

Planning Committee (Smaller Applications)

Tuesday 25 February 2025

7.00 pm

G02 meeting rooms, 160 Tooley Street 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: 17 February 2025



Planning Committee (Smaller Applications)

Tuesday 25 February 2025
7.00 pm
G02 meeting rooms, 160 Tooley Street SE1 2QH

Order of Business

Item No.	Title	Page No.
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	1 - 4
	To approve as a correct record the minutes of the meeting held on 22 January 2025.	
6.	DEVELOPMENT MANAGEMENT	5 - 9

6.1.	DRISCOLL HOUSE, NEW KENT ROAD, LONDON, SOUTHWARK SE1 4YT	10 - 99
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**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: 17 February 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**.

- (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
Wednesday 22 January 2025 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 Adam Hood
Councillor Richard Livingstone

OTHER MEMBERS PRESENT: Councillor Joseph Vambe (ward member)

OFFICER SUPPORT: Dennis Sangweme (Head of Development Management)
Andre Verster (Development Management)
William Tucker (Development Management)
Michael Feeney (External Legal Counsel, FTB Chambers)
Beverley Olamijulo (Constitutional Officer)

1. APOLOGIES

Apologies for absence were received from Councillor Sabina Emmanuel and Councillor Sam Foster.

2. CONFIRMATION OF VOTING MEMBERS

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

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

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

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

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

None were disclosed.

5. MINUTES

RESOLVED:

That the minutes for the Planning Committee (Smaller Applications) meeting held on 9 December 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 1 - 4 PLANTAIN PLACE, CROSBY ROW, LONDON SE1 1YN

Planning application reference 21/AP/4672

Report: See pages 13 to 100 of the agenda pack and addendum pages 1 – 6.

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).

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 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 Joseph Vambe addressed the committee in his capacity as a ward councillor and responded to questions put my members of the committee.

A motion to grant the application with the conditions set out in the officer's report and addendum report, and two further amended conditions 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 and addendum report
 - An amended condition pertaining to the view of the locally listed building (condition 11)
 - an amended "secured by design" condition (condition 9), 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 198 of the report.

At 8.50pm the committee took a five-minute comfort break and resumed back at 8.55pm.

6.2 281 JAMAICA ROAD, LONDON SOUTHWARK SE16 4RS

Planning application reference 24/AP/3237

Report: See pages 101 to 138 of the agenda pack.

PROPOSAL

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

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 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 address the committee.

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

RESOLVED:

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

The meeting ended at 9.10 pm.

CHAIR:

DATED:

Meeting Name:	Planning Committee (Smaller Applications)
Date:	25 February 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

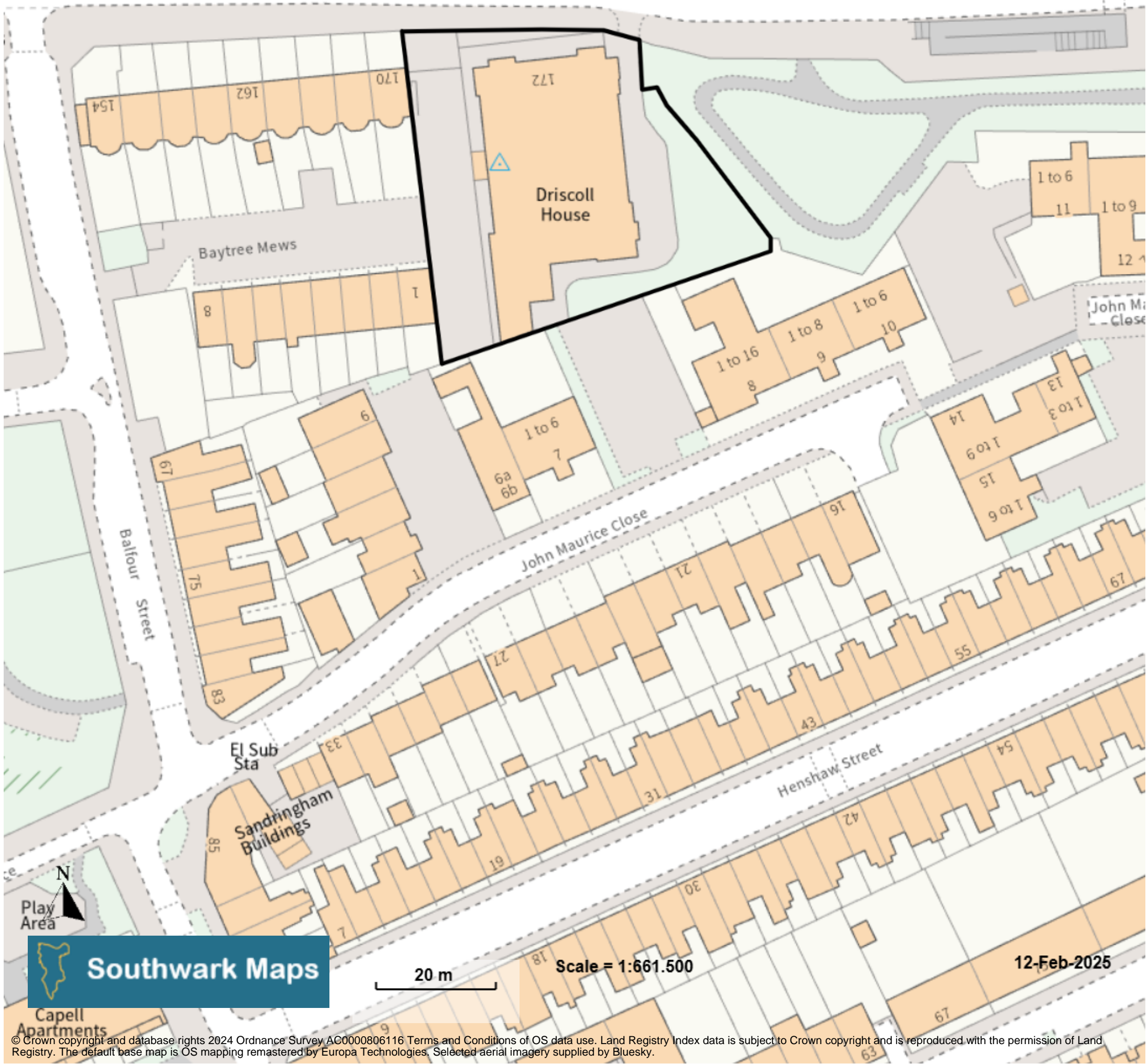
Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Virginia Wynn-Jones 020 7525 7055
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	Planning Department 020 7525 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 February 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 February 2025



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Meeting Name:	Planning Committee (Smaller Applications)
Date:	25 February 2025
Report title:	<p>Development Management planning application: Application 23/AP/2695 for: Full Planning Application Application 23/AP/2696 for: Listed Building Consent</p> <p>Address: Driscoll House, New Kent Road, London Southwark SE1 4YT</p> <p>Proposal: 'Partial demolition of the existing building. Construction of a part two/ part three storey brick extension on the southern elevation and a three-storey brick extension on eastern elevation with greens roofs, PVs and ASHP to provide additional hostel accommodation and facilities. Internal remodelling at basement and ground and mezzanine levels. Creation of a new opening and new door on the north elevation at basement level. Partial demolition of southern boundary wall and railings fronting onto New Kent Road (northern boundary) and associated landscaping. Minor internal repairs and external fabric repairs.' <i>and</i></p> <p>'Listed Building Consent: Partial demolition of the existing building. Construction of a part two/ part three storey brick extension on the southern elevation and a three-storey brick extension on eastern elevation with greens roofs, PVs and ASHP to provide additional hostel accommodation and facilities. Internal remodelling at basement and ground and mezzanine levels. Creation of a new opening and new door on the north elevation at basement level. Partial demolition of southern boundary wall and railings fronting onto New Kent Road (northern boundary) and associated landscaping. Minor internal repairs and external fabric repairs.'</p>
Ward(s) or groups affected:	North Walworth
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Director of Planning and Growth
Application Start Date: 30/11/2023	Application Expiry Date: 28/02/2025
Earliest Decision Date: 28/02/2025	

RECOMMENDATION

1. That planning permission be granted subject to conditions and the applicant entering into an appropriate Section 106 Legal Agreement and that Listed Building Consent be granted subject to conditions.
2. In the event that the requirements of paragraph 1 above are not met by 25 August 2025, the director of planning be authorised to refuse planning permission and Listed Building Consent, if appropriate, for the reasons set out in paragraphs 3 and 185.
3. 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.

EXECUTIVE SUMMARY

4. This application is a Major Application due to the increase in floor space being over 1,000m². This development has received five letters of objection and has therefore triggered the requirement to be heard at Committee. This scheme has not been called in by Local Ward Members.
5. The proposed development comprises the partial demolition of part of the Grade II Listed Building and construction of a part two/ part three storey extension on the southern elevation and a three storey extension on the eastern elevation. There will be a net increase of 29 rooms, with three accessible rooms to be provided. The gross external area of the hostel will increase from 3,845m² to 5171m². The hostel accommodation is considered acceptable and in line with policy.
6. Driscoll House is a purpose-built hostel constructed between 1911 and 1913, designed by architects Joseph and Smithem, known for their work on the Guinness Trust housing in London. Driscoll House was established as the Ada Lewis Lodging House for Women and was one of the largest and most innovative institutions of its kind at that time. The applicant understands the building's significance, and the proposed alterations are sensitive to this importance.
7. While it is recognised that some internal and external changes, along with the loss of fabric and layout, will result in a certain degree of harm to the building's character and appearance, this impact is deemed to be 'less than substantial' according to the Local Planning Authority. The project promises to provide significant heritage benefits by restoring the building's fabric. The NPPF also states that public benefits may include heritage advantages, such as "*securing the optimum viable use of a heritage asset to support its long-term conservation.*" Officers believe that the investment in Driscoll House, allowing it to continue functioning as a hostel as initially intended, contributes positively to the public benefits of the scheme, which is considered to outweigh the 'less

than substantial' harm.

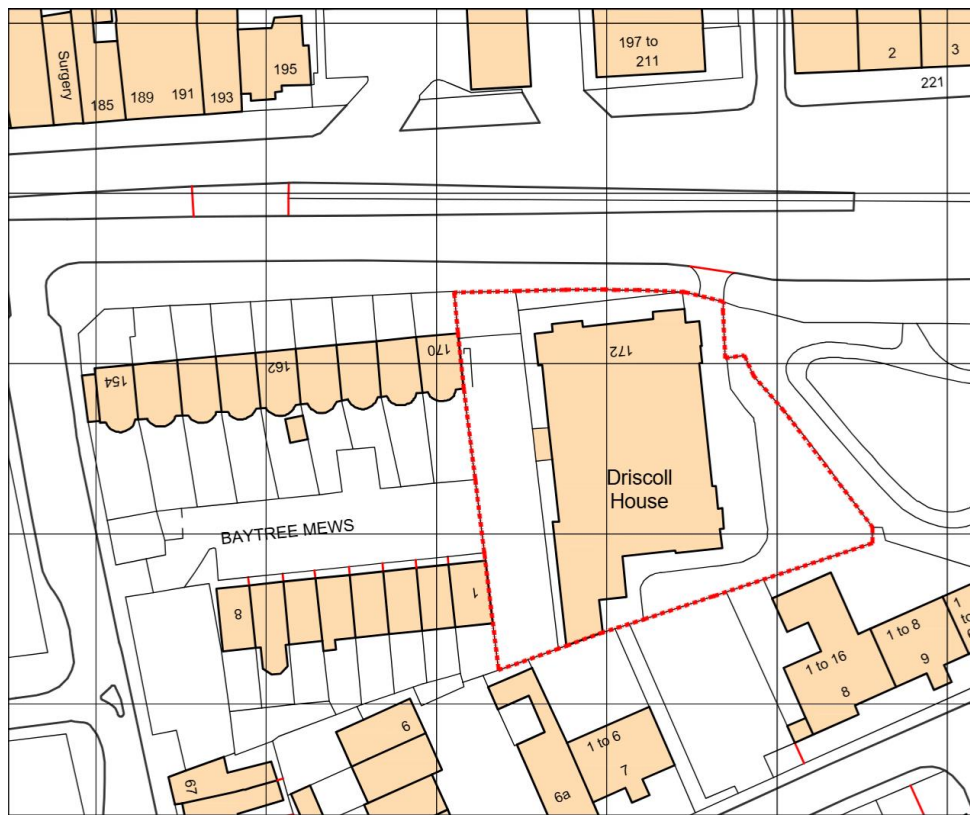
8. The extension would utilise green roofs, PV and ASHP and offer increased hard and soft landscaping throughout the site, with replacement trees in various locations. The delivery and servicing area would be contained within the site, to avoid any highways issues on the New Kent Road, which is a busy route on the TLRN. Refuse and cycle storage are securely provided within the site and are of an acceptable standard.
9. The proposal would have an acceptable impact on neighbouring amenity as demonstrated by the submitted Daylight and Sunlight report, positioning of extension on the boundary and conditions relating to the windows.
10. Overall, as a purpose-built hostel, the building retains a high degree of its architectural and historical significance as a building designed to provide secure accommodation for the increasing number of single working women in the early 20th century, which warrants its Grade II listing. The heritage significance of the building has influenced the design approach for this proposal. This ensures the connections between the new work and the existing structure are carefully articulated. The plans will create accessible bedrooms and allow for the reopening of communal rooms that are considered significant and were previously used as additional dormitory space. Driscoll House will be repaired according to the initial findings of the condition survey, which has identified that the structure is in poor condition, particularly at high levels. The agreement outlined in S106 will secure a Conservation Management Plan and provide financial contributions for restoration monitoring, enabling the conservation work to be overseen by the Council.
11. Subject to conditions and a Section 106 Legal Agreement, planning permission and associated Listed Building Consent is recommended to be granted.

BACKGROUND INFORMATION

Site location and description

12. The application site is located to the south of New Kent Road, a busy route and part of the Transport for London Road Network (TLRN). The closest tube station is Elephant and Castle. The site does not form part of any Conservation Area however Driscoll House is Grade II Listed (ref: 1391567). Driscoll House was constructed between 1911 and 1913, and the historic entrance is to the west of the site.
13. The site is surrounded by residential uses and adjacent to Paragon Gardens to the east of the site. The site is close to the Elephant Park regeneration area.
14. The site was initially used as a working women's hostel and became a tourist hostel for foreign visitors and students in the 1970s.
15. In recent years, the building has fallen into a state of disrepair with the impacts of the Covid-19 pandemic reducing the demand for larger dormitories of up to 30 people.

16. The building is U-shaped with the principal elevation comprising the original stepped access facing west towards the neighbouring dwellings along New Kent Road, these properties are also Grade II listed. The main accessway to the property is gained via the U- shaped element facing towards Paragon Gardens in the east.



Site Location Plan

Details of proposal

17. The application is for the partial demolition of the existing building and construction of a part two/ part three storey brick extension on the southern elevation and a three-storey brick extension on eastern elevation with greens roofs, PVs and ASHP to provide additional hostel accommodation and facilities.
18. The existing hostel contains 180 bedrooms with a mixed capacity and offering. The proposal would result in the net increase of 29 rooms, including three accessible rooms.
19. The development further comprises the internal remodelling at basement and ground and mezzanine levels and creation of a new opening and new door on the north elevation at basement level. There would be no additional living accommodation provided at basement level.
20. The partial demolition of southern boundary wall and railings fronting onto New Kent Road (northern boundary) and associated landscaping.

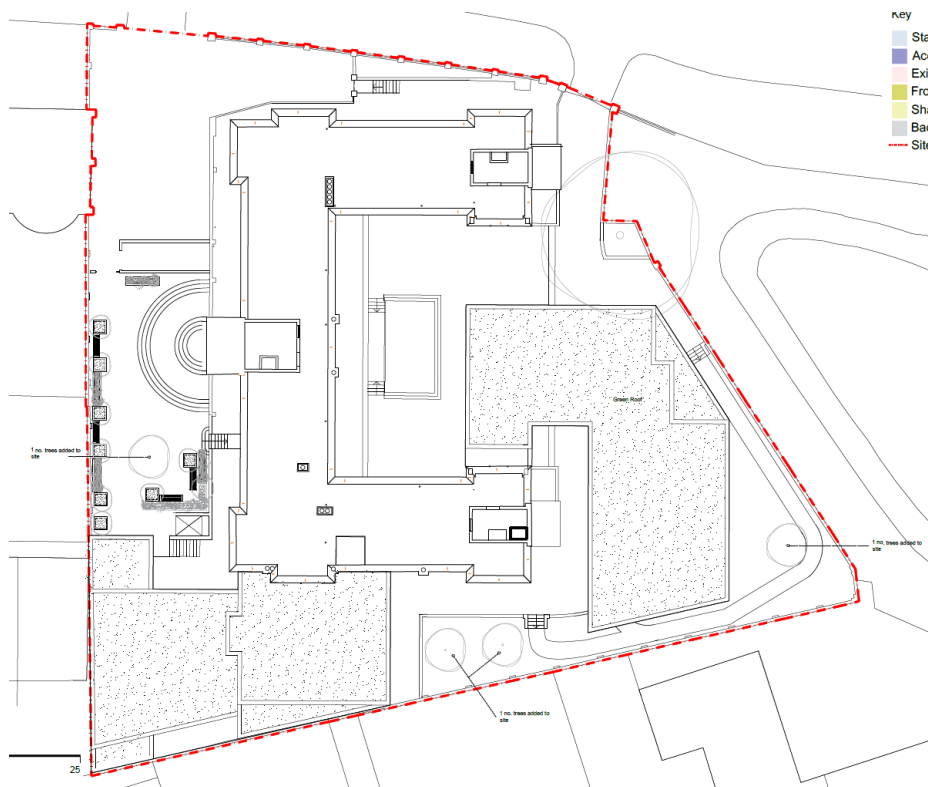
21. Minor internal repairs and external fabric repairs are also included to the main Listed Building.



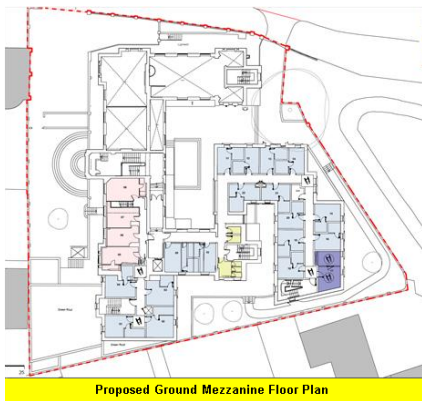
3D model of Driscoll House showing proposed development



Proposed Basement Plan



Proposed Roof Plan



Proposed Ground Mezzanine Floor Plan

Amendments to the application

22. The application has undergone significant amendments through the planning application process to secure a positive development on site. The site has also been through numerous pre application processes with the Council throughout the last couple of years.
23. A summary of the changes throughout this application are provided below:
 - Reconfiguration of side extension to improve symmetry of building (in response to heritage concerns)
 - Condition survey provided and schedule of phased works to Listed Building provided to secure improvements and repairs to original building
 - Removal of sleeping accommodation in the basement and changed internal layout of room (in response to flooding concerns)
 - Improved delivery and servicing bay (in response to highway safety concerns)
 - Relocation of bin storage away from dwellings on New Kent Road
 - Increased landscaping and amended Urban Greening Factor plan
 - Relocation of cycle parking.
24. The neighbours and contributors have been reconsulted all amendments to the scheme that have been presented at committee.

Planning history of the site and adjoining or nearby sites.

25. 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 3.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

26. 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
 - Amenity space
 - Transport and highways, including servicing, car parking and cycle parking

- Environmental matters, including construction management, flooding and air quality
- Energy and sustainability, including carbon emission reduction
- Ecology and biodiversity
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and borough community infrastructure levy (CIL)
- Consultation responses and community engagement
- Community impact, equalities assessment and human rights

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

Legal context

28. 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.
29. 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

30. 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 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.
31. The site has the following planning designations:
- Grade II Listed Building
 - Area Vision Boundary: Old Kent Road
 - District Town Centre: Old Kent Road North
 - London View Management Framework – Alexandra Palace viewing terrace to St. Paul's Cathedral / Centre of Bridge over the Serpentine to the Palace of Westminster
 - Strategic Cultural Areas – Old Kent Road
 - Air Quality Management Area
 - Central Activities Zone
 - Action Area Cores – Old Kent Road

- Old Kent Road Opportunity Area
- Hot food takeaway primary and secondary school exclusion zone

ASSESSMENT

Principle of the proposed development in terms of land use

32. Policy P18 (Efficient use of land) of the Southwark Plan (2022) states that development will be permitted that optimises land use, does not unreasonably compromise development or legitimate activities on neighbouring sites and provides adequate servicing facilities, circulation spaces and access to, from and through the site. The proposed development comprises an extension to an existing hostel surrounded by residential properties. The proposed development would not prejudice surrounding sites.
33. The proposed development is located within the Central Activities Zone as defined by Policy SD4 of the London Plan 2021. The unique concentration and diversity of cultural, arts, entertainment, night time economy and tourism functions should be promoted and enhanced.

The supporting text of this policy reads:

Arts, culture, tourism and entertainment activities are a defining feature of the vibrant and distinctive character of the CAZ with its varied mix of daytime, evening and night-time uses. Together they make a vital contribution to London's culture and heritage, ensuring the capital is an attractive place in which to live, work, visit and invest.

34. The proposed development would contribute to the tourist offering within the Central Activities Zone and is therefore considered to be policy compliant.
35. Policy E10 (Visitor Infrastructure) of the London Plan (2021) states that London's visitor economy and associated employment should be strengthened by enhancing and extending its attractions, inclusive access, legibility, visitor experience and management and supporting infrastructure. It goes on to say a sufficient supply of serviced accommodation should be maintained.
36. Policy P41 (Hotels and other visitor accommodation) of the Southwark Plan (2022) states that development for hotels and forms of visitor accommodation must ensure design, scale, function, parking and servicing arrangements respond positively to local character and protect the amenity of the local community and visitors to the hotel.
37. The policy also states that a minimum of the 10% of the total floor space must be provided as ancillary facilities in hotel developments that incorporate a range of publicly accessible daytime uses and offer employment opportunities. The total gross internal area of the hostel is 4,475 sq.m. 410 sq.m of front of house facilities are provided at basement level as a result of the redevelopment. When back of house and shared facilities are included, the proposal complies with this policy requirement. The redevelopment of the

hostel would offer additional rooms for hostel users including a lounge/break out space which was previously guest accommodation.

38. The application site lies on the edge of the Old Kent Road Action Area Core and therefore the Old Kent Road Draft Area Action Plan (2024) is relevant. The site does not fall within any of the Sub Areas defined within the plan, however is adjacent to Sub Area 1 as defined on page 96 of the plan.
39. The applicant has submitted a Hotel Statement of need to accompany the planning application. There are 11 hotels, including Driscoll House providing 888 bedrooms within a 0.5 mile radius. If this radius is extended to 1 mile then a disproportionate volume of hotel supply is positioned in Bankside, Waterloo and London Bridge. As such, the opportunity for increased serviced accommodation is demonstrated.
40. The existing use of the building is a hostel. There would be no change of use as a result of this planning application. The Covid-19 pandemic had a profound impact on the tourist industry. Following the pandemic, the building was temporarily used to house homeless people working alongside Southwark Council.
41. More recently, the building has been used to house migrants. The owners have been working with an agency acting on behalf of the Government to house migrants and asylum seekers at Driscoll House for a temporary period before they are housed in more permanent accommodation.
42. Migrants and asylum seekers stay for a brief period of time, a matter of weeks and no longer than 3 months before being housed elsewhere. This is a temporary meanwhile use due to the building falling vacant in the pandemic and whilst planning and listed building consent is pursued for the improvements to the tourist hostel use.
43. The proposed development would result in a similar quantum of accommodation but with an internal reconfiguration of the hostel to change the larger communal dormitories to front of house recreational rooms. This is in response to the changing needs of visitors since the pandemic. There would be a net increase of 29 rooms including three accessible rooms. The proposed principle of extending the hostel use is considered acceptable and is in accordance with Policy E10 (Visitor Infrastructure) of the London Plan (2021) and Policy P41 (Hotels and other visitor accommodation) of the Southwark Plan (2022).
44. The application site lies within a hot food takeaway exclusion zone. The proposal does not include a hot food takeaway facility and therefore complies with Policy P48 (Hot food takeaways) of the Southwark Plan (2022).

Quality of Hostel Accommodation

45. Policy E10 (Visitor Infrastructure) of the London Plan (2021) states that to ensure a sufficient choice for people who require an accessible bedroom, development proposals for serviced accommodation should provide either:

- 10% of new bedrooms to be wheelchair accessible or;
 - 15% of new bedrooms to be accessible rooms
46. Three accessible rooms are to be provided within the proposed extensions. There is a net gain of 29 rooms (38 additional rooms and 9 rooms demolished), which falls slightly short of the policy requirement.
47. As a result of the Environment Agency objection, there has been a reduction in the number of accessible rooms by one. This is coupled with the restrictions posed by the Grade II Listed Building. Officers are satisfied with the number of accessible rooms provided within the hostel, which offers rooms to accessible users for the first time.

Schedule of Accommodation

48.

Driscoll House - Proposed Accommodation Schedule					
Level	(a) Existing Rooms	(b) Demolished Rooms/Change of use	(c) Proposed Additional Rooms	(d) Net Gain/Loss (c-b)	Total Rooms (a±d)
Basement -01	13	5	0	-5	8
Lower Ground Floor	9	1	22	21	30
Ground Floor + Mezzanine	9	3	16	13	22
First Floor	28	0	0	0	28
Second Floor	28	0	0	0	28
Third Floor	28	0	0	0	28
Fourth Floor	28	0	0	0	28
TOTAL	143	9	38	29	172

49. There is a net increase of 29 rooms as a result of the proposed development as 9 rooms are to be lost as a result of the extensions. The existing GEA of the hostel is 3,845m² and the proposed GEA is 5,171m². The proposal would result in higher quality, modern bed spaces for small groups with private ensuite facilities. There is no guidance within the Southwark Plan (2022) or London Plan (2021) which indicate minimum room size or number of hostel beds per room, however the minimum footprint for a hostel ensuite room is approximately 12 sq.m. Officers considered the proposed layouts showed to be appropriate for hostel use.

Design and Heritage considerations



Proposed North Elevation (facing new Kent Road)



Proposed East Elevation (facing Paragon Gardens)



Proposed South Elevation (facing John Maurice Close)

50. Listed building consent is requested for modifications related to the extension, alteration, and upgrading of the existing building. The aim is to enhance and redistribute the visitor accommodation offer. The lower levels will maintain the current café and introduce communal spaces, which will be available for booking as meeting rooms. Meanwhile, the upper floors will serve as hostel accommodation. As stated above, until recently, the Home Office has been using the hostel to house asylum seekers. This usage is now ending, and following the COVID-19 pandemic, the large 30-bed communal dormitories are

no longer suitable for or demanded by hostel guests. The listed building requires upgrades to its structure and accessibility to ensure that Driscoll House can compete effectively in the local hostel and visitor accommodation market.

51. The existing building has several accessibility issues. Currently, there is no levelled access to all areas of the hostel, and the primary front-of-house accommodation on the raised ground floor is inaccessible. Additionally, the existing lift, shared with the back-of-house facilities, is located in a position that is not ideal for guest arrivals on the ground floor. Another challenge is that the back-of-house servicing route is complicated and insufficient for the level of operations on the site. The main western entrance leads to a half-landing, which does not provide inclusive access. In recent years, visitors have typically entered the building from the east, and the proposal aims to enhance this access for a better visitor experience. Next, we will discuss the proposed repairs and alterations to the listed building.

Policy background

52. In determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
53. The NPPF also requires Local Planning Authorities to consider whether a proposal would result in harm to the significance of a heritage asset and to decide whether that harm would be 'substantial' or 'less than substantial'. Paragraphs 214 and 215 of the NPPF also require Local Planning Authorities to weigh that harm against the public benefits of the development proposed, including securing the optimal viable use of the heritage asset.
54. Any harm should require clear and convincing justification and can arise from the loss of historic fabric or features of significance and impact on the setting of a heritage asset. Under paragraph 213 of the NPPF, both 'substantial' or 'less than substantial' harm should be avoided and should be exceptional in the case of Grade II listed buildings.
55. The policies P19 (Listed buildings and structures) and P21 (Conservation of the historic environment and natural heritage) from the Southwark Plan are relevant. The Council's heritage policies and those in the NPPF and the Southwark Plan aim to preserve and enhance listed buildings and the settings of nearby heritage assets, specifically the Grade II listed properties at Nos. 154-170 New Kent Road and 1-19 Bartholomew Street.

Significance of the heritage asset

56. Paragraph 207 of the NPPF requires the applicant together with the Local

Planning Authority to identify the architectural or historic significance of a designated heritage asset and to record the effect of any proposal on that architectural or historic significance.

57. Driscoll House is a purpose-built hostel constructed between 1911 and 1913, designed by architects Joseph and Smithem, known for their work on the Guinness Trust housing in London. Driscoll House was established as the Ada Lewis Lodging House for Women and was one of the largest and most innovative institutions of its kind at that time. It was built following a bequest of £50,000 from Ada Lewis in 1906. In 1910, Georgian terraced houses located at Nos. 172-180 New Kent Road were purchased to serve as the site for the hostel. The building was granted Grade II listed status in 2005, and the listing description provides a detailed account of both the external and internal spaces, as well as the history of the hostel.
58. Driscoll House is a U-shaped building with six storeys, including a basement, a split-level upper and lower ground floor, and four additional floors above. Although the building has undergone several alterations over the years, the main communal areas, primary circulation routes, and key exterior features remain largely unchanged from their original state. These spaces were designed with a double-height feature, showcasing decorative glazed tiling that remains in place today. Originally, the main entrance to Driscoll House was on the west side, while staff accessed the building from the eastern basement entrance. Over time, this arrangement has been reversed, and access to the hostel is now from the east side of the building.
59. Joseph and Smithem designed the building with a 'Mouche-Hennebique' reinforced concrete frame, utilising ferro concrete, an innovative material at the time. The building features a Free English Baroque revival style, with red brick and painted concrete dressings on the external elevations. In contrast, the courtyard elevation showcases brown brick with gauged red brick dressings. On the north elevation, two plaques commemorating the World Wars were installed by Terence Driscoll in 1995.
60. The building holds significant historical interest as a large, purpose-built hostel designed to provide secure accommodation for the increasing number of single women working in clerical and similar roles in London. The original floor plans for what was then known as Ada Lewis House reveal a clear separation between areas designated for residents and those for staff. These areas are arranged around a U-shaped layout that encloses a garden court on the eastern side.
61. The main staircase is on the west side, with smaller staircases at the ends of the projecting north and south wings. On the southern side of the building were the staff accommodations. The upper floors initially consisted of large open dormitories free from structural supports. Privacy among residents was provided by non-load-bearing partitions that did not extend to the ceiling or floor, allowing for ventilation. To accommodate large windows, these partitions were designed to run from the midpoint of the windows. Initially, 214 individual cubicles, 20 double rooms, and six special rooms offered hotel-style accommodations. While the basement laundry has been modified, the original drying racks remain behind a partially glazed partition. Although bathrooms

remain at the end of each wing on the upper floors, the cubicles and sanitary fixtures have been upgraded with more modern installations.

62. Since its opening in 1913, the building has undergone several external alterations. In the early 1970s, the front railings and gates were moved to their current position, resulting in the loss of the spacious forecourt due to the widening of New Kent Road. The moulded caps on the piers are believed to be the original ones that were reused. The building was sold in 1968 and officially became a hostel for travellers and foreign students in 1976, at which point it was renamed Driscoll House after the new owners. During this time, the cubicle partitions were removed to create larger rooms. Other alterations included filling in the original garden court and making a basement-level guest entrance. There are no planning or building control records related to these changes. Unfortunately, the building has undergone incremental changes to its windows, with several original windows replaced by low-quality timber top-hung windows.
63. Terence Driscoll sold the building in 2005, and it was listed in April 2006. Following its listing, the property underwent unauthorised works, later regularised under LBS Reg. 10/AP/3656. These works involved amalgamating rooms, creating en-suite bathrooms on the upper floors, and installing a lift. Since 2010, further unauthorised alterations have occurred, including installing u-PVC windows at the rear and changing the layout at the basement level. The applicant has submitted marked-up drawings indicating where changes have occurred; however, full access to the building was not possible to evaluate the impact of these alterations on its significance. From the areas of the building that officers were able to examine, it appears that the works carried out since 2010 have mainly involved replacing modern doors and reconfiguring spaces that had already been altered. The rooms that retain their original features have not been changed. During the site visit, officers also noted that the overall condition of the building's fabric had deteriorated. A more detailed assessment of this impact is provided below.

Condition of the existing fabric

64. The proposal initially involved general refurbishment and restoration work. The applicant suggested that a building condition survey could be secured through a condition. However, after visiting the site with the applicant, it became clear that some parts of the building were experiencing water ingress, and widespread cracking was visible on the east elevation and the boundary wall. A preliminary condition survey was conducted (externally instructed by the applicant) in accessible areas of the building, including communal rooms, one bedroom on each floor, and the boundary walls. The report indicates that no openings in the fabric were made to investigate further, and a structural engineer had not been engaged to assess the cracking or any potential movement. Officers believe that the report is detailed enough to assess the current condition of the building. It identifies areas needing future repairs and proposes a timeline for addressing them. Below, we will examine the initial findings in more detail.

Roof and high-level masonry

65. The defects observed in the roof are clearly visible from the interior, especially

in the stairwells. The roof is constructed of concrete, supported by brick parapet walls, and treated with a waterproof liquid membrane. Unfortunately, this membrane has failed in several areas. There is noticeable step cracking in the brickwork at three locations on the main parapet. Additionally, there are multiple spots along the parapet where the mortar joints have deteriorated.

66. The three brick structures on the roof are in poor condition, with masonry crumbling and falling onto the rooftop. A significant concern is the structural integrity of a concrete beam beneath the western-facing rooftop structure. Internally, this issue is evident through staining, indicating that water ingress has been a persistent problem. As the structure continues to deteriorate, it poses a risk of severe damage to the fabric of the main stairwell. To protect occupants from falling debris, the upper level of the main stairs has been scaffolded with decking.
67. On the east elevation, both stairwells feature deteriorated semi-domed roofs, allowing water to enter the interior. The concrete roof structures were previously covered with a bitumen-type coating, which has largely failed and shows signs of blistering and lifting in several areas. The lack of maintenance on these roofs has led to significant water ingress in the stairwells, damaging the building's fabric. The concrete roof beam over the western stairwell has also failed and will require replacement.
68. The survey indicates that the failure of the high-level fabric poses a significant risk, particularly where the structure extends from the main east elevation (stairwells). This failure could cause the fabric to fall to ground level, endangering public health. The report confirms that the north and west elevations of the northeast structure exhibit considerable movement, including diagonal step cracking from the bottom left of the west window sill, coinciding with the decay of the parapet located at the top right of the window. Additionally, there is evidence of step cracking on the bottom right-hand side of the window.
69. The structure on the western elevation protrudes beyond the primary frontage and over the projecting central bay. Observations revealed that the cornice detail at the north and south corners is sagging, corresponding with diagonal cracking in the brickwork below. This cracking is adjacent to a vent stack in each corner, which rises from the existing plant room in the basement. The cracking is extensive and extends up the façade. Still, the precise cause has not been assessed by a structural engineer, nor have any recommendations for remedial work been provided as part of this application.
70. In conclusion, the main and domed roofs above the stairwells are in poor condition and failing. This part of the building has not received regular maintenance, resulting in widespread evidence of water ingress inside. Although limited information has been provided regarding the proposed roof repairs, the survey acknowledges the impact of the current condition on the interior of the building. Conditions attached to the application can secure a more detailed survey and a schedule of repairs.
71. The roof of the garden court is in fair condition, as it has been better maintained and is currently utilised as an outdoor amenity space. It is made of

reinforced concrete and features a bitumen-type coating, topped with a glazed roof light that allows natural light to enter the lobby below. This roof light will be preserved and repaired during the restoration work. However, a large gazebo structure was erected on the roof without consent, one of several unauthorised alterations to the building. Additionally, water ingress has been observed in the reception area below. This part of the building contains many modern materials and is scheduled for replacement as part of the proposed remodelling works discussed below.

External walls general

72. The brick facades of Driscoll House are generally in fair condition, although some areas exhibit signs of spalling. Discolouration can be observed around water outlets, downpipes, and waste stacks due to defects in the rainwater goods. The concrete cornice and string detailing around the building are mostly friable, similar to the conditions seen at the roof level of the rooftop structures. This deterioration results from water ingress that has corroded the metal reinforcements and fixings. Water staining is evident in multiple locations, leaching from the capping to the cornice over the dentils. This has been covered with a bitumen layer, accelerating decay in these areas. The report indicates that three of the concrete window surrounds on the top floor (west elevation) have failed, while others still intact are showing signs of cracking and spalling. Repairs are necessary to prevent further failure. At high levels, areas of vegetation and root growth emerge from the string detailing. Additionally, there is general staining on the brickwork and concrete detailing due to historic use and wear.
73. A preliminary condition survey of the windows has been conducted, but it is limited to ground-level observations and areas where internal access is possible. While the window survey has limitations, it provides officers with a sufficient understanding of the relevant issues at this stage. The windows are mainly metal casement windows that are single-glazed. Some localised timber casements from the late 20th century are installed on the garden court, the south elevations, and the northeast bay on the upper floors. These timber windows are primarily found in the toilets and bathrooms' openings. The surviving metal windows are mostly in poor condition; they are warped and do not open properly. Several panes have broken glass and have undergone unsympathetic alterations, such as the addition of vents and restrictors. The single-storey extension on the south side had u-PVC windows installed, which detracts from the building's aesthetics.
74. In conclusion, while the window survey offers an initial overview of their general condition and type, it lacks detailed information. The report and the officer's site visit indicate that the windows have not been well maintained and require significant work to prevent the future loss of substantial historic fabric. During the application process, the applicant has agreed to include window repairs in the scope of the proposed work. The preliminary schedule suggests replacing the timber windows on a like-for-like basis; however, we do not support this approach. Instead, we would prefer to see windows reflecting the original reintroduced design. Therefore, we recommend a condition that requires prior design approval for the new windows. Additionally, a thorough inspection of each window and an agreement on the necessary repairs should be secured by

condition.

Doors

75. The majority of the doors to the building are timber, a combination of the original hardwood doors to the primary entrance routes and modern replacements to the side doors and escape doors. These doors are generally in good condition. The doors at roof top level are missing or in poor condition, and their replacement can be secured by condition. The main entrance and stairwell doors on the east elevation at the basement level on the east elevation are modern and unauthorised. A more detailed discussion regarding the work on this part of the building is provided below.

Railings and steps

76. The concrete steps leading to the fire door on the west elevation have developed cracks, likely due to the corrosion of the original iron handrail. Historically, the west elevation served as the main entrance to Driscoll House. The semi-circular steps show signs of wear and localised damage, affecting the adjacent dwarf wall. Although specific repair details for these areas have not been provided, observations from the site visit and the condition survey indicate that targeted repairs are necessary to prevent further deterioration and water ingress. Securing a detailed schedule of works and specifications is advisable to ensure the proper restoration of the walls and steps that will be retained.

Internal fabric

77. The communal tiled rooms are mostly intact and hold significant importance. In cases where tiles have been damaged or replaced improperly, repairs are recommended. Additionally, the balustrades and handrails on the staircases need to be redecorated. Some areas have experienced water ingress, particularly in the living room and stairwells, which require attention. A method statement and specification for repairing these key internal features can be obtained as a condition. Access to the upper floor bedrooms was limited, but this area of the building underwent extensive refurbishment as part of the work completed in 2010.

Boundary walls

78. The boundary wall surrounding the east and south elevations is considered original construction. However, some sections were rebuilt in the late 20th century and are considered to be curtilage-listed. The wall facing Paragon Gardens (to the east) is covered with ivy, which is causing damage to the brickwork. Additionally, an area of the wall (to the south) accessible from the adjacent car park on Maurice Close is bulging and distorting, with damage observed to the clay tiles beneath the capping bricks. The survey noted that an 18-metre wall section has a significant lean. At this stage, whether the movement is active or historical is unclear. Structural repairs are proposed, including underpinning and rebuilding. It is recommended that the ivy be removed and the brickwork repointed. Based on the design provided by a structural engineer, the proposal includes installing a series of ground anchors or tie buttresses. While the latter option would be more visually intrusive, the

work would be conducted at the rear of the building, making it less visible from the main viewpoints. The west boundary is modern and likely dates from the construction of Baytree Mews in the 1990s. Cracking is noted in the wall, which appears to be caused by clay heave from the tree in the adjacent garden. The proposal is to fill and repair the crack, which is welcome. The front elevation is enclosed by a low brick wall featuring brick pillars, concrete capping, and a simple iron railing. This wall was rebuilt in the 1970s during the widening of the New Kent Road. Overall, it is in good condition; however, modifications are planned as part of the proposed works. The wall will be reconfigured to enhance access to the site, which will be discussed in further detail below.

Conclusion on the proposed fabric repairs

79. The condition survey indicates that the building and boundary walls have not been well maintained. The proposed scheme includes a comprehensive package of repairs and aims to address long-term water ingress to preserve the existing structure. Recommendations have been made for a condition requiring the provision of on-site material samples and a second condition requiring the submission of a detailed schedule of works and specifications. All repairs must be completed before the proposed extensions can be occupied. Additionally, a Conservation Implementation Plan must be approved before on-site work begins. This approach will help establish a timeline for the repairs, prevent further structure deterioration, and ensure that the work is carried out sensitively.

Basement level

80. The planned works for the basement are extensive and include demolishing the existing single-storey extension to the south and the eastern reception area. Additionally, excavation will be carried out for a new basement area directly under the raised hardstanding to the west of the lightwell. Improvements to the north elevation will involve creating a new service door and modifying the front boundary wall. The proposal aims to refurbish and extend the basement to enhance the reception area and back-of-house facilities and accommodate new plant, refuse, and cycle storage. It is acknowledged that this part of the building has undergone numerous alterations over the years, with extensive runs of modern services covering the walls and ceiling. However, the basement still holds significance due to the survival of its original plan form and fabric, including features such as the drying racks and main staircase. As set out above, the proposed layout at the basement level has been amended to reflect consultation comments received from the Environment Agency and officer concerns regarding the relationship between the irregular form of the proposed courtyard extension and the symmetry of the existing building.
81. The existing single-storey wing on the flank elevation was built initially to house toilets. This section is located outside the main walls of the building. In the late 20th century, the toilets were removed, and the space was converted into dormitories. Significant renovations occurred in 2010; no original historic features or layouts exist in this part of the building. According to the survey, the rainwater goods on the rear extension are either missing or blocked, causing damage to the brickwork and allowing moisture to penetrate. The wing has a

concrete flat roof, but the roof lights have been removed, and the original windows have been replaced with uPVC units or timber casements. The proposal is to demolish the southern wing and replace it with a new brick extension that will be part two and three storeys high. The proposal also includes an extension under the hardstanding, accommodating the plant and additional back-of-house facilities. A new platform lift will be installed in the western courtyard to provide level access to the new accommodation. The associated works will include removing a small number of partitions and doors in the main part of the building, in an area west of the lift, but this new fabric was introduced during the 2010 refurbishment. In their consultation response dated December 20, 2023, Historic England stated that the existing south wing has very limited architectural value. They have not objected to the proposed demolition of this part of the site.

82. In recent years, the guest entrance to Driscoll House from New Kent Road has been located on the eastern side of the building. As part of the 2010 renovations, this area was remodelled to create a new reception area because there was no level access to the original reception on the western side. The fabric and plan form of this part of the building are mainly modern. However, during a site visit by officers, it was noted that several unauthorised alterations had been made to the east elevation. These changes include removing the partially glazed doors to the stairwells, replaced with flush doors, and remodelling the entrance doors. The approved 2010 scheme proposed converting an existing window into a single door opening, featuring a part-glazed and part-timber design matching the existing features. The original manager's entrance door was supposed to be restored, and a window was to be installed in its place. Unfortunately, the manager's door has been inadequately filled, and a double-width glazed aluminium door has been installed without consent. Additionally, the glazing bars have been removed in two windows, and large extractor vents have been installed. It is recommended that a condition be imposed to replace the unauthorised doors to the stairwells with those that reflect the original design and remove the extractor vents. At the same time, the glazing bars in the windows should be reinstated.
83. The proposal seeks to remodel and extend the eastern entrance to improve visitor facilities and provide secure bike storage. The proposed scheme will enhance access to the building by creating a new entrance that faces New Kent Road and provides ample internal space for groups to convene. Protective lobbies connecting to new compliant stairs are proposed within the extensions. It is further proposed that a compliant fire detection and fighting system be installed. However, the new courtyard extension would require the removal of part of the original rear elevation at the basement level, which features orderly multi-pane windows with terracotta-coloured flat arches. In their initial consultation response, Historic England advised that the loss of these features and the introduction of an extension in this location would cause some harm to the listed building, which derives significance from the symmetrical form of its overall composition. The form of the extension has been simplified to respond to the linear plan form of the existing building. It creates a green visual amenity space between the proposed extension and the boundary wall. In their follow-up consultation response (28 January 2025), they did not object to the revisions to this part of the scheme.

84. Internally, the works will involve a minor loss of fabric; however, traditionally, this area was the back of the house and, therefore, of less significance. Furthermore, this part of the building has been extensively altered in recent years, and the historic plan is no longer discernible. The proposed works at the basement level also include modifications to the front lightwell and boundary wall to enhance site access. Currently, the back-of-house route is complicated and insufficient for the needs of a hostel of this size. Although the wall features original elements, it is not in its original configuration. Therefore, it is believed that subject to a detailed design, the new boundary wall and rearrangements will not harm the setting of the listed building to the extent that would warrant a refusal of permission.
85. Additionally, associated works include the introduction of a new service door at the basement level on the New Kent Road elevation. This door will allow the back-of-house operations to function independently from guest activities. An indicative drawing of the new opening has been provided. While this addition will change the character and appearance of a principal elevation at the basement level, officers are confident that, subject to a detailed design, the changes will preserve the significance of the listed building.
86. A Basement Impact Assessment and follow up addendum to confirm the assessment is still accurate in light of the amended design, has been submitted in support of the application. This document evaluates the effects of the new build extensions on the existing listed building and curtilage listed wall. The proposed side extensions will be designed to be structurally independent from the existing load-bearing masonry of Driscoll House. A structural movement joint will be installed where the new and existing structures meet, allowing for any minor differential movement. The new extensions will feature a reinforced concrete frame and floor slabs, while the extension over the courtyard will use lightweight construction with timber joists supported by steel beams. A preliminary basement construction sequence has also been outlined. This sequence includes propping the existing and retaining walls, with the final method and design of support to be confirmed once a contractor is appointed. To ensure the structural integrity of the listed building is maintained, it is recommended that the methodology and detailed drawings for the excavation and support works be secured as a condition.
87. In conclusion, the proposed work at the basement level will result in some loss of historic fabric and alterations to the arrangement, both internally and externally. However, it is essential to note that the existing reception area has already been modified, and the former toilet block is considered less significant by Historic England. The proposed works aim to improve the accommodation and provide level access to this part of the building and the floors above. Therefore, it can be demonstrated that this project's heritage and public benefits outweigh the identified harm. It is recommended that a pre-commencement building recording condition be put in place to document the parts of Driscoll House that will be demolished.

Ground Floor and mezzanine levels

88. The ground floor has undergone several unauthorised changes to its layout since the 2010 consent. These changes include the subdivision of a dormitory

room in the south wing and the addition of partitions on the western side to create storage. However, the communal rooms in the northern wing, which hold significant value, have remained unaltered. The planned works at the ground floor level are less invasive regarding demolition. They involve the removal of part of the modern garden court roof and its railings to make way for the new extension. To facilitate the extensions to the building, three existing windows will be removed and the openings widened. Additional modifications include the removal of a short flight of stairs and the modern partitions. While removing these windows results in a loss of historic fabric, the alteration is necessary to provide level access to this part of the building and create two accessible bedrooms. Therefore, it can be demonstrated that the public benefit of these changes outweighs the identified harm. A dedicated entrance from the west will continue to provide access to the decorative tiled communal rooms in the north wing. Additionally, ramps will be installed on the garden court roof to ensure level access to these existing areas.

89. Comparable work is proposed for the ground floor mezzanine level. While this will involve a slight loss of original fabric, it will ultimately provide level access to the guest rooms, including one accessible bedroom. Once again, guestrooms are arranged around double-loaded corridors. The massing is set back on the south-western edge to reduce the impact on the neighbouring properties.

Architectural design

90. Southwark Plan policy P13 'Design of places' and P14 'Design quality' require that development respond positively to the existing townscape, character and context and achieve a high-quality architectural design.
91. Regarding scale and massing, officers are satisfied that the building will comfortably enclose the site's southwest corner and not appear over-dominant compared to Driscoll House or the nearby listed buildings on New Kent Road. Officers support the extension reading as a distinct contemporary intervention whilst retaining a strong relationship with the host building. In terms of elevational treatment, the new extension adopts common threads of the original architectural language, although presented in a contemporary way. A two-tone material/ colour palette is proposed. The extension will echo the listed building with a robust dark brick base, rising to the plat band around Driscoll House. With regard to fenestration, the proposed windows will replicate the proportions of the existing windows of Driscoll House to maintain the same façade rhythm. The detailed design of these windows will be contemporary rather than aping the existing metal casements. At ground floor level, the windows on the southern extension have angled privacy screens that ensure the privacy of neighbouring residents.
92. The eastern extension has been designed to be removed from the existing building's elevations to avoid interfering with the prominent historic stair-core towers. By limiting its height to match the dark base of the building and including detailed elements that connect it to this section, the extension will not disrupt the strong 'U' shape formed by the wings of Driscoll House. This shape is most noticeable on the upper floors and in views from the west. Subject to detailed design, the facades will be articulated to provide a robust architectural

statement. The contemporary design features tonal variations in the brickwork that will add depth and texture to the façade. This approach will complement the existing building and integrate well with the surrounding environment. A green/blue roof is proposed for all three extensions, and the parapet of the extension will match the white trim that lines the entire building, creating a visual contrast between the red and dark brick used in the façade. Photovoltaic panels (PVs) are planned for the eastern extension. Although specific details regarding the PVs have not been provided, we can ensure that the design and layout will be addressed through conditions.

93. As discussed, the proposed physical scale and massing are appropriate for the site's unique context. The relationship between solid and void is also suitable and responds sensitively to the listed building. The elevational treatments proposed also have a clear vertical emphasis and have a sense of 'base, middle and top', which is a feature of the listed building and ensures the extensions have an appropriate understanding of architectural order and legible appearance. The two-tone material/ colour palette proposed is considered to show sufficient regard to the style and appearance of the listed building. Conditions concerning detailed drawings of the proposed extension and on-site materials have been suggested. This will ensure that the facades are as engaging and high-quality as implied on the application drawings.

Impact on the setting of nearby heritage assets

94. Due to its size compared with the nearby residential properties, Driscoll House dominates the views along this section of New Kent Road. The applicant has provided selected townscape views of the building from various positions in the streets surrounding the site. These views illustrate the extent to which the new extensions will be visible from New Kent Road in localised views.
95. The southern extension will only be partially visible in views to the west of Driscoll House. In contrast, the angled orientation of the eastern extension, positioned away from New Kent Road and behind mature vegetation, further limits its visual impact. The revised design of the east extension features sympathetic materials. It aligns well with the existing building regarding height and orientation, ensuring that the proposed extensions appear as subordinate and contextual additions to Driscoll House. Therefore, their introduction does not harm understanding or appreciating this historic asset.
96. Regarding the views along New Kent Road and the setting of the neighbouring listed terrace, the proposed extensions are set back from the road and will be minimally visible due to their positioning. The principal facades, specifically the north and west elevations, will remain unchanged; thus, the proposal will have a modest impact on the setting of the listed terraces (Nos. 154-170 New Kent Road). The southern extension will not be visible from the listed terrace on Bartholomew Street (Nos. 1-19). Although the eastern extension will be noticeable in longer views and may appear more dominant than the current arrangement, it will complement the scale and proportions of the listed building, meaning it will not harm the setting of this listed group. In conclusion, subject to detailed design, officers are satisfied that the extension will fit well within the built context.

Conclusion on heritage considerations

97. Overall, as a purpose-built hostel, the building retains a high degree of its architectural and historical significance as a building designed to provide secure accommodation for the increasing number of single working women in the early 20th century, which warrants its Grade II listing. The heritage significance of the building has influenced the design approach for this proposal. This ensures the connections between the new work and the existing structure are carefully articulated. The plans will create accessible bedrooms and allow for the reopening of communal rooms that are considered significant and were previously used as additional dormitory space. Driscoll House will be repaired according to the initial findings of the condition survey, which has identified that the structure is in poor condition, particularly at high levels. The agreement outlined in S106 will secure a Conservation Management Plan and provide financial contributions for restoration monitoring, enabling the conservation work to be overseen by the Council.
98. It is acknowledged that the areas selected for demolition are the most functional but least aesthetically pleasing parts of the building. That said, demolishing the south wing and around the garden court, along with their replacement with two- to three-storey extensions, will result in 'less than substantial' harm to the building's external significance. However, the proposal will also offer several public and heritage benefits. It is recognised that extending the building to improve hostel facilities will likely necessitate some demolition. Given the distance from nearby heritage assets and the scale of the development, it is not expected to adversely affect the setting of these heritage assets due to the proposed external alterations to the application site.
99. In conclusion, the applicant understands the building's significance as demonstrated by the submitted documents shown on the planning register in accordance with the requirements on paragraph 218 of the NPPF, and the proposed alterations are sensitive to this importance. While it is recognised that some internal and external changes, along with the loss of fabric and layout, will result in a certain degree of harm to the building's character and appearance, this impact is deemed to be 'less than substantial' according to the NPPF. Officers are satisfied that reasonable steps have been taken to ensure the new development will proceed after the partial loss of fabric will occur, for example ensuring a Conservation Management Plan is secured through the Section 106 Legal Agreement. As such the scheme is considered to satisfy the requirements of paragraph 217 of the NPPF. The project promises to provide significant heritage benefits by restoring the building's fabric. The NPPF also states that public benefits may include heritage advantages, such as "*securing the optimum viable use of a heritage asset to support its long-term conservation.*" Officers believe that the investment in Driscoll House, allowing it to continue functioning as a hostel as initially intended, contributes positively to the public benefits of the scheme, which is considered to outweigh the 'less than substantial' harm.

Landscaping, trees and urban greening

100. The application site is not subject to any Tree Preservation Orders (TPO) nor is it located in the Conservation Area.

101. The Urban Forester has been consulted on the application and has recommended approval of the scheme subject to conditions for new tree planting together with hard and soft landscaping and green roofs. An informative is also recommended regarding works to Council maintained trees. A TPO is also advised for all the new planting within the site.

Urban Greening Factor

102. The Urban Forester has calculated that the applicant can achieve a UGF score of 0.37, which falls slightly short of the 0.4 UGF requirement outlined in Policy G5 of the London Plan (2021).
103. Urban Forestry accept a reduction in site area due to the retained Listed Building fabric, in accordance with London Plan guidance on this matter where certain constraints or exemptions may apply. For the purposes of the Urban Greening Factor (UGF) calculation a site area of 1390m² has been applied with an allowance for 890m² of roof area to the listed building to be exempted.
104. As a result of the development, T1 is to be removed, and the applicant has proposed 12 new trees in mitigation for this loss. The species selection and ensuring sufficient soil volumes will be a matter for condition. Further enhancements include groundcover planting along the eastern wall and courtyard perennials, green roofs to the new buildings and new permeable paving throughout much of the site.
105. Officers accept that the scheme does fall short of the UGF requirement, however given the building is Grade II Listed and is for hostel use, Officers are satisfied that the Urban Greening Factor has been maximised in this instance and do not raise objection to the shortfall when reviewing the benefits the development brings to the site as a whole.

Ecology and biodiversity

Biodiversity Net Gain

106. 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.

Statutory exemptions and transitional arrangements

107. The planning application was validated on 30 November 2024, Biodiversity Net Gain requirements for Major schemes do not apply for applications submitted before 12 February 2024. As such, no assessment of BNG has been made in this report.

Ecology

108. The site is adjacent to Paragon Gardens Borough Open Land and within close proximity of the Victory Park and Elba Place Nature Garden SINCE. Following discussions with the Council's Ecologist, conditions relating to bat friendly lighting, CEMP, bat boxes, bird boxes, invertebrate features and biodiverse roofs should be included on any permission granted. The proposal is considered acceptable from an ecological perspective.

Designing out crime

109. The Metropolitan Police Designing out Crime team have been consulted on this planning application and have reviewed the Design and Access statement and consider that the development could achieve the Secured by Design credentials which would be welcome given this is a high crime area. The standard Secured by Design condition has been included.

Fire safety

110. 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).
111. A Fire Strategy Report has been submitted with the application by STC training & consultancy. The proposal regarding the Means of Warning and Escape is based on a two stage alarm with simultaneous evacuation in the event of a fire. Lift grounding and door activations will also be linked to the fire alarm. An updated fire statement letter has been provided to confirm the amended plans have been adequately assessed from a fire safety perspective for the purposes of planning permission.
112. The submitted document and updated addendum is considered appropriate in scope and detail and a full assessment will be undertaken at the building control stage.
113. 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.

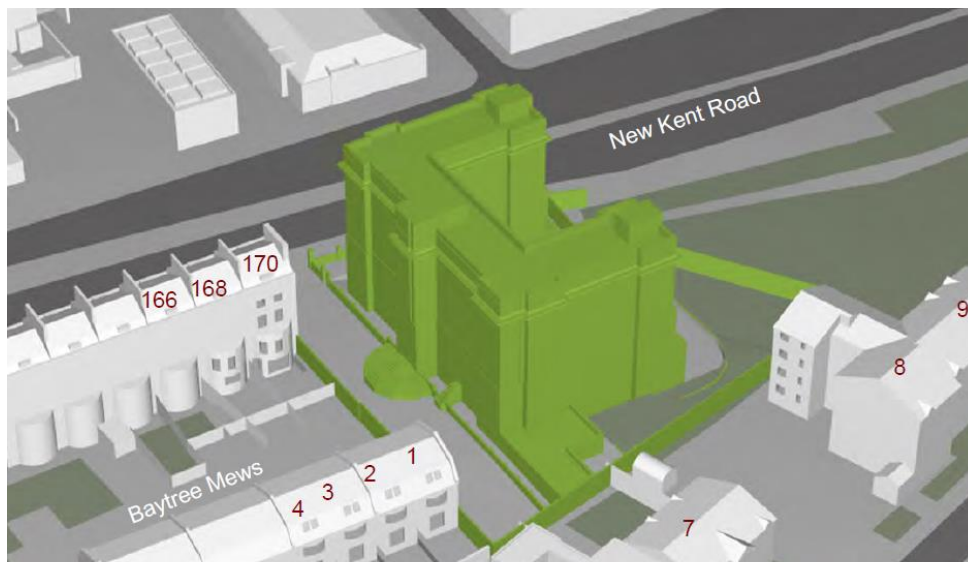
Archaeology

114. The application site is located south of the North Southwark and Roman Roads Archaeological Priority Area. A desk-based assessment to accompany their application.

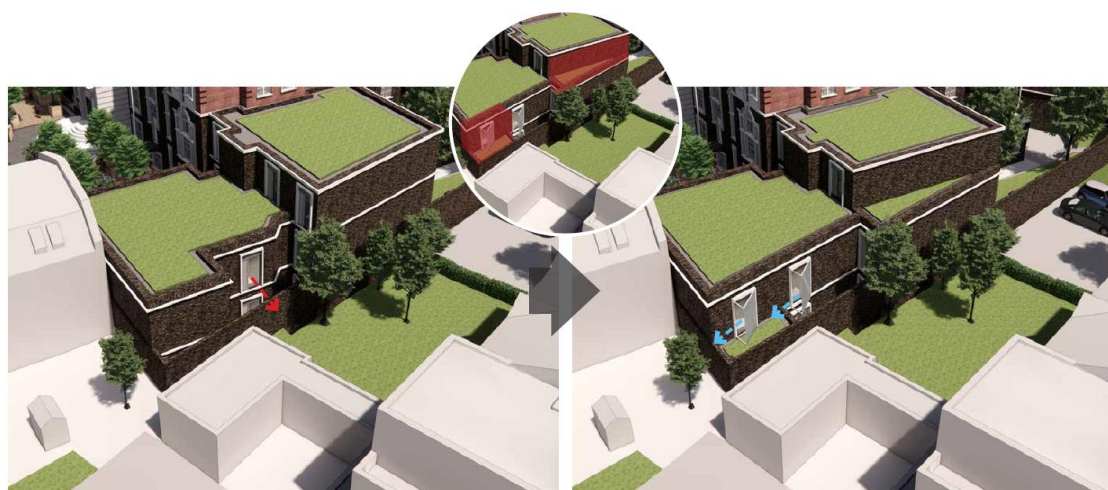
115. The council's Archaeology Officer note that the submitted report appears to exclude significant roman archaeology identified. Just to the north of Driscoll House, within the area of the Globe Academy there are numerous antiquarian finds of elaborately furnished roman burials. The south boundary of this element of the roman cemetery is not understood, and there are further roman burials south of Driscoll House, including elaborate lead coffins and a mausoleum.
116. However, the document does express a roman potential, but one associated with its roadside location, rather than the potential burial ground evidence both north and south of the site. A large area of the proposed development is within undeveloped land, to the east of Driscoll House, therefore there is a greater potential here.
117. Much of the document focuses on the material north of the site, and misses other significant local archaeology, such as the lock hospital, a site within the just outside the 250m search radius but for this area of the borough a highly significant one, being a medieval leper hospital and post-medieval hospital lock hospital, hence the location of the Lock Fields.
118. It is recommended that a programme of archaeological evaluation works are undertaken on site prior to the commencement of development works. Any subsequent archaeological work should be secure by condition, including the submission of a timely archaeological report. These conditions have been included.
119. Section 106 planning obligations are required to support Southwark council's effective monitoring of archaeological matters. A contribution must be calculated by the case officer for developments on the basis of the officer time which is needed to carry out the range of archaeological tasks which are required. The sum to be included in the Section 106 Legal Agreement is £3,389 for 101- 4,999sqm of development.

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

120. The proposed extensions need to be reviewed in terms of impact on daylight, sunlight, overbearing impact and loss of privacy towards surrounding residential properties.
121. The surrounding properties are shown on the plan below, with the existing built form of Driscoll House shown in green.



122. The neighbouring properties which are directly impacted by the proposed works are:
- 1 Baytree Mews
 - 170 New Kent Road
 - 7 John Maurice Close
 - 8 John Maurice Close
123. The application has been through a number of pre applications, with the most recent amendments shown below to overcome officers' concerns regarding neighbouring amenity.
124. The plans below represent the changes to the scheme on both the eastern and southern elevation. The amendments to the southern extension were undertaken in response to Officer advice at the pre application stage and the amendments to the eastern extension were undertaken in response to design concerns at the application stage.
125. Each of these properties has been taken in turn below to assess the impacts of the proposed development. The applicant has submitted a Daylight and Sunlight report by Herrington Consulting Limited dated August 2023 to support the proposals. Officers note that the report assesses the originally submitted design (shown on the left) compared with the amended design (shown on the right). However, are satisfied that the amended scheme would not result in harm to neighbouring amenity and would represent an improvement to residents at no. 8 and 9 John Maurice Close.



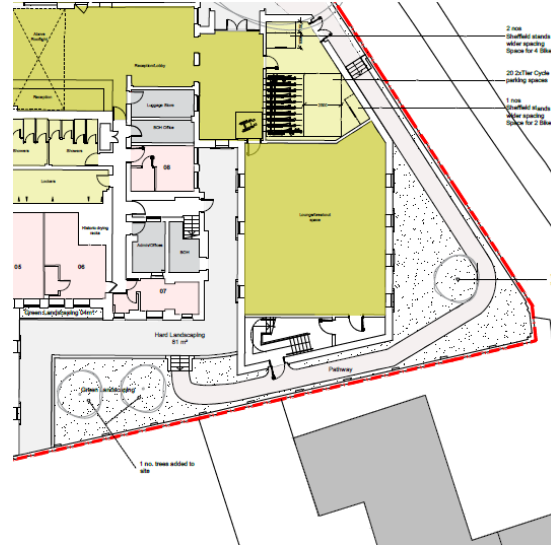
Pre App Design

Current Design

Extension on Southern Elevation



Original Design

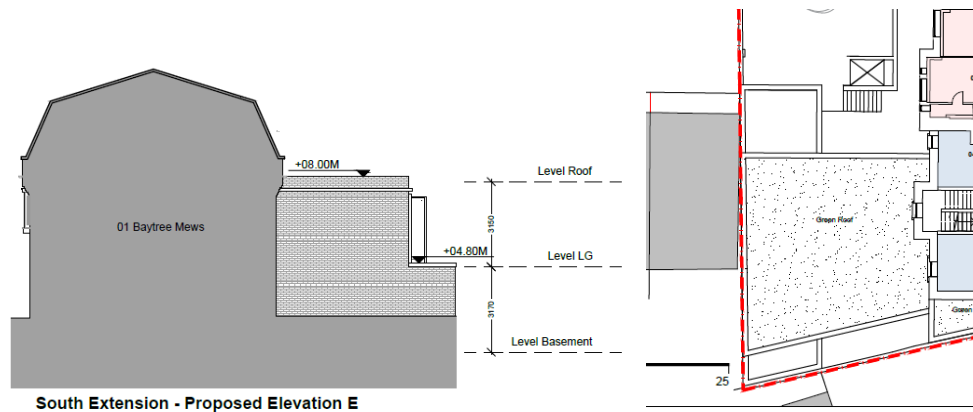


Current Design

Extension on Eastern Elevation

1 Baytree Mews

126. 1 Baytree Mews is located to the west of the application site. The flank elevation of no. 1 borders the shared western boundary of Driscoll House. The proposed extension would stretch across this boundary. The majority of the massing has been removed away from this dwelling, with the basement level and ground floor level adjoining this boundary. A cross section of this relationship is shown below for clarity given the level changes across the site.



127. The extension along this boundary includes the basement and ground floor level (not including the mezzanine level). Extending 5m in height when taking into account the level changes between the two sites.
128. The Daylight and Sunlight report tests all 12 windows with 100% reaching BRE guidelines with the impacts being negligible in terms of daylight. In terms of sunlight and overshadowing, 7/7 window tested meet the BRE guidelines with no windows experiencing adverse impacts.

129. The rear garden of 1 Baytree Mews currently received 79% of the area lit for 2 hours or more on 21 March, as a result of the proposed development this would remain at 79% with no ratio of change identified. As such there would be no impact on the private amenity space in terms of sunlight as it complies with the BRE criteria. As a result of the above assessment, officers are satisfied that the proposed development would not result in adverse neighbour amenity impacts to the occupiers of 1 Baytree Mews.

170 New Kent Road

130. 170 New Kent Road is located fronting New Kent Road. The proposed extensions are located on the eastern and southern boundary and are sufficiently separated in terms of distance as to not result in any loss of light, loss of privacy or overbearing impact.
131. The delivery and servicing yard is located adjacent to the flank elevation of the dwelling, which is a similar arrangement to that of the existing hostel, albeit increased in size to improve highway safety. The refuse store has also been moved further away from the boundary with 170 New Kent Road to reduce concerns regarding odour.

7 John Maurice Close

132. 7 John Maurice Close is located to the south of the development. The proposed southern extension to the hostel would extend to the boundary with no. 7. The distance between the rear elevation of no. 7 and the shared boundary is approximately 13m. The massing of the ground floor mezzanine level has been stepped off the boundary by 2.7m at one end with no windows on this level. At ground floor level the extension reaches the boundary line, however to the bottom left hand corner of the site the ground floor has been stepped away from the boundary with two angled opaque privacy screens serving two of the hostel rooms. Officers consider this to be appropriate here as the occupiers of these rooms will be transient and therefore not solely reliant on this light and outlook given the tourist use. These windows will be conditioned for further details and to remain like this in perpetuity. Officers do not raise concerns with regards to loss of privacy at 7 John Maurice Close.
133. The Daylight and Sunlight report assess the windows at no. 7. Of the 12 windows assessed there would be no minor, moderate or major adverse impact, with all windows tested meeting BRE guidance for daylight. As all the windows face within 90 degrees due north, they were not tested for sunlight and overshadowing impacts as impacts are deemed to be negligible. The impact to the communal garden when assessed by percentage of area lit for 2 hours or more on 21 March resulting in no ratio of change and therefore is compliant with BRE guidance. The combined distance from the boundary with the reducing massing, opaque privacy screens and positioning of the dwelling south of the development means that Officers do not raise concerns with regards to impact on neighbouring amenity.

8 John Maurice Close

134. 8 John Maurice Close is located to the south east of the application site. The below images show the northern elevation of the property which is divided into residential flats. The northern elevation as shown below is utilised for bathroom windows which are considered non-habitable rooms.



8 John Maurice Close – Northern Elevation

135. The Daylight and Sunlight report has assessed all windows on 8 John Maurice Close in terms of daylight, sunlight and overshadowing. All windows tested meet BRE guidelines. There is a 4.2m – 5m separation distance between the two flank elevations. Officers do not raise concerns in regards to the amended proposal given it pulls the massing away from rear amenity space of this building. Furthermore the extensions are north of 8 John Maurice Close. Officers are satisfied the scheme is acceptable in terms of neighbouring amenity impacts to 8 John Maurice Close.

Conclusion on Neighbouring Amenity

136. The submitted Daylight and Sunlight report clearly demonstrates that the proposed development would not have an adverse impact in terms of daylight, sunlight or overshadowing, with all windows tested meeting BRE guidance. The change in levels combined with surrounding properties, the reduced massing on the boundary and northern position of the application site means that Officers are satisfied there would not be a negative impact in terms of overbearing impact to the occupiers of surrounding residential properties. A condition is necessary to secure opaque privacy screens, subject to this, the scheme is considered acceptable.

Noise and vibration

137. The council's environmental protection team have been consulted on the proposed development and have raised no objection subject to conditions relating to plant noise and internal noise levels. Both these conditions have been included.

Transport and highways

138. The application site is located on the New Kent Road which is part of the TLRN, TfL's road network. The site is in PTAL 6b. The existing building and external areas provide for off-street delivery and servicing activities to take place. There is a bus lane running in front of the site with several high frequency bus routes along this stretch of road.
139. The application has been reviewed and amended in line with both Transport Policy team and Transport for London comments.

Delivery and Servicing

140. The original delivery and servicing area proposed by the applicant was not considered a viable option by the Transport Policy team or TfL. The space provided is too restricted for a building of this size on a major strategic road. The tracking provided showed that vehicles could not turn and leave the site in a satisfactory manner as pedestrian sightlines / vehicle sightlines could not be achieved at the edge of the site / back edge of the public highway. This was considered unacceptable as it presented a risk to pedestrian and cyclist safety on the busy New Kent Road corridor which includes a two-way cycle track on the footway.
141. There was no capacity or suitable position for delivery and servicing to occur on-street within the vicinity of this site, and as such the scheme was redesigned to accommodate full delivery and servicing activities on-site, to ensure vehicles could leave the site at 90degrees to the back edge of the public highway, allowing the drivers of such vehicles at least the minimum required sightlines.
142. The applicant redesigned the scheme to accommodate the concerns raised by the transport teams and the Delivery and Servicing Area is now considered acceptable. The capacity of this area has been increased by 1 bay. The removal of the crossover at the pedestrian entrance is requested by TfL and is to be secured in a s278 agreement. The Delivery and Servicing Management Plan is to be secured by a compliance condition including the restriction of vehicles to 8m. A DSMP bond and monitoring fee will be secured in the s106 agreement.

Cycle Parking

143. Amendments to the cycle parking provision have been provided over the course of this planning application. Concerns were raised on the original submission over the unknown cycle stand type and the number of cycle spaces provided.
144. Eight short stay spaces are provided as 4 Sheffield stands nearby to the hostel entrance. There is an acceptable form of short stay cycle parking.
145. The cycle store has been relocated and provides 26 long stay cycle parking spaces. Out of these spaces, 1 (4%) could be used for disabled / cargo / accessible bicycles, whilst 5 (19%) are standard Sheffield stand spaces, and the remaining 20 spaces are in two-tier rack format (77%). The 2-tier racks

shown now have an aisle width of at least 2.5m which is acceptable.

146. In terms of long-stay cycle parking for accessible/ cargo / disabled bicycles, the provision of the space in the bottom right hand corner is satisfactory spaced to accommodate this and should be demarkated for this purpose. This shall be conditioned.

Car parking and Parking Permits

147. No car parking is provided on site in order to provide a safe and useable delivery and servicing area. Access to CPZ Parking Permits will not be permitted for any use classes within the site, within any area of the borough in any existing or future CPZs.

Pedestrian and Vehicle Sightlines

148. Pedestrian sightlines of 1.5m x 1.5m are required either side of the opening in the boundary for a vehicle access from the back edge of the public highway, and not within the opening, with no features higher than 0.6m within this area. This will be demonstrated on a submitted plan.
149. Vehicle sightlines are required minimum of 2.4m x 25m for 20mph roads, and 2.4m x 43.0m or 30mph roads as per Manual for Streets. Both pedestrian and vehicle sightlines are now acceptable to the Transport Policy and TfL teams following a series of reconsultations and will be conditioned.

Coach parking/ stopping on Bartholomew Street

150. The proposals for coach parking on Bartholomew Street are considered the most realistic locations for this activity to take place. It is however noted that the current single yellow line extends extremely close to the Old Kent Road junction and this raises some concerns about coaches being parked in this location obstructing sightlines. Transport Policy request that an additional 5.0m of double yellow line is introduced adjacent to the current end of the double red lines to assist with resolving this issue, which will come with a S106 requirement for all costs associated with this Traffic Management Order revision and any associated signing and lining works. The cost of this mitigation is £5,000.

Trip generation

151. It is noted that the increase in occupancy of this site is insignificant and is unlikely to have any impact on the local transport network.

Refuse storage arrangements

152. As this is a hostel development, refuse collections will be privately managed.

Summary of Transport and TfL matters

153. The following conditions would be required in order to make the development acceptable:
- Delivery and Servicing Management Plan compliance condition – this ensures that only smaller vehicles (8m) are utilised by the development and all regular servicing movements should be pre-planned, ensuring no more than one service vehicle on site at any one time
 - Construction Logistics Plan condition
 - Travel Plan condition
 - Cycle parking condition (including marking of the disabled bay)
 - DEMP and CEMP condition
 - Pedestrian and vehicle sightlines compliance condition.
154. A Section 106 Legal Agreement is required with the following:
- Any proposed changes to the TLRN, including the removal of the crossover at the pedestrian entrance, should be secured in a S278 agreement
 - Hostel staff and visitors not being able to acquire parking permits in the surrounding CPZ to be secured
 - Revisions to make the extant single yellow line on Bartholomew Street a double yellow line. Cost of this financial contribution is £5,000
 - DSMP bond.

Highways

155. The council's highways department have reviewed the documents submitted by the applicant and do not have any Highway comments on this planning application as the proposed development is on TfL's road network.
156. However, the applicant on chapter 3 (Development proposals and impacts) from the Transport Assessment document mentioned the following regarding if coaches are not able to drop-off and pick-up from the site frontage: 'alternatively, coaches can drop-off from suitable locations nearby such Balfour Street on the southern side of the A201 with a 1-minute walk distance of the site or Bartholomew Street on the northern side of the A201 within a 2-minute walk distance of the site'. Further details on suitable locations have been secured with the Transport team and a Section 106 Agreement secured in regards to coach drop off arrangement.
157. A construction management plan should be submitted and approved by the Local Planning Authority prior to the implementation of the development. This has been conditioned.

Bakerloo Line Extension (BLE)

158. The application site is located within land subject to consultation by the BLE Safeguarding Direction. The development proposed a basement level which appears to require the excavation of material below 2m of the adjacent highway level. A condition is required to ensure the final design is built to tolerate noise and vibration from the BLE running tunnels below, further detail on the types of

foundations proposed and final structural design. An informative has also been recommended by the BLE Safeguarding team. Both the condition and informative have been added to this permission. The proposed development is considerable acceptable in regard to the potential impact on the Bakerloo Line Extension.

Environmental matters

Construction management

159. A CEMP has been recommended by the EPT, Highways and Transport Policy team and has been added accordingly. The submitted CEMP will be reviewed by the Council's Network Management team at the condition discharge stage.

Flood Risk

160. The proposed developed has been reviewed by the Environment Agency. The application site is located in Flood Zone 3 and is located an area benefitting from flood defences. Whilst the site is protected by the River Thames tidal flood defences up to 1 in 1000 (0.1%) chance in any year, the environment agency's recent flood modelling shows that the site is at risk if there were to be a breach in the defences.
161. The original scheme included new sleeping accommodation within the basement (notwithstanding the existing provision). The revised documents demonstrate that all new sleeping accommodation rooms have been removed from the basement level. The lowest level where new sleeping accommodation will be located is the lower ground floor which finished floor levels (4.62 mAOD) are above the modelled breach for the site (3.106 mAOD)
162. The proposed development will only meet the requirements of the NPPF (2024) if the measures outlined within the most recent Flood Risk Management Plan (dated October 2024 revision 2) is conditioned, including the mAOD figure. This has been conditioned accordingly.
163. The environment agency also provided further comments with regards to the existing basement rooms and advised that these should also be removed due to flood risk concerns. Officers are unable to request this of the existing owners as it does not form part of the proposal and note that the Environment Agency have formally withdrawn their objection to the development.
164. The proposed development is therefore safe from flood risk, subject to the imposition of conditions to ensure there is no sleeping accommodation within the basement.

Sustainable urban drainage

165. The council's flood risk management team have been consulted on the Flood Risk Assessment (FRA) and Sustainable Drainage System (SuDS) Strategy document (rev 3, issued 7 June 2024) which has been subsequently updated

throughout the application process to overcome concerns regarding drainage hierarchy, attenuation volume and maintenance.

166. Conditions relating to SuDS, Drainage Verification Report and Drainage Maintenance Schedules have been recommended and included.

Thames Water

167. Thames Water have been consulted on the planning application, who have provided advice on groundwater risk management permits and have requested an informative be included in relation to permits and in regards to minimum water pressure.
168. Thames Water have not raised any objection to the proposed development in regard to waste water network and sewage treatment works.

Land contamination

169. No concerns have been raised by the EPT team with regard to land contamination and therefore no conditions have been added in this respect.

Air quality

170. The council's environmental protection officer has reviewed the scheme as the development is within an Air Quality Management Area. The applicant has submitted an Air Quality Screening and Dust Risk Assessment dated 30th August 2023 by SRL. No objections were raised from the EPT team.

Energy and sustainability

171. The applicant has submitted the required documents necessary for a major planning application in regard to Energy and Sustainability. The council's policy team have reviewed the Energy statement, BREEAM report and Be Seen Spreadsheet.

Be Lean

172. The percentage uplift over Part L for Be Lean was originally significantly higher than the 15% set out in the GLA Energy Assessment guidance for non-residential typologies. The u-values could be improved closer to best practice and building fabric could be improved. The applicant was asked to provide more information and justification for how such a high % has been achieved here for Be Lean. Further information was provided and Table 3 of the energy statement now aligns with the submission in the GLA Carbon Emission Reporting Spreadsheet. The 25% against Be Lean was considered acceptable here and no further actions were requested from the council's policy team.

Be Clean

173. In regard to 'Be Clean', it has been acknowledged by the Council's Policy team

that in this location there is limited potential for immediate connection. The applicant confirmed that the scheme will be futureproofed for a future district heat network connection should a suitable connection come forward in the future. This is to be secured within the Section 106 Legal Agreement.

Be Green

174. ASHP and PV have been selected for the site which is supported. Further information was provided by the applicant with regards to the efficiency of the ASHP and this was agreed by the council's policy team.

Be Seen Monitoring

175. All major development is required to provide metering and monitoring of carbon emissions in line with the GLA Be Seen guidance. At the planning stage, applicants are required to:
- Upload the necessary contextual and performance data to the 'be seen' portal
 - Confirm the target dates for all subsequent 'be seen' stages
 - Confirm that metering plans that will enable the in use energy performance reporting are in place
176. The Be Seen Spreadsheet has been provided by the applicant and reviewed by the Council's Policy team who have no further comments and are satisfied with the inputs.

Energy Use Intensity and Space Heating Demand Reporting

177. In reference to Energy Use Intensity and Space Heating Demand Reporting, a new Be Seen section was added to the Energy Strategy which is considered acceptable to explain the EUI and SHD figures.

GLA Carbon Emission Reporting Spreadsheet

178. This spreadsheet has been provided with the development information tab completed, this is key to monitoring applications and is therefore acceptable.

BRUKL Reports

179. In reference to BRUKL, clarification was sought over the existing components and whether Part L Building Regulation is being targeted, as only the new build aspects are compliant with Part L Building Regulation. The applicant confirmed that due to the existing building being Grade II listed, no improvements could be incorporated to avoid altering the building's features. Therefore, even though the results for the existing building are provided separately in line with the GLA guidance, this application is only concerning the new built extension. The planning policy team were satisfied with this approach and have no further comments.

BREEAM

180. BREEAM Excellent has been demonstrated to be able to be achieved onsite for a shell and core fit out. As this scheme is a partial demolition and rebuild, a new construction BREEAM Assessment seems reasonable. A condition to secure this is recommended.

Conclusion on energy and sustainability

181. A Section 106 Legal Agreement is required to secure futureproofing for connection to the district heat network, Be Seen and a carbon offset fund of £18,643. The standard BREEAM condition to secure BREEAM excellent has been included.

Planning obligations (S.106 agreement)

182. 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.

183. 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.

Planning obligation	Mitigation	Applicant's position
Heritage		
Conservation Management Plan	Conservation Management Plan: To include: <ul style="list-style-type: none"> • Legal status of the Site including the details of the special architectural and historical interest of the site • Details of the conservation project, key objectives and actions in the refurbishment of the site • Fixtures of significance • Policies for maintenance, repair and minor alterations to the 	Agreed.

	building. • Such other matters or other variations to the above as the Council and the Developer may reasonably agree from time to time should be included in the plan.	
Restoration Monitoring/ supervision contribution	Financial contribution of £3,389 to monitor the restoration works	Agreed.
Transport and Highways		
Highway works (TfL)	Any proposed changes to the TLRN, including the removal of the crossover on the New Kent Road, to be secured in a S278 agreement.	Agreed.
Highways works (Southwark)	Revisions to make the extant single yellow line on Bartholomew Street a double yellow line for 5.0m. The cost of these works is £5,000 .	Agreed.
Delivery service plan bond	A DSMP bond and monitoring fee of £2,790 will be requested and secured via a s106 agreement.	Agreed.
Parking restriction permit	Hostel staff and visitors not being able to acquire parking permits in the surrounding CPZ to be secured.	Agreed.
Energy, Sustainability and the Environment		
Connection to (or futureproofing for connection to) district CHP	Futureproofed connection - District Heat Network	Agreed.
Be Seen monitoring	Be Seen a) Prior to each building being occupied, the owner shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each reportable unit of the development, as per the methodology outlined in the 'As-built stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance (or any document that may replace it). All data and supporting evidence should be submitted to the GLA using the 'Be Seen' as-built stage reporting webform (https://www.london.gov.uk/what-wedo/planning/implementing-london-	Agreed.

	<p><u>plan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance</u>). The owner should also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in the 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it).</p> <p>b) Upon completion of the first year of occupation or following the end of the defects liability period (whichever is the later) and at least for the following four years after that date, the owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development as per the methodology outlined in the 'In-use stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it). All data and supporting evidence should be submitted to the GLA using the 'Be Seen' in-use stage reporting webform (https://www.london.gov.uk/what-we-do/planning/implementing-londonplan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance). This obligation will be satisfied after the Owner has reported on all relevant indicators included in the 'In-use stage' chapter of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it) for at least five years.</p> <p>c) In the event that the 'In-use stage' evidence submitted under Clause b) shows that the 'As-built stage' performance estimates derived from Clause a) have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures identified in Clause b) shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the owner as</p>	
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	soon as reasonably practicable.	
Carbon offset fund	Agreed target % uplift over Part L 2021 which would be 63% and then the carbon offset contribution – residual emissions 6.54 tCO ₂ /year x 30 years x £95/tCO ₂ = £18,643 carbon offset contribution.	Agreed.
Archaeology monitoring/supervision fund	£3,389 for 101- 4,999sqm of Development.	Agreed.
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

184. In the event that an agreement has not been completed by 25 August 2025, the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to 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)

185. The site is located within Southwark CIL Zone 2 and MCIL2 Central London Zone. Based on the Gross Internal Area (GIA) obtained from CIL Form 1 dated 11-Nov-2024, the gross amount of CIL is £390,447.88. It should be noted that this is an estimate, floor areas will be measured when related CIL Assumption of Liability is submitted after planning approval has been secured.

Community involvement and engagement

Development Consultation Charter

186. An engagement summary and Equalities Impact Assessment (EQIA) is required for all major applications. The applicant has provided the required information which provides an overview of the engagement that took place with local stakeholders prior to the submission of the planning application. The EQIA is required under the Public Sector Equality Duty (PSED) to ensure authorities have due regard of the aims of the duty when making decisions and setting policies.

187. Savills, on behalf of the applicant, has sought to consult a wide range of local residents, community groups and stakeholders, alongside the architect team. The public consultation engagement was carried out between June and August 2023.
188. Letters were dropped to 162 local residents, invitations to relevant Ward Councillors and a public consultation event was undertaken on 27 June 2023. The mayor of Southwark/ ward councillor, Naima Ali attended.
189. Officers are satisfied that the applicant has undertaken sufficient engagement with the local community prior to submitting this planning application.
190. The applicant has accompanied the engagement strategy with the council's EQIA template and a Savills prepared Equality Impact Assessment dated August 2023.
191. The following equalities impacts have been identified; those elderly or younger individuals who are studying from home have the potential to be negatively affected by air pollution through increased dust and noise pollution from construction activities.
192. In addition, publicity materials and activities should ensure they follow council practice in use of translations to cater for the high proportion of residents whereby English is not their first language.
193. Officers have therefore had due regard to the protected characteristics that could be impacted by the proposed development and are satisfied they have undertaken their duties with regards to the PSED.

Consultation responses from members of the public and local groups for planning permission

194. Local residents were consulted on the planning application on 7 December 2023 and reconsulted on the amended scheme on 27 January 2025. Officers are satisfied the public have had a chance to review and comment on the finalised design.
195. Five letters of objection were received from local residents on the first round of consultations, no letters of objection were received on the second round of consultation.
196. Heritage concerns:
 - Endorse comments from English Heritage regarding the symmetry of the new plans still being inconsistent with listed building status.
 - **CAAG comments:** The panel's particular concern relates to the proposed three-storey building set in front of this Edwardian landmark. The new building would obscure the main listed building which is freestanding and carefully designed to meet the Old Kent Road.
 - Driscoll House is a gateway site where the Tower Bridge Road meets the Old Kent Road. The unfortunate Brick Layers Arms flyover will hopefully be demolished soon, and Driscoll House's prominent position will be

established again.

- It is an important part of an ensemble of significant buildings in the area.
- Any planned new building should not try to appear to be a part of the existing and should be much less visible. Members suggested that a simple structure with one storey largely below ground and a contrasting lightweight storey over might be acceptable. Materials used should be sympathetic and relate to the existing and brickwork should match it in all respects including colour, bond, and mortar details. The object should be to keep its impact on views of the existing imposing building to a minimum.

Noise and disturbance:

- This additional extension will lead to additional noise and nuisance - the noise from Driscoll House is often untenable as it is. Especially since the new building proposal is that it is immediately alongside the end house of the adjacent mews.
- Noise from existing residents.

Waste and refuse:

- It is unclear these proposals where waste disposal etc will take place - is it proposed to be adjacent to the listed buildings on New Kent Road?

Safety:

- There is consistently a high rate of crime committed on or around this property as reported on the Met Police website (<https://www.met.police.uk/area/your-area/met/southwark/north-walworth/about-us/crime-map>) over the past 2.5 years that I have been observing the Met Police data. Anecdotally, I observe from walking past this property that it consists of hostel residents who are substantially non-English speaking, ethnic minority males. I am therefore concerned about the increase in crime and impact on safety in the surrounding neighbourhood that would result from the expansion and further development of this property.
- Concerns relating to safety at Paragon Gardens.

Neighbouring amenity:

- South extension runs along the boundary with 1 Baytree Mews, compromising the structural integrity of the building and supporting boundaries. The elevation of this extension would block light from the garden of the same property during the morning period.

Other matters:

- The graffiti on the Driscoll House side of the wall by the end listed building on NKR has not been removed - and have grave concerns that the owners of Driscoll House are not truly interested in the upkeep of this building - in line with its listed status and the local area.

197. Officers note there are only four visible public objections displayed on the website, one comment has been removed for inappropriate comments towards those residing in Driscoll House. The material planning objections relating to noise and disturbance have been provided above.

Consultation responses from external and statutory consultees for planning permission

- 198. Bakerloo Line Extension Safeguarding Team (TfL): No objection subject to a condition relation to 2m foundations.
- 199. Environment Agency: No objection to revised design which removes sleeping accommodation in the basement. Secure FRA by condition.
- 200. Met Police: Secured by Design condition requested.
- 201. Transport for London: Revised Delivery and Servicing area acceptable, with pedestrian and vehicle sightlines acceptable. Conditions required relating to LP, CEMP, DSMP, Travel Plan and Cycle Parking. S278 required with TfL to reinstate the crossover.
- 202. Thames Water: No objection and two informatives requested.

Consultation responses from internal consultees for planning permission

- 203. Archaeologist: No objection subject to conditions and s106 monitoring.
- 204. Design and Heritage: No objection subject to conditions (included in LBC) and schedule of works secured within s106.
- 205. Local Economy: The council's local economy team have been consulted on the proposed developed and the scale of development would not trigger any construction phase or end phase obligations for this site.
- 206. Ecology: Conditions required relating to bird, bat and insect boxes, bat friendly lighting and construction.
- 207. EPT: No objection subject to noise conditions.
- 208. Planning Policy (Energy and Sustainability): Updated energy statement, Be Seen spreadsheet and BREEAM Pre-Assessment acceptable. Conditions and s106 to be secured.
- 209. Flood Risk Management: Updated drainage documents acceptable and should be secured by conditions.
- 210. Highways: No objection subject to coach parking being resolved.
- 211. Transport Policy: No objection to revised delivery and servicing arrangements which no longer pose issues in relation to highway safety. S106 required for DSMP bond and to extend the lines to accommodate coach parking. Conditions request same as TfL.
- 212. Urban Forester: Conditions required in relation to biodiverse roof and landscaping.

Consultation responses for Listed Building Consent

213. The issues raised by these public and statutory consultees are addressed in the subsequent parts of this report. The additional planning matters raised by these responses are:
214. Three consultation responses were received, one from Historic England, who authorised Southwark to determine the application for listed building consent as we deemed fit. The other two respondents, Southwark Conservation Areas Advisory Group and a neighbour both objected to the proposal.
215. Historic England (letter 20 December 2023): Historic England welcomes the positive changes to the scheme since our pre-application involvement. While we consider these proposals to be a considerable improvement on the plans, we previously reviewed, a low level of harm to the Grade II listed Driscoll House would still result from the courtyard extension. Your Authority should take these representations in account and determine the applications in accordance with national and local planning policy and in consultation with your specialist conservation advice.
216. *Recommendation:* You are hereby authorised to determine the application for listed building consent referred to above as you think fit.
217. Southwark Conservation Area Advisory Group Meeting (CAAG) 22 January 2024: The CAAG group is supportive of this building's continued use as a hotel, however the panel was deeply concerned by this proposal and recommends refusal of the application, which is not significantly different from the scheme recently reviewed by CAAG.

The panel's particular concern relates to the proposed three-storey building set in front of this Edwardian landmark. The new building would obscure the main listed building which is freestanding and carefully designed to meet the Old Kent Road.

Any planned new building should not try to appear to be a part of the existing and should be much less visible. Members suggested that a simple structure with one storey largely below ground, and a contrasting lightweight storey over might be acceptable. Materials used should be sympathetic and relate to the existing and brickwork should match it in all respects including colour, bond, and mortar details. The object should be to keep its impact on views of the existing imposing building to a minimum.

218. *Recommendation:* Refusal of the application

Neighbour comments

219. One objection was received from a neighbour.

The representations made specifically related to listed building issues:

- Information missing from the plans.
- The original symmetry is missing from the proposal.

These issues are addressed in the application as follows:

- The applicant has included a set of drawings confirming the alterations made to the building since the 2011 permission (10/AP/3656).
- The comments regarding the impact on the symmetry of the building as a result of the extension on the west elevation.

Re-consultation

220. Historic England (letter 28 January 2025) *Recommendation:* You are hereby authorised to determine the application for listed building consent referred to above as you think fit.

221. Southwark Conservation Area Advisory Group (18 August 2024)
The proposed new element that faces the Bricklayers Arms open space is too bulky and disfigures a very handsome historic structure. It damages its massing, erodes its plan form. CAAG would accept a single storey building in the site proposed, but not three.

222. *Recommendation:* Refusal of the application

Community impact and equalities assessment

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

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

225. 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.
226. 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

227. 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.
228. This application has the legitimate aim of providing additional hostel facilities. 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

229. 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.
230. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

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

CONCLUSION

231. The proposed development would result in a similar quantum of accommodation but with an internal reconfiguration of the hostel to change the larger communal dormitories to front of house recreational rooms. This is in response to the changing needs of visitors since the pandemic. There would be a net increase of 29 rooms including three accessible rooms. The proposed principle of extending the hostel use is considered acceptable.
232. The proposal would have an acceptable impact on neighbouring amenity as demonstrated by the submitted Daylight and Sunlight report, positioning of extension on the boundary and conditions relating to the windows. The extension would utilise green roofs, PV and ASHP and offer increased hard and soft landscaping throughout the site, with replacement trees in various locations. The delivery and servicing area would be contained within the site, to avoid any highways issues on the New Kent Road, which is a busy route on the TLRN. Refuse and cycle storage are securely provided within the site and are of an acceptable standard.
233. Overall, as a purpose-built hostel, the building retains a high degree of its architectural and historical significance as a building designed to provide secure accommodation for the increasing number of single working women in the early 20th century, which warrants its Grade II listing. The heritage significance of the building has influenced the design approach for this proposal. This ensures the connections between the new work and the existing structure are carefully articulated. The plans will create accessible bedrooms and allow for the reopening of communal rooms that are considered significant and were previously used as additional dormitory space. Driscoll House will be repaired according to the initial findings of the condition survey, which has identified that the structure is in poor condition, particularly at high levels. The agreement outlined in S106 will secure a Conservation Management Plan and provide financial contributions for restoration monitoring, enabling the conservation work to be overseen by the council.
234. It is acknowledged that the areas selected for demolition are the most functional but least aesthetically pleasing parts of the building. That said, demolishing the south wing and around the garden court, along with their replacement with two- to three-storey extensions, will result in 'less than substantial' harm to the building's external significance. However, the proposal will also offer several public and heritage benefits. It is recognised that extending the building to improve hostel facilities will likely necessitate some demolition. Given the distance from nearby heritage assets and the scale of the development, it is not expected to adversely affect the setting of these heritage assets due to the proposed external alterations to the application site.
235. In conclusion, the applicant understands the building's significance as demonstrated by the submitted documents shown on the planning register in accordance with the requirements on paragraph 218 of the NPPF, and the proposed alterations are sensitive to this importance. While it is recognised that some internal and external changes, along with the loss of fabric and layout, will result in a certain degree of harm to the building's character and

appearance, this impact is deemed to be 'less than substantial' according to the NPPF. Officers are satisfied that reasonable steps have been taken to ensure the new development will proceed after the partial loss of fabric will occur, for example ensuring a Conservation Management Plan is secured through the Section 106 Legal Agreement. As such the scheme is considered to satisfy the requirements of paragraph 217 of the NPPF. The project promises to provide significant heritage benefits by restoring the building's fabric. The NPPF also states that public benefits may include heritage advantages, such as "*securing the optimum viable use of a heritage asset to support its long-term conservation.*" Officers believe that the investment in Driscoll House, allowing it to continue functioning as a hostel as initially intended, contributes positively to the public benefits of the scheme, which is considered to outweigh the 'less than substantial' harm.

236. It is therefore recommended that planning permission be granted subject to conditions and the applicant entering into an appropriate Section 106 Legal Agreement and that Listed Building Consent be granted subject to conditions.

BACKGROUND DOCUMENTS

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

APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision (a) and listed building consent (b))
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	Lara Davison, Planning Officer		
Version	Final		
Dated	13 February 2025		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments Sought	Comments included
Strategic Director, Resources		No	No
Acting Strategic Director, Environment, Sustainability and Leisure		No	No
Strategic Director, Housing		No	No
Date final report sent to Constitutional Team			13 February 2025

APPENDIX 1A

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	Airtree Limited	Reg. Number	23/AP/2695
Application Type	Major application	Case Number	PP-12451282
Recommendation	Granted		

Draft of Decision Notice for the following development:

Partial demolition of the existing building. Construction of a part two/ part three storey brick extension on the southern elevation and a three-storey brick extension on eastern elevation with greens roofs, PVs and ASHP to provide additional hostel accommodation and facilities. Internal remodelling at basement and ground and mezzanine levels. Creation of a new opening and new door on the north elevation at basement level. Partial demolition of southern boundary wall and railings fronting onto New Kent Road (northern boundary) and associated landscaping. Minor internal repairs and external fabric repairs.

Driscoll House New Kent Road London Southwark

In accordance with application received on 26 September 2023 and Applicant's Drawing Nos.:

SITE LOCATION PLAN A 025 001 REV P1 received 18/10/2023

Proposed Plans

PROPOSED COURTYARD ELEVATION A 110 005 P2 received 08/08/2024

PROPOSED WEST ELEVATION A 110 004 P3 received 08/08/2024

PROPOSED SOUTH ELEVATION A 110 003 P2 received 08/08/2024

PROPOSED EAST ELEVATION A 110 002 P2 received 08/08/2024

PROPOSED NORTH ELEVATION A 110 001 P3 received 08/08/2024

Other Documents

PROPOSED SECTION DD A 120 004 P1 received 08/08/2024

PROPOSED SECTION CC A 120 003 P1 received 08/08/2024

PROPOSED SECTION BB A 120 002 P3 received 08/08/2024

PROPOSED SECTION AA A 120 001 P2 received 08/08/2024

PROPOSED SOUTH EXTENSION 02 A 110 009 P1 received 08/08/2024

PROPOSED SOUTH EXTENSION 01 A 110 008 P0 received 08/08/2024

PROPOSED EAST EXTENSION 02 A 110 007 P1 received 08/08/2024

PROPOSED EAST EXTENSION 01 A 110 006 P1 received 08/08/2024

SERVICING LAYOUT 2263-09 REV E received 30/09/2024

SWEPT PATH 2263-08 REV E received 30/09/2024

SWEPT PATH 2263-07 REV E received 30/09/2024
 PROPOSED BASEMENT PLANS A 100 099 P7 received 02/01/2025
 PROPOSED GROUND FLOOR A 100 100 P7 received 02/01/2025
 PROPOSED GROUND FLOOR MEZZANINE A 100 101 P6 received 02/01/2025
 PROPOSED FIRST - THIRD FLOORS A 100 102 P6 received 02/01/2025
 PROPOSED FOURTH FLOOR A 100 103 P6 received 02/01/2025
 PROPOSED ROOF PLAN A 100 104 P5 received 02/01/2025
 ARCHAEOLOGICAL DESK BASED ASSESSMENT received 26/09/2023
 AIR QUALITY SCREENING AND DUST RISK ASSESSMENT received 26/09/2023
 BREEAM PRE-ASSESSMENT TEMPLATE received 26/09/2023
 BRUKL OUTPUT DOCUMENT received 26/09/2023
 BRUKL OUTPUT DOCUMENT received 26/09/2023
 BRUKL OUTPUT DOCUMENT received 26/09/2023
 BRUKL OUTPUT DOCUMENT received 26/09/2023
 BRUKL OUTPUT DOCUMENT received 26/09/2023
 CARBON EMISSIONS CALCULATIONS TEMPLATE received 26/09/2023
 ENERGY MODELLING METHODOLOGY TEMPLATE received 26/09/2023
 HEATING UNIT MANUFACTURER SPECIFICATIONS received 26/09/2023
 WASTE WATER HEAT RECOVERY SPECIFICATIONS received 26/09/2023
 FIRE STRATEGY REPORT received 26/09/2023
 HERITAGE STATEMENT received 26/09/2023
 TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT received
 27/10/2023
 AMENDED FLOOD RISK ASSESSMENT AND SUDS STRATEGY L2641-PJC-XX-
 XX-RP-C-1000 REV 3 received 12/08/2024
 LISTED BUILDING AGREED SCHEDULE OF WORKS received 12/08/2024
 AMENDED ENERGY AND SUSTAINABILITY STATEMENT P23-035 REV 04
 received 12/08/2024
 DRAINAGE SURVEY received 14/08/2024
 DRISCOLL HOUSE - BUILDING CONDITION REVIEW - MARCH 2024 received
 14/08/2024
 PERCOLATION TEST REPORT C3209-R1-REV-A received 14/08/2024
 TRANSPORT TECHNICAL NOTE CTP_2263 received 30/09/2024
 OUTLINE CONSTRUCTION LOGISTICS PLAN CTP_2263 received 30/09/2024
 STAGE 1 ROAD SAFETY AUDIT 23234 received 30/09/2024
 DESIGN AND ACCESS STATEMENT PART 1 REV P9 received 02/01/2025
 DESIGN AND ACCESS STATEMENT PART 2 REV P9 received 02/01/2025
 DESIGNERS RESPONSE S1RSA CTP_2263 received 30/09/2024
 DELIVERY AND SERVICING PLAN CTP_2263 received 30/09/2024
 Document Basement Impact Assessment 001 received 26/09/2023

Time limit for implementing this permission and the approved plans

2. Time Limit

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

Reason:

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

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

3. CEMP

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

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.);
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations; and
- A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London.

To follow current best construction practice, including the following:

- Southwark Council's Technical Guide for Demolition & Construction at <https://www.southwark.gov.uk/construction>;
- Section 61 of Control of Pollution Act 1974;
- The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition';

- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites';
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise';
- BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration';
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration;
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting; and
- Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards (<https://nrmm.london>).

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

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2024); Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

4. Construction Logistics Plan

No demolition or construction works shall begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site has been submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. The development shall not be carried out otherwise than in accordance Construction Logistics Plan or any amendments thereto.

Reason:

To ensure that construction works do not have an adverse impact on the transport network and to minimise the impact of construction activities on local air quality, in accordance with the National Planning Policy Framework (2023); T1 (Strategic approach to transport), Policy T4 (Assessing and mitigating transport impacts), Policy T7 (Deliveries, servicing and construction), Policy SI 1 (Improving air quality) of the London Plan (2021); Policy P56 (Protection of amenity) of the Southwark Plan (2022).

Further information and guidance is available at:
https://www.clocs.org.uk/resources/clp_guidance_clocs_final.pdf

5. 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 2024.

6. 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 2024.

7. Bakerloo Line Extension

None of the proposed southern extension development hereby permitted shall be commenced other than demolition, survey and any other site preparation and clearance works and that are no greater than 2m below the lowest point of the highway adjacent to the site or if no such public or private highway adjacent to the site the nearest such highway until detailed design and construction method statements for the rear proposed element of the ground floor structures, foundations and basements and for any other structures or works below ground level, including piling, any other temporary or permanent installations and ground investigations have been submitted to and approved in writing by the Local Planning Authority following consultation with Transport for London by the Local Planning Authority, which:

I. Accommodate the proposed location of the Bakerloo line extension tunnels, structures, infrastructure (including stations and station infrastructure) and any temporary works in the vicinity of the site,

II. Accommodate ground movement arising from the construction thereof,

III. Mitigate the effects of noise and vibration arising from the operation of the Bakerloo line extension within its tunnels and other structures,

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures, foundations, installations and works comprised within the development hereby permitted which are required by this condition shall be completed, in their entirety, before any part of the rear proposed building hereby permitted is occupied or is otherwise opened for public use. No alteration to these aspects of the development shall take place without the approval of the Local Planning Authority in consultation with Transport for London.

Reason:

In order to safeguard the Bakerloo Line Extension in accordance with the Bakerloo Line Extension (BLE) Safeguarding Direction made by the Secretary of State for Transport on 1 March 2021.

8. SuDS

No works (excluding demolition, survey, any other site preparation, and clearance works) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment prepared by PJCE (dated 2023). 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).

Permission is subject to the following Grade Condition(s)

9. Hard and Soft Landscaping

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development.

Details shall include:

1) a scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants;
 2) Proposed parking, access, or pathway layouts, materials and edge details;
 3) location, type and materials to be used for hard landscaping including specifications, where applicable for:

- a) permeable paving
 - b) tree pit design
 - c) underground modular systems
 - d) sustainable urban drainage integration
 - e) use within tree Root Protection Areas (RPAs)
- 4) typical cross sections

5) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
 6) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
 7) types and dimensions of all boundary treatments.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.

The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. Any trees, shrubs, grass or other planting that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season.

Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard.

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2024; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

10. 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 (2024); Policy D11 (Safety Security and Resilience to Emergency) of the London Plan (2021); and Policy P16 (Designing out Crime) of the Southwark Plan (2022).

11. Internal Noise Levels

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

Bedrooms - 35dB $L_{Aeq\ T\uparrow}$, 30 dB $L_{Aeq\ T^*}$, 45dB $L_{AFmax\ T}$
 Living and Dining rooms - 35dB $L_{Aeq\ T\uparrow}$.

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

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

b) Prior to commencement of any above grade works a report shall be submitted in writing to and approved by the Local Planning Authority detailing acoustic predictions and mitigation measures to ensure the above standards are met.

c) Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the Local Planning Authority for approval in writing.

d) The approved scheme shall be implemented and permanently maintained thereafter.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation in accordance the National Planning Policy Framework (2024); Policy P56 (Protection of amenity); and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

12. Biodiverse Roofs

- a) Before any above grade work hereby authorised begins, details of the green roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The green roof(s) shall be:
- b)
 - * Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket)
 - * meet the requirements of GRO Code 2014.;
 - * laid out in accordance with agreed plans

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

The green roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

b) Full Discharge of this condition will be granted once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity as well as contributing to the Urban Greening Factor requirements of the London Plan (2021) with the aim of attaining a minimum score of 0.4 for residential developments and 0.3 for commercial developments in accordance with the National Planning Policy Framework (2024); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

13. Invertebrate Features

Details of Bee bricks and/or invertebrate hotels shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than two Bee bricks and/or invertebrate hotels shall be provided and the details shall include the exact location, specification and design of the habitats. Bee bricks and/or invertebrate hotels shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The Bee bricks and/or invertebrate hotels shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the invertebrate features and mapped locations and the Local Planning Authority agreeing the submitted plans, and once the invertebrate features are installed in full in accordance to the agreed plans.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework (2024); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

14. Bird Boxes

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

No less than two Swift nesting bricks and two house sparrow nesting bricks shall be provided and the details shall include the exact location, specification and design of the bricks. The bricks shall be installed within the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

- Small scale developments should include at least 1 multi-chamber boxes or bricks per dwelling,
- Medium scale developments should include at least 5 multi-chamber boxes or bricks across the estate buildings,
- Major developments should incorporate at least 12 multi-chamber bricks or boxes across the estate buildings

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

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and the Local Planning Authority agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with National Planning Policy Framework (2024); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

15. Bat Boxes

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

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

The bat tubes, bricks or boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the roost features and mapped locations and the Local Planning Authority agreeing the submitted plans, and once the roost features are installed in full in accordance to the agreed plans.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework (2024); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

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

16. Travel Plan

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

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

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

Reason:

In order that the use of non-car based travel is encouraged in accordance with the National Planning Policy Framework (2024); Policy T6 (Car parking) of the London Plan (2021); Policy P54 (Car parking) of the Southwark Plan (2022).

17. Drainage Maintenance Schedule

Prior to occupancy of the proposed development hereby permitted, a maintenance schedule for the proposed drainage features should be provided, in line with the approved drainage design, that details the frequency and method of maintaining the drainage infrastructure so that its functionality in the future is maintained to the standard specified in the drainage strategy.

Reason:

To align with London Plan (2021) Policy SI 1 and Policy 59 of the Southwark Plan (2022).

18. Drainage Verification Report

No part of the proposed development shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Flood Risk Assessment (FRA) and Sustainable Drainage System (SuDS) Strategy prepared by PJCE (ref: L2641-PJC-XX-XX-RP-C-1000, rev 3, issued 7th June 2024) and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason:

To ensure the surface water drainage complies with Southwark's Strategic Flood Risk Assessment and Policy SI 13 of the London Plan (2021).

19. BREEAM

a) The development hereby approved shall achieve a BREEAM rating of 'Excellent' or higher, and achieve at least the BREEAM excellent standard for the 'Wat 01' water category or equivalent (commercial development) in the BREEAM Pre-Assessment hereby approved.

b) Before the first occupation of the building hereby permitted, the submission to BRE Post Construction Review documents (or other verification process agreed with the Local Planning Authority), and evidence of the submission to BRE, shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed 'Excellent' standard as outlined within the submitted BREEAM pre-assessment have been met.

c) Once certification of the Post Construction Review has been completed by BRE, the certified Post Construction Review including the certificate shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed 'Excellent' standard as outlined within the submitted BREEAM pre-assessment have been met.

Reason:

To ensure the proposal complies with the National Planning Policy Framework (2024); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan (2021); Policy SI 5 (Water Infrastructure) of the London Plan (2021) and Policy P69 (Sustainability standards) and Policy P70 (Energy) of the Southwark Plan (2022).

20. Plant Noise

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

b) Suitable acoustic treatments shall be used to ensure compliance with the above standard. Prior to first occupation a validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard.

c) Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

21. Bat Friendly Lighting

Prior to the new extensions being first brought into use a bat friendly Lighting Plan shall be submitted to and approved by the Local Planning Authority.

The recommended lighting specification using LED's (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer.

If required a 3D plan of the illumination level should be supplied so the Local Planning Authority can assess potential impact on protected species.

Reason:

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

22. Obscure Glazing

Prior to the first use of the proposed development, detailed drawings of the two windows on the southern elevation serving room numbers 27 and 28 of the building shall be provided to the Local Planning Authority. These drawings should indicate the maximum opening of these windows and the specification of the opaque privacy screen. The approved details shall be retained in perpetuity.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at 7 John Maurice Close from undue overlooking in accordance with the National Planning Policy Framework (2024) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

Permission is subject to the following Compliance Condition(s)

23. Refuse Storage

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, 1839-A-100-100 rev P7 - Proposed Ground Floor Plan 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).

24. Delivery and Servicing Management Plan

The development hereby permitted shall be carried out in accordance with the 'Delivery and Servicing Plan' dated September 2024 ref: 2263/AF. The servicing of the development shall be carried out in accordance with this document, ensuring only smaller vehicles (8m) are utilised by the development, and the approved document shall remain extant for as long as the development is occupied.

Reason:

To ensure compliance with the National Planning Policy Framework (2024); Policy P49 (Public transport); Policy P50 (Highways impacts); Policy P51 (Walking) of the Southwark Plan (2022).

25. Cycle Storage

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 1839-A-100-099 REV P7 - Proposed Basement Flood Plan; 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 (2024); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

26. Flood Risk Management Plan

The lower ground floor finished floor level must be set no lower than 4.62 metres above Ordnance Datum (mAOD), in line with the submitted Flood Risk Management Plan (dated October 2024; revision 2). This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangement. The measure detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason:

To protect the development and occupants from residual risk of tidal flooding in accordance with the National Planning Policy Framework (2024); Policy SI 13 of the London Plan (2021); Southwark's Strategic Flood Risk Assessment (2017) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

27. Vehicle and Pedestrian Sightlines

The vehicle and pedestrian sightlines for the development as shown on plan number 2263/07 rev E shall be maintained clear of obstructions and any landscaping or vegetation within the visibility splays shall be maintained.

Reason:

In the interests of pedestrian, cyclist and highway safety in accordance with the National Planning Policy Framework (2024) and Policies P50 (Highway impacts), P51 (Walking) and P53 (Cycling) of the Southwark Plan (2022).

Permission is subject to the following Special Condition(s)

28. 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 2024.

Informatives

1. Applicants should refer to the Bakerloo line extension Information for Developers available at <https://tfl.gov.uk/corporate/about-tfl/how-we-work/planning-for-the-future/bakerloo-line-extension>. TfL will provide further guidance in relation to the proposed location of the Bakerloo line extension structures and tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the use of the tunnels. Applicants are encouraged to contact the Bakerloo line extension Safeguarding Manager in the course of preparing detailed design and method statements. Applicants are also encouraged to contact the Safeguarding Manager to agree the height above ordnance datum of the lowest point of highway adjacent to the site or as the case may be the nearest highway. Applicants should notify TfL at BLE@tfl.gov.uk of any temporary works 2m below the ground level, such as boreholes, so their positioning can be agreed.

2. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

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

4. Occupiers of land have a common law right to prune/reduce parts of trees that overhang their property. However, they may not climb a tree to do so and must leave it in a safe, stable and healthy condition. Tree canopies typically need to be reduced to all sides at the same time to maintain stability. If they are reduced on the private land

side they will consequently also generally need to be reduced on the Highway at the same time by agreement with the council - funded by the occupier. The extent of reduction that individual trees can stand whilst remaining healthy will also vary from species to species.

You may request that the tree is cut to the boundary line to effect these common law rights, however this would fall within each pertinent cycle. For pruning in respect of scaffold erection or access, or in very limited cases, removal; the following would apply.

Standard Contract Price List rates will be used wherever suitable operations exist. In addition, for each such tree an additional approval fee of £225 must be paid to cover the time of officers and contractors in assessing such costs. That approval fee is non-deductable against the CAVAT value. Works shall be the physical works only and shall not include any traffic management, laboratory or other costs.

Please contact trees.envl@southwark.gov.uk marked for the attention of Philip Barwell.

APPENDIX 1B**Recommendation for Listed Building Consent**

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	Airtree Limited	Reg. Number	23/AP/2696
Application Type	Listed Building Consent		
Recommendation	GRANT consent	Case Number	PP-12451282

Draft of Decision Notice

Listed Building Consent is GRANTED for the following development:

Listed Building Consent: Partial demolition of the existing building. Construction of a part two/ part three storey brick extension on the southern elevation and a three-storey brick extension on eastern elevation with greens roofs, PVs and ASHP to provide additional hostel accommodation and facilities. Internal remodelling at basement and ground and mezzanine levels. Creation of a new opening and new door on the north elevation at basement level. Partial demolition of southern boundary wall and railings fronting onto New Kent Road (northern boundary) and associated landscaping. Minor internal repairs and external fabric repairs.

Driscoll House New Kent Road London Southwark

In accordance with application received on 26 September 2023 and Applicant's Drawing Nos.:

Proposed Plans

PROPOSED SOUTH ELEVATION A 110 003 P2 received 08/08/2024

PROPOSED EAST ELEVATION. A 110 002 P2 received 08/08/2024

PROPOSED NORTH ELEVATION A 110 001 P3 received 08/08/2024

PROPOSED DEMOLITION GROUND FLOOR PLAN A 050 100 P2 received 08/08/2024

PROPOSED DEMOLITION BASEMENT FLOOR PLAN A 050 099 P2 received 08/08/2024

PROPOSED NORTHERN COURTYARD ELEVATION A 110 005 P2 received 08/08/2024

PROPOSED WEST ELEVATION A 110 004 P3 received 08/08/2024

PROPOSED PLANS FIRST - THIRD (TYPICAL) FLOOR PLAN A 100 102 P6 received 02/01/2025

Other Documents

PROPOSED DEMOLITION GROUND FLOOR + MEZZAINE A 050 101 P2 received 08/08/2024

PROPOSED PLANS BASEMENT -01 A 100 099 P7 received 02/01/2025

PROPOSED PLANS GROUND FLOOR A 100 100 P7 received 02/01/2025
 PROPOSED EXTENSION JUNCTION LOCATION 1 (EAST EXTENSION) A 500 001
 REV P0 received 18/10/2023
 PROPOSED EXTENSION JUNCTION LOCATION 2 (SOUTH EXTENSION) A 500
 002 REV P0 received 18/10/2023
 PROPOSED TYPICAL WINDOW BAY A 500 003 REV P0 received 18/10/2023
 PROPOSED SECTION DD. A 120 004 P1 received 08/08/2024
 PROPOSED SECTION BB. A 120 002 P3 received 08/08/2024
 PROPOSED SECTION AA A 120 001 P2 received 08/08/2024
 PROPOSED SOUTH EXTENSION SHEET 02. A 110 009 P1 received 08/08/2024
 PROPOSED SOUTH EXTENSION SHEET 01 A 110 008 P0 received 08/08/2024
 PROPOSED EAST EXTENSION SHEET 02 A 110 007 P1 received 08/08/2024
 PROPOSED EAST EXTENSION SHEET 01. A 110 006 P1 received 08/08/2024
 PROPOSED PLANS GROUND FLOOR MEZZANINE A 100 101 P6 received
 02/01/2025
 PROPOSED PLANS FOURTH FLOOR A 100 103 P6 received 02/01/2025
 PROPOSED PLANS ROOF FLOOR A 100 104 P5 received 02/01/2025
 NEW SERVICE DOOR AND LIGHTWELL EXTENSION A 500 004 P0 received
 06/02/2025
 HERITAGE STATEMENT received 26/09/2023
 BUILDING CONDITION REVIEW (MARCH 2024) received 02/04/2024
 DESIGN AND ACCESS STATEMENT PART 1 REV P9 received 02/01/2025
 DESIGN AND ACCESS STATEMENT PART 2 REV P9 received 02/01/2025
 DRISCOLL HOUSE SCHEDULE OF WORKS (PHASED) received 24/07/2024

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 under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act (1990) as amended.

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

3. Prior to commencement of works (excluding demolition and archaeological investigation), the following samples shall remain on site for inspection for the duration of the building's construction by the Local Planning Authority, and approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

- i) Mortar and pointing
- ii) Brick
- iii) Natural stone

- iv) Concrete
- v) Cleaning
- vi) Glazed tiles

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework (2024); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Policy P21 (Conservation of the historic environment and natural heritage), Policy P19 (Listed buildings and structures), Policy P13 (Design of places); Policy P14 (Design quality) of the Southwark Plan (2022).

4. Prior to occupancy of the new hotel accommodation approved herewith a programme of repairs and restoration works to Driscoll House (the listed building) shall be completed in accordance with a detailed schedule of works approved herewith and a method statement and conservation implementation plan submitted to and agreed in writing by the Local Planning Authority including:

- a) Prior to commencement of any works to the listed building a Driscoll House Method Statement(s), Schedule of Works, Specifications and marked up drawings for the following existing fabric repairs shall be submitted to the Local Planning Authority for approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given:
 - i) Main roof, roof structure and covering.
 - ii) Stairwell roofs
 - iii) Parapet repairs
 - iv) General stonework and brickwork repairs (non structural).
 - v) Steps
 - vi) Boundary walls and dwarf walls
 - vii) Ironwork
 - viii) Internal plaster repairs
 - ix) Windows
 - x) Doors
 - xi) Glazed tiles
 - xii) Making good of windows where unauthorised extractor vents have been installed
 - xiii) Repairs to garden court rooflight
- b) Prior to commencement of any works to the listed building, a Driscoll House Conservation Implementation Plan shall be submitted to the Local Planning Authority for approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given including:
 - i) a detailed programme of the conservation works on site
 - ii) a schedule of quarterly site inspections by Conservation Officers during the conservation works

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with the National

Planning Policy Framework (2024); Policy HC 1 (Heritage conservation and growth) of the London Plan (2021); Policy P19 (Listed buildings and structures), and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

5. Prior to commencement of works on site, structural engineer's drawings/ calculations, and Method Statements (where applicable) shall be submitted to the Local Planning Authority for approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

- i) Structural repairs to the masonry walls, parapets (including roof top structures).
- ii) Works to the foundations.
- iii) The creation of new openings in existing fabric
- iv) Structural support for the existing garden court rooflight.
- v) Repairs/ rebuilding of southwest corner boundary wall.

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework (2024); Policy HC 1 (Heritage conservation and growth) of the London Plan (2021); Policy P19 (Listed buildings and structures) and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

6. Prior to commencement of works, Method Statements and design of internal and external scaffolding and temporary roof (if required) to including details of all fixings into historic fabric and protection at building interfaces and hoardings shall be submitted to and approved by the Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given. Upon striking of the scaffolding all ties to be removed and anchor points to be filled using crushed brick or mortar to match the colour and texture of the surrounding masonry.

Reason:

In order to ensure that the works are in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework (2024); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Policy P19 (Listed buildings and structures) and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

7. Prior to commencement of works, the applicant shall submit detailed drawings, plans, sections, elevations (scale 1:5/10) of the following to the Local Planning Authority for approval in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

- i) Front boundary wall and steps
- ii) North elevation new service door (to include door, stonework and reveals)
- iii) Window and door reveals and surrounds (to include banding course)
- iv) Parapet including fascia trim (where applicable)

- v) PVs including setting out plans (scale 1:100) and sections confirming parapet relationship (scale 1:5/10)

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building, in accordance with the National Planning Policy Framework (2024); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Policy P19 (Listed buildings and structures) and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

8. Prior to commencement of works, the applicant shall submit detailed drawings, plans, sections, elevations (scale 1:5/10) of the following to the Local Planning Authority for approval in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

- i) External doors
- ii) Internal doors
- iii) New windows
- iv) Replacement windows to Driscoll House (note where modern timber windows have been installed these are to be replaced with a metal window to an original design)
- v) Replacement external door to the south and north staircores (basement level)

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building, in accordance with the National Planning Policy Framework (2024); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Policy P19 (Listed buildings and structures) and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

9. HISTORIC BUILDING RECORDING

No works or development shall take place before the applicant has secured the implementation of a programme of building recording analysis (to Historic England Level 3) of those parts of Driscoll House to be demolished in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing. The recording analysis is to be carried out by a professional archaeological/building recording consultant or organisation in accordance with the approved details.

Reason:

In order to document those parts of the fabric which will be lost or relocated as part of the works and to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy

Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); P19 Listed buildings and structures of the Southwark Plan (2022).

10. Prior to commencement of demolition works associated with the south and east extensions and front boundary walls, a valid construction contract (under which one of the parties is obliged to carry out and complete the works of redevelopment of the site for which planning permission was granted simultaneously with this consent) shall be entered into and evidence of the construction contract shall be submitted to for approval in writing by the Local Planning Authority.

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2024); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Policy P19 (Listed buildings and structures), of the Southwark Plan (2022)

11. All repairs to rainwater goods and new pipework runs are to be in cast iron and to match existing historic profiles and details. No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless approved by the Local Planning Authority in writing before commencement of the works on site.

Reason:

In order to ensure that the materials and details are in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework (2024); Policy D4 (Delivering good design) and Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Policy P19 (Listed buildings and structures) and Policy P20 (Conservation areas) of the Southwark Plan (2022).

12. Precautions shall be taken to secure and protect the existing, tiling, fireplaces and staircases (balustrading and handrails) against accidental damage during building works. Before commencing the works the applicant must submit, and have approved by the Local Planning Authority in writing, drawn details (at a scale of 1:5 or 1:10) of the protection works; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework (2024); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Policy P13 (Design of places), Policy P14 (Design quality), Policy P19 (Listed buildings and structures), and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

13. Prior to commencement of works, a Schedule of Works and detailed layouts (at a scale of 1:50) of the proposed mechanical and electrical installation works and new

fire detection and fighting system, shall be submitted to and approved by the Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework (2024); Policy HC1 (Heritage conservation and growth) of the London Plan (2023); Policy P19 (Listed buildings and structures), and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

Permission is subject to the following Compliance Condition(s)

14. All new internal/external works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places), Policy P14 (Design quality) and Policy P19 (Listed buildings and structures) of the Southwark Plan (2022).

Informatives

1. This listed building consent only applies to the works specified here, including the drawings and schedules on this notice. Any additional fire, sound and other structural works that may be necessary for building regulations approval and which are not shown on the drawings and schedules on this notice are likely to require an additional application for Listed Building Consent (LBC). Please bear in mind that unauthorised works to a Listed Building could constitute a criminal offence.

2. 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.

3. This listed building consent only applies to the works specified here, including the drawings and schedules on this notice. Any additional fire, sound and other structural works that may be necessary for building regulations approval and which are not shown on the drawings and schedules on this notice are likely to require an additional application for Listed Building Consent (LBC). Please bear in mind that unauthorised works to a Listed Building could constitute a criminal offence.

Relevant Planning Policies**National Planning Policy Framework (the Framework) 2024**

The revised National Planning Policy Framework ('NPPF') was published in December 2024 and sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.

Paragraph 224 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

The relevant chapters from the Framework are:

- Chapter 2 Achieving sustainable development
- Chapter 6 Building a strong, competitive economy
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 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 D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D8 Public realm
- Policy D10 Basement development
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D13 Agent of Change
- Policy D14 Noise
- Policy E10 Visitor infrastructure
- Policy E11 Skills and opportunities for all
- 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 3 Energy infrastructure
- Policy SI 7 Reducing waste and supporting the circular economy
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T3 Transport capacity, connectivity and safeguarding
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- 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:

- P10 Supported housing and hostels
- P13 Design of places
- P14 Design quality
- P15 Residential design
- P16 Designing out crime
- P18 Efficient use of land
- P19 Listed buildings and structures
- P20 Conservation areas
- P21 Conservation of the historic environment and natural heritage
- P23 Archaeology
- P41 Hotels and other visitor accommodation
- P46 Leisure, arts and culture
- P47 Community uses
- P49 Public transport
- P50 Highways impacts
- P51 Walking
- P53 Cycling
- P54 Car Parking
- P55 Parking standards for disabled people and the physically impaired
- P56 Protection of amenity
- P57 Open space
- P59 Green infrastructure
- P60 Biodiversity
- P61 Trees
- P65 Improving air quality
- P66 Reducing noise pollution and enhancing soundscapes
- P67 Reducing water use
- P68 Reducing flood risk

- P69 Sustainability standards
- P70 Energy

Area based AAP's or SPD's

Of relevance in the consideration of this application are:

- Heritage SPD 2021
- Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015 (updated with addendum January 2017, updated with Carbon Offset Price January 2021)
- Residential Design Standards SPD 2011
- Affordable Housing SPD 2008
- Design and Access Statements SPD 2007

Emerging Planning Policy

The following emerging SPDs are undergoing consultation in summer 2024 and are due to be adopted in May 2025:

- Climate and Environment SPD

Old Kent Road Area Action Plan (OKR AAP/OAPF)

The council is preparing an Area Action Plan/Opportunity Area Planning Framework for Old Kent Road (AAP/OAPF) which proposes significant transformation of the Old Kent Road area over the next 20 years, including the extension of the Bakerloo Line with new stations along the Old Kent Road towards New Cross and Lewisham.

Consultation has been underway for 5 years, with a first draft published in 2016. The December 2020 draft version was consulted on between 11 January 2021 to 10 May 2021. As the document is still in draft form, it can only be attributed limited weight.

APPENDIX 3

Relevant planning history

Reference and Proposal	Status
<p>23/AP/2696</p> <p>Listed Building Consent: 'Partial demolition of the existing building. Construction of a part two/ part three storey brick extension on the southern elevation and a three-storey brick extension on eastern elevation with greens roofs, PVs and ASHP to provide additional hostel accommodation and facilities. Internal remodelling at basement and ground and mezzanine levels. Creation of a new opening and new door on the north elevation at basement level. Partial demolition of southern boundary wall and railings fronting onto New Kent Road (northern boundary) and associated landscaping. Minor internal repairs and external fabric repairs.'</p>	<p>Pending decision</p>

Consultation undertaken

Site notice date: 06/12/2023

Press notice date: 07/12/2023

Case officer site visit date: 20/12/2023

Neighbour consultation letters sent: 07/12/2023 and 27/01/2025

Internal services consulted

LBS Community Infrastructure Levy Team
 LBS Transport Policy
 LBS Archaeology
 LBS Design & Conservation Team [Formal]
 LBS Local Economy
 LBS Ecology
 LBS Planning Enforcement
 LBS Highways Development & Management
 LBS Highways Licensing
 Housing Regeneration and Delivery
 LBS Flood Risk Management & Urban Drain
 LBS Urban Forester
 LBS Planning Policy
 LBS Environmental Protection
 LBS Community Infrastructure Levy Team
 LBS Urban Forester
 LBS Urban Forester
 LBS Transport Policy
 LBS Ecology
 LBS Urban Forester
 LBS Planning Policy
 LBS Flood Risk Management & Urban Drainage
 LBS Urban Forester
 LBS Transport Policy
 LBS Planning Policy
 LBS Transport Policy
 LBS Planning Policy

Statutory and non-statutory organisations

Environment Agency
 Historic England
 London Fire & Emergency Planning Authority
 Natural England - London & South East
 Metropolitan Police Service (Designing Out Crime)
 Thames Water
 Transport for London
 Environment Agency
 Transport for London

Neighbour and local groups consulted:

81 Henshaw Street London Southwark	Flat 6 Edison House Rockingham Estate
67 Henshaw Street London Southwark	New Kent Road
25 Henshaw Street London Southwark	Flat 2 Edison House Rockingham Estate
56 Henshaw Street London Southwark	New Kent Road
52 Henshaw Street London Southwark	2 Searles Road London Southwark
40 Henshaw Street London Southwark	162 New Kent Road London Southwark
4 Searles Road London Southwark	164 New Kent Road London Southwark
70 County Street London Southwark	Flat 8 70 Searles Road London
55 Searles Road London Southwark	Flat 2 70 Searles Road London
Ground Floor Unit 4 65 - 69 County	First Floor Unit 5 65 - 69 County Street
Street London	London
Flat 1 177 New Kent Road London	4 Baytree Mews London Southwark
Second Floor Flat 154 New Kent Road	Flat 15 8 John Maurice Close London
London	54 Henshaw Street London Southwark
28 John Maurice Close London	16 John Maurice Close London
Southwark	Southwark
65 - 69 County Street London Southwark	Flat 3 73 County Street London
179 New Kent Road London Southwark	Flat 20 Edison House Rockingham
177 New Kent Road London Southwark	Estate New Kent Road
Flat 2 191 New Kent Road London	Flat 1 Edison House Rockingham Estate
Petrol Filling Station 197 - 209 New Kent	New Kent Road
Road London	9 Henshaw Street London Southwark
Flat 3 8 John Maurice Close London	39 Henshaw Street London Southwark
Flat 2 71 County Street London	Flat 1 15 John Maurice Close London
Flat 14 Edison House Rockingham	179A New Kent Road London Southwark
Estate New Kent Road	83B Balfour Street London Southwark
65 Henshaw Street London Southwark	Flat 2 10 John Maurice Close London
27 Henshaw Street London Southwark	Flat 2 177 New Kent Road London
13 Henshaw Street London Southwark	Flat 193 New Kent Road London
Flat 4 14 John Maurice Close London	Flat 2 165 - 169 New Kent Road London
Flat 2 13 John Maurice Close London	75 Balfour Street London Southwark
Flat 7 9 John Maurice Close London	Flat 8 9 John Maurice Close London
Ground Floor Unit 1 65 - 69 County	Flat 3 9 John Maurice Close London
Street London	Flat 13 8 John Maurice Close London
1 Bartholomew Street London Southwark	26 John Maurice Close London
Ground Floor Flat 154 New Kent Road	Southwark
London	19 John Maurice Close London
5 Baytree Mews London Southwark	Southwark
Flat 1 10 John Maurice Close London	Flat 1 79 Balfour Street London
20 John Maurice Close London	Flat 1 75 Balfour Street London
Southwark	17 Henshaw Street London Southwark
Flat A 69 Balfour Street London	46 Henshaw Street London Southwark
69 Henshaw Street London Southwark	42 Henshaw Street London Southwark
43 Henshaw Street London Southwark	Flat 2 79 Balfour Street London
23 Henshaw Street London Southwark	Flat 10 Edison House Rockingham
64 Henshaw Street London Southwark	Estate New Kent Road
48 Henshaw Street London Southwark	156 New Kent Road London Southwark

189 New Kent Road London Southwark	Flat 13 Edison House Rockingham
7 Bartholomew Street London Southwark	Estate New Kent Road
Flat 3 76 County Street London	49 Henshaw Street London Southwark
Flat 1 73 County Street London	Flat 3 165 - 169 New Kent Road London
63 Henshaw Street London Southwark	6 John Maurice Close London
Flat 6 14 John Maurice Close London	Southwark
60 Henshaw Street London Southwark	193 New Kent Road London Southwark
Flat 6 73 County Street London	Flat 1 71 Balfour Street London
Flat C 85 Balfour Street London	Flat 1 14 John Maurice Close London
11 Henshaw Street London Southwark	Flat 12 Edison House Rockingham
Flat E 85 Balfour Street London	Estate New Kent Road
160 New Kent Road London Southwark	Flat 3 191 New Kent Road London
Flat 4 Edison House Rockingham Estate	Flat B 69 Balfour Street London
New Kent Road	3 Bartholomew Street London Southwark
7 Henshaw Street London Southwark	175A New Kent Road London Southwark
59 Henshaw Street London Southwark	73 Balfour Street London Southwark
62 Henshaw Street London Southwark	Flat 1 13 John Maurice Close London
32 Henshaw Street London Southwark	2 John Maurice Close London
32 John Maurice Close London	Southwark
Southwark	79 Henshaw Street London Southwark
Flat 2 9 John Maurice Close London	57 Henshaw Street London Southwark
Third Floor Flat 154 New Kent Road	53 Henshaw Street London Southwark
London	47 Henshaw Street London Southwark
Flat 191 New Kent Road London	41 Henshaw Street London Southwark
Flat 2 15 John Maurice Close London	Flat A 85 Balfour Street London
Flat 5 14 John Maurice Close London	Flat 17 Edison House Rockingham
Flat 4 10 John Maurice Close London	Estate New Kent Road
Flat 4 9 John Maurice Close London	Flat 6 70 Searles Road London
Flat 10 8 John Maurice Close London	Flat 5 70 Searles Road London
Flat 7 8 John Maurice Close London	Flat 3 70 Searles Road London
Flat 4 8 John Maurice Close London	Flat 2 76 County Street London
Flat 2 8 John Maurice Close London	6 Baytree Mews London Southwark
Flat 1 81 Balfour Street London	2 Baytree Mews London Southwark
25 John Maurice Close London	172 New Kent Road London Southwark
Southwark	Flat 14 8 John Maurice Close London
22 John Maurice Close London	Flat 4 7 John Maurice Close London
Southwark	61 Henshaw Street London Southwark
71 Henshaw Street London Southwark	Flat 7 14 John Maurice Close London
29 Henshaw Street London Southwark	Ground Floor Flat 185 New Kent Road
38 Henshaw Street London Southwark	London
83A Balfour Street London Southwark	Ground Floor Flat 87 Balfour Street
Flat 8 Edison House Rockingham Estate	London
New Kent Road	Flat 5 9 John Maurice Close London
158 New Kent Road London Southwark	Flat 12 8 John Maurice Close London
57 Searles Road London Southwark	Flat 1 9 John Maurice Close London
183 New Kent Road London Southwark	Flat 4 76 County Street London
Flat 2 73 County Street London	Flat 1 171 New Kent Road London
First Floor Flat 154 New Kent Road	Flat 6 15 John Maurice Close London
London	31 John Maurice Close London
175B New Kent Road London Southwark	Southwark
50 Henshaw Street London Southwark	Flat 1 8 John Maurice Close London
56 Searles Road London Southwark	Flat 2 11 John Maurice Close London

Flat 1 73 Balfour Street London
 73 Henshaw Street London Southwark
 Flat G 85 Balfour Street London
 Flat D 85 Balfour Street London
 Flat 3 Edison House Rockingham Estate
 New Kent Road
 Flat 18 Edison House Rockingham
 Estate New Kent Road
 Flat 15 Edison House Rockingham
 Estate New Kent Road
 Flat 11 Edison House Rockingham
 Estate New Kent Road
 Flat 1 191 New Kent Road London
 5 Bartholomew Street London Southwark
 Flat 7 76 County Street London
 Flat 1 71 County Street London
 Flat 3 177 New Kent Road London
 3 Baytree Mews London Southwark
 23 John Maurice Close London
 Southwark
 Flat 3 15 John Maurice Close London
 33 John Maurice Close London
 Southwark
 44 Henshaw Street London Southwark
 Flat B 85 Balfour Street London
 Flat 7 Edison House Rockingham Estate
 New Kent Road
 51 Henshaw Street London Southwark
 Second Floor Flat 189 New Kent Road
 London
 Flat 2 81 Balfour Street London
 Flat 5 10 John Maurice Close London
 8 Baytree Mews London Southwark
 Flat 2 171 New Kent Road London
 Flat 5 15 John Maurice Close London
 Flat 6 10 John Maurice Close London
 Flat 6 9 John Maurice Close London
 Flat 8 8 John Maurice Close London
 Flat 1 7 John Maurice Close London
 17 John Maurice Close London
 Southwark
 Flat 6 11 John Maurice Close London
 Flat 5 11 John Maurice Close London
 Flat 3 11 John Maurice Close London
 55 Henshaw Street London Southwark
 35 Henshaw Street London Southwark
 66 Henshaw Street London Southwark
 3 Searles Road London Southwark
 1 Searles Road London Southwark
 54 Searles Road London Southwark
 171 New Kent Road London Southwark
 179B New Kent Road London Southwark

1A Bartholomew Street London
 Southwark
 Flat 6 76 County Street London
 83 Balfour Street London Southwark
 6A John Maurice Close London
 Southwark
 Flat 5 73 County Street London
 Flat 3 171B New Kent Road London
 Living Accommodation 183 New Kent
 Road London
 173 New Kent Road London Southwark
 170 New Kent Road London Southwark
 Unit 1 To Unit 4 221 New Kent Road
 London
 Flat 7 70 Searles Road London
 Ground Floor Flat 177 New Kent Road
 London
 Flat H 85 Balfour Street London
 Ground Floor And Mezzanine Floor 74 -
 75 County Street London
 191 New Kent Road London Southwark
 67 Balfour Street London Southwark
 Flat A 173 New Kent Road London
 Flat 9 70 Searles Road London
 Ground Floor Unit 6 65 - 69 County
 Street London
 Flat 2 71 Balfour Street London
 Ground Floor 169 New Kent Road
 London
 Flat 4 70 Searles Road London
 74 - 75 County Street London Southwark
 Flat 1 70 Searles Road London
 First Floor And Second Floor Flat 173
 New Kent Road London
 Flat B 173 New Kent Road London
 Flat 1 77 Balfour Street London
 7 Baytree Mews London Southwark
 33 Henshaw Street London Southwark
 Flat 19 Edison House Rockingham
 Estate New Kent Road
 Flat C 69 Balfour Street London
 First Floor Flat 189 New Kent Road
 London
 Basement Flat 154 New Kent Road
 London
 195 New Kent Road London Southwark
 78 - 80 County Street London Southwark
 Flat 4 15 John Maurice Close London
 1 Baytree Mews London Southwark
 Flat 1 165 - 169 New Kent Road London
 Flat 4 73 County Street London

27 John Maurice Close London Southwark
 1 John Maurice Close London Southwark
 24 John Maurice Close London Southwark
 Flat 4 11 John Maurice Close London
 18 John Maurice Close London Southwark
 Flat 6 7 John Maurice Close London
 21 John Maurice Close London Southwark
 Flat 1 11 John Maurice Close London
 4 John Maurice Close London Southwark
 First Floor Flat 74 - 75 County Street London
 Flat 5 Edison House Rockingham Estate New Kent Road
 Ground Floor Unit 2 65 - 69 County Street London
 75 Henshaw Street London Southwark
 Flat 3 7 John Maurice Close London
 168 New Kent Road London Southwark
 45 Henshaw Street London Southwark
 First Floor And Second Floor Flat 87 Balfour Street London
 Flat 2 77 Balfour Street London
 29 John Maurice Close London Southwark
 Flat 9 8 John Maurice Close London
 Flat 6 8 John Maurice Close London
 Flat 8 14 John Maurice Close London
 Flat 2 14 John Maurice Close London
 5 John Maurice Close London Southwark
 37 Henshaw Street London Southwark
 Flat F 85 Balfour Street London

31 Henshaw Street London Southwark
 19 Henshaw Street London Southwark
 34 Henshaw Street London Southwark
 166 New Kent Road London Southwark
 175 New Kent Road London Southwark
 Flat 5 76 County Street London
 Ground Floor Yard 65 - 69 County Street London
 15 Henshaw Street London Southwark
 36 Henshaw Street London Southwark
 Flat 16 8 John Maurice Close London
 Flat 2 7 John Maurice Close London
 Flat 9 Edison House Rockingham Estate New Kent Road
 Flat 16 Edison House Rockingham Estate New Kent Road
 77 Henshaw Street London Southwark
 21 Henshaw Street London Southwark
 58 Henshaw Street London Southwark
 First Floor And Second Floor Flat 185 New Kent Road London
 Ground Floor Unit 3 65 - 69 County Street London
 Flat 1 76 County Street London
 6B John Maurice Close London Southwark
 Flat 9 14 John Maurice Close London
 Flat 3 14 John Maurice Close London
 Flat 3 13 John Maurice Close London
 30 John Maurice Close London Southwark
 Flat 3 10 John Maurice Close London
 Flat 11 8 John Maurice Close London
 Flat 5 8 John Maurice Close London
 Flat 5 7 John Maurice Close London
 3 John Maurice Close London Southwark

APPENDIX 5

Consultation responses received

Internal services consultation responses

LBS Community Infrastructure Levy Team
 LBS Transport Policy
 LBS Archaeology
 LBS Local Economy
 LBS Ecology
 LBS Highways Development & Management
 LBS Flood Risk Management & Urban Drain
 LBS Urban Forester
 LBS Planning Policy
 LBS Environmental Protection
 LBS Community Infrastructure Levy Team
 LBS Urban Forester
 LBS Urban Forester
 LBS Transport Policy
 LBS Ecology
 LBS Urban Forester
 LBS Planning Policy
 LBS Urban Forester
 LBS Transport Policy
 LBS Planning Policy
 LBS Transport Policy
 LBS Planning Policy

Statutory and non-statutory organisations consultation responses

Environment Agency
 Historic England
 Metropolitan Police Service (Designing Out Crime)
 Thames Water
 Transport for London

Neighbour and local groups neighbour responses:

6 Baytree Mews London SE17 1PU	93D Hambalt Road Lambeth, London
56 Pennethorne Road Peckham London	SW4 9EQ
Flat 6, 70 Searles Road London SE1	18 John Maurice Close London Southwa
4YY	

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

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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