crosby Row, 19 Crosby Row, 25 Crosby Row, 27 Crosby Row the levels of daylight would not significantly reduce.

144. The sunlight assessment has shown for 1-70 Balin House that the sunlight availability to 1 window would be adversely affected and would result in a significant reduction in sunlight to that window. The sunlight assessment has shown for 5 Plantain Place that the sunlight availability to 2 window would be adversely affected and would result in a significant reduction in sunlight to 2 windows in winter. The sunlight assessment does not include 17,19,21, 25 and 27 Crosby Row as the Annual Probable Sunlight Hours (APSH) assessments were not required as the windows face 90 degrees of due north. Results for Eynsford House show that all living rooms and living, kitchen and dining rooms would achieve the recommended level of 25% total sunlight and 5% winter sunlight.

145. On balance, the impact of the development on daylight and sunlight of existing occupiers of 5 Plantain Place would be noticeable and significant to 1 of the 7 windows tested and on the un-regularised roof terrace at No. 27 Crosby Row. One window of the 135 tested at 1-70 Balin House's sunlight availability would be adversely affected and would result in a significant reduction in sunlight to that window. This impact will however be outweighed by the additional office space and new and additional residential accommodation for which there is a demonstrated need.

Right to light

146. Objectors raised concerns that the development would lead to a loss of light for the Wine & Spirit Education Trust building in Baden Place, to the north, with up to 12 windows facing the site.

147. Right of light is however a civil legal issue and is not a material planning consideration. Impacts on daylight and sunlight have been assessed above.

Light spill / pollution

148. Objectors raised concerns that the design of the office structure with a large number of roof lights and semi-translucent cladding and second and third floor office windows that cover a large area of the north facing façade would lead to

light spill and that no Lighting Assessment has been provided identifying the potential light spill from the proposed courtyard atrium and large rooflights.

149. The existing building has 14 rooflights and this would increase to 18. The proposed office courtyard would have 4 rooflights to the south of the live-work units at 5 Plantain Place and the proposed office space to the west of 23 Crosby Row would have an atrium and 7 rooflights at second floor level.

Image: existing 14 rooflights (ground floor) and 9 proposed rooflights (ground floor)



Image: existing rooflights (ground floor)



Image: 7 proposed rooflights (second floor) and north facing office windows at second and third floors



150. Officers acknowledge that the proposed rooflights are larger than the existing and would increase from 14 to 18, but as no external lighting is proposed and the Environmental Protection Team did not raise light pollution as an issue officers consider that the proposal would not cause an unacceptable loss of amenity to present or future occupiers.
151. Objectors raised concerns that there is some indication that the proposal would be externally illuminated, but no details nor assessment are provided.
152. The applicant confirmed that no additional external lighting is proposed.
153. A Lighting Assessment is required for all applications where external lighting is proposed and that involves works to areas with public access. A Lighting Assessment is needed for these applications to ensure that external lighting will not harm the amenity of neighbouring residents. A Lighting Assessment is not required in this case as no external lighting is proposed and the proposal would not involve works to areas with public access.

Noise and vibration

154. Objectors raised concerns that the proposal would lead to noise and disturbance due to an increase in the number of comings and goings including vehicles traffic accessing through the constrained site access between nos.17 and 19. Objectors raised concerns with regards inadequate information with regards to the proposed plant and that the assessment concentrates on the residential units and there is no assessment of the noise impact from plant required for the new large covered communal area.
155. The Environmental Protection Team have no objection and recommended permission be granted subject to an informative relating to a construction management plan. Officers recommend a compliance condition that the Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level ($L_{A90\ 15min}$) at the nearest noise sensitive premises. Furthermore, the plant Specific sound level shall be 10dB(A) or more below the background sound level in this location. This

condition would 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.

Transport and highways

- 156. Objectors raised concerns that the application is invalid as a Transport Assessment (and Travel Plan) has not been submitted.
- 157. A Transport Assessment (and Travel Plan) is however not required as this is a minor planning application.

Servicing and deliveries

- 158. The Delivery and Servicing Management Plan states the commercial development would generate an estimated 4 trips per day/ 12 trips per week. Furthermore, the applicant proposes servicing access would remain as existing on Plantain Place and on street on Crosby Row. This increase is minimal and would be unlikely to have a significant impact on the existing transport network.

Refuse storage arrangements

- 159. Objectors raised concerns that 'the proposal would lead to a significant waste problem. Even though the drawings show that waste (commercial and domestic,) has a space built into the design, on collection days the waste bins will need to be taken along Plantain Place to the refuse truck that will stop on Crosby Row. Invariably these get taken out the night before or get left out, increasing smells, noise and dust etc.'
- 160. It was initially proposed that the door of the proposed residential refuse store on the ground floor would open onto land outside of the control / ownership of the applicant. An amended plan has been submitted showing an internal residential refuse bin door. This would be acceptable.
- 161. There would be enough waste storage capacity to accommodate 3 flats and the proposed communal waste strategy would be acceptable. The amended refuse plans and document is satisfactory as one 360-litre wheeled bin, one 240-litre wheeled bin and two 23-litre caddy bins would be provided and the refuse/recycling location would be positioned within a 10m drag distance from the back edge of the public highway.
- 162. The transport team advise that commercial waste must be managed privately.
- 163. The applicant states that 'a commercial waste contractor will be appointed to collect each waste stream daily via Crosby Row. On collection days the commercial waste contractor will stop the Refuse Collection Vehicle (RCV) in a safe and legal loading position on the kerbside. The collection operatives will attend the commercial waste storage area, transfer the bins in to the RCV and return them once emptied.'
- 164. Officers are satisfied that the commercial and domestic waste strategy would

be satisfactory as both the storage capacity and frequency of collection are unlikely to lead to undue traffic impacts along Crosby Row or undue odour or noise

Car parking

165. Objectors raised concerns that 'the submission refers to using "current arrangements" and parking on Crosby Row, but these are already inadequate with delivery and workman's vans regularly and illegally blocking the small access road. The entrance to Plantain Place is opposite a busy junction between Crosby Row and Porlock Street, with limited offloading/parking bays which currently results in traffic congestion, noise from driver altercations and illegal parking on double yellow lines on Crosby Row. This development would worsen this problem and cause adverse amenities for all residents in the area. This not only negatively impact people accessing my, and my neighbours', houses.'
166. The existing development is car-free and no car parking spaces are proposed.
167. Given the site's location in a CPZ and in an area with an excellent PTAL (6b) the site for all uses must be car-free. Residents and workers would be prohibited from applying for parking permits. The only exception to this will be for blue badge holders. This requirement would be secured in the S106 legal agreement.
168. Arrangements for disabled visitors/residents arriving by car would be the same as the existing development. Disabled visitors/ residents currently pull up in the entrance from Crosby Row to Plantain Place and all designs after this would be accessible and DDA compliant.

Cycle parking and cycling facilities

169. The proposed total office floor area is 997sqm. 24no. cycle parking spaces were initially proposed for the office use but this has increased to 26. The Southwark Plan 2022 cycle parking standards requires 1 space per 45sqm GIA(long stay)/ 1 space per 250sqm GIA (short stay). This would equate to 22 long stay spaces and 4 short stay spaces. The amended plan shows the long stay cycle parking for the commercial use to include a mix of type of cycle parking spaces. The commercial cycle store would include 75% Two Tier – 16 spaces, 20% Sheffield stand- 5 spaces and 5% Enlarged Sheffield stand – 1 space. The requirements of 1 visitor space / short stay per 250 sqm gross internal area would be met by the provision of 4 visitors' spaces (2 Sheffield stands) within the commercial lobby. The short stay cycle parking location would be secure and covered and close to building entrance.
170. The proposed long stay office cycle spaces would be compliant with Southwark Plan Policy P5 as set out in this paragraph. The two-tier racks would be provided with a 2.5m wide aisle width within the cycle store and a minimum floor to ceiling height of 2.6 metres. A minimum of 25% of the total long-stay cycle parking spaces would be provided in Sheffield stand form with a minimum of 1200mm clear space between stands. One Sheffield stand space would be included to accommodate disabled, adapted and cargo bicycles with at least

900mm clear space to one side. The access route to the cycle store would be widened to 1.5m width where possible due to the constraints of the site, with only 4m pinch point of 1.2m. The applicant points out that LDCS provides 1.2m can be provided in conversions or over short-distances. The doorways would be no less than 1.2m and doors on routes to cycle stores would be power assisted.

171. The applicant has met the requirement for residential parking and provided 6 cycle spaces.

Highway safety

172. Objectors raised concerns that 'the development would restrict access of pedestrians using the foot path on Crosby Row and that increased traffic and parked vehicles in Plantain Place would mean pedestrians would need to step into the road to get around obstructions. In addition, it would multiply instances of cars and vans etc. backing out onto or parking on Crosby Row. Together this would have a negative impact on highway safety for an important road used by emergency vehicles going into Guys Hospital.'
173. The Highways Team however advise that the proposals would not have any adverse impact on the highway network and that the proposals are therefore acceptable from highways perspective. Furthermore, the Transport Team advise that the proposed pedestrian access would accord to adopted policy.

Works to the public highway

174. A Section 278 Agreement would be required for works to the public highway and footway repair - the make good any footway that is damaged during the construction and demolition process would be secured in the S106 legal agreement.

Environmental matters

Construction and Environmental Management Plan

175. Objectors raised concerns that no draft Construction and Environmental Management Plan (CEMP) has been submitted, construction impacts in terms of dust, disruption, and noise; local transport and highways impacts; increase in traffic impacting traffic volumes, inadequate parking provision and loss of parking.
176. The applicant would be required to provide details as to how it intends to manage the construction and demolition process associated with the construction and demolition works to minimise impact on the local highway network and community. A Construction and Demolition Management Plan would be secured by way of a pre-commencement condition. Mitigation measures should include and not be limited to the following: avoid demolition/construction works movements at high peak hours (08:00-09:00 and 17:00-18:00) and at school drop-off/ pick-up times (08:00-09:00 and 15:00-16:00), consolidate works movements wherever possible, outline any required

footway/road closures (giving appropriate forewarning and specifying measures to protect vulnerable pedestrians and road users) and detail measures to minimise the impact of receipt of works deliveries on the local highway network and wider community as a whole. The applicant will need to demonstrate that contractors meet CLOCs/FORs accreditation/membership. Some indication should be given as to frequency of the construction and demolition works movements by phase of works.

Flood risk

177. Objectors raised concerns that a flood response and evacuation plan has not been included, an inadequate Flood Risk Assessment (FRA) and Drainage Strategy submitted, no NPPF Sequential Test is included and that if space cannot be made for Sustainable Urban Drainage System, this is suggestive of over-development.
178. The NPPF 2024 states that planning decisions must take into account the current and long-term implications for flood risk in order to minimise the vulnerability of communities and improve resilience. Where development is necessary in higher risk areas, development should be made safe for its lifetime without increasing flood risk elsewhere. Certain steps need to be followed when reaching a planning decision on development in higher risk areas, with risks managed through suitable adaptation measures. The advice of flood risk management authorities also needs to be taken into account (NPPF, 171).
179. The Environment Agency have been consulted and advise that 'the proposal seeks to introduce new dwellings on the third floor of the development. This will be above the 2100 breach flood level. Therefore, the EA will not object, despite an inadequate FRA submitted with the application.' The Environment Agency had no objection but advise that the applicant submit an updated FRA, to consider other sources of flooding and outline emergency evacuation plans. Under their remit as a statutory consultee, the EA are commenting on fluvial and tidal risk only and the EA recommend the Local Planning Authority assess whether an updated FRA should be submitted with respect to other sources of flooding and emergency planning.
180. The Southwark flood risk team were consulted on 19 January 2022, 24 January 2024 and 9 January 2025 and advised that this application is for a site with a total area of <1ha, there are not at least 10 residential properties being proposed, and an increase to the internal floorspace of >1000m² is not proposed. The council's Flood Risk Team commented on 9 January 2025 that 'the applicant has provided a brief overview of the drainage hierarchy. However, no rainwater harvesting interventions (e.g. water butts) have been included in the Drainage Strategy. The applicant should provide a technical explanation for this and make necessary amendments to include suitable SuDS measures. We would not approve of an unrestricted discharge rate for surface water. The applicant should provide calculations demonstrating a proposed runoff rate for all storm events up to, and including, the 1 in 100-year (+ 40%

climate change consideration).' Officers recommend that permission be subject to details of a Drainage Strategy condition and a Emergency Flood Warning and Evacuation Plan informative.

Site Context

181. The development site is located in Flood Zone 2 and 3, as identified by the Environment Agency flood map. Zone 1 is lowest risk, which indicates a low probability of flooding. Zone 2 is medium risk, which indicates a medium probability of flooding/ Zone 3 is highest risk, which indicates a high probability of flooding.
182. The applicant states that 'the site is classified by the EA as being in Flood Zone 3 and whilst the site is classified as being located within Flood Zone 3, the EA maps are indicative and not exhaustive. The EA flood mitigation measures to the site offer protection for up to a 1 in 100 year return period storm event and on this basis, the site could be considered to be located within Flood Zone 2. On this basis, the site is considered to be suitably located and a sequential test and exception test are not considered to be necessary.'

Sequential Test

183. As the proposal would introduce new dwellings on the third floor of the development officers consider that a sequential test would not be required given the site-specific nature of the application. This is consistent with the approach of the EA in relation to the FRA submitted.

Land contamination.

184. No issues. The Environmental Protection Team did not raise any concerns.

Air quality

185. Objectors raised concerns with regards to air quality and increase in traffic impacting pollution and that there is no Air Quality Neutral assessment of the Building Emissions from the office uses. The Environmental Protection Team however did not raise any concerns with regards to air quality.

Light pollution

186. Objectors raised concerns that the application is invalid as a Lighting Assessment has not been submitted.
187. The applicant confirmed that there are no plans to add any additional external lighting the external boundary of the site. A Lighting Assessment is required for all applications where external lighting is proposed and that involves works to areas with public access. A Lighting Assessment is needed for these applications to ensure that external lighting will not harm the amenity of neighbouring residents. A Lighting Assessment is not required in this case.

Energy and sustainability

- 188. Objectors raised concerns with regards to the lack of information about the heating and cooling strategy of the new offices, assumptions of gas fired boilers and that there is no evidence that the dwellings and office space can meet the 35% reduction in CO2 emissions. The applicant states that 'as outlined in the sustainability statement ... be doing our utmost to ensure the proposed development is as efficient and sustainably future proofed as possible'. Objectors also raised concerns that the application is invalid as an Energy Statement has not been submitted.
- 189. An Energy Statement is not required as this is a minor planning application. In this case the submission of a sustainability appraisal on 21 December 2021 and a Sustainability Assessment on 6 July 2022 is adequate.
- 190. Southwark Plan 2022 policy P70 Energy states that all development must minimise carbon emissions on site in accordance with the following energy hierarchy:
 - 1. Be lean (energy efficient design and construction); then
 - 2. Be clean (low carbon energy supply); then
 - 3. Be green (on site renewable energy generation and storage).

Be Lean (use less energy)

- 191. The Sustainability Assessment anticipate that passive enhancements to walls, windows, doors, floor, roof, air leakage and active enhancements such as communal heating, cooling, heating controls, ventilation and lighting would achieve adequate energy improvement. The applicant referred to the sustainability statement and reiterated that they would be doing their utmost to ensure the proposed development is as efficient and sustainably future proofed as possible.

Be Clean (supply energy efficiently)

- 192. The next stage of the energy hierarchy is to consider review whether connection to an area wide heat network is available or if not then the provision of a single energy centre at the site. An area wide heat network is not available in the vicinity of the site and in this case local (called "decentralised") energy source, in particular a combined heat and power (CHP) system would not be feasible due to the relative small scale and nature of the development being the re-configuration and extension of an existing building.

Be Green (Use low or carbon zero energy)

- 193. The applicant has not shown that renewable technologies / zero and low carbon energy sources, such as solar power, wind power, bio-fuel and geothermal energy has been considered. Officers acknowledge that the inclusion of renewable technologies are restricted due to local listed buildings on the site and a grade II listed building adjacent. Furthermore, the site is within a conservation area and officers are satisfied that in this case it would not be

possible to include renewable technologies in the proposed development.

BREEAM

194. A BREEAM pre-assessment is only required for all applications for non-residential development and non-self-contained residential development over 500 sqm, for domestic refurbishment for conversion, extension and change of use of residential floorspace over 500 sqm and for non-domestic refurbishment for conversion, extension and change of use of non-residential floorspace over 500 sqm. The proposed uplift in office space would be 482sqm and the application is classified as a minor application. An Energy Statement must only be submitted with all major planning applications, but in this case it is not required as this is a minor planning application.

Planning obligations (S.106 agreement)

195. IP Policy 3 of the Southwark Plan and Policy DF1 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. IP Policy 3 of the Southwark Plan is reinforced by the Section 106 Planning Obligations SPD 2015, which sets out in detail the type of development that qualifies for planning obligations. The NPPF emphasises the Community Infrastructure Levy Regulation 122 which requires obligations be:

- 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.

196. 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.

197.

Planning Obligation	Mitigation	Applicant Position
Housing, Viability and Amenity Space		
Viability review	Affordable Housing Late Stage Review Mechanism	Agreed
A contribution of £12,095.00	Shortfall in communal outdoor amenity space	Agreed
Transport and Highways		
Highway works	A Section 278 Agreement for works to the public highway - the make good any footway that is damaged during the construction and demolition process	Agreed
Car parking	Residents and workers to be prohibited from applying for	Agreed

Archaeology monitoring/ supervision fund	residential parking permits A contribution of £3,389	Agreed
Administration fee	Payment of £309.68 to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

198. In the event that an agreement has not been completed by 22 July 2025, the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:
199. In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to IP Policy 3 Community infrastructure levy (CIL) and Section 106 planning obligations of the Southwark Plan 2022; and Policy DF1 Delivery of the Plan and Planning Obligations of the London Plan 2021; and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015.

Mayoral and borough community infrastructure levy (CIL)

200. 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 Central London Zone. Based on the GIA measurements obtained from the proposed floor plans, the gross amount of CIL is £179,918.70. It should be noted that this is an estimate, and the floor areas will be checked when related CIL Assumption of Liability is submitted after planning approval has been secured.

Other matters

201. Objectors raised concerns that the application is invalid as the following documents have not been submitted:
Fire statement, CIL Additional Information Form (Form 1), Inclusive Design Statement and a 3D model.

Fire statement

202. A Fire statement was submitted on 2 November 2022.

CIL Additional Information Form (Form 1)

203. A CIL Additional Information Form (Form 1) was submitted on 21 December 2021.

Inclusive Design Statement

204. A Design and Access Statement was submitted on 21 December 2021.

Statement of Community Involvement (SCI) with its Development Charter Engagement Summary (DCES) / lack of prior consultation

205. Not required as this is a minor application.

3D model

206. Not required as this is a minor planning application.

207. Objectors also raised concerns with regards to devaluation of neighbouring properties, information missing from plans, more open space needed on development, inadequate consultation and strain on existing community facilities.

Devaluation of neighbouring properties

208. This is not a material planning consideration.

Information missing from plans

209. It is not clear what information is considered to be missing. Officers consider they have all the information to make an informed recommendation.

More open space needed on development

210. The existing courtyard is not designated open space and there is no policy requirement for offices to have access to open / amenity space. The quality of the proposed residential and office accommodation is assessed in the relevant part of the report above.

Consultation

211. The Wine & Spirit Education Trust building in Baden Place allege that they have not received any notification of this proposed development or have not been made aware of or have been involved in any consultation process. It appears that the owners of this building have not been notified by tenants with regards the proposed development. A letter was sent to Unit 13, Baden Place as part of the initial consultation by the local planning authority on the 6th of February 2022.

Strain on existing community facilities

212. There would be a loss of 7sqm in residential floor space as the existing

residential floor space is 177sqm and the resultant building would include a total of 170sqm of Use Class C3(a) floor space through the formation of 3 new flats. The council however acknowledge that there is a need for additional health facilities and this is reflected in the councils Infrastructure Funding Statement, which is the mechanism through which projects are identified for CIL/S106 funding.

Community involvement and engagement

Development Consultation Charter

- 213. Objectors raised concerns that the application is invalid as a Statement of Community Involvement (SCI) with its Development Charter Engagement Summary (DCES) has not been submitted.
- 214. This document is not required as this is a minor application.
- 215. The applicant advised that a consultation event took place on Thursday, 14 November 2024 and that letters were sent out on the 6 November, eight neighbours came to the meeting and the applicant received apologies from another four.

Consultation responses from external and statutory consultees

- 216. Environment Agency

Have no objection to the proposed development as submitted but have the following advice.

Flood Risk

The site is 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 at risk if there were to be a breach in the defences.

The inclusion of inappropriate development according to Table 3 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.

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.

Advice to the applicant and Local Planning Authority

The proposal seeks to introduce new dwellings on the third floor of the development. This will be above the 2100 breach flood level. Therefore we will not object, despite an inadequate FRA submitted with the application. Flood data, providing the present day, and year 2100 levels for the entire site, are not included. In addition, finished floor levels (in metres Above Ordnance datum) are not included on section drawings. We advise that the applicant submit an updated FRA, to consider other sources of flooding and outline emergency evacuation plans.

Under our remit as a statutory consultee, we are commenting on fluvial and tidal risk only. We recommend the Local Planning Authority assess whether an updated FRA should be submitted with respect to other sources of flooding and emergency planning, which fall within their remit

217. Thames Water

No comments received.

Consultation responses from internal consultees

218. Environmental Protection Team

·The noise impact assessment report determined the existing noise levels and indicate the internal levels required to meet the Council noise requirements.

Residential - Internal noise levels - pre approval

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

A report shall be submitted in writing to and approved by the LPA detailing acoustic predictions and mitigation measures to ensure the above standards are met. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing. The approved scheme shall be implemented and permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2019.

External Noise Levels in Private Amenity Areas - pre approval

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 area/s, 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.

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.

Although the development is small it includes demolition of parts of the existing structure. The developer has to adhere to the principles contained within the Council Construction Environmental management Plan (CEMP)

Informatics:

The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall 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.
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings).
- 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, lay off areas, etc.
- Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to 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 Guidance on preparing CEMPs and best construction practice can be found at <http://www.southwark.gov.uk/construction>

All demolition and construction work shall then be undertaken in strict

accordance with the plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

219. Design and Conservation Team

February 2024

The perceived sense of bulk has been reduced by the amended plans and the design team have no further comment.

February 2023

- On the whole the proposals under this application are agreeable from a design and conservation viewpoint. However, there are design revisions and conditions requested in this response, if the application is to be approved.
- Although not part of the application site, No.17 and No.19 Crosby Row (both three storeys), can be considered part of the 'front' of the development as they frame the entrance to the site. As the proposed development would be much higher to the rear, it loses the sense of hierarchy that typically has the most important buildings on the street, stepping down in height to the rear of a plot. However, the existing buildings on site are already comparable in height to No.17 and No.19 Crosby Row and a precedent for taller rear buildings has already been set by the neighbouring building behind No. 21 Crosby Road.
- The quasi-industrial design and materiality of the proposals is supported as this replicates the existing and is also in keeping with the surrounding area. However, a material sample and detailed drawing condition are recommended (if the application is to be approved) in order to ensure a high quality of design and detailing is achieved in the delivered scheme. The latter should include detailed drawings of the material junction where the metal meets the brickwork.
- The overall proportions and scale of the scheme is considered acceptable however the development does appear excessive from the rear, notably when viewed from and through the Tabard Garden Estate. The rear, which would be visible from the public streets, is quite stark and dull in its design which contrasts the interesting sawtooth elements elsewhere in the scheme. It is recommended that the height of the rear should be reduced, with the design altered to a hipped roof, or folded in at the end or a punctuating feature added in order to soften the rear and reduce its sense of bulk.
- The triple height entrance is supported as this is an attractive design, however, there is concern that the remaining office provision will not receive as much light - although this would be for the DM officer to confirm. The quality of residential accommodation is also questioned as the units, especially in apartment 1, have an irregular plan form. It is considered that apartment 1 would be of higher quality if reduced to a one-bedroom unit similar to the other apartments. However, this would be for the DM officer to

confirm.

220. Highways Team

The proposals will not have any adverse impact on the highway network. The proposals are therefore acceptable from highways perspective.

221. Flood Risk Management Team

24 January 2024

This application is for a site with a total area of less than 1ha, there are not at least 10 residential properties being proposed, and an increase to the internal floorspace of 1000sqm or more is not proposed. This application therefore does not meet any of the metrics to be classified as a major application and we therefore do not have any comments to provide.

9 January 2025

The applicant has provided a brief overview of the drainage hierarchy. However, no rainwater harvesting interventions (e.g. water butts) have been included in the Drainage Strategy. The applicant should provide a technical explanation for this and make necessary amendments to include suitable SuDS measures.

We would not approve of an unrestricted discharge rate for surface water. The applicant should provide calculations demonstrating a proposed runoff rate for all storm events up to, and including, the 1 in 100-year (+ 40% climate change consideration).

Wording along the lines of the following could be used:

Drainage Strategy - Details

Condition:

No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance. 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).

Emergency Flood Warning and Evacuation Plan (Recommendation not Condition)

Recommendation:

As the site is at residual risk from tidal flooding and within a breach zone of the River Thames, a stand-alone Flood Warning and Emergency Evacuation Plan should be submitted to Southwark's Emergency Planning department for their approval prior to occupation of the site. The plan should state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services, and of the plan 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.

Reason:

To ensure that occupants have the opportunity to plan a response to flood events which can save them valuable time should an event occur.

222. Transport Policy

The application will only be acceptable from a transport perspective once the applicant has addressed the following points:

1. The applicant needs to clearly mark up on the plans the quantum and design specification of long-stay and short-stay cycle parking for both the offices and residential dwellings. Long-stay cycle parking should be secure, weatherproof, easily accessible, at ground floor level and to Sheffield stand design specification. The applicant needs to demonstrate compliance with the established Southwark Plan cycle standards in terms of quantum provided and not those of the London Plan which it has cited in its Planning Statement.
2. The applicant should outline servicing and delivery arrangements for all uses at the site and the frequency of such activity. The applicant states in its Planning Statement that a Servicing and Delivery Management Plan has been submitted. Unfortunately, this does not appear to have been done so. A Servicing and Delivery Management Plan can be secured by way of pre-commencement condition.
3. The applicant should clearly mark up on plans the waste storage facility capacity. Waste storage should be separate for the commercial and residential uses.
4. Given the site's location in a CPZ and in an area with an excellent PTAL (6b) the site for all uses must be car-free. Residents and workers will be prohibited from applying for parking permits. The only exception to this will be for blue badge holders. These requirements will be secured by way of a condition.
5. Arrangements for disabled visitors/residents arriving by car should be outlined.
6. The applicant will be required to provide details as to how it intends to manage the construction and demolition process associated with the

construction and demolition works to minimise impact on the local highway network and community. A Construction and Demolition Management Plan will need to be submitted. Mitigation measures should include and not be limited to the following: avoid demolition/construction works movements at high peak hours (08:00-09:00 and 17:00-18:00) and at school dropoff/ pick-up times (08:00-09:00 and 15:00-16:00), consolidate works movements wherever possible, outline any required footway/road closures (giving appropriate forewarning and specifying measures to protect vulnerable pedestrians and road users) and detail measures to minimise the impact of receipt of works deliveries on the local highway network and wider community as a whole. The applicant will need to demonstrate that contractors meet CLOCs/FORs accreditation/membership. Some indication should be given as to frequency of the construction and demolition works movements by phase of works. The Construction and Demolition Management Plan can be secured by way of a pre-commencement condition.

The applicant will be expected to agree to a condition to make good any footway that is damaged during the construction and demolition processes. Transport Recommendations The application will only be acceptable from a transport perspective, once the above mentioned issues are addressed. The requested information should be included in a stand-alone chapter of the Design and Access Statement or in a separate Transport Technical Note.

223. Archaeological Officer

The desk-based assessment that has not considered all the usual sources that would be expected for Southwark or London as such no reliance can be placed upon its conclusions. No visit or consultation has been made to the Southwark Local Studies Library or to any published volumes that would have aided an understanding of the archaeology of the site. No consultation was made to Southwark Council that records are filed for to understand what is likely to be present on site. Effectively this document is a rehash of HER data with no understanding of the significance of the location of the site or what to interpret from the material. The search radius selected ensured that significant archaeology in the immediate area has been lost that might have helped the interpretation of the site. This document does not present an accurate assessment of the significance or potential archaeology on site.

The first significant error is within the geology section where it is claimed the AOD height of the site is 9m OD actually the nearest level point for the site is on Crosby Row at 3.2m OD; the interior of the site is certainly not 6m higher than the street outside. The applicant's archaeologists then do not appreciate the significance of the geological information, the levels of archaeology or potential impacts within the study area. Any reading of background information on Southwark would have shown the significance of the alluvial deposits within the site and its relationship to the Roman port and temple complex. Any understanding of the complexity of the geology would have informed conclusions relating to the likelihood, significance and interest of archaeology relating to the roman or prehistoric periods, but that is entirely lacking in this document.

The key point the applicant's archaeologists have missed is the presence and location of Southwark's Roman port to the north of the site at New Hunt's House, fronting onto Great Maze Pond. Like the site in question the port construction stands to the east of the occupied islands of Roman Southwark. The south extent of the port is not known, this can be seen from the lack of archaeological works undertaken in the immediate area of the site that is likely to have achieved a depth to understand this. The roman port of Southwark is associated with a number of lost boats which have been preserved within much of the area of Guy's Hospital. Simply looking at the list of scheduled monuments for the borough would have indicated this potential for highly significant archaeology to be present on site, but this has not been done.

There remains the potential for highly significant archaeology to be present on site, potentially nationally significant archaeology relating to the roman port of Southwark, or some relation to the temple complex at Tabard Square/ Empire Square. If the applicant's archaeologists had examined or even mentioned scheduled monuments, they would have noticed the presence of a preserved Roman boat north of the site, under the Cancer Centre. This may have been clue to the consideration of the possibly presence of the port or the potential for other boats to be present possibly within the site.

Due to the design of the scheme, and the limited information submitted it is necessary for a programme of archaeological evaluation to be undertaken following the demolition of the site to slab level. Depending upon the significance of archaeology identified control will be required of the location and nature of foundations proposed on site and any subsequent mitigation works to be undertaken. Due to the location of the site there is a potential for nationally significant remains to be present, hence the recommendation that the national significance condition is applied to ensure the proper management of the archaeological resource.

Permission should be subject to legal agreement to include a fee for the monitoring of archaeological matters and conditions relating to Archaeological Evaluation, Archaeological Mitigation, Archaeological Pre-commencement Foundation and Basement Design, Archaeological Reporting and Archaeological Mitigation, compliance with WSI and archaeology of national significance.

Monitoring of archaeological matters. A contribution of £3,389 for Southwark's archaeology service in accordance with our 'S106 Planning Obligations and CIL' SPD (page 19).

224. Waste Management

No comments received.

225. Community infrastructure levy team

The site is located within Southwark CIL Zone 2, and MCIL2 Central London Zone. Based on the GIA measurements obtained from the proposed floor plans, the gross amount of CIL is £179,918.70. It should be noted that this is an

estimate, and the floor areas will be checked when related CIL Assumption of Liability is submitted after planning approval has been secured.

Community impact and equalities assessment

226. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
227. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
228. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
 1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act.
 2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic.
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
 3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular to the need to tackle prejudice and promote understanding.
229. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

230. This planning application engages certain human rights under the Human Rights Act 1998 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
231. This application has the legitimate aim of providing additional commercial space and residential units. 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

- 232. 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.
- 233. 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

234.

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

- 235. No land use issues would arise. The proposed quality of accommodation would be acceptable and any impacts on the amenity of neighbouring properties would be mitigated by appropriate conditions. In retaining and adapting the existing locally listed buildings, and in preserving the significant settings of other nearby heritage assets the proposed development is considered to comply with policies. The proposed development is considered overall to comply with the development plan. It is therefore recommended that planning permission be granted, subject to conditions and the timely completion of a S106 Agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Environmental, Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 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	Andre Verster, Team Leader, Major and New Homes Team
Version	Final
Dated	10 January 2025
Key Decision	No
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER	
Officer Title	Comments Sought
Strategic Director, Resources	No
Strategic Director, Environment, Sustainability and Leisure	No
Strategic Director, Housing	No
Date final report sent to Constitutional Team	
10 January 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 Adderstone Projects Limited **Reg. Number** 21/AP/4672

Application Type Minor application

Recommendation Grant

Draft of Decision Notice**for the following development:**

Demolition of parts of the existing buildings including commercial floorspace and x 2 residential homes. Provision of roof extensions to existing buildings and infilling of spaces between existing buildings to provide new commercial floor space (Use Class E(g)(i)) and x3 residential homes (Use Class C3).

1-4 Plantain Place, Crosby Row, London, Southwark, SE1 1YN

Conditions

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

Reference no. / Plan/document name / Revision:	Received on:
2008 101 001 Plans - Proposed P3	28.05.2024
2008 101 002 Plans - Proposed P1	05.01.2024
2008 101 003 Plans - Proposed P2	05.01.2024
2008 101 004 Plans - Proposed P2	05.01.2024
2008 101 005 Plans - Proposed P2	05.01.2024
2008 102 001 Plans - Proposed P2	05.01.2024
2008 102 002 Plans - Proposed P2	05.01.2024
2008 102 003 Plans - Proposed P1	05.01.2024

2008 103 001 Plans - Proposed P1	05.01.2024
2008 103 002 Plans - Proposed P2	05.01.2024
2008 103 003 Plans - Proposed P1	05.01.2024
2008 103 004 Plans - Proposed P1	05.01.2024
2008 103 005 Plans - Proposed P1	05.01.2024
2008 103 006 Plans - Proposed P1	05.01.2024
2008 103 007 Plans - Proposed P1	05.01.2024
2008 106 000 Plans - Proposed P1	05.01.2024

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

3. Residential - Internal noise levels - pre approval

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_½, 30 dB L Aeq T*, 45dB LAFmax T *

Living and Dining rooms- 35dB LAeq T_½

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

½ - Daytime - 16 hours between 07:00-23:00

Prior to commencement of the development a report shall be submitted in writing to and approved by the LPA detailing acoustic predictions and mitigation measures to ensure the above standards are met. Following

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

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2019.

4. Archaeological Evaluation

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

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

4. Archaeological Mitigation

Before any work hereby authorised begins, [excluding archaeological evaluation, demolition to slab level, and site investigation works] the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

6. Archaeological Pre-commencement Foundation and Basement Design

Before any work, hereby authorised, [excluding demolition to slab level, archaeological evaluation and site investigation works], begins, the applicant shall submit a detailed scheme showing the complete scope and arrangement of the foundation design, and all associated construction methods. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The detailed scheme will need to be approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approval given.

Reason: In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

Permission is subject to the following Pre-Occupation Conditions

7. 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; 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 (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).

8. Drainage Strategy - Details

No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance. 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. Secured by Design

- 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 any above ground development and shall be implemented in accordance with the approved details prior to occupation.
- b) Prior to first occupation of the development a satisfactory Secured by Design inspection must take place and the resulting Secured by Design certificate 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 (2023); Policy D11 (Safety Security and Resilience to Emergency) of the London Plan (2021); and Policy P16 (Designing out Crime) of the Southwark Plan (2022).

Permission is subject to the following Grade Condition(s)

10. Sample materials

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

Reason:

In order to ensure that these samples will make an acceptable contextual

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

11. Detail drawings

Prior to the commencement of any above grade works 1:5 or 1:10 section detail drawings complete with references back to the overall design and through shall be submitted to and approved in writing by the Local Planning Authority:

- A. Roof ridges, eaves, skylights including concealed gutters;
- B. Typical details of material junction of new extension and historic brickwork;
- C. Glazed reception and junction with historic fabric;
- D. Typical details through door and window openings for the new extensions.

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 the interest of the special architectural qualities of the proposal in accordance with Chapter 12 (Achieving well designed places) of the National Planning Policy Framework (2021); Policy P13 (Design of Places), Policy P14 (Design Quality) and Policy P26 (Local List) of the Southwark Plan (2022).

12. External Noise Levels in Private Amenity Areas

Private and communal external amenity areas shall be designed to attain 50dB(A) LAeq, 16hr L_{16} .

L_{16} Daytime - 16 hours between 07:00-23:00hrs

Prior to the occupation of any of the flats hereby approved and the subsequent 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 area/s, 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.

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.

13. Details of obscured glazing (which shall be at least 1.8m high) to the windows on the south elevation of the three flats and the second and third floor office windows to the north facing façade hereby approved, and details of the appearance, height and materials of the screening panels (which shall be at least 1.8m high) to the terrace of the first floor flat hereby approved shall be submitted in writing to and approved by the LPA prior to the occupation of any of the flats.

The screening panel(s) shall all be installed in accordance with the approved details prior to occupation and shall be maintained as such for the life of the development.

Reason: In the interest of protecting neighbour privacy and the amenity of future occupiers in accordance with the National Planning Policy Framework (2023), and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

Permission is subject to the following Compliance Condition(s)

14. Archaeological Mitigation, compliance with WSI and archaeology of national significance

a. During all below grade works or impacts, the applicant shall carry out archaeological mitigation in accordance with an archaeological written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority [ref: WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL MITIGATION]. The below grade

works shall not be carried out otherwise than in accordance with any such approval given and in compliance with the method set out in the approved WSI.

b. In the event that archaeological finds or deposits are found at any time when carrying out the approved development that could be deemed to be of national significance, they shall be reported immediately to the Local Planning Authority, and a scheme for their protection, investigation, recording and/or preservation shall be agreed and submitted to the Local Planning Authority for approval in writing.

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

15. 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 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).

16. 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 and maintained in perpetuity.

Reason: To accord with Southwark's requirements for Waste Management and refuse collection arrangements (Waste Management Strategy Extension 2022 - 2025).

17. Notwithstanding the provisions of Schedule 2 Part 7 Class F of the Town and Country Planning (General Permitted Development) Order 2015 (as amended or any re-enactment thereof) no extension nor alteration of an office building shall be carried out pursuant to those provisions.

Reason: To safeguard the character and the amenities of the premises and adjoining properties in accordance with the National Planning Policy Framework (2023) and Policy P14 (Design quality) of the Southwark Plan (2022).

18. Archaeological Reporting

Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

INFORMATIVES

1. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall 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;
 - Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
 - Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
 - 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, lay off areas, etc.;
 - Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to 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

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

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

Reason:

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

2. Emergency Flood Warning and Evacuation Plan

As the site is at residual risk from tidal flooding and within a breach zone of the River Thames, a stand alone Flood Warning and Emergency Evacuation Plan should be submitted to Southwark's Emergency Planning department for their

approval prior to occupation of the site. The plan should state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services, and of the plan 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.

Reason: To ensure that occupants have the opportunity to plan a response to flood events which can save them valuable time should an event occur.

APPENDIX 2

Relevant planning history

No relevant planning history.

APPENDIX 3**Planning Policies****National Planning Policy Framework (the Framework)**

. The relevant chapters from the Framework are:

- Chapter 2 Achieving sustainable development
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 6 Building a strong, competitive economy
- Chapter 7 Ensuring the vitality of town centres
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 10 Supporting high quality communications
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

The London Plan 2021

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

- Policy SD1 Opportunity Areas
- Policy SD4 The Central Activities Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy E1 Offices
- Policy E2 Providing suitable business space
- Policy E3 Affordable workspace
- Policy HC1 Heritage conservation and growth
- 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 7 Reducing waste and supporting the circular economy
- Policy SI 12 Flood risk management

- Policy SI 13 Sustainable drainage
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T7 Deliveries, servicing and construction

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:

- P2 New family homes
- P13 Design of places
- P14 Design quality
- P15 Residential design
- P16 Designing out crime
- P18 Efficient use of land
- P21 Conservation of the historic environment and natural heritage
- P22 Borough views
- P23 Archaeology
- P26 Local list
- P30 Office and business development
- P31 Affordable workspace
- 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
- P65 Improving air quality
- P66 Reducing noise pollution and enhancing soundscapes
- P67 Reducing water use
- P68 Reducing food risk
- P69 Sustainability standards
- P70 Energy

SPDs

Of relevance in the consideration of this application are:

- 2015 Technical Update to the Residential Design Standards SPD (2011)
- Sustainable Design and Construction SPD (2008)
- Heritage SPD (2021)

APPENDIX 4**Consultation undertaken**

Site notice date: Not displayed

Press notice date: 13/01/2022

Case officer site visit date: 30 January 2024

Neighbour consultation letters sent: 12/01/2022

Internal services consulted

LBS Urban Forester

LBS Flood Risk Management & Urban Drainage Team

LBS Transport Policy Team

LBS Highways Development and Management

LBS Design & Conservation Team

LBS Environmental Protection Team

LBS Community Infrastructure Team

LBS Archaeologist

LBS Waste Management Team

Statutory and non-statutory organisations

Thames Water

Environment Agency

Neighbour and local groups consulted

Flat 23 Balin House Long Lane

Flat 31 Balin House Long Lane

Flat 29 Balin House Long Lane

Flat 15 Balin House Long Lane

Flat 60 Balin House Long Lane

25 Crosby Row London Southwark

Flat 9 Eynsford House Crosby Row

2-3 Plantain Place London Southwark

Flat 33 Balin House Long Lane

Flat 21 Balin House Long Lane

Flat 16 Balin House Long Lane

Flat 55 Balin House Long Lane

Flat 49 Balin House Long Lane

Flat 13 Balin House Long Lane

Flat 19 Balin House Long Lane

Flat 17 Eynsford House Crosby Row

Flat 20 Eynsford House Crosby Row

Flat 25 Eynsford House Crosby Row

First Floor Unit 4 Plantain Place London
Basement And Ground Floor And First
Floor Rear 27 Crosby Row London
Flat 16 Eynsford House Crosby Row
17 Crosby Row London Southwark
Flat 8 Balin House Long Lane
Flat 11 Balin House Long Lane
Flat 65 Balin House Long Lane
Flat 59 Balin House Long Lane
Flat 53 Balin House Long Lane
Flat 1 1 Plantain Place London
Flat 3 5 Plantain Place London
Flat 11 Eynsford House Crosby Row
Flat 58 Balin House Long Lane
Flat 45 Balin House Long Lane
Flat 34 Balin House Long Lane
Flat 66 Balin House Long Lane
Flat 18 Eynsford House Crosby Row
Flat 10 Eynsford House Crosby Row
1 Plantain Place London Southwark
Unit 1 5 Plantain Place London
21A Crosby Row London Southwark
Flat 2 Eynsford House Crosby Row
Flat 2 Balin House Long Lane
Flat 17 Balin House Long Lane
Flat 64 Balin House Long Lane
Flat 38 Balin House Long Lane
3A Plantain Place London Southwark
Flat 35 Balin House Long Lane
Flat 2 5 Plantain Place London
Flat 4 Balin House Long Lane
Flat 20 Balin House Long Lane
Flat 7 Eynsford House Crosby Row
Flat 14 Eynsford House Crosby Row
Flat 6 Balin House Long Lane
Flat 30 Balin House Long Lane
Flat 25 Balin House Long Lane
Flat 1 Balin House Long Lane
Flat 67 Balin House Long Lane
Flat 62 Balin House Long Lane
Flat 52 Balin House Long Lane
Flat 44 Balin House Long Lane
Flat 43 Balin House Long Lane
Flat 4 Eynsford House Crosby Row
Flat 28 Balin House Long Lane
Flat 26 Balin House Long Lane
19 Crosby Row London Southwark
Flat 57 Balin House Long Lane

Flat 54 Balin House Long Lane
Flat 10 Balin House Long Lane
Flat 8 Eynsford House Crosby Row
Flat 23 Eynsford House Crosby Row
Flat 7 5 Plantain Place London
Flat 4 5 Plantain Place London
Flat 9 Balin House Long Lane
Flat 14 Balin House Long Lane
Flat 68 Balin House Long Lane
Flat 56 Balin House Long Lane
Flat 2 1 Plantain Place London
Flat 5 Eynsford House Crosby Row
Flat 36 Balin House Long Lane
Flat 7 Balin House Long Lane
Flat 12 Balin House Long Lane
Flat 13 Eynsford House Crosby Row
Flat 6 Eynsford House Crosby Row
Flat 22 Eynsford House Crosby Row
Flat 19 Eynsford House Crosby Row
Flat 12 Eynsford House Crosby Row
Flat 70 Balin House Long Lane
Flat 37 Balin House Long Lane
Ground Floor 21-23 Crosby Row London
3B Plantain Place London Southwark
Flat 47 Balin House Long Lane
Flat 61 Balin House Long Lane
Flat 39 Balin House Long Lane
Flat 51 Balin House Long Lane
Flat 48 Balin House Long Lane
Unit 13 Baden Place London
Flat 24 Eynsford House Crosby Row
Flat 1 Eynsford House Crosby Row
Flat 32 Balin House Long Lane
Flat 3 Balin House Long Lane
Flat 27 Balin House Long Lane
Flat 50 Balin House Long Lane
Flat 40 Balin House Long Lane
Flat 41 Balin House Long Lane
Flat 42 Balin House Long Lane
Flat 18 Balin House Long Lane
Flat 69 Balin House Long Lane
Flat 63 Balin House Long Lane
Flat 15 Eynsford House Crosby Row
Flat 3 Eynsford House Crosby Row
Flat 21 Eynsford House Crosby Row
27 Crosby Row London Southwark
Flat 5 Balin House Long Lane
Flat 24 Balin House Long Lane

Flat 22 Balin House Long Lane
Flat 46 Balin House Long Lane
Ground Floor Unit 4 Plantain Place
London
Flat 8 5 Plantain Place London
Flat 6 5 Plantain Place London
Flat 5 5 Plantain Place London
First Floor Rear 27 Crosby Row London
Unit 3 Baden Place Crosby Row
Unit 11 Baden Place Crosby Row
Unit 12 Baden Place Crosby Row
Vintry Court Community Centre 18A
Porlock Street London
1 Vintry Court 18 Porlock Street London
2 Vintry Court 18 Porlock Street London
3 Vintry Court 18 Porlock Street London
4 Vintry Court 18 Porlock Street London
5 Vintry Court 18 Porlock Street London
6 Vintry Court 18 Porlock Street London
7 Vintry Court 18 Porlock Street London
8 Vintry Court 18 Porlock Street London
9 Vintry Court 18 Porlock Street London
10 Vintry Court 18 Porlock Street London
11 Vintry Court 18 Porlock Street London
12 Vintry Court 18 Porlock Street London
13 Vintry Court 18 Porlock Street London
14 Vintry Court 18 Porlock Street London
15 Vintry Court 18 Porlock Street London
16 Vintry Court 18 Porlock Street London
17 Vintry Court 18 Porlock Street London
18 Vintry Court 18 Porlock Street London
19 Vintry Court 18 Porlock Street London
20 Vintry Court 18 Porlock Street London
21 Vintry Court 18 Porlock Street London
22 Vintry Court 18 Porlock Street London
Unit 8 Baden Place London
Unit 10 Baden Place London
Unit 6 Baden Place London
Unit 7 Baden Place London
Unit 4 Baden Place London
Unit 1 Baden Place London
Unit 9 Baden Place London
Unit 5 Baden Place London
12 Crosby Row London Southwark
14 Crosby Row London Southwark
16 Crosby Row London Southwark
18 Crosby Row London Southwark
20 Crosby Row London Southwark

22 Crosby Row London Southwark
24 Crosby Row London Southwark
26 Crosby Row London Southwark
28 Crosby Row London Southwark
30 Crosby Row London Southwark
32 Crosby Row London Southwark
34 Crosby Row London Southwark
36 Crosby Row London Southwark
38 Crosby Row London Southwark
40 Crosby Row London Southwark
42 Crosby Row London Southwark
44 Crosby Row London Southwark
46 Crosby Row London Southwark
48 Crosby Row London Southwark
50 Crosby Row London Southwark
52 Crosby Row London Southwark
54 Crosby Row London Southwark
56 Crosby Row London Southwark
58 Crosby Row London Southwark
60 Crosby Row London Southwark
62 Crosby Row London Southwark
64 Crosby Row London Southwark
66 Crosby Row London Southwark
68 Crosby Row London Southwark
70 Crosby Row London Southwark
72 Crosby Row London Southwark
74 Crosby Row London Southwark
76 Crosby Row London Southwark
78 Crosby Row London Southwark
80 Crosby Row London Southwark
82 Crosby Row London Southwark
Unit 2 Baden Place Crosby Row
2 Plantain Place London Southwark
Room 1 1 Plantain Place London
Room 2 1 Plantain Place London
Room 3 1 Plantain Place London
Room 4 1 Plantain Place London
Room 5 1 Plantain Place London
Room 6 1 Plantain Place London
Unit 13-14 Baden Place Crosby Row
Basement And Ground Floor 27 Crosby
Row London
27 Crosby Row London SE1 3YD
Balin House London SE1 1YQ
Flat 8, 5 Plantain Place London SE11YN
Flat 56 Balin House London
Flat 3 5 Plantain Place London
Unit 1 5 Plantain Place London

Flat 51 Balin House Long Lane
21A Crosby Row London SE1 3YD
Flat 56 Balin House Long Lane London
25 Crosby Row London SE1 3YD
20 Trafalgar Avenue Camberwell London
47 Balin House London SE11yh
Flat 51 Balin House, Long Lane London
SE1 1YH
Flat 2 - 5 Plantain Place London SE1
1YN
Flat 5 5 Plantain Place London
49 Rosaville Fulham London
31 Balin House Long Lane Long Lane
London
27 Crosby Row, London SE1 3YD
25 Crosby Row Southwark London
Baden Place Crosby Row London
Flat 23 Eynsford House Crosby Row
London
5 Plantain Place London SE1 1YN
Flat 8 , No 5 Plantain Place Bourough
London
19 Crosby Row LONDON SE1 7JD
Baden Place London SE1 1YW
39-45 Bermondsey Street International
House, 39-45 Bermondsey Street London
55 Princes Court London SE16 7TD

APPENDIX 5

Consultation responses received

Internal services

LBS Urban Forester
 LBS Flood Risk Management & Urban Drainage Team
 LBS Transport Policy Team
 LBS Highways Development and Management
 LBS Design & Conservation Team
 LBS Environmental Protection Team
 LBS Community Infrastructure Team
 LBS Archaeologist
 LBS Waste Management Team

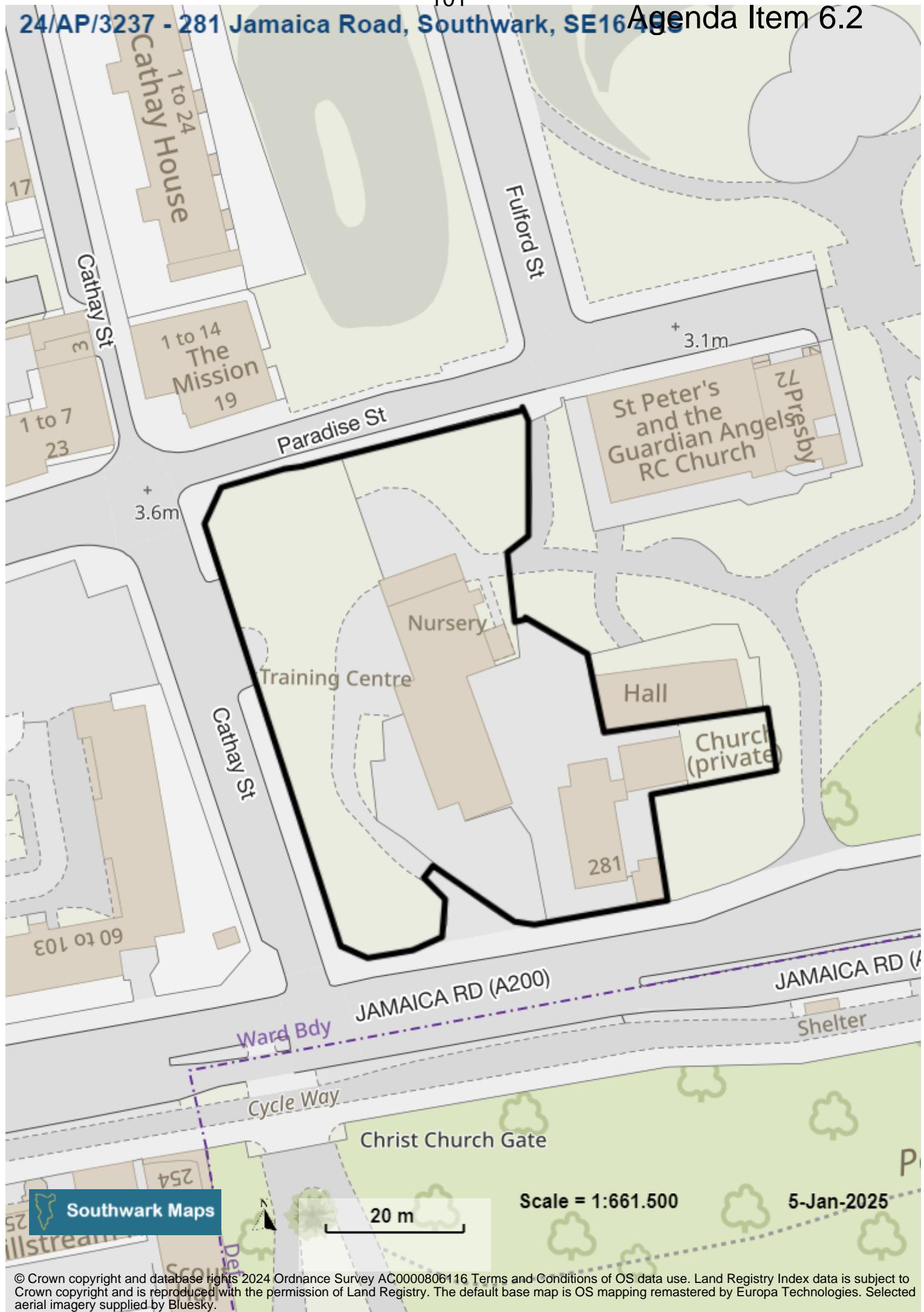
Statutory and non-statutory organisations

Thames Water
 Environment Agency

Neighbour and local groups

27 Crosby Row London SE1 3YD
 Balin House London SE1 1YQ
 Flat 8, 5 Plantain Place London SE11YN
 Flat 56 Balin House London
 Flat 3 5 Plantain Place London
 Unit 1 5 Plantain Place London
 Flat 51 Balin House Long Lane
 21A Crosby Row London SE1 3YD
 Flat 56 balin house Long lane London
 25 Crosby Row London SE1 3YD
 20 Trafalgar Avenue Camberwell London
 47 balin house London Se11yh
 Flat 51 Balin House, Long Lane London
 SE1 1YH
 Flat 5 5 Plantain Place London
 49 Rosaville Fulham London
 Flat 2 - 5 Plantain Place London SE1

1YN
5 Plantain Place London SE1 1YN
Flat 8 ,No 5 Plantain Place Bourough
London
Flat 6 5 Plantain Place London
5 Plantain Place Flat 7 London
31 Balin House Long Lane Long Lane
London
25 Crosby Row Southwark
Flat 4, 5 Plantain Place London SE1
1YN
27 Crosby Row, London SE1 3YD
Unit 1 5 Plantain Place London
20 Trafalgar Avenue Camberwell London
31 Balin House Long Lane Long Lane
London
5 Plantain Place London SE1 1YN
fFlat 8 , no 5 Plantain Place London
Flat 5, 5 Plantain Place London SE11YN
17a Searle Road Farnham GU9 8LJ
25 Crosby Row Southwark London
Baden Place Crosby Row London
19 Crosby Row LONDON SE1 7JD
Baden Place London SE1 1YW
39-45 Bermondsey Street International
House, 39-45 Bermondsey Street London
Flat 23 Eynsford House Crosby Row
London
55 Princes Court London SE16 7TD



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Meeting Name:	Planning Committee (Smaller Applications)
Date:	22 January 2025
Report title:	<p>Development Management planning application: Application 24/AP/3237 for: Full Planning Application</p> <p>Address: 281 Jamaica Road, London, Southwark, SE16 4RS</p> <p>Proposal: Provision of a temporary classroom building on the existing car park for a period of 3 years</p>
Ward(s) or groups affected:	North Bermondsey
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Director of Planning and Growth
Application Start Date: 04.11.2024	Application Expiry Date: 29.12.2024
Earliest Decision Date:	

RECOMMENDATION

1. That planning permission be granted subject to conditions.

EXECUTIVE SUMMARY

2. The application proposes the construction of a temporary classroom to accommodate children whilst the construction work takes place to permanently extend the nursery, pursuant to application ref. 24/AP/2292. Here, planning permission was granted on 11 December 2024 for the construction of single storey side extension to nursery and demolition and rebuild of reception building.
3. The application is being referred to Planning Smaller Applications Committee as the new development is contrary to the development plan, being located on Metropolitan Open Land MOL.
4. The proposal is considered to meet national and local planning policy tests for

appropriate development within Metropolitan Open Land (MOL). The proposal would provide facilities that will allow the charity to expand their operation sustainably and provide accommodation whilst works are undertaken for 24/AP/2292. The proposal is temporary and for a limited time, would be acceptable in terms of preserving the appearance and character of the area, the openness of the MOL and is unlikely to give rise to neighbour amenity or highway impacts.

BACKGROUND INFORMATION

Site location and description

5. The application site comprises a post-16 vocational college, a nursery and youth club. The proposal concerns the cluster of two-storey buildings with slate roofs comprising an early/mid C20 hall with a number of modern brick extensions. The buildings are set back from the streets and shielded by mature trees to the north, south and the west.
6. The site has both vehicular and pedestrian access from Jamaica Road, and pedestrian access from Paradise Street to the North.



Aerial Plan of the site

7. In terms of heritage value, the site sits within the Edward III's Rotherhithe Conservation Area and the setting of locally listed buildings, including the former vicarage on site facing Jamaica Road and the St Peter and the Guardian Angels RC Church to the northeast.
8. Further to the Local Authority's Adopted policies Map, the site has been identified within the Metropolitan Open Land and has been designated as a Site of Importance for Nature Conservation - SINC.

Details of proposal

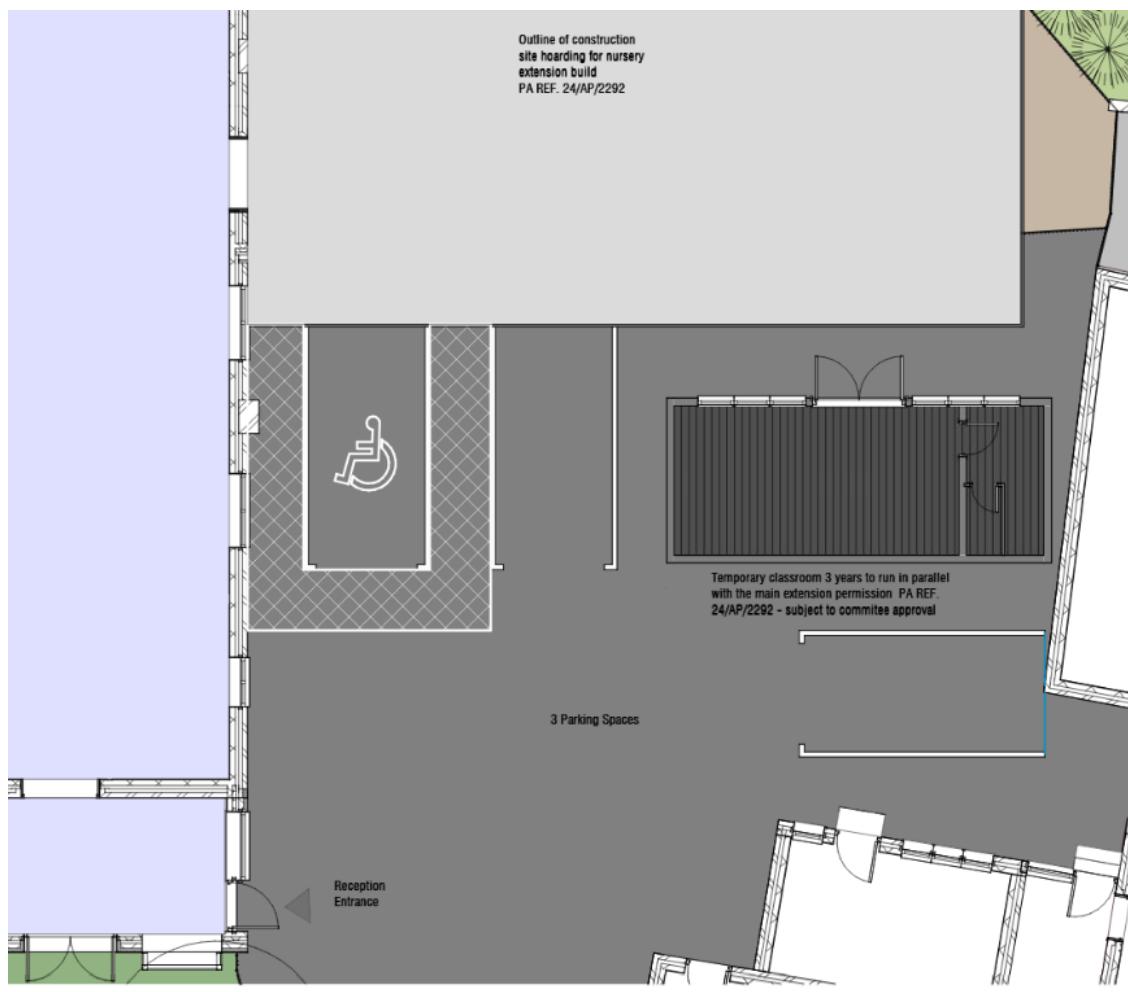
9. Planning permission is sought for the following development:

“Provision of a temporary classroom building on the existing car park for a period of 3 years.”
10. The Bosco Centre College is a registered charity, set up by the Salesian Order, which operates a range of educational and community services. These include a nursery and youth clubs. The charity aims to empower young people to be honest, caring and employable citizens (with particular emphasis on those who are disadvantaged or discriminated against).
11. The college offers training to enable young people to obtain the qualifications to get a job and develop career and personal skills. For young people who want to consider childcare as a career, the nursery offers a chance to experience what it is like and help them decide whether they want to pursue an apprenticeship.

12. The dimensions, materials and any other important features of the proposal are set out in the table below:

Maximum depth:	3.3 metres
Maximum width:	7.5 metres
Maximum height:	2.7 metres
Materials:	Roof - Insulated Izo Panel Windows - UPVC colour anthracite grey Walls- Shiplap timber cladding Doors - UPVC colour anthracite grey

13. The proposal reconfigures the car park layout of the site to reduce parking from 3no. spaces. This includes the delineation of a blue badge space. This is only temporary whilst the nursery extension is being constructed. Once constructed, the car park will revert to 7no. spaces including 1no. blue badge space and 2no. EVCP.



Consultation responses from members of the public and local groups

14. The application has been advertised through site notices and a press notice and consultation letters sent to the immediate neighbours. No consultation responses were received from members of the public during the consultation period.

Planning history of the site

15.

- 11 December 2024 – Planning permission granted (ref. 24/AP/2292) for the construction of single storey side extension to nursery. Demolition and rebuild of reception building. Reconfiguration of parking spaces and provision of short stay cycle storage with scooter rack. Construction of cycle store and new external store.
- 26 September 2016 - (ref. 14/EN/0293) For the Unauthorised erection of two single storey modular units (smoking shelter & two timber style sheds) on “metropolitan open land.”
- 23 December 2015 - (ref. 15/AP/4563) T1 London Plane, T2 & T3 Ash, T4 & T5 Crown lift 4m over road due to complaint from council. T6 -T7

Ash and tree of heaven fell as growing through railings and will cause future problems. - Granted.

- 3 October 2014 – (ref.14/AP/3096 | T1: Conifer - Fell due to heavy lean and poor condition. T2: London Plane - Repollard due to excessive shading. T3: London Plane - Repollard. The tree shades the property and light pruning would decrease this very slightly – Granted
- 28 February 2013 - (ref. 12/AP/3815) Demolition of the existing home for nuns - Refused
- 28 February 2013 - (ref. 12/AP/3385) Demolition of the existing building and construction of a new 3 storey home for nuns providing a total of 10 bedspaces – Refused
- 31 March 1995 - (ref. 95/AP/0194) Demolition of existing garage & store & erection of new garage and store. (LBS original register no 9500194) - Granted

KEY ISSUES FOR CONSIDERATION

Summary of main issues

16. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use;
 - Design, including layout, building heights, landscaping and ecology;
 - Heritage considerations
 - Archaeology
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight
 - Noise
 - Transport and highways, including servicing, car parking and cycle parking
 - Environmental matters, including construction management, flooding and air quality
 - Energy and sustainability
 - Ecology and biodiversity
 - Mayoral and borough community infrastructure levy (CIL)
 - Consultation responses and community engagement
 - Community impact, equalities assessment and human rights
17. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

18. 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.

19. 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

20. The statutory development plans for the Borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework (2024) and emerging policies constitute material considerations but are not part of the statutory development plan. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.
21. The site is located within the:
 - Edward II's Rotherhithe Conservation Area
 - Bermondsey Controlled Parking Zone (CPZ)
 - EA Flood Zone 3
 - Smoke Control Zone – North Bermondsey
 - Play Areas - Parks (300m Buffer)
 - Play Areas - Estates (300m Buffer)
 - Canada Water Action Area
 - Air Quality Management Area (AQMA)
 - Archaeological Priority Area (APA) - North Southwark And Roman Roads
 - Area Visions – AV.15 Rotherhithe
 - Area Visions – AV.03 Bermondsey
 - Hot Food Takeaway Exclusion Zone (Primary Schools)
 - Site of Importance for Nature Conservation (SINC) - King Stairs Gardens
 - Metropolitan Open Land (MOL)
 - Canada Water Opportunity Area
 - Suburban Zone North
 - Greenwich Park Wolfe Statue To St Paul's Cathedral LVMF London View Management Framework (LVMF)

ASSESSMENT

Principle of the proposed development in terms of land use

22. The application proposes a temporary classroom whilst an extension to an existing nursery is being constructed. The site lies within MOL. The London Plan Policy G3 affords MOL the same level of protection as Green Belt. Areas of MOL must be protected from inappropriate development, in accordance with national planning policy tests.
23. There are cases where development on MOL is considered acceptable. Exceptional circumstances where new development would be permitted on MOL are set out within paragraph 154 of the NPPF (2024) and the Southwark

Plan Policy P57. These include limited infilling of previously developed land, which would not have a greater impact on the openness of MOL than the existing development.

24. In respect to the London Plan Policies Policy GG2 'Making the Best Use of Land' highlights that development must protect and enhance London's open spaces, including the Green Belt, Metropolitan Open Land, designated nature conservation sites and local spaces, and promote the creation of new green infrastructure and urban greening. This is supported by Policy G3 'Metropolitan Open Land' which sets out that MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt. Policy G4 'Open Space' highlights that development proposals should not result in the loss of protected open space.
25. The proposed scheme falls under the list of exceptions for development on MOL through constituting 'limited infilling of previously developed land which would not have a greater impact on the openness of the Green Belt than the existing development'.

Impact on openness of MOL

26. The proposed scheme is deemed to constitute an infill of the site being within the building cluster envelope and will only occupy already hardstanding area for the car park. Further, there is expected to be limited visibility of the proposed works from the street scene or surrounding MOL due to the existing vegetation already enclosing the site and orientation of the existing buildings. It is further noted that the proposed classroom is temporary and will only sit on the site for a period of 3 years and only whilst building work is happening to construct the permanent nursery extension. For clarity, the 3 years has been chosen to allow the classroom to run parallel with the planning permission granted for the nursery extension granted on 11 December 2024.
27. Whilst increasing the built footprint of the site, the works sit on previously developed land/hardstanding would not significantly affect the openness of the MOL when compared with existing arrangements.
28. The proposal is considered to not resemble 'inappropriate development' and, alongside the main permission ref. 24/AP/2292, is expected to provide a range of additional public benefits. The proposed temporary classroom is outside the footprint of the existing building, it is surrounded by existing buildings and would be constructed over hardstanding. It is considered that the temporary classroom would not unduly affect the sense of openness of the MOL or views across the MOL from publicly accessible sites. The proposals would ensure that the outdoor play areas currently enjoyed by students would be kept, as the temporary classroom will be located on existing car parking spaces.

It should be noted that the structure will be temporary, which further lessens the potential impact on the open space.

Design

Site layout, Height, Scale and Massing



Existing and Proposed Site Plan

29. The proposed classroom building is rectangular and 3.25m x 7.6m in plan. It will be single storey (roughly 2.7m), in line with the height of the nursery extension proposed under 24/AP/2292. At such height, scale and massing, it is considered subservient to the surrounding buildings.



Proposed North Elevation

30. At the proposed location, there remains adequate distance between the proposed building and the locally listed vicarage for its setting to remain undisturbed. The building will unlikely be visible from the public domain, hence have neutral impact on the character and appearance of the conservation area.
31. It is noted that open spaces, particularly King Stairs Garden, are an integral part of the character and significance of the conservation area (see para. 3.1.1 of the Conservation Area Appraisal). In this case, the proposals will mostly affect existing built-up areas within the site and is not readily visible from areas of openness.



Proposed East Elevation

32. In terms of detailed design, the building will be single aspect with three casement windows on either side of the glazed double door on the north elevation. UPVC windows with clear toughened glass and Shiplap (vertical slatted timber) cladding will be used. The design is modern and utilitarian but acceptable for a temporary structure hidden from public views. The roof will be slightly pitched to facilitate drainage.

Heritage Considerations

33. At single storey and shielded by mature trees, the proposed classroom is unlikely to affect the openness of King Stairs Garden and is therefore considered to preserve the character and appearance of the conservation area. There remains adequate distance between the proposed extension and the locally listed vicarage for its setting to remain undisturbed.

34. Whilst the proposed windows are UPVC and it would be preferred if they were aluminium, given the temporary nature of the structure, the proposal is of an acceptable design quality and respects the character of the area.

Landscaping, trees and urban greening

35. No landscaping is proposed which is considered acceptable given the existing hardstanding nature of the site.

Ecology and biodiversity

36. King Stairs Gardens is a river front site situated in the north of Southwark. The site acts as an important green link between the Thames and the larger Southwark Park. The great majority of the site comprises amenity grassland, planted trees, shrub, hedges and herbaceous perennials as well as smaller

areas of recent secondary broadleaved woodland, scattered scrub and tall ruderal vegetation. The part of the site where the development is proposed is on existing tarmac/hardstanding within the cluster of existing buildings.

37. An ecological report (M3269), prepared by MS Ecology, has been submitted with this application. The report confirms that the study site provides minimal habitat of nature conservation value, consisting largely of tarmac, concrete paving or artificial grass. Adjacent habitats are of higher conservation value, none of which will be impacted by the development. There will be negligible impact on any protected species, with no suitable roosting features for bats, no suitable nesting habitat for birds and no suitable habitat for terrestrial species to be impacted.

Biodiversity Net Gain

38. In England, Biodiversity Net Gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

There are currently four statutory exemptions and transitional arrangements which mean that the mandatory Biodiversity Gain condition does not always apply. This application has been assessed as being exempt for the following reason:

Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

39. The proposed development has been assessed as being exempt from Mandatory Biodiversity Net Gain requirements.

Fire Safety

40. A reasonable exemption statement has been submitted with the application. The submitted statement confirms that the current fire safety measures are appropriate and will not be adversely affected by the development. The alterations to existing safety measures include:
 - The proposed development will not affect the existing fire appliance and assembly points. There is a space adjacent to the exit for the fire escape staircase for a fire appliance which can be accessed from gates located on

the west off Cathay Street. Also, within the car park, a fire appliance can park to access both the college and nursery. Designated assembly points will be situated around the building exits

- For passive safety measures the proposal will use fire-resistant materials with the internal walls constructed from fire-resistant fibreboard
- Within the temporary classroom there will be heat and smoke detectors located within the room as required
- The proposed temporary classroom (Helena Garden Office or similar in size and construction) internal walls will be constructed from fire-resistant fibreboard. This is a hard-wearing material made from recycled paper fibres and Gypsum (Hydrous Calcium Sulphate)
- Means of escape for the existing build will remain unaffected. The temporary classroom will have one fire exit / entrance with suitable means of escape from any location within the building
- Existing provisions for firefighting are sufficient and will not be affected by the proposed development. Access will not be prohibited during the construction or occupation phase.

The measures stated are expected to ensure a good standard of fire safety, thus the document is deemed acceptable for the purpose of planning permission.

The proposal is therefore considered to comply with Policy D12(a) of the London Plan 2021. Detailed consideration of the active and passive fire safety measures, materials, means of escape and evacuation strategy would also be carried out under the Building Regulations.

Archaeology

41. The site lies within an APA. A preliminary Archaeological Assessment has been submitted within the Design Access Statement REV D and the council's Archaeologist consulted on the proposal. Due to the scale of the proposal, there are no archaeological implications for this application. The proposals are away from the historic burial ground near to this site.

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

Privacy/overlooking, daylight/sunlight impacts, nor sense of enclosure/ loss of outlook

42. It is considered that given the setback from nearby sensitive receptors and single-storey nature of the development, there is unlikely to be any issues relating to a loss of neighbouring amenity. Specifically, a loss of privacy/overlooking, daylight/sunlight impacts, nor sense of enclosure/ loss of

outlook.

Transport and Highways

Cycle Parking

- 43. No cycle parking is proposed as a result of these works. The site does not currently have cycle parking provision. However, within permission 24/AP/2292, the applicant has proposed 8 long-stay cycle parking spaces (including 1 accessible space) and 6 short-stay cycle parking spaces. This complies with the required amount of parking and will be constructed at the same time as the temporary classroom.
- 44. It is considered acceptable to suspend the temporary requirement for long a short stay cycle given the provision approved and to be implemented when application ref. 24/AP/2292 is fully built out.

Car parking

- 45. There are eleven car parking spaces in total on the existing site, seven on the permanent site and three on the temporary. The removal of several parking spaces will help to reduce private vehicle modal share among staff and therefore accords to London Plan Policy T6 and Southwark Plan Policy P54.
- 46. The applicant has proposed 1 Blue Badge Bay. This accords to adopted policy and to BS:8300:1 standards, with hatched buffer zones of at least 1.2 metres on both sides and to the rear of each space. This is in line with London Plan policy T6.5, Southwark Plan Policy P55, Figure 3; section 7.6 and Figures 4, 5 & 6, Southwark Council Delivery Plan.

Trip generation

- 47. The proposal reconfigures the car park layout of the site to reduce parking from 3no. spaces. This includes the delineation of a blue badge space. This is only temporary whilst the nursery extension is being constructed. Once constructed, the car park will revert to 7no. spaces including 1no. blue badge space and 2no. EVCP. Whilst not a completely car-free development, this reduction is a welcome improvement to the existing situation. No significant change in trip generation is expected as a result of the proposals.
- 48. In terms of staff parking, the Site lies within PTAL 6a, indicating a highly accessible location. The submitted TS provides a detailed account of the site's accessibility to active and sustainable travel (including an ATZ assessment) and concludes that staff would be able to travel without using a private car based on an excellent provision of footways, cycle routes, public transport nodes, crossing points, and local traffic calming measures.

Servicing and deliveries

- 49. The proposals are modest and comprise a small temporary classroom to be constructed in the car park. There would not be a change of occupier and the

site will generate a negligible increase in vehicular traffic. Overall, the existing delivery and servicing operation is considered acceptable.

Refuse storage arrangements.

50. Existing general waste is under contract to CB Waste management. Medical waste (nappies etc) is under a separate contract with PHS. All recycling throughout the site is managed via Southwark in mixed bins provided on site.
51. There are no changes to the existing arrangements, and it is considered that the proposal will accord with LBS Waste Management Guidance Notes and Waste Management Strategy Extension 2022 – 2025.

Environmental matters

Construction management

52. The proposal is for a temporary classroom which will quickly be installed on the site to provide accommodation for nursery children whilst works are carried out to the main building. A construction management plan has not been carried out for the classroom, however, has been carried out within application ref. 24/AP/2292. It is not considered proportionate to request this for the temporary classroom which is likely to have a relatively quick and simple build-out.

Flood risk

53. The NPPF 2024 states that planning decisions must take into account the current and long-term implications for flood risk in order to minimise the vulnerability of communities and improve resilience. Where development is necessary in higher risk areas, development should be made safe for its lifetime without increasing flood risk elsewhere. Certain steps need to be followed when reaching a planning decision on development in higher risk areas, with risks managed through suitable adaptation measures. The advice of flood risk management authorities also needs to be taken into account (NPPF, 166).

The Environment Agency have been consulted on the application and have confirmed no objection.

The Southwark flood risk team have been consulted and returned no comments.

Land contamination.

54. Given the proposed classroom does not require excavation and sits on top of the existing hardstanding, land contamination issues are not expected as a result of the proposed development. EPT have confirmed no objection to the proposals.

Mayoral and borough community infrastructure levy (CIL)

55. The proposal is not CIL liable.

Consultation responses from members of the public and local groups

56. 3no. Site notices were put up around the periphery of the Site – one on Jamaica Road, one on Cathay Street and one on Paradise Street. No consultation responses were received from members of the public during the consultation period.

Consultation responses from internal, external and statutory consultees

57. Design and Conservation

- No objection in principle but amendments suggested. For a more uniform appearance across the site-wide development in the setting of a locally listed building and within a conservation area, it is suggested that the windows and doors should be aluminium instead of UPVC framed. There is also concern about sunlight/daylight penetration from the north so additional windows facing south or west are recommended.

Officer Comment: The proposal is a temporary classroom which is to be constructed whilst the main permission ref. 24/AP/2292 is built out. It is considered too onerous to request UPVC windows and additional windows to be installed.

58. Planning Policy

- The proposed temporary classroom is outside the footprint of the existing building, it is surrounded by existing school buildings and would be constructed over hardstanding. It is considered that the temporary classroom would not unduly affect the sense of openness of the MOL or views across the MOL from publicly accessible sites. The proposals would ensure that the outdoor play areas currently enjoyed by students would be kept, as the temporary classroom will be located on existing car parking spaces.
- It should be noted that the structure will be temporary, which further lessens the potential impact on the open space.

Officer Comment: noted

59. Environmental Protection Team

- I have considered the application on behalf of EPT and we have no objections to grant of planning consent.

Officer Comment: Noted.

60. Urban Forester

- It appears trees are affected, an AIA should be submitted to gauge what this is and the need for any protection measures or replacement.

Officer Comment: An AIA has been provided within application ref. 24/AP/2292 and resubmitted for this application. Appropriate tree protection measures are proposed such that there is no tree loss.

61. Flood Risk

- No Comment

Officer Comment: noted

62. Environment agency

- No Objection

Officer Comment: Noted

63. Archaeology

- There are no archaeological implication for this application.

Officer Comment: noted

64. Waste Management

- No response received

Officer Comment: noted

65. Transport Policy Team

Cycle Parking

- There are 8 permanent long-stay cycle parking spaces indicated next to the Bosco Centre (including 1 accessible space). Please can the applicant confirm that these will be operational for pupils and staff attending the temporary classroom whilst the permanent building is under construction? If not, they will need to consider where temporary long-stay cycle parking will be located on-site.
- No short-stay cycle parking spaces or scooter parking spaces have been proposed for the temporary site. As per the Transport Policy response to 22/AP/2292, the requirement for short-stay spaces in accordance with Southwark Plan Policy P53 is 8, but we will accept 6 on the basis that 10 scooter parking spaces will similarly be in-use for the temporary site.

- Sheffield stands must be of classic flat-top specification - 'Sheffield-type stands', including any round stands, are not acceptable as they do not allow for locking of the wheel and frame. Vertical and semi-vertical racks are not acceptable forms of cycle parking as they are not inclusive of those with reduced mobility or strength.
- Long-stay cycle stores must be secured with a lockable door, fully weatherproof and enclosed on all sides. Overhead cover only is not adequate for long-stay cycle parking. Cycle stores must be lit and fully accessible by all users, with access routes of no less than 1.5m width (1.2m can be provided in conversions or over short-distances), and doorways of no less than 1.2m. Doors on routes to cycle stores should be power-assisted.
- The applicant must provide dimensions of the long-stay cycle store. As per the LCDS Chapter 8, Sheffield stands must have a minimum of 1200mm clear space between stands, or 600mm to one side. Accessible cycle parking spaces designed to accommodate disabled, adapted and cargo bicycles must have at least 1800mm clear space between stands, or 900mm clear space to one side. This must be demonstrated on a submitted plan for review.
- Provision of a bike maintenance stand and fixed pump will be seen positively in terms of quality of cycle parking provision and Travel Plan objectives.

Officer Comment: See transport section above for officer response.

Pedestrian Access

- One pedestrian access is provided to the temporary classroom with double doors facing the construction site. On the plans, it would appear that the construction site obstructs the existing pedestrian access route from Paradise Street in the north-east.
- Clarification is sought on whether pupils/ staff will be able to access the temporary site via Jamaica Road, or, if this will be restricted to Paradise Street. If pedestrians are required to use Jamaica Road, the applicant will need to clearly depict a segregated pedestrian access route on an updated plan to ensure that vehicles do not encroach this and pose a threat to the safety of pupils and staff.
- Information is required on how the boundary of the construction site will be re-enforced to ensure separation from the access of the temporary classroom.

Officer Comment: Pedestrian access would be via Jamaica Road whilst the works to 24/AP/2292 are being undertaken.

Car Parking

- There are eleven car parking spaces in total on the existing site, seven on

the permanent site and three on the temporary. The removal of several parking spaces will help to reduce private vehicle modal share among staff and therefore accords to London Plan Policy T6 and Southwark Plan Policy P54. However, it may be necessary to suspend the standard car parking space next to the temporary classroom to be utilised for provision of short-stay cycle parking and/ or if required, temporary long-stay cycle parking.

Officer Comment: As considered above, it is considered necessary to suspend temporary cycle parking given the uplift provided by 24/AP/2292 and therefore, this is not considered relevant..

- As with the permanent site, the applicant has proposed 1 Blue Badge bay. Please can the applicant confirm whether this will be in operation for the temporary classroom? This accords to adopted policy, however, further details of compliance with BS8300:1 are required prior to determination.
- Spaces must be to BS:8300:1 standards, with hatched buffer zones on both sides and to the rear of each space. Gradients within Blue Badge parking bays and their associated hatched buffer zones need to be avoided and maintained at 1:1. Gradients on access routes with the temporary classroom to and from these parking spaces must be indicated on a submitted plan for review.

Officer Comment: The applicant submitted a gradient plan within 24/AP/2292 and the proposed location was deemed acceptable in terms of site levels. This proposed blue badge space location is in the same location as that proposed within 24/AP/2292.

Trip generation

- Please can the applicant confirm whether trip generation is expected to differ from what was estimated for the permanent site? On the basis that trip generation will remain the same, please refer to Transport Policy comments on 24/AP/2292. Considering a further reduction in the number of on-site vehicle parking spaces, it is expected that the number of trips generated by the site will be decreased.

Officer Comment: The trip generation is expected to be the same as 24/AP/2292 – i.e.- no significant difference is expected.

CEMP

- Due to the sensitive location of the site on the TLRN and use by children/ younger people presumably during the construction phase, a Construction Environment Management Plan for the temporary classroom must address how effects of construction on the environment will be avoided, minimised, or mitigated.

Officer Comment: Please see transport section above. A CEMP was submitted within 24/AP/2292 and considered acceptable. Lots of the details provided within this plan are also applicable to the proposed classroom.

S278

- A Section 278 Agreement will be required for works to the public highway, as per the details which will be set out by Highways. Please consult Highways on this element.

Officer Comment: Highways have been consulted and do not need a S278 agreement.

66. Highways

- No comment.

Officer Comment: Noted.

67. Transport for London (TFL)

Cycling

No cycle parking spaces have been proposed. If there is any uplift in students/staff members as a result of the temporary classroom, cycle parking in line with the minimum quantity standards in the London Plan (Policy T5) should be provided. Policy T5 also requires cycle parking to meet the London Cycle Design Standards (LCDS).

Officer Comment: There is no uplift in children as a result of the temporary classroom. Cycle provision is covered in the relevant section above.

68. **Car Parking**

Three car parking spaces, including one disabled persons' parking space, continues to be provided. This is contrary to Policy T6, which states that this site should be car-free. We request that the standard car parking spaces are removed. Furthermore, we are concerned that the provision of the car parking spaces, along with the temporary classroom, will mean that vehicles will reverse out of the site on the TLRN, which is contrary to the Mayor's Vision Zero approach and Policy T2.

Officer Comment: This is not considered realistic to remove all parking spaces from an already established car park. The development does constitute a reduction in car parking which is welcomed in terms of addressing Policy T6.2.

69. **Delivery and Servicing**

We are concerned that the provision of the temporary classroom will impact upon safe delivery and servicing movements onto the TLRN. It is unclear how vehicles will service the site; no delivery bays have been provided. Furthermore, as above, it has not been demonstrated whether vehicles can enter and exit the site in forward gear, aligning with the Mayor's Vision Zero approach and Policy T2. Loading/unloading on Jamaica Road will have an impact upon safe and reliable bus services. We are aware that the current restrictions are being looked into becoming double red lines (no stopping at any time) in the future. Thus, we encourage the applicant to utilise the site entrance on Cathay Street in order to reduce road safety risks and lessen the

impact on bus services and passengers and in order for the applicant to future proof their ability to service the site. There should be no deliveries on Jamaica Road. The above information should be provided prior to determination.

Officer Comment: The classroom is of modest dimensions, and is likely a pre-fabricated building which will be constructed in a short length of time and therefore considered unlikely to impact the delivery and servicing on the TLRN. A CMP has already been provided for the main nursery extension.

70. **Construction**

No information on construction has been provided. The above concerns relating to vehicle movements also apply to construction vehicles. Details of construction are required prior to determination to ensure no impact on the safe operation of the TLRN and bus services.

The footway and carriageway must not be blocked during the development. All vehicles associated with the development during the works or subsequently must only park / stop at permitted locations and within the time periods permitted by existing on-street restrictions. In the event any Red Route dispensations are sought for the works, these must be agreed with TfL in writing before the work.

Should the applicant wish to carry out any work that would require a highway licence, for example for scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required with TfL, please see, <https://tfl.gov.uk/info-for/urban-planning-and-construction/our-land-and-infrastructure/highway-licences?intcmp=3496>.

Any demolition and construction activity should protect existing TfL infrastructure and should be managed to ensure continued safety and efficient operation of our bus stop.

TfL would encourage the applicant commit to using construction contractors who are registered on the Fleet Operator Recognition Scheme (FORS). TfL also encourages the developer to adhere to the CLOCS standard (Construction Logistics and Community Safety).

Officer Comment: See relevant section above. A CMP has already been provided for the main nursery extension.

71. **Ecology**

- The site forms part of the Kings Stairs Gardens Site of Importance for Nature Conservation (SINC). The citation for the SINC states:

Kingstairs Gardens is a river front site situated in the north of Southwark. The site acts as an important green link between the River Thames and the larger Southwark Park (SINC site of BoroughII). The great majority of the site comprises amenity grassland, planted trees, shrub, hedges and herbaceous perennials as well as smaller areas of recent secondary broadleaved woodland, scattered scrub and tall ruderal vegetation. In the southern section of the site recent secondary woodland dominates

and is composed of young field maple (*Acer campestre*), hazel (*Corylus avellana*), and Norway maple. The ground flora is sparse and dominated by Norway maple and sycamore (*Acer pseudoplatanus*) saplings with occasional wood avens (*Geum urbanum*) and cow parsley (*Anthriscus sylvestris*). The park has had new habitat created, including pollinator gardens and two meadows, one a traditional meadow and one an exotic show meadow. A laurel and mixed native shrub border is situated along the Jamaica Road boundary. Laurel is considered a non-native invasive species and should be replaced.

- The proposed temporary classroom appears to be situated on hardstanding areas.
- Recommended conditions:

PTC11-CEMP
PTO14- Bat lighting

Officer Comment: The suggested conditions have been reviewed. A prior to occupation bat lighting condition was deemed too onerous given the modest nature of the works comprising a temporary classroom building, and no evidence of bats were found on the site. However, an informative, worded as recommended by the submitted ecological assessment has been reflected on the decision notice.

Community impact and equalities assessment

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

- Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low

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

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

Human rights implications

76. This planning application engages certain human rights under the Human Rights Act 1998 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

77. This application has the legitimate aim of providing a temporary classroom. 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

78. 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.

79. 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?	NO
If the pre-application service was used for this application, was the advice given followed?	N/A
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?	NO
To help secure a timely decision, did the case officer submit their	YES

recommendation in advance of the agreed Planning Performance Agreement date?	
--	--

CONCLUSION

80. It is therefore recommended that planning permission be granted, subject to conditions.

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	William Tucker, Planning Officer	
Version	Final	
Dated	7 January 2025	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Resources	No	No
Strategic Director, Environment, Sustainability, and Leisure	No	No
Strategic Director, Housing	No	No
Date final report sent to Constitutional Team	9 January 2025	

Recommendation

Applicant	Mr Darren Coghlan Bosco Centre (registered charity number 1157639)	Reg. Number	24/AP/3237
Application Type	Minor application	Case Number	PP-13523884
Recommendation	GRANT permission		

Draft of Decision Notice

Planning permission is GRANTED for the following development:

Provision of a temporary classroom building on the existing car park for a period of 3 years

281 Jamaica Road London Southwark SE16 4RS

In accordance with application received on 31 October 2024 and Applicant's Drawing Nos.:

EXISTING & PROPOSED SITE PLAN 6778(P)100 REV A received 31/10/2024

Proposed Plans

EXISTING AND PROPOSED EAST ELEVATION 6778(P)200 REV A received 31/10/2024

EXISTING AND PROPOSED NORTH ELEVATION 6778(P)201 received 31/10/2024

EXISTING AND PROPOSED SOUTH ELEVATION 6778(P)202 received 31/10/2024

PROPOSED GROUND FLOOR PLAN 6778(P)102 received 31/10/2024

Other Documents

HERITAGE STATEMENT received 31/10/2024

SITECHECK ASSESS received 31/10/2024

TREE SURVEY received 26/11/2024

Time limit for implementing this permission and the approved plans

2. The building hereby permitted shall not be retained after 23/01/2028; or after the occupation of the scheme approved and constructed pursuant to planning permission ref. 24/AP/2292, whichever is sooner. On or before which date the building shall be removed from the site.

Reason: The type of building is not such as the Local Planning Authority is prepared to approve other than for a limited period, having regard the visual and spatial amenity of the area as the land sits upon Metropolitan Open Land (MOL).

Permission is subject to the following Compliance Condition(s)

3. The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the Local Planning Authority has been obtained for any proposed change or variation.

Reason: To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with the National Planning Policy Framework (2024); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

Informatics

- 1 Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is:
"third-party independent and suitably-qualified" The Council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The Council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.

The fire risk assessment/statement covers matters required by planning policy. This is

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

- 2 Any lighting on site should be in accordance with the BCT lighting guidelines (Guidance Note 8 Bats and Artificial Lighting (Bat Conservation Trust, 2023)) to ensure that any commuting routes or foraging areas are unimpacted.

Relevant planning policy

National Planning Policy Framework (NPPF) 2024

The revised National Planning Policy Framework ('NPPF') was published on 12 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 231 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

- Chapter 2 Achieving sustainable development
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 12 Achieving well-designed places
- Chapter 13 Protecting Green Belt Land
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

The London Plan 2021

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

- Policy SD1 Opportunity Areas
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D14 Noise
- Policy HC1 Heritage conservation and growth
- Policy G1 Green infrastructure
- Policy G2 London's Green Belt
- Policy G3 Metropolitan Open Land
- 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 T3 Transport capacity, connectivity and safeguarding
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking

- Policy T6.5 Non-residential disabled persons parking
- Policy T7 Deliveries, servicing and construction

Southwark Plan 2022

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

- P13 Design of places
- P14 Design quality
- P18 Efficient use of land
- P19 Listed buildings and structures
- P20 Conservation areas
- P21 Conservation of the historic environment and natural heritage
- P23 Archaeology
- P26 Local list
- P27 Education places
- P47 Community uses
- P50 Highways impacts
- P53 Cycling
- P54 Car Parking
- P55 Parking standards for disabled people and the physically impaired
- P56 Protection of amenity
- P57 Open space
- P59 Green infrastructure
- P60 Biodiversity
- P61 Trees
- P65 Improving air quality
- P67 Reducing water use
- P68 Reducing flood risk
- P69 Sustainability standards
- P70 Energy

Area based AAP's or SPD's

- Heritage SPD (2021)
- Edward III's Rotherhithe conservation area appraisal (2011)

APPENDIX 3

Planning history of the site and nearby sites

Reference and Proposal	Status
24/AP/3237 Provision of a temporary classroom building on the existing car park for a period of 3 years	Granted 11/12/2024
24/AP/3153 Prior approval for proposed temporary classroom to be on the existing car park	Application withdrawn 30/10/2024
24/AP/0217 Construction of a single storey side extension to provide additional nursery accommodation. Demolition and rebuild of single storey reception building.	Application Returned
15/AP/4563 T1 London Plane, T2 & T3 Ash, T4 & T5 Crown lift 4m over road due to complaint from council. T6 -T7 Ash and tree of heaven fell as growing through railings and will cause future problems.	23/12/2015
14/AP/3096 T1: Conifer - Fell due to heavy lean and poor condition. T2: London Plane - Repollard due to excessive shading. T3: London Plane - Repollard. The tree shades the property and light pruning would decrease this very slightly.	03/10/2014
12/AP/3815 Demolition of the existing home for nuns.	Refused 28/02/2013
12/AP/3385 Demolition of the existing building and construction of a new 3 storey home for nuns providing a total of 10 bedspaces.	Refused 28/02/2013
03/AP/1609 Convert garage into additional classroom; alterations to south facing elevation of building at ground and first floor level and installation of new rooflight on east elevation.	Granted 05/11/2003
98/AP/0110 Construction of a first floor extension to existing building to provide community training facilities for pre and post vocational training programs.	Granted 19/03/1998

97/AP/1358 Construction of a single storey covered link building.	Granted 08/12/1997
95/AP/1031 Erection of a glazed canopy to part of shopfront, and replacement of existing door with a new customer entrance.	Granted 18/12/1995
95/AP/0194 Demolition of existing garage & store & erection of new garage and store. (LBS original register no 9500194)	GRANTED- Minor Application 31/03/1995

Consultation undertaken

Site notice date: 05/11/2024

Press notice date: 07/11/2024

Case officer site visit date: n/a

Neighbour consultation letters sent:

Internal services consulted

LBS Ecology
LBS Archaeology
LBS Planning Policy
LBS Highways Development & Management
LBS Design & Conservation Team [Formal]
LBS Waste Management
LBS Urban Forester
LBS Ecology
LBS Transport Policy
LBS Environmental Protection
LBS Flood Risk Management & Urban Drain

Statutory and non-statutory organisations

Environment Agency
Transport for London

Neighbour and local groups consulted:

St Peter And The Guardian Angels
Church Paradise Street London
72 Paradise Street London Southwark

Re-consultation:

LBS Ecology

APPENDIX 5

Consultation responses received

Internal services

LBS Archaeology
LBS Planning Policy
LBS Highways Development & Management
LBS Design & Conservation Team [Formal]
LBS Urban Forester
LBS Ecology
LBS Transport Policy
LBS Environmental Protection
LBS Flood Risk Management & Urban Drain

Statutory and non-statutory organisations

Environment Agency
Transport for London (TFL)

Neighbour and local groups consulted:

OPEN

COMMITTEE:

PLANNING COMMITTEE (SMALLER APPLICATIONS)

NOTE:

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

MUNICIPAL YEAR 2024-25

OPEN

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Councillor Sabina Emmanuel	1		
Councillor Sam Foster	1	Eddie Townsend	
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