

Planning Committee (Smaller Applications)

Tuesday 30 July 2024
7.00 pm

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

Membership

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

Reserves

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

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

Babysitting/Carers allowances

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

Access

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

Contact

Email: 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: 22 July 2024



Planning Committee (Smaller Applications)

Tuesday 30 July 2024
7.00 pm
GO2 meeting rooms, 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	1 - 5
	To approve as a correct record the minutes of the meeting held on 24 April 2024.	
6.	DEVELOPMENT MANAGEMENT	6 - 10

Item No.	Title	Page No.
6.1.	LAND ADJACENT TO WARWICK COURT, CHOUMERT ROAD (REAR OF 160-162 RYE LANE) LONDON SE15 4SH	11 - 67
6.2.	FRIENDSHIP HOUSE, 3 BELVEDERE PLACE, LONDON SE1 0AD	68 - 144
6.3.	MALBOROUGH CRICKET CLUB, DULWICH COMMON, SOUTHWARK SE21 7EX	145 - 185

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: 22 July 2024



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
Environment, Neighbourhoods and Growth
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Governance and Assurance
Tel: 020 7525 72342



Planning Committee (Smaller Applications)

MINUTES of the Planning Committee (Smaller Applications) held on Wednesday 24 April 2024 at 7.00 pm at the Innovation Space, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Cleo Soanes (Chair)
 Councillor Jane Salmon (Vice-Chair)
 Councillor Sabina Emmanuel
 Councillor Richard Leeming
 Councillor Richard Livingstone
 Councillor Emily Tester (reserve)
 Councillor Charlie Smith (reserve)

OFFICER Dennis Sangweme (Head of Development)
SUPPORT: Sadia Hussain (Legal Officer)
 Abbie McGovern (Development Management)
 Lara Davison (Development Management)
 Sean Gomes (Development Management)
 Beverley Olamijulo (Constitutional Officer)

1. APOLOGIES

Apologies for absence were received from Councillors Ketzia Harper and Adam Hood.

2. CONFIRMATION OF VOTING MEMBERS

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

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

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

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

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members made a declaration regarding the agenda items below:

Agenda items: 6.1 – 70 Croxted Road, London SE21 8NP and 6.3 – Dulwich Picture Gallery, Gallery Road, London SE21 7AD

Councillor Richard Leeming, non-pecuniary, although he had met with representatives about both applications, he had not taken a view or predetermined the applications and therefore took part in the decision.

Agenda item: 6.2 – Peckham Rye Park and Common, Southwark SE15 3UA

Councillor Richard Livingstone, non-pecuniary, as the relevant cabinet member when the previous planning application for Peckham Rye Park flood defences was considered at committee. The current planning application was different than the previous, and he had not predetermined or taken a view on the application. He therefore took part in the decision.

5. MINUTES

RESOLVED:

That the minutes for Planning Committee (Smaller Applications) meeting held on 13 March 2024 be approved as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items 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 70 CROXTED ROAD, LONDON SOUTHWARK SE21 8NP

Planning application reference 19/AP/7597

Report: See pages 12 to 63 of the agenda pack and addendum pages 1 to 2.

PROPOSAL

Demolition of existing detached side garage and the construction of a two storey detached dwellinghouse with a basement.

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

Members of the committee noted this information and asked questions of the officers.

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

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

There were no supporters present who wished to speak.

There were no ward councillors who wished to speak.

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

RESOLVED:

1. That planning permission be granted subject to the conditions and Section 106 Legal Agreement.
2. That an additional condition concerning safe and secure cycle parking facilities be included in order to encourage the use of cycling as an alternative means of transport to the development.
3. That in the event that a legal agreement is not signed by 24 October 2024, the director of planning and growth be authorised to refuse planning permission if appropriate for the reasons set out in paragraph 103 of the report.

6.2 PECKHAM RYE PARK AND COMMON, SOUTHWARK SE15 3UA**Planning application reference 23/AP/3031**

Report: See pages 64 to 99 of the agenda pack

PROPOSAL

Flood risk, landscaping, environmental, public access improvements, and the construction of two x earthworks bunds along the length of the northern and western boundaries of the common and park, along with associated underground drainage chambers.

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

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

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

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

There were no ward councillors present who wished to speak.

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

RESOLVED:

That planning permission be granted subject to the conditions and an additional condition detailing the site management during construction, and landscaping issues that might occur during this time.

At 8.40pm, the meeting took a five-minute comfort break. The committee reconvened at 8.45pm.

6.3 DULWICH PICTURE GALLERY , GALLERY ROAD, LONDON SE21 7AD**Planning application reference 23/AP/3551**

Report: See pages 100 to 132 of the agenda pack and addendum pages 2 to 5.

PROPOSAL

Temporary permission for installation of sculptures (6.No.) within the gardens of Dulwich Picture Gallery from April 2024 to the end of October 2026.

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

There were no objectors present at the meeting.

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

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

There were no ward councillors present who wished to speak.

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

RESOLVED:

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

The meeting ended at 9.10 pm.

CHAIR:

DATED:

Meeting Name:	Planning Committee (Smaller Applications)
Date:	30 July 2024
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

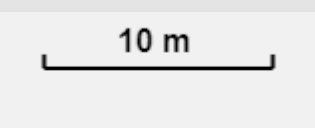
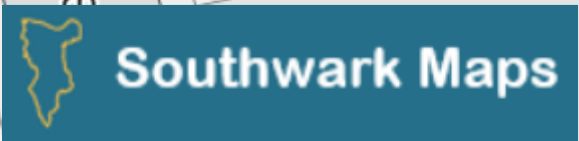
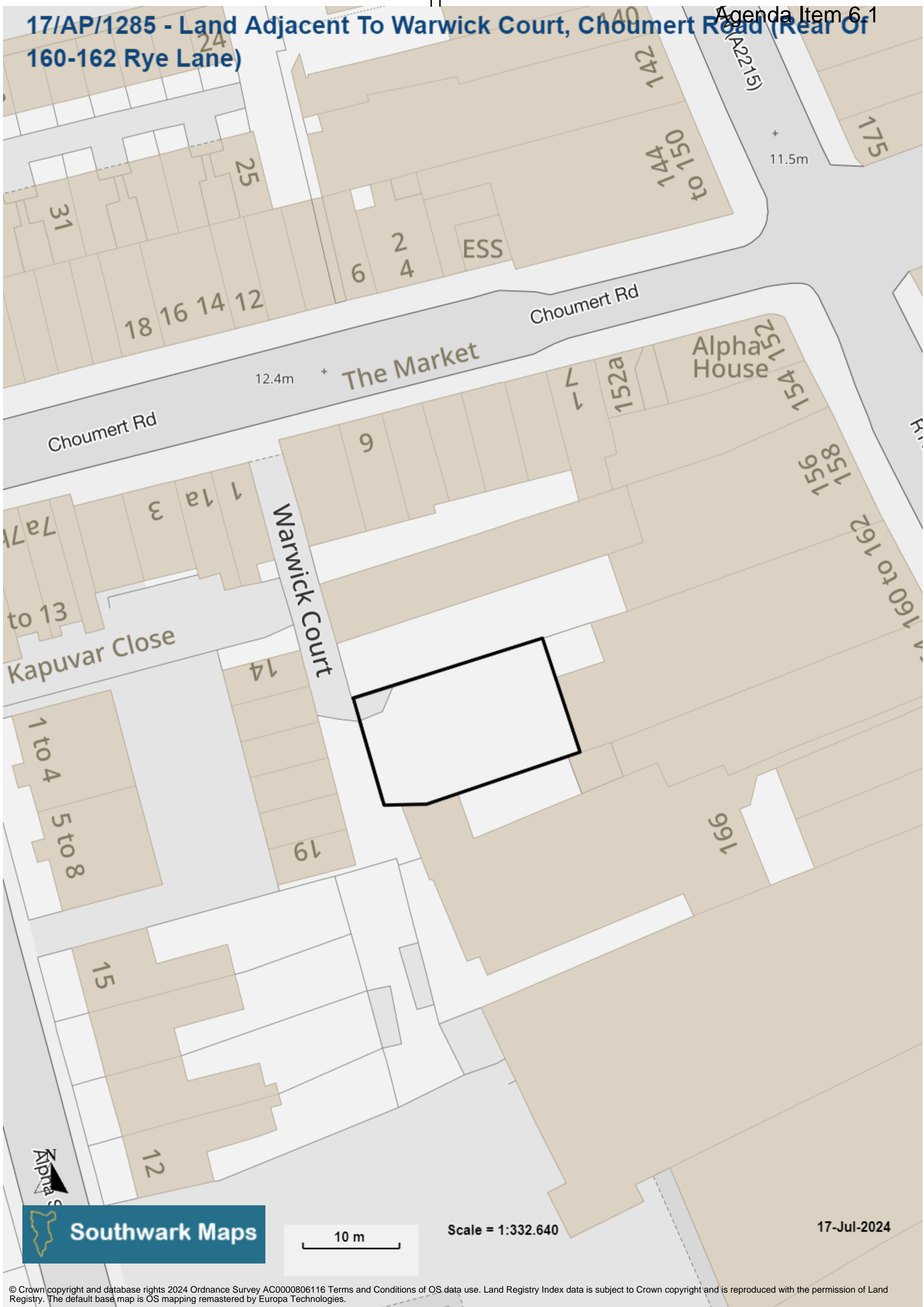
APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Beverley Olamijulo, Constitutional Officer Nagla Stevens, Head of Law (Planning and Development)	
Version	Final	
Dated	22 July 2024	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Assistant Chief Executive – Governance and Assurance	Yes	Yes
Director of Planning and Growth	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		22 July 2024

17/AP/1285 - Land Adjacent To Warwick Court, Choumert Road (Rear Of 160-162 Rye Lane)



Scale = 1:332.640

17-Jul-2024

Contents

RECOMMENDATION	2
EXECUTIVE SUMMARY	2
BACKGROUND INFORMATION.....	3
Site location and description.....	3
Details of proposal.....	5
Key Issues for Consideration.....	10
Summary of main issues	10
Legal Context	10
Planning policy	10
National Planning Policy Framework (the Framework) 2023.....	10
The London Plan 2021	10
Southwark Plan 2022.....	11
Assessment.....	11
Planning history and previous appeal decisions	11
Principle of the proposed development in terms of land use	12
Affordable housing and viability	12
Quality of residential accommodation and outdoor amenity space.....	14
Impact of proposed development on amenity of adjoining occupiers and surrounding area.....	19
Transport and Highways.....	22
Planning obligations (S.106 undertaking or agreement).....	25
Mayoral and borough community infrastructure levy (CIL)	26
Consultation responses, and how the application addresses the concerns raised.....	26
Consultation responses from internal and divisional consultees.....	28
Community impact and equalities assessment.....	29
Human rights implications.....	30
Positive and proactive statement.....	31
Positive and proactive engagement: summary table	31
Site visits	31
BACKGROUND DOCUMENTS	33
APPENDICES.....	33
AUDIT TRAIL.....	34

Item No. 6.1	Classification: Open	Date: 30 July 2024	Meeting Name: Planning Committee (Smaller Applications)
Report title:	Development Management planning application: Application 17/AP/1285 for: Full Planning Application Address: Land Adjacent To Warwick Court, Choumert Road (Rear Of 160-162 Rye Lane) London SE15 4SH Proposal: Construction of a part two, part three and part four-storey block for co-living (Sui generis) comprised of 11 rooms with shared facilities, roof pavilion and roof terrace, external walkways, balconies and associated cycle and bin stores.		
Ward or groups affected:	Rye Lane		
From:	Director of Planning and Growth		
Application Start Date: 10/04/2017		Application Expiry Date: 02/08/2024	
Earliest Decision Date: 02/08/2024			

RECOMMENDATION

1. That planning permission be GRANTED subject to a Section 106 Legal Agreement.
2. In the event that the requirements of paragraph 1 above are not met by 30 January 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph in 111.

EXECUTIVE SUMMARY

3. The proposal comprises the construction of a part two, part three and part four-storey block for co-living (Sui generis) comprised of 11 rooms with shared facilities, roof pavilion and roof terrace, external walkways, balconies and associated cycle and bin stores.
4. Co-living units is a housing option which is in demand both in Southwark and in wider London. The scheme would include 3 x co-living rooms on the ground floor with 1 x shared kitchen. Each individual room would have its own bathroom and a laundry room is provided on the ground floor. On the first floor and second, 3 x co-living rooms are provided with individual bathroom facilities and a shared kitchen. On the third floor, 2 x co-living rooms (one with a terrace to

room 13) and a tv lounge is provided. On the fourth floor, an external communal roof terrace and an internal communal sitting room and W.C. is provided.

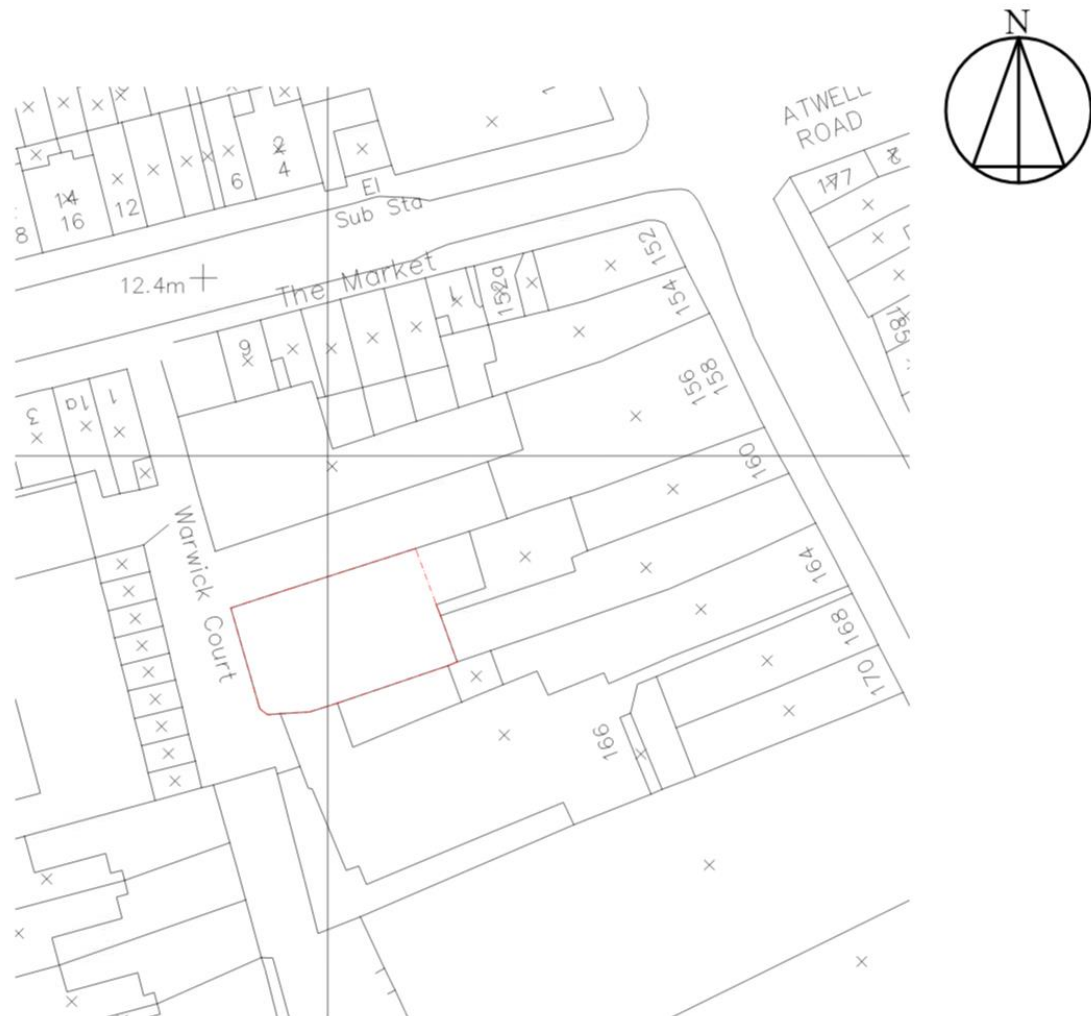
5. The proposed development would provide a policy compliant affordable housing contribution of £492,000 and would be considered acceptable development not prejudicing future development on surrounding sites. The proposal is not considered to harm Rye Lane Conservation Area owing to the stepped appearance of the scheme, however further detailed designs and materials conditions are required to ensure a high quality finish and development on this site. These further details will be secured by condition.
6. There are no material concerns with regards to ecology, biodiversity, flood risk, noise and vibration or ground contamination and are satisfied that the appropriate conditions have been included to ensure an acceptable development and construction on this site. The site would be car free and sufficient cycle parking and refuse storage is provided within the site. Further details are required by condition to ensure compliance with standards.
7. It is acknowledged that the scheme would occupy a backland site adjacent to a number of residential dwellings and commercial buildings. Therefore it is noted that there would be an impact on these residential dwellings, particularly occupiers of 14-19 Kapuvar Close. However, the amended and stepped design of the scheme adjacent to this boundary results in a larger separation distance between the site and Kapuvar Close to minimise the impact.
8. In summary, alongside the policy compliance affordable housing contribution, the scheme is considered to be acceptable in policy terms. The scheme provides future residents with flexible housing, social interaction and high quality accommodation much needed as a housing option within the borough. This is increasingly a popular housing option in Southwark contributing towards the housing stock as well as financial contributions towards affordable housing.

BACKGROUND INFORMATION

Site location and description

9. The application site is accessed off Warwick Court which adjoins Choumert Road. The site is the rear of 160-162 Rye Lane and adjacent to Kapuvar Close. The site is rectangular and is currently overgrown.
10. The surrounding area comprises a mixture of residential and commercial, with Peckham High Street and Rye Lane within walking distance of the site. Peckham Rye Train Station is a 6 minute walk (0.3 miles) from the application site. The site is located within PTAL 6a. The site historically forms part of 160-162 Rye Lane, however has now been subdivided.
11. Adjacent to the site to the south is 166 Rye Lane which operates as a church known as 'Christ Apostolic Church' on the ground floor and a nursery on the first floor (ref: 97/AP/0932, 98/AP/0484 & 16/AP/0381). The building would fall under Use Class E (previously Use Class D1), with a restrictive condition 9 (ref: 16/AP/0381) to ensure only nursery or a place of public worship can occupy this site.

12. To the east of the site, fronting Rye Lane is 160-162 Rye Lane is mixed use commercial and residential (ref: 12/AP/2698).
13. To the west of the site is a residential block located on Kapuvar Close (ref: 09/AP/2129). Access is gained from the elevation facing the application site with overhanging balconies positioned on this elevation. Car parking spaces are positioned to the rear.
14. To the north of the site is the rear of 156 – 158 Rye Lane, which includes a single storey outbuilding (ref: 17/AP/3329). Permission was granted in 2017 for the change of use of this building from Use Class B8 (Storage and Distribution) to Use Class D2 (Indoor Cycling Studio) (now Use Class E). The cycling studio has restrictive conditions relating to hours of use and servicing hours. The site also provides access, refuse storage and cycle parking to the residential dwellings approved under (ref: 17/AP/1468) on the upper floors of 156 – 158.



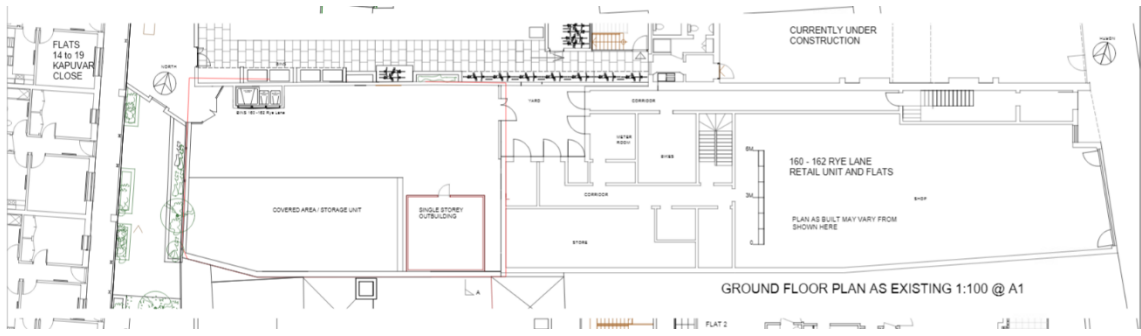
Location Plan

15. The site is subject to the following planning policy designations:
 - Area Vision Boundary – Peckham (AV.14)
 - Major Town Centre – Peckham
 - Conservation Area – Rye Lane, Peckham
 - Air Quality Management Area

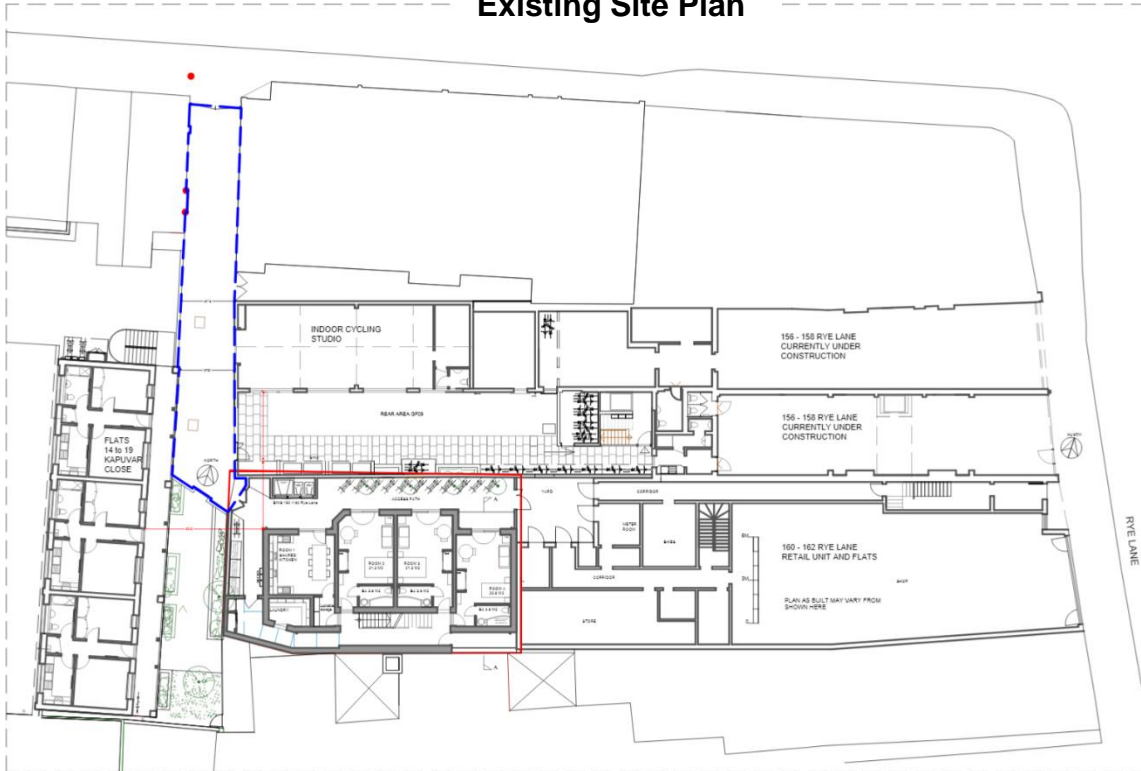
- Peckham Action Area Core
- Action Areas – Peckham and Nunhead Action Area
- Hot Food Takeaway Primary Exclusion Zone
- Critical Drainage Area – East Southwark

Details of proposal

16. The proposed development comprises the construction of a part two, part three and part four-storey block for co-living (Sui generis) comprised of 11 rooms with shared facilities, roof pavilion and roof terrace, external walkways, balconies and associated cycle and bin storage.
17. The Southwark Plan (2022) defines a co-living developments to be similar to student halls of residence but not restricted to students. Typically a collective living scheme will be a large block which provides a range of communal areas that fulfil different functions (such as libraries, kitchens, gyms, games rooms etc.) which are available to all residents. Residents typically rent a small en-suite bedroom. Unlike halls of residence, collective living is intended to be a primary residence. The proposed development is not considered to be a large block as it comprises only 11 rooms. Policy H16 (Large-scale purpose building shared living) of the London Plan (2021) defines large-scale purposes built shared living as generally over 50 units.
18. The development would be constructed to the following dimensions:
 - Maximum depth: 8.3m
 - Maximum width: 17.5m
 - Maximum height: 14.4m
 - Communal amenity space: 45 sq.m
19. The proposal would include 3 x co-living rooms on the ground floor with 1 x shared kitchen. Each individual room would have its own bathroom and a laundry room is provided on the ground floor. On the first and second floors, 3 x co-living rooms are provided with individual bathroom facilities and a shared kitchen. On the third floor, 2 x co-living rooms (one with a terrace to room 13) and a tv lounge is provided. On the fourth floor, an external communal roof terrace and an internal communal sitting room and W.C. is provided.
20. Access to the co-living units would be from Warwick Court. Cycle parking and refuse storage are provided within the application site. The refuse storage for no. s 160-162 would be retained within the application site.
21. The proposed materials would include brick face cavity wall and metal cladding to the top floor, with double glazed windows and doors. The development would be car-free.



Existing Site Plan



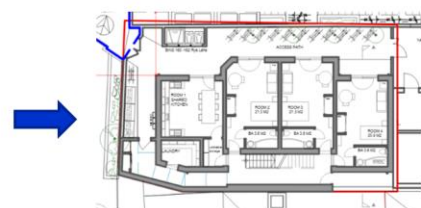
Proposed Site Plan

Proposed Front Elevation

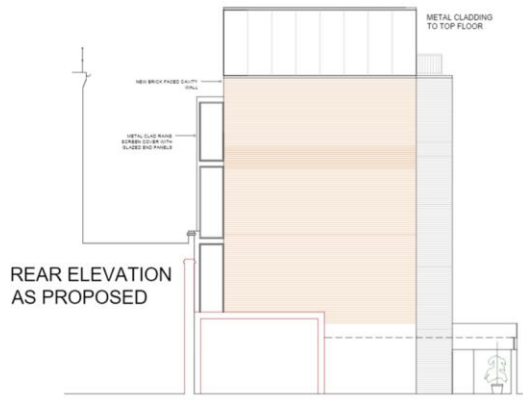


FRONT (WARWICK COURT)
ELEVATION AS PROPOSED

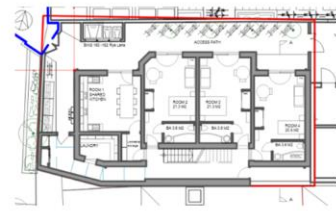
Front



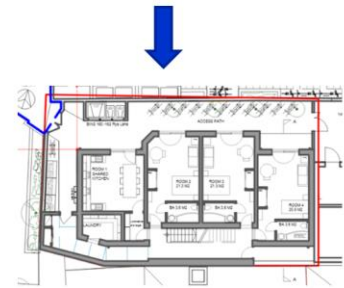
Proposed Rear Elevation



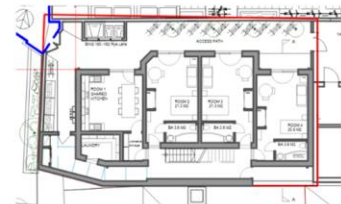
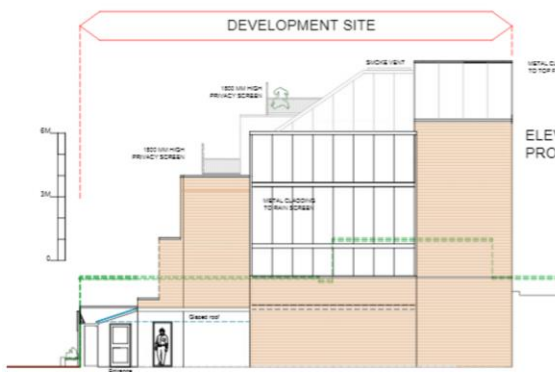
Rear



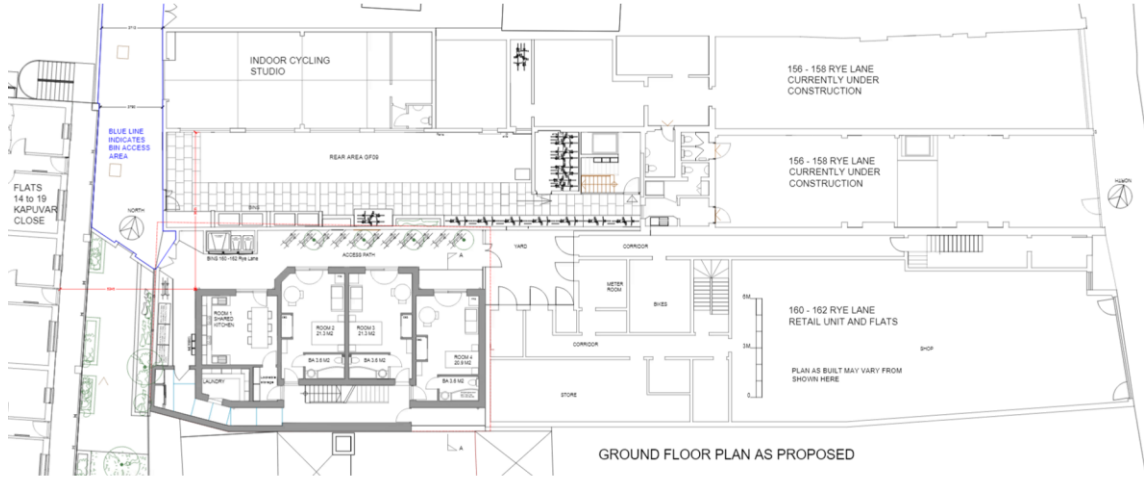
Proposed Side Elevation



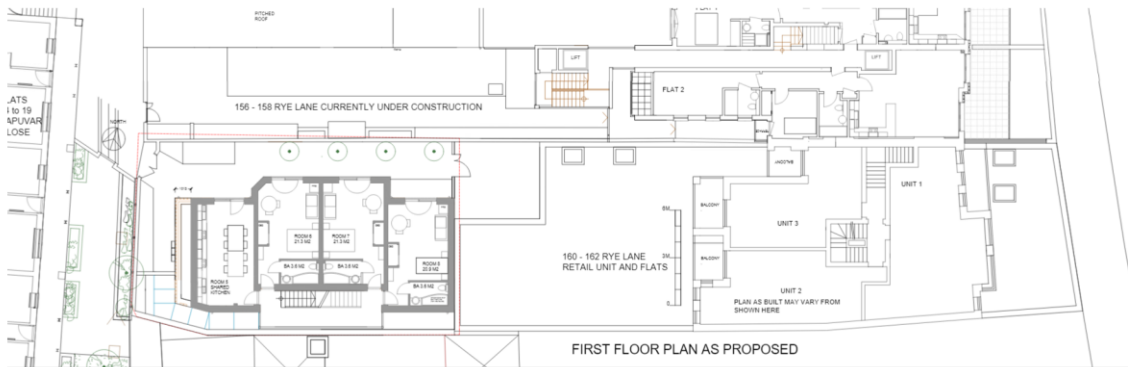
Proposed Side Elevation



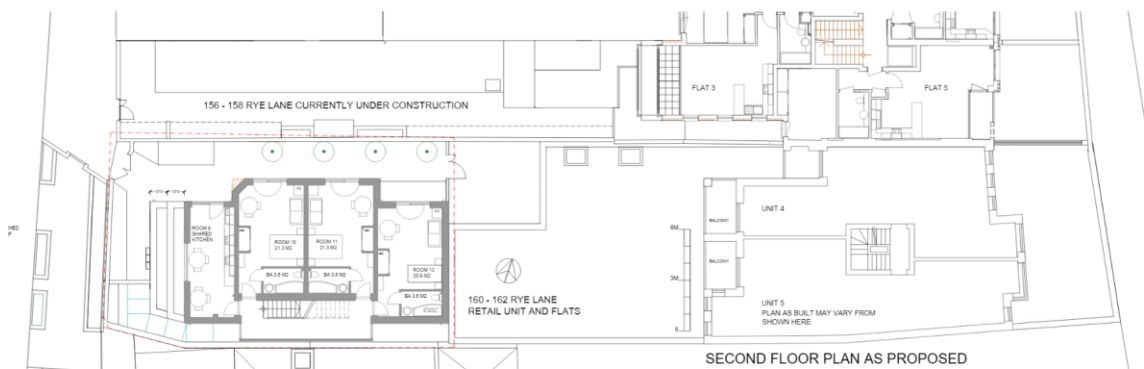
Proposed Ground Floor Plan



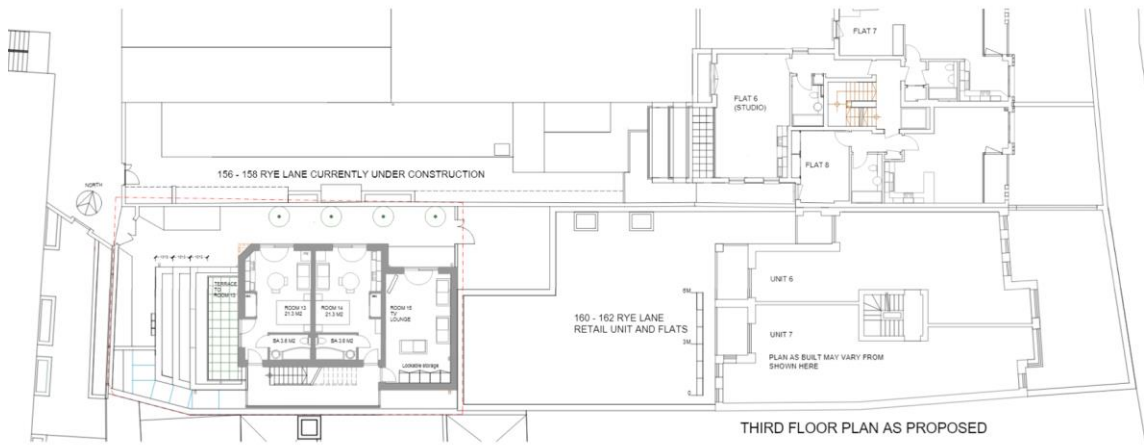
Proposed First Floor Plan



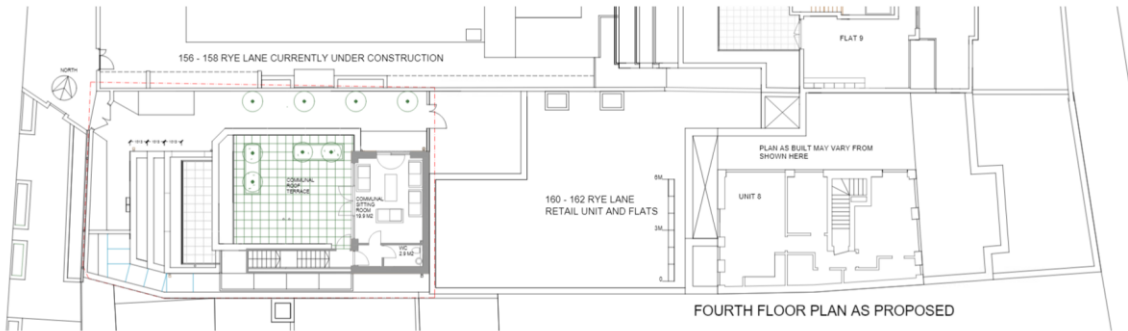
Proposed Second Floor Plan



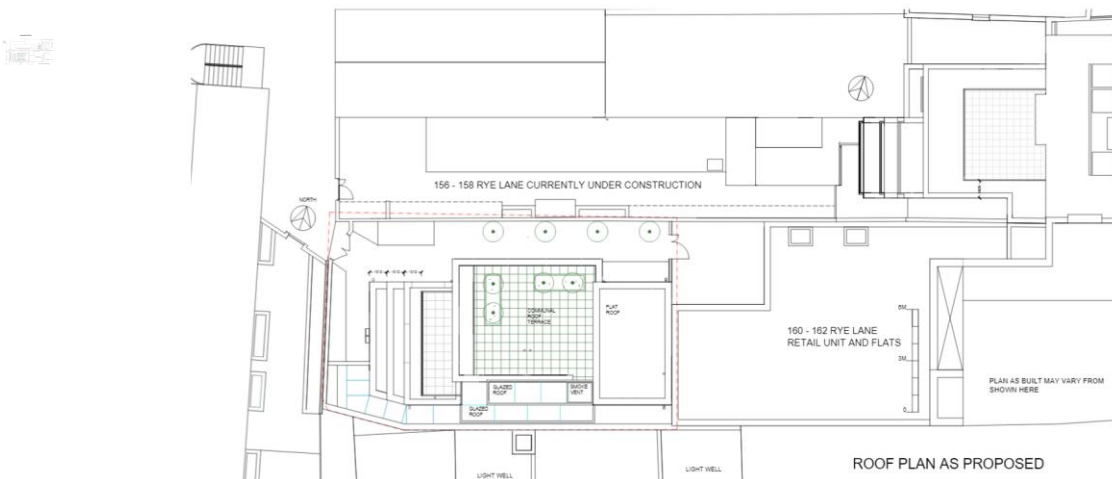
Proposed Third Floor Plan



Proposed Fourth Floor Plan



Proposed Roof Plan



22. See Appendix 1 for any relevant planning history of the application site.

Key Issues for Consideration

Summary of main issues

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

Legal Context

24. 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.
25. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

National Planning Policy Framework (the Framework) 2023

26. The revised National Planning Policy Framework ('NPPF') was published on 19 December 2023 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.
27. Paragraph 224 states that the policies in the Framework are material considerations, which should be taken into account in dealing with applications.
28. The relevant chapters from the Framework are:
- Chapter 2 Achieving sustainable development
 - Chapter 5 Delivering a sufficient supply of homes
 - Chapter 8 Promoting healthy and safe communities
 - Chapter 9 Promoting sustainable transport
 - Chapter 11 Making effective use of land
 - Chapter 12 Achieving well-designed places
 - Chapter 15 Conserving and enhancing the natural environment
 - Chapter 16 Conserving and enhancing the historic environment

The London Plan 2021

29. 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 D4 Delivering good design
 - Policy D5 Inclusive design
 - Policy D6 Housing quality and standards

- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D13 Agent of Change
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H10 Housing size mix
- Policy G6 Biodiversity and access to nature
- Policy SI 1 Improving air quality
- Policy SI 12 Flood risk management
- Policy T5 Cycling
- Policy T7 Deliveries, servicing and construction

Southwark Plan 2022

30. 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:

- P1 Social rented and intermediate housing
- P6 Purpose built shared living
- P13 Design of places
- P14 Design quality
- P15 Residential design
- P18 Efficient use of land
- P20 Conservation areas
- P35 Town and local centres
- P53 Cycling
- P56 Protection of amenity
- P60 Biodiversity
- P61 Trees
- P65 Improving air quality
- P68 Reducing flood risk
- P70 Energy

31. Of relevance in the consideration of this application are:
- 2015 Technical Update to the Residential Design Standards SPD (2011)
 - Heritage SPD (2021)

Assessment

Planning history and previous appeal decisions

32. The application site is subject to a dismissed appeal decision (ref: 15/AP/2995). The description of development was: ‘the redevelopment of vacant and abandoned backlands site off Warwick Court as six flats: 4 x one bedroom, and 2 x two bedroom, two per floor at ground and first and one at second and one at

third floor each with ancillary amenity space. The appeal was made against Southwark Council against its failure to give notice within the prescribed period of a decision on an application.

33. Planning permission was refused and the appeal dismissed on 25 July 2016. The reasons for the refusal were firstly due to the artificial subdivision of the appeal site from the east and the impact on affordable housing contributions and secondly the effect of the proposal on the living conditions of the occupiers with regards to light, outlook and privacy.
34. The current scheme no longer proposes 6 flats, it proposed 11 co-living units. As such, the scheme is materially different from the previously dismissed appeal and has been assessed in full below.

Principle of the proposed development in terms of land use

35. The principle of residential development on this site is considered appropriate subject to design and amenity impacts. Policy ST1 of the Southwark Plan (2022) states that the Council's target is to deliver 40,035 homes between 2019 – 2036. The proposal comprises 11 shared-living units which would contribute to overall housing numbers within the borough.
36. 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.
37. The application site occupies a backland site. Due to the permission on the adjacent site to the north (ref: 17/AP/1468) which provides access to the flats under construction at 156-158 Rye Lane, the proposal is not considered to prejudice further development on this site or any of the surrounding sites.

Affordable housing and viability

38. Policy P6 (Purpose built shared living) of the Southwark Plan (2022) states that development of purpose-built shared living must provide the maximum amount, with a minimum of 35% conventional affordable housing by habitable room subject to viability as per Policy P4, as a first priority. Where affordable housing cannot be provided on site a cash payment towards the delivery of new council homes will be required. The value of any contributions will be based on the cost of meeting an onsite affordable housing requirement and should provide no financial benefit to the applicant. All purpose-built shared living schemes will require a viability appraisal to be submitted.
39. Policy P4 (Private rented homes) of the Southwark Plan (2022) states that new self-contained, private rented homes in developments providing less than 100 homes must comply with policy P1.
40. Policy P1 (Social rented and intermediate housing) of the Southwark Plan (2022) states that development that creates 9 homes or fewer (inclusive) must provide the maximum amount of social rented and intermediate homes or a financial contribution towards the delivery of new council social rented and

intermediate homes with a minimum of 35% subject to viability as set out in Table 1 on page 107 of the Southwark Plan (2022).

41. The proposed development is therefore required to provide a viability appraisal and a financial contribution towards affordable housing in the borough. Given the length of time this application has been within the council's system, although multiple viability appraisals have been submitted as part of the application, the most accurate way of determining the affordable housing contribution is considered to be using the fast track route of 40%.
42. The viability calculations are set out below:

	Habitable rooms	Notes
Ground Floor	4	Room 1 – Shared Kitchen Room 2 – Bedroom Room 3 – Bedroom Room 4 – Bedroom
First Floor	4	Room 5 – Shared Kitchen Room 6 – Bedroom Room 7 – Bedroom Room 8 – Bedroom
Second Floor	4	Room 9 – Shared Kitchen Room 10 – Bedroom Room 11 – Bedroom Room 12 – Bedroom
Third Floor	3	Room 13 – Bedroom Room 14 – Bedroom Room 15 – TV Lounge
Total	15	

43. 15 habitable rooms

40%

£82,000 (CIL Zone 3)

$40/100 \times 15 = 6$

$6 \times £82,000 = \mathbf{£492,000}$

44. The policy compliant contribution for affordable housing is to be secured by a Section 106 Legal Agreement and as such is acceptable.
45. It is noted that on the previously dismissed appeal (ref: 15/AP/2995) that whilst a scheme for 6 dwellings would not attract a requirement for affordable housing provision, the site had been artificially subdivided from that to the east and therefore taking the two sites together there would be a requirement for affordable housing on the appeal site. The existing scheme is now subject to the affordable housing provisions of the Southwark Plan (2022) and is therefore making the full affordable housing contribution.

Quality of residential accommodation and outdoor amenity space

46. The proposed development comprises the erection of a building to provide 11 co-living units with shared facilities including a rooftop communal amenity space. Policy H16 (Large-scale purpose-built shared living) of the London Plan 2021 states that this policy relates to generally at 50 units. The scheme is for 11 units and would therefore not hit the threshold of 'large-scale'. Furthermore, the policy goes on to state that the units should be appropriately sized to be comfortable and functional for a tenant's needs and may include facilities such as en-suite bathrooms and limited cooking facilities.
47. London Plan Guidance for 'Large-scale purpose built shared living' released in February 2024. Given the generally small size of the private space in these developments, the communal amenity spaces are important elements in ensuring the overall residential amenity is acceptable. Policy H16 (7) requires that the private units are not self-contained homes, nor capable of being used as self-contained homes, but provide functional living space. Hence, units should be accessed through a shared internal area and not have a separate external access.
48. The units should be suitably sized to accommodate the amenities listed in the guidance for sleeping, eating, working, relaxing and storage. They should be no less than 18 sqm, and no more than 27 sqm, to avoid them being used as substandard self-contained units. Larger units may be suitable for occupation by couples. Given that the scheme does not reach the large-scale requirements to be tested under this policy, Officers have made a reasonable assessment of the quality of accommodation and outdoor amenity space below.
49. The proposed development would comprise 11 co-living units with shared living facilities including a kitchen, laundry room, TV lounge and terrace. These facilities are expected of a co-living unit and are thus acceptable.
50. The rooms vary in size between 20.9m² and 21.3m² which complies with the guidance of being above 18m² but below 27m².
51. An internal Daylight and Sunlight report has been submitted by the Chancery Group dated 9 November 2023 as part of this planning application. For the purposes of the assessment, all habitable rooms (bedrooms, kitchens and communal living rooms) have been assessed.
52. In accordance with newly published guidance, detailed recommendations for daylight in new buildings have been produced in line with The British Standard "Daylight in buildings" (BS EN 17037). To measure daylight in a space, daylight can be directly predicted either target illuminance levels using hourly climate data or the daylight factor. The daylight factor categorises daylight as a ratio of unobstructed external illuminance divided by overcast sky conditions (CIE standard overcast sky). Occupants of buildings typically favour natural daylight as it illuminates interiors and helps save electricity. For the purposes of this report, the assessment has been based upon target illuminance.
53. BS EN 17037 gives a range of recommendations for 'minimum', 'medium', and 'high' daylight provision. However, it is our interpretation that UK dwellings should follow provisions The UK National Annex provides, specially designed

for hard-to-light dwellings. For example, basements or rooms with large external obstructions such as an inner-city location or high density developments.

54. The UK National Annex recommended that median illuminances be exceeded in more than half the assessment points (a plane at table top height - 0.85 meters from the floor level) in a room for more than half of the daylight hours for a typical year.
55. Median illuminances:
- 100 lux in bedrooms
 - 150 lux in living rooms
 - 200 lux in kitchens/living kitchen diners
56. For the purposes of this assessment and report, studios have been considered as having a lux value of 200 lux.
57. The results of the illuminance assessment show that 8 out of 16 rooms assessed would be fully compliant with the BRE guidelines. A copy of the table provided within the report is provided below:

Floor	Room	Use	Target	Median	% of area meeting req.
Ground	R1	Studio	200	73	20%
	R2	Studio	200	69	18%
	R3	Studio	200	75	19%
	R4	Kitchen	200	74	18%
First	R1	Studio	200	166	41%
	R2	Studio	200	173	45%
	R3	Studio	200	185	49%
	R4	Kitchen	200	101	28%
Second	R1	Studio	200	214	55%
	R2	Studio	200	220	58%
	R3	Studio	200	140	60%
	R4	Kitchen	200	620	99%
Third	R1	Living Room	200	169	57%
	R2	Studio	200	273	72%
	R3	Studio	200	407	100%
Fourth	R1	Living Room	200	1115	100%

58. This illumination assessment is done in lux (a unit of measurement). Lux is a measure of the amount of light level intensity commonly referred to as unit of illuminance on a surface area. For bedrooms, lighting levels should be controllable with the ability to provide between 60-100 lux of light up to a maximum of 150 lux (between 100-150 lux for living rooms). Of the 8 rooms that fall short of the target criteria, 2 rooms are kitchens and would demonstrate median lux values of 74 lux and 101 lux. The remaining rooms are studios with lux values of between 69 lux and 185 lux. Furthermore, 3 of the 6 studios would demonstrate a lux value over 150 lux which is above the target for a residential living room.

59. It is acknowledged that the ground floor rooms would receive less daylight than the upper floor rooms, however Officers consider that to be consistent with other developments within a built up urban town centre area and would thus be acceptable in this location. Sufficient light would be received near the table and sofa areas of the units with communal amenity space provided on the roof for all rooms to utilised.
60. In terms of sunlight, all rooms facing within 90 degrees due south would be fully compliant with the recommended BRE guidelines and targets. In addition to this, the main communal area is located on the roof and would therefore received very good sunlight. This is consistent with the London Plan guidance which states that the communal amenity spaces are important elements in ensuring the overall residential amenity is acceptable.
61. One of the rooms on the third floor includes a terrace measuring 11 sq.m. None of the other units have private amenity space. This shortfall has been secured in the Section 106 Legal Agreement (10 rooms x 10 sq.m shortfall = 100 sq.m, 100 sq.m x £205 = £20,500). Officers consider this to be appropriate to the development given the importance of amenity space within co-living units and this financial contribution would ensure improvement of open space elsewhere near to the development site.
62. The development provides a roof terrace measuring 45 sq.m for use by all residents within the co-living block. This is considered an acceptable amount of outdoor amenity space, falling just short of the 50 sq.m requirement for community amenity space per development. The shortfall of 5 sq.m will be charged at £205 per square metre (£1,025) and secured within the Section 106 Legal Agreement.
63. In summary, the overall quality of accommodation and outdoor amenity space is considered acceptable for a co-living unit.

Fire Safety Regulations

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

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

Summary of Information Contained in Planning Fire Safety Strategy

65. The applicant submitted an updated fire safety strategy by Quality Fire Safety Management dated 29 February 2024 to ensure it complied with London Plan standards. The submitted document demonstrates compliance with the requirements of building regulations. The building is fitted with a the provision of a fire suppression (a BS9251 sprinkler system) and automatic fire detection comprising smoke detection in the common staircase and heat detectors in the kitchens is fitted.

Assessment of Planning Fire Safety Strategy

66. The submitted document is considered appropriate is scope and scale for the proposed development and is thus acceptable. Further assessment of fire safety measures will be undertaken at the building control stage of the process.

Design, layout, heritage assets and impact on Borough and London views

67. The site is located to the rear of 160-162 Rye Lane, but is accessed via Choumert Road to the rear of Warwick Court. The site is within the Rye Lane conservation area and is surrounded by buildings of 1 - 5 storeys, of mixed age and architectural style. In general, the taller buildings face the principle streets in the neighbourhood, Rye Lane and Choumert Road, while most buildings to the rear of Rye Lane plots are of smaller height and massing. The exception is 166 Rye Lane, adjacent to the site, which is a large 3 storey industrial building of stock brick and flat roof, located to the rear of 168-170 Rye Lane.
68. Most of the Camberwell parish was rural until the beginning of the 19th century and Peckham consisted mainly of meadows, arable land and gardens. It provided market gardens and pasture for animals being driven to the London markets, especially following transport improvements to the city. Peckham's location and relative proximity and access via the Old Kent Road gave it a particularly prominent position within the trade. Peckham; like Camberwell, was a location for a large fair which was held on common lands and then in the High Street, until its abolition in 1835. This market gardening and market activity shaped the built environment we see today with long plots extending back from narrow street frontages where the commercial activity was concentrated. This pattern of development is part of the character of Peckham. The Georgian and Victorian era building development saw the principle buildings, usually the tallest and most decorative, located on Rye Lane or Peckham High Street with smaller warehouse or ancillary storage uses to the rear. This characteristic hierarchy remains largely intact today, even throughout the 20th and 21st century redevelopments where some older buildings have been superseded by residential rear extensions. This pattern of development, scale and massing is part of the significance of the Rye Lane conservation area.
69. The height of the buildings along Rye Lane are 4 - 5 storeys max, with those on Choumert Road at four storeys. To the rear of the plot is Kapuvar Close, a late 20th century two - two and a half storey residential development of suburban style with pitched roofs and brick elevations. There are a number of ground floor ancillary storage sheds and extension to the rear of 156 - 158 Rye Lane. In principle, subject to other policy compliance there is scope for a building on the rear plot of 160-162 Rye Lane.
70. Throughout the application process, updated plans have been submitted to reflect the comprehensive development of 160-162 Rye Lane that has taken place. Officers are now satisfied that the current plans reflect the built form surrounding the site accurately.

Height, scale and massing

71. The proposed plans are for a five storey building located at the rear of 160-162 Rye Lane. This rear part of the plot currently houses single storey outbuilding structures and has pedestrian access from Choumert Road. The proposed 5 storey height and scale would in fill this space and the height would compete with the historic hierarchy of development along Rye Lane and cause some minor harm to the significance of the conservation area. While there is some merit to the stepped back of the massing at first floor, second and third floor, the fourth floor should be omitted or reduced to an access lobby to the roof terrace.

This change would minimise impact on the historic pattern of development in the area.

Detailed design

72. The principle of the detailed design is simple; brick with metal clad upper floor, and simple windows. While these principles are acceptable for a building located in an historically ancillary area, the drawings and DAS lack confidence in detailing - for example further explanation of the quality of the materials and fenestration could be outlined in the supplementary reports indicating window reveal depth, typical London stock brick type and fenestration design to provide comfort that the finished building would be of sufficient high quality architectural design to recommend approval. The fenestration pattern on the north elevation (elevation 1) could be enhanced by projecting box frame Juliet balconies clad in metal, greater reveal depths and metal framed windows. While this could be controlled by condition, the current drawings do not reflect the high quality required by policy.

Landscape and public realm

73. The drawings and Design and Access convey minimal detail about the access to the dwellings. There is also a lack of detail provided to the application about the quality and safety of the access from Choumert Road. The development could feel like a compound, with lack of overlooking and positive entrance characteristics. Further amendments are required to ensure that the access and entrance areas are safe, attractive and legible for all potential residents. Currently the outside space at ground floor would be dominated by bin stores and cycle parking and the ground floor bedrooms would have their only north facing outlook towards a communal cycle store. The application should try to achieve compliance the Secured By Design Homes guidance 2023.

Design Conclusion

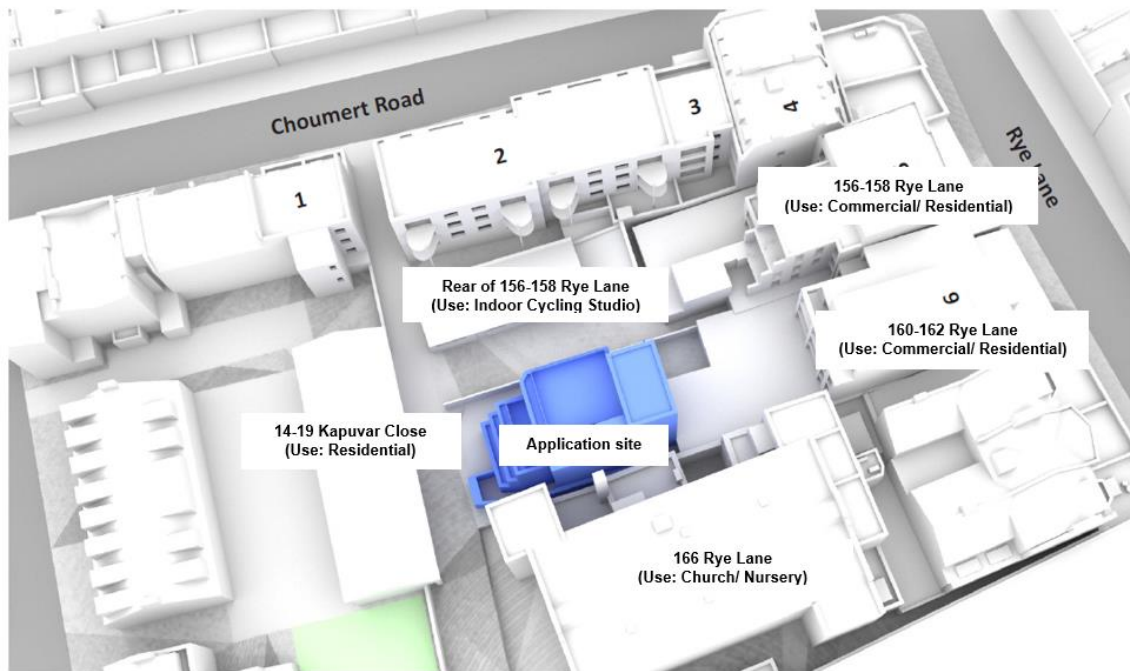
74. The council's design and conservation officer has identified less than substantial harm to the Conservation Area as a result of the fourth floor. As such, the proposals should be weighed against public benefit as per para 208 of the NPPF "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".
75. In addition to comments by the design and conservation team, officers have also given weight to the previous inspector's (assessment and conclusion) on the appeal decision of the amended scheme which states the following:

'The Conservation Area mainly covers the properties on Rye Lane and their rear curtilages. There are a variety of architectural styles and ages creating a very mixed character and appearance to the area. The appeal site is an undeveloped yard to the rear of the commercial properties fronting Rye Lane. The proposed building would be a similar height and scale to the majority of the surrounding buildings and would be constructed in materials to match those of the immediate area. Its location to the rear of Rye Lane and Choumert Street means it would have limited public views and I consider that the design and scale of the proposed building would at least preserve the character and appearance of the Conservation Area.'

76. The proposed development in comparison to the dismissed appeal provides a scheme with stepped back of the massing at first, second and third floors. This is physically, materially different from the dismissed appeal. It is acknowledged that the height of the building to accommodate the fourth floor is slightly taller (14.4m) than the dismissed appeal (12m). However, this increased height is considered minimal and would have limited public views owing to its location. As such, the proposed development is considered acceptable in terms of design and appearance within the Conservation Area, in line with the previous Inspectors judgement, subject to conditions relating to materials, landscaping and further detailed design.

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

77. The site occupies the rear of 160-162 Rye Lane, all of the following residential and commercial units need to be considered in the determination of this planning application.
78. Below is a plan demonstrating the positioning of these developments in relation to the application site. Each of these sites are taken in turn below:



166 Rye Lane

79. Adjacent to the site to the south is 166 Rye Lane which operates as a church known as 'Christ Apostolic Church' on the ground floor and a nursery on the first floor (ref: 97/AP/0932, 98/AP/0484 & 16/AP/0381). The building would fall under Use Class E (previously Use Class D1), with a restrictive condition 9 (ref: 16/AP/0381) to ensure only nursery or a place of public worship can occupy this site.
80. The elevation facing onto this site would comprises the external walkway with no windows overlooking the church or nursery use. This is acceptable and would not prejudice any further change of use on the site. Given the

commercial use, this building has not been included within the daylight and sunlight assessment as none of the rooms are habitable. Officers are satisfied with the positioning of the development in relation to 166 Rye Lane and do not consider this to be harmful to the existing use as a church/nursery.

160 – 162 Rye Lane

81. To the east of the site, fronting Rye Lane is 160-162 Rye Lane is mixed use commercial and residential (ref: 12/AP/2698). The rear elevation of the site would face 160-162 Rye Lane, there are no windows facing onto this site at all and therefore no loss of privacy to these occupiers is identified. It is acknowledged that the site is separated by 15m between the rear of 160-162 Rye Lane to the rear of the proposed development. As there are no windows facing this development, the distance here is considered appropriate.
82. The Daylight and Sunlight Report undertakes an assessment of 160-162 Rye Lane in terms of impact of the proposed development on the rear facing windows into the site. The results of the VSC assessment show that 17 of the 22 windows assessed would be fully compliant with the BRE Guidelines. Of the 5 remaining windows (W2, W3 and W6 located on the first floor and W2 and W3 located on the second floor), 1 window would demonstrate a minor alteration, 2 windows would demonstrate moderate alterations and 2 windows would demonstrate major alterations from the existing condition. However, 4 of the 5 windows are located under external balconies which restrict sky visibility. This is apparent from the relatively low absolute VSC alterations of between 2.64% and 3.48%.
83. Furthermore, 3 of these 4 windows serve bedrooms which are often considered less sensitive for daylight. The remaining window serves a room with multiple windows and would demonstrate a retained VSC value of 16.07%. This would meet the alternative target criteria. Taking into account the above assessment of VSC values and the reasoning behind them, officers are satisfied that the impact on this development would be minor and thus acceptable.

14 – 19 Kapuvar Close

84. To the west of the site is a residential block located on Kapuvar Close (ref: 09/AP/2129). Access is gained from the elevation facing the application site with overhanging balconies positioned on this elevation.
85. The front elevation of the scheme faces Kapuvar Close, there are no windows (that are not obscurely glazed or non opening) facing onto the site. Both terraces face onto the site however a condition is to be added to the permission to ensure both terraces are fitted with a 1.8m privacy screen on all sides to ensure no loss of privacy to the residents at Kapuvar Close, or beyond the site.
86. A Daylight and Sunlight report for the surrounding developments has been submitted by the applicant as part of the planning application. Only rooms and windows that are considered to be habitable (i.e. bedrooms, living rooms and kitchens) have been included within the assessment.
87. The results of the VSC assessment show that all 12 windows assessed would deviate from the BRE Guidelines. Of these 12 windows, 2 windows would demonstrate minor alterations, 2 windows would demonstrate moderate alterations and 8 windows would demonstrate major alterations from the existing condition. This is due to the external balcony and roof overhang

restricting the sky visibility and daylight potential. The absolute VSC alterations are between 1.76% and 4.72%, which is relatively small.

88. The BRE Guidelines acknowledges that balconies restrict daylight and state at paragraph 2.2.13: "Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.80 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.
89. As such, in accordance with the BRE Guidelines, an additional VSC assessment has been completed without the balcony/roof overhang. The results of the VSC assessment show that all windows assessed would be fully compliant with the BRE Guidelines. The results for the NSL assessment show that, except for 1 room, all rooms assessed would be fully compliant with the BRE Guidelines. Overall, the alternative assessment (excluding the balcony/overhang) demonstrates that the presence of the existing architecture is the main cause of the restricted daylight and not the proposed development.
90. Officers acknowledge the assessment made under the dismissed appeal (ref: 15/AP/2995) which makes the following comments:
- "14 -19 Kapuvar Close are flats located within a two storey building to the west of the appeal site. The flats are arranged internally so that all habitable rooms are single aspect fronting eastwards towards the site. The windows which serve these rooms to the ground floor and first floor of this building are positioned underneath an external walkway to the ground floor and an overhanging roof to the first floor.*
- The proposed building would be directly opposite some of the flats but separated by an existing boundary wall. The part of the building closest to the windows of the flats would be two storeys high and about 7 metres wide at a distance of about 8 metres from the flat windows.'*
91. Under the current application the proposed building would still be positioned directly opposite some of the flats and would be separated by an existing boundary wall. As a result of the stepped design, the two storey element of the proposed building would be approximately the same width however an additional 2m from the flat windows when measuring from the closest flank elevation to the windows of Kapuvar Close (as per the appeal decision). As such, the bulk and mass has been stepped away from Kapuvar Close. Officers consider this change to be material.
92. In summary, when taking into account the stepped design, the conditions relating to the terraces and the existing architecture of Kapuvar Close, Officers acknowledge that there would be an impact as a result of the proposed development on the occupiers of 14-19 Kapuvar Close in terms of loss of light and overbearing impact. However, when taking the scheme as a whole and

reviewing the site within the wider town centre and urban context, it is considered appropriate development and thus acceptable.

156-158 Rye Lane

93. To the north of the site is the rear of 156 – 158 Rye Lane, which includes a single storey outbuilding (ref: 17/AP/3329). Permission was granted in 2017 for the change of use of this building from Use Class B8 (Storage and Distribution) to Use Class D2 (Indoor Cycling Studio) (now Use Class E). The cycling studio has restrictive conditions relating to hours of use and servicing hours. The site also provides access, refuse storage and cycle parking to the residential dwellings approved under (ref: 17/AP/1468) on the upper floors of 156 – 158.
94. The majority of the windows on the development are facing onto the above site which is occupied as a cycling studio and would not be appropriate for residential use given the access, bin storage and cycle parking required into the site fronting Rye Lane. The relationship between the cycle studio and the co-living unit is considered acceptable in terms of overlooking, loss of privacy, loss of light and overbearing impact.
95. It is acknowledged that despite not being adjacent to the proposed development, owing to the single storey nature of the cycling studio on the adjacent plot, consideration should also be given to 2-8 The Market which is positioned beyond this site (labelled no. 2 on the above plan). The separation distance between the proposed development and 2-8 The Market is approximately 16m. No concerns are raised with regards to impact on daylight and sunlight and officers are satisfied that conditions relating to privacy screens on all the terraces proposed would be sufficient to maintain privacy for these occupiers. Furthermore, officers are satisfied that the proposed development would not appear overbearing given the separation distance and inner city town centre location would be appropriate.

Landscaping and Trees

96. There are no trees on the site which require an Arboricultural Impact Assessment to be submitted. The clearance of the site is considered acceptable to accommodate the proposed development. There is limited scope for landscaping given the site constraints, however a landscaping condition has been included to ensure the site is landscaped appropriately. The proposed development is acceptable in relation to trees and landscaping.

Transport and Highways

97. The site is in a PTAL 6a/6b and Choumert Road is not classified road. Rye Lane is a classified road, A2215. The site is within a CPZ, Peckham (B) operating between the hours of 08:30 - 18:30, Mon - Sat. The site has an existing vehicle access on Warwick Court (private road). The site is within the Rye Lane Peckham Conservation Area and partially within the Southwark Rye Lane Low Traffic Neighbourhood.

Cycle Parking

98. Policy P53 (Cycling) of the Southwark Plan (2022) states that the required amount of long-stay cycle parking for dwellings in PTAL 6a/6b is 1.5 spaces per double bedroom and 1 space per single bedroom. For this proposal, the

required amount of long-stay cycle parking is therefore 15 spaces with 2 visitor spaces also provided.

99. The site provides 22 cycle parking spaces, in Sheffield stand form, which is an overprovision in terms of policy requirement, demonstrating the sufficient space on site to accommodate the necessary number of spaces. However, Transport Policy have requested as per LCDS Chapter 8, all spaces must be in Sheffield stand form with a minimum of 1200mm clear space between stands, or 600mm to one side. 1 cycle parking space must be designed to accommodate disabled, adapted and cargo bicycles with at least 1800mm clear space between stands, or 900mm clear space to one side. Furthermore, it appears that the bicycles will be partially exposed to the elements. Long-stay cycle stores must be secured with a lockable door, fully weatherproof and enclosed on all sides. Overhead cover only is not adequate for long-stay cycle parking. Cycle stores must be lit and fully accessible by all users, with access routes of no less than 1.5m width (1.2m can be provided in conversions or over short-distances), and doorways of no less than 1.2m. Doors on routes to cycle stores should be power-assisted. Given the excess of cycle parking requirements and thus space, Officers are satisfied that this can be conditioned and the details of this cycle store will be provided prior to occupation of the development.

Car parking, parking permits and vehicle access/crossovers

100. As the site is in PTAL 6a/6b, the car free proposal accords to adopted policy. No vehicle access or crossover have been proposed. As the proposal is car-free, this accords to adopted policy. As per Southwark Plan Policy P54, on-street parking permits will not be available for residents or businesses in current or future CPZs, this shall be secured within the legal agreement.

Refuse and recycling

101. The application site provides the refuse store for 160-162 Rye Lane as well as the proposed development for the co-living unit. Details of both refuse stores and the private refuse collection arrangements including a bin holding area must be required. The details should include how on-site bin store doors will open to ensure there is adequate space to remove and replace bins. These details are considered suitable to condition and thus acceptable in principle.

CEMP

102. Due to the location of the proposal near Rye Lane and within an LTN, a Construction Environment Management Plan (CEMP) must address how effects of construction on the environment will be avoided, minimised or mitigated. The applicant must also demonstrate how construction using public highways can be safely accomplished and how vehicular movements will be minimised and controlled to reduce danger to vulnerable road users. Due to the sensitive location and size of the scheme, penalties will be meted out to transport operators not complying with the routing of construction vehicles and delivery slots. A CEMP condition has been attached to the permission.

Delivery and servicing

103. All delivery and servicing will take place from Warwick Court, a private road. As this is not on the public highway, transport policy have no further comment and thus this aspect of the proposed development is acceptable.

Noise and vibration

104. The council's environmental protection have reviewed the scheme against council policies and consider the application to be acceptable in terms of noise and vibration subject to certain conditions being attached to the permission. The following conditions are required: noise impact assessment, residential internal noise levels, plant noise, external noise levels in private amenity areas, protection from vibration, communal outdoor amenity areas, artificial lighting, CEMP and CLP.

Energy and sustainability

105. Policy P70 (Energy) of the Southwark Plan (2022) states that development must minimise carbon emissions on site in accordance with the following energy hierarchy:
1. Be Lean – Energy efficient design and construction
 2. Be Clean – Low carbon energy supply
 3. Be Green – On site renewable energy production and storage
106. As the scheme is a minor application there is no requirement to submit a full energy assessment, GLA Carbon Emission Spreadsheet and the details of the Be Seen monitoring component however the scheme should comply with the energy hierarchy. The scheme will comply with current Building Regulations, however owing to the communal roof terrace there is no scope for PVs on the roof. The proposal is considered acceptable in terms of energy and sustainability.

Ecology and biodiversity

107. The application site is located within a town centre location. The site is rectangular in shape and has not been well maintained and is therefore overgrown. The site is not considered to warrant an ecological assessment given the backland site within Peckham. Furthermore, this was not considered necessary under the appeal scheme by the inspector and therefore would be an unreasonable request by the council for this application. No concerns are raised in regards to ecology or biodiversity.

Air quality

108. The council's environmental protection team have reviewed the scheme and have requested a condition to provide an air quality neutral assessment and a condition with restrictions on domestic gas boilers to ensure that the impact of the development on local air quality is minimised within the designated Air Quality Management Area in accordance with the Policy P65 (Improving air quality) of the Southwark Plan (2022).

Ground conditions and contamination

109. The council's environmental protection team have reviewed the scheme and have requested a condition in relation to land contamination as the site is brownfield. This condition requests a phase 1 desktop study of the historic and current uses of the site and the adjacent premises to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.

Water resources and flood risk

110. The application site is located in Flood Zone 1 and within a Critical Drainage Area of East Southwark. There is a low risk of surface water flooding. A Flood Risk Assessment is not required for this application as the site is not more than 1 hectare or a major application within a Critical Drainage Area. The site therefore complies with the Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

Planning obligations (S.106 undertaking or agreement)

111.

Planning obligation	Mitigation	Applicant's position
Housing, Viability and Amenity Space		
Affordable (social and intermediate) rent housing Provision	15 habitable rooms 40% £82,000 (CIL Zone 3) $40/100 \times 15 = 6$ $6 \times £82,000 = \mathbf{£492,000}$	Agreed
Private and communal outdoor amenity space	<i>Private amenity space shortfall</i> 10 rooms x 10 sq.m shortfall = 100 sq.m $100 \text{ sq.m} \times £205 = \mathbf{£20,500}$ <i>Communal amenity space shortfall</i> 5 sq.m shortfall $5 \times £205 = \mathbf{£1,025}$	Agreed
Transport and Highways		
Parking permit restriction	On-street parking permits will not be available for residents or businesses in current or future CPZs.	Agreed
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

112. In the event that the legal agreement is not completed by 30 January 2025 it is recommended that the Director of Planning be directed to refuse planning permission on the following grounds;

113. In the absence of a signed legal agreement, the proposal would fail to provide suitable mitigation in terms of planning gain contrary to policies DF1 'Delivery of the Plan and Planning Obligations' of the London Plan (2022), Policy P1 'Social rented and intermediate housing' and Policy 1P3 'Community Infrastructure Levy (CIL) and Section 106 Planning Obligations' of the Southwark Plan (2022) and the Southwark 'Section 106 Planning Obligations and Community Infrastructure Levy SPD' (2015).

Mayoral and borough community infrastructure levy (CIL)

114. The proposal is a CIL chargeable development because it consists of over 100sqm of new build. The site is located within Southwark CIL Zone 3 and MCIL2 Band 2 Zone. Based on the floor areas provided by the applicant's CIL Form 1 dated 31-Mar-17, the gross amount of CIL is approximately £62,988 in total, consisting of £31.2k Mayoral CIL and £31.8k of Borough CIL. It should be noted that this is an estimate, and the floor areas on approved drawings will be checked and the "in-use building" criteria will be further investigated, after planning approval has been obtained.

Consultation responses, and how the application addresses the concerns raised

Consultation responses from members of the public

115. The scheme was consulted on when originally submitted to the council on 2 May 2017, however given the length of time that has passed since the original consultation and the material change in policy such as the adoption on the Southwark Plan (2022) it was considered necessary to reconsult. The reconsultation was undertaken on 28 March 2024.
116. For the 2017 consultation, 34 letters of objection and 17 letters of support were received. For the 2024 consultation, 15 letters of objection, 1 neutral letter and 40 letters of support were received.
117. Summarised below are the material planning considerations raised by members of the public:
118. Principle of development and proposed land uses:
- Overcrowding of the area
 - Bring an unused site back into positive use which would benefit the area and improve the areas visual appearance
 - Sustainable use of land

Officer Comment: The principle of development on a backland site is discussed in the above relevant section of the officer report.

119. Affordable housing and viability:
- Provides more affordable housing thus reducing homelessness in an area which has a housing shortage

Officer Comment: The proposed development provides a policy compliant affordable housing contribution which is secured in a legal agreement.

120. Design quality and site layout:

- The design would be an eyesore
- Contrary to Rye Lane Conservation Area management plan
- Appropriate scale, height and massive
- Improves quality of area
- Scheme is hidden away behind the Rye Lane frontage and thus will have a limited impact on the Conservation Area
- Highly quality material and design

Officer Comment: The Design is discussed in full above.

121. Quality of accommodation and provision of private/communal outdoor space:

- The scheme is too dense

Officer Comment: The quality of accommodation is considered appropriate and discussed in full above.

122. Neighbour amenity impacts:

Objections

- Loss of light to Kapuvar Close
- Concerns over adequate daylight, sunlight, outlook and a comfortable microclimate
- Loss of privacy
- The 21m rule of distance from other properties would be breached

Supports

- Adequate distance from other properties

Officer Comment: The impact on neighbouring properties is considered in the above relevant sections of the report.

123. Transport, parking, highways, deliveries and servicing matters:

- Inadequate parking
- No impact on transport network
- The refuse bin will result in a pest colony formation
- Creates employment whilst work is ongoing

Officer Comment: There are no concerns from a transport perspective as it is a private road.

124. Environmental impact during the construction phase (noise, dust and dirt etc.):

- Noise pollution during development
- Sustainable construction

Officer Comment: Construction is temporary and could not be considered as a reason for refusal.

125. Ecology and biodiversity:
- Biodiversity net gain concerns
 - Loss of green space

Officer Comment: Biodiversity Net Gain requirements do not apply for this application as it was validated in 2017.

126. Other matters:
- Lack of disclosure regarding councillor interest and involvement with the propose development
 - Loss of view for surrounding residents
 - Creates economic vitality
 - Contributes to regeneration
 - Good for local businesses

Officer Comment: The scheme is to be heard at committee as a result of the councillor interest. The loss of a view is not a material planning consideration.

127. These matters are addressed comprehensively in the relevant preceding parts of this report.

Consultation responses from internal and divisional consultees

128. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.

129. Environmental Protection Team:
- No objection subject to the following conditions: noise impact assessment, internal noise levels, plant noise, external noise levels in private amenity areas, protection from vibration, community outdoor amenity areas, air quality neutral assessment, domestic gas boilers, external lighting, land contamination, CEMP and CLP.

Officer Comment: Noted and conditions added.

130. Design and Conservation Team:
- Concerns regarding the scale and massing of the proposed development and legibility of the entrance.

Officer Comment: Noted and discussed within the above section of the report.

131. Highways:
- No comments to make as the proposals are on private land.

Officer Comment: Noted.

132. Transport:
- Additional cycle parking requirements, CPZ restriction, additional information required for refuse. Condition requested for CEMP. No concerns re: delivery and servicing as it is a private road.

Officer Comment: Noted. Conditions included and additional conditions added to request additional information.

133. Ecologist:

- Recommended an ecology assessment is provided.

Officer Comment: Noted and not considered proportionate for this development given the previous appeal decision. An informative is to be included regarding protected species.

Consultation responses from external consultees

134. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.

135. There are no external consultees.

136. These matters are addressed comprehensively in the relevant preceding parts of this report.

Community impact and equalities assessment

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

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

139. 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.

140. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
141. Officers have had due regard of impact on equalities as a result of this planning application. No equalities concerns have been raised throughout the consultation process.

Human rights implications

142. This application has the legitimate aim of providing co-living units. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.
143. **Carbon concurrent**

Achieving net carbon zero development in Southwark

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

Net carbon zero: summary table	
Are carbon emission reductions covered in the main report?	No - Minor Application
Be Lean measures (energy efficient design and construction)	No - Minor Application
Be Clean measures (low carbon energy supply)	No - Minor Application
Be Green measures (on site renewable energy generation and storage)	No - Minor Application
Any other comments	No - Minor Application

Meeting Southwark's Climate Change Strategy and Action Plan

146. In July 2021, the council adopted its Climate Change Strategy and Action Plan for tackling the climate emergency. The plan sets out how emissions in the borough can be reduced from buildings, transport and waste disposal.
147. The Strategy sets out 148 Action Points that the council will undertake to

achieve its ambition to do all it can to achieve a net zero carbon borough by 2030 across five key priority areas:

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

Positive and proactive statement

148. The council has published its development plan on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
149. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

Was the pre-application service used for this application?	No
If the pre-application service was used for this application, was the advice given followed?	N/A
Was the application validated promptly?	Yes
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	Yes
To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	Yes

Site visits

150. How have you assessed that the existing plans are accurate? (Google maps/photographs submitted with the application/photographs requested post submission/other?)
- Three site visits have been undertaken on the following dates: 6 March 2024, 10 August 2024 and 30 May 2024. Access was gained into the site from Rye Lane and the submitted existing plans are considered to be accurate.
151. Have you assessed whether any change of levels may affect the impact on amenity? If so, how?
- No change in levels are considered to impact the proposal.
152. Have you assessed whether there are overlooking issues? If so, how?
- Officers have assessed overlooking issues and this is discussed within the relevant section of the report.
153. Have you identified all windows in neighbouring properties that might have impacts on their daylight and sunlight? If so, how?
- A Daylight and Sunlight report has been submitted and this is reviewed in the above section of the report.

Conclusion

154. The proposal comprises the construction of a part two, part three and part four-storey block for co-living (Sui generis) comprised of 11 rooms with shared facilities, roof pavilion and roof terrace, external walkways, balconies and associated cycle and bin stores.
155. The scheme would include 3 x co-living rooms on the ground floor with 1 x shared kitchen. Each individual room would have its own bathroom and a laundry room is provided on the ground floor. On the first floor and second, 3 x co-living rooms are provided with individual bathroom facilities and a shared kitchen. On the third floor, 2 x co-living rooms (one with a terrace to room 13) and a tv lounge is provided. On the fourth floor, an external communal roof terrace and an internal communal sitting room and W.C. is provided.
156. The proposed development would provide a policy compliant affordable housing contribution of £492,000 and would be considered acceptable development not prejudicing future development on surrounding sites. The proposal is not considered to harm Rye Lane Conservation Area owing to the stepped appearance of the scheme, however further detailed designs and materials conditions are required to ensure a high quality finish and development on this site.
157. Officers raise no concerns in regards to ecology, biodiversity, flood risk, noise and vibration or ground contamination and are satisfied that the appropriate conditions have been included to ensure an acceptable development and construction on this site. The site would be car free and sufficient cycle

parking and refuse storage is provided within the site. Further details are required by condition to ensure compliance with standards.

158. It is acknowledged that the scheme would occupy a backland site adjacent to a number of residential dwellings and commercial buildings. Therefore it is noted that there would be an impact on these residential dwellings, particularly occupiers of 14-19 Kapuvar Close. However taking into account the amended and stepped design of the scheme adjacent to this boundary, resulting in a larger separation distance between the site and Kapuvar Close, alongside the policy compliance affordable housing contribution, the scheme is considered to be acceptable in policy terms and would provide 11 co-livings units within the borough.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Environmental, Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Steve Platts, Director of Planning and Growth	
Report Author	Lara Davison, Senior Planning Officer	
Version	Final	
Dated	17 July 2024	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance	No	No
Strategic Director of Environment, Neighbourhoods and Growth	No	No
Strategic Director of Housing	No	No
Date final report sent to Constitutional Team		18 July 2024

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	Rohit Chopra Warwick Court Development Limited	Reg. Number	17/AP/1285
Application Type	Minor application		
Recommendation	GRANT subject to Legal Agreement	Case Number	2715-J

Draft of Decision Notice

Grant subject to Legal Agreement for the following development:

Construction of a part two, part three and part four-storey block for co-living (Sui generis) comprised of 11 rooms with shared facilities, roof pavilion and roof terrace, external walkways, balconies and associated cycle and bin stores

Land Adjacent To Warwick Court Choumert Road (Rear Of 160-162 Rye Lane)
London SE15 4SH

In accordance with application received on 3 April 2017 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

ELEVATIONS AS PROPOSED 58 K received 04/03/2024

GROUND AND FIRST FLOOR PLANS AS PROPOSED 55 J received 04/03/2024

SECOND AND THIRD FLOOR PLAN AS PROPOSED 56 K received 04/03/2024

GROUND AND FIRST FLOOR PLANS AS PROPOSED 55 I received 04/03/2024

Other Documents

SECTION 1-1 AND INTERNAL ELEVATION 1 AS PROPOSED 59 K received
04/03/2024

FLOOR PLANS AND INTERNAL LAYOUTS SECTION AA AS PROPOSED 57 M
received 04/03/2024

ROOF PLAN AND GROUND FLOOR SITE PLAN AS PROPOSED 60 received
04/03/2024

FIRE STATEMENT received 29/02/2024

Time limit for implementing this permission and the approved plans

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

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

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

3. Prior to works commencing on site the developer shall provide a detailed noise impact assessment to be approved by the Local Planning Authority. The contents of the noise impact assessment must include the following:

- Background noise levels representing the noise climate for the whole site
- Noise from the ground-works phase
- Noise from the construction phase
- Noise from the use phase of each of the use classes proposed
- Noise from servicing
- Proposed mitigation of identified sources where necessary.

Reason: To safeguard the amenity of neighbouring residential properties in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

4. Prior to the commencement of development, an Air Quality Neutral Assessment shall be submitted to and approved in writing by the Local Planning Authority. This should include:
 - a review of air quality around the development site using existing air quality monitoring and/or modelling data

- an assessment of the impact on air quality during the construction and use phases
- detailed mitigation methods whenever applicable.

Reason

To ensure that any demolition minimises impact on air quality and neighbouring amenity in accordance with policies P56 (Protection of Amenity) and P65 (Improving Air Quality) of the Southwark Plan (2022), policy S11 (Improving Air Quality) of The London Plan (2021) and the National Planning Policy Framework (2023).

5.
 - a) Prior to the commencement of any development, a phase 1 desktop study of the historic and current uses of the site and adjacent premises shall be carried out together with an associated preliminary risk assessment including a site walkover survey, identification of contaminants of the land and controlled waters and develop a conceptual model of the site with conclusion and recommendations whether a Phase 2 intrusive investigation is required. This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
 - b) If the phase 1 site investigation reveals possible presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development works, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.
 - c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.
 - d) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.
 - e) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification

report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-d above.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan (2022).

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

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

To follow current best construction practice, including the following:

- Southwark Council's Technical Guide for Demolition & Construction at <https://www.southwark.gov.uk/construction>;

- Section 61 of Control of Pollution Act 1974;
- The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition';
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites';
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise';
- BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration';
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration;
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting; and
- Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards (<https://nrmm.london>).

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

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

7. 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

8. Prior to the commencement of development hereby approved, details of 15 long-stay cycle parking and 2 short-stay cycle parking spaces shall be provided. The cycle provision shall accord with the guidance contained within LCDS Chapter 8 to ensure sufficient space between stands, adequate cover of the spaces and provision for adapted and cargo bicycles. These spaces shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason: To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2023); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

9. Prior to the commencement of development hereby approved, the refuse storage arrangements (individuals bin stores, routes to bin stores and private bin collection locations) shall be provided and afterwards 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).

Permission is subject to the following Grade Condition(s)

10. Prior to the commencement of any above grade works (excluding demolition and archaeological investigation), the following details shall be submitted to the Local Planning Authority for its approval in writing:

For each of the buildings hereby approved 1:5/10 section detail-drawings through:

the façades;

parapets;

roof edges;

junctions with the existing building; and

heads, cills and jambs of all openings,

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

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

11. Prior to above grade works commencing (excluding demolition and archaeological investigation), material samples/sample panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall remain on site for inspection for the duration of the building's construction and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

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

12. 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 (including cross sections, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season.

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

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2023; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

13. Notwithstanding the detail shown on the approved drawings, before any above grade work hereby authorised begins, details of the appearance, height and materials of the screening panels (which shall be at least 1.8m high) to be installed in the following locations:

Terrace to Room 13 and the Communal Roof Terrace

Shall be submitted and approved in writing by the Local Planning Authority. The screening panels shall all be installed in accordance with the approved details prior to occupation and shall be maintained as such for the life of the development.

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

Permission is subject to the following Compliance Condition(s)

14. The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level ($L_{A90\ 15min}$) at the nearest noise sensitive premises. Furthermore, the plant Specific sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014 +A1:2019.

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

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

Bedrooms - 35dB $L_{Aeq\ T\ †}$, 30 dB $L_{Aeq\ T^*}$, 45dB $L_{AFmax\ T^*}$

Living and Dining rooms - 35dB $L_{Aeq\ T\ †}$.

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

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

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

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

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

Reason: To ensure that the users of the proposed development do not suffer a loss of amenity by reason of excess environmental noise in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

17. The communal outdoor amenity areas shall not be used, other than for maintenance, repair or means of escape, between the hours of 23:00 and 07:00 hrs.

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and P66 (Reducing noise and enhancing soundscapes) of the Southwark Plan (2022).

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

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

19. Any domestic gas boilers shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh.

Reason: To minimise the impact of the development on local air quality within the designated Air Quality Management Area in accordance with the National Planning Policy Framework (2023); Policy P65 (Improving air quality); and Policy P70 (Energy) of the Southwark Plan (2022).

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

Reason: In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with the National Planning Policy Framework (2023); Policy G6 (Biodiversity and access to nature) of the London Plan (2021) and Policy P56 (Protection of amenity) and P60 (Biodiversity) of the Southwark Plan (2022).

21. The windows on the front elevation facing Kapuvar Close shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.

Reason: In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at Kapuvar Close from undue overlooking in accordance with the National Planning Policy Framework (2023) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

Informatives

1. The applicant is reminded of the legislation surrounding protected species.

Relevant planning policy

National Planning Policy Framework (the Framework) 2023

The revised National Planning Policy Framework ('NPPF') was published on 19 December 2023 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 5 Delivering a sufficient supply of homes
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 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 D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D13 Agent of Change
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H10 Housing size mix
- Policy G6 Biodiversity and access to nature
- Policy SI 1 Improving air quality
- Policy SI 12 Flood risk management
- 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:

- P1 Social rented and intermediate housing
- P6 Purpose built shared living
- P13 Design of places
- P14 Design quality
- P15 Residential design
- P18 Efficient use of land
- P20 Conservation areas
- P35 Town and local centres
- P53 Cycling
- P56 Protection of amenity
- P60 Biodiversity
- P61 Trees
- P65 Improving air quality
- P68 Reducing flood risk
- P70 Energy

Relevant planning history

The application site is subject to a dismissed appeal decision (ref: 15/AP/2995). The description of development was: 'the redevelopment of vacant and abandoned backlands site off Warwick Court as six flats: 4 x one bedroom, and 2 x two bedroom, two per floor at ground and first and one at second and one at third floor each with ancillary amenity space. The appeal was made against Southwark Council against as failure to give notice within the prescribed period of a decision on an application.

Consultation undertaken

Site notice date: 06/03/2024

Press notice date: 07/03/2024

Case officer site visit date: 06/03/2024, 10/08/2024 and 30/05/2024

Neighbour consultation letters sent: 28/03/2024 (note: original 2017 consultation dates not pulled through to new Council system)

Internal services consulted

LBS Design & Conservation Team [Formal]

LBS Design & Conservation Team [Formal]

LBS Transport Policy

LBS Highways Development & Management

LBS Environmental Protection

LBS Community Infrastructure Levy Team

LBS Ecology

Statutory and non-statutory organisations

Thames Water

LBS Planning Policy

Neighbour and local groups consulted:

Flat 2 166 Rye Lane London

15B Alpha Street London SE15 4NX

Flat 3 166 Rye Lane London

1A Choumert Road London SE15 4SE

Flat 4 166 Rye Lane London

14A Alpha Street London SE15 4NX

Flat 1 166 Rye Lane London

Flat 5 166 Rye Lane London

3 Choumert Road London SE15 4SE

Flat 6 166 Rye Lane London

7 Choumert Road London SE15 4SE

152A Rye Lane London SE15 4NB

14B Alpha Street London SE15 4NX

13 Alpha Street London SE15 4NX

Flat 10 Alpha House 152-154 Rye Lane
1A Warwick Court Choumert Road
London
First Floor And Second Floor Warwick
Court Choumert Road
Flat 4 Alpha House 152-154 Rye Lane
1 Choumert Road London SE15 4SE
164A Rye Lane London SE15 4NB
First Floor And Second Floor Flat 160
Rye Lane London
15A Alpha Street London SE15 4NX
5 Choumert Road London SE15 4SE
Flat 3 16 Alpha Street London
Flat 3 Alpha House 152-154 Rye Lane
Flat 4 16 Alpha Street London
Flat 2 Alpha House 152-154 Rye Lane
Flat 1 16 Alpha Street London
Flat 1 Alpha House 152-154 Rye Lane
Flat 2 16 Alpha Street London
4 The Market Choumert Road London
5 The Market Choumert Road London
7 The Market Choumert Road London
2 The Market Choumert Road London
13 Kapuvar Close London SE15 4SH
Flat A 160-162 Rye Lane London
Flat B 160-162 Rye Lane London
Flat C 3 The Market Choumert Road
Flat D 3 The Market Choumert Road
Flat E 3 The Market Choumert Road
Flat B 3 The Market Choumert Road
Flat D 160-162 Rye Lane London
Unit 4 The Market Choumert Road
Flat A 1A Choumert Road London

60

Flat C 160-162 Rye Lane London
Flat E 160-162 Rye Lane London
19 Kapuvar Close London SE15 4SH
16 Kapuvar Close London SE15 4SH
17 Kapuvar Close London SE15 4SH
18 Kapuvar Close London SE15 4SH
Unit 1 The Market Choumert Road
Flat E 6 The Market Choumert Road
Flat F 6 The Market Choumert Road
168 Rye Lane London SE15 4NB
Flat D 6 The Market Choumert Road
Flat A 6 The Market Choumert Road
Flat B 6 The Market Choumert Road
Flat C 6 The Market Choumert Road
Unit C 166 Rye Lane London
Unit D 166 Rye Lane London
Unit 2 The Market Choumert Road
Unit B 166 Rye Lane London
Unit A 166 Rye Lane London
30 Golden Manor Drive London NW11
9HT
34 St Georges Road, London NW11 0LR
6 Grosvenor Gardens London NW11
0HG
2 Choumert Road, SE15
The Market, SE15 4SG
1 Choumert Road, SE15 4SE
Flat 6 Alpha House 152-154 Rye Lane
Flat A 13 Kapuvar Close London
Flat B 13 Kapuvar Close London
Flat 9 Alpha House 152-154 Rye Lane
Flat 7 Alpha House 152-154 Rye Lane

Flat 8 Alpha House 152-154 Rye Lane
 164 Rye Lane London SE15 4NB
 170 Rye Lane London SE15 4NB
 12 Alpha Street London SE15 4NX
 154 Rye Lane London SE15 4NB
 Flat C 13 Kapuvar Close London
 152 Rye Lane London SE15 4NB
 7A-7B Choumert Road London SE15
 4SE
 Flat 8 16 Alpha Street London
 Flat 1 Hanover House 7 Choumert Road
 Flat 2 Hanover House 7 Choumert Road
 Flat 7 16 Alpha Street London
 Flat 5 16 Alpha Street London
 Flat 5 Alpha House 152-154 Rye Lane
 Flat 6 16 Alpha Street London
 174 Rye Lane London SE15 4NB
 160-162 Rye Lane London SE15 4NB
 Flat 3 Hanover House 7 Choumert Road
 3 Kapuvar Close London SE15 4SH
 Flat A 3 The Market Choumert Road
 12 Kapuvar Close London SE15 4SH
 2 Kapuvar Close London SE15 4SH
 4 Kapuvar Close London SE15 4SH
 7C Choumert Road London SE15 4SE
 152B Rye Lane London SE15 4NB
 152C-152D Rye Lane London SE15 4NB
 1 Kapuvar Close London SE15 4SH
 9 Kapuvar Close London SE15 4SH
 10 Kapuvar Close London SE15 4SH
 11 Kapuvar Close London SE15 4SH
 8 Kapuvar Close London SE15 4SH
 5 Kapuvar Close London SE15 4SH
 6 Kapuvar Close London SE15 4SH
 7 Kapuvar Close London SE15 4SH
 Flat F 3 The Market Choumert Road
 Flat C 1A Choumert Road London
 14 Kapuvar Close London SE15 4SH
 15 Kapuvar Close London SE15 4SH
 Flat B 1A Choumert Road London
 Unit 3 The Market Choumert Road
 164A Rye Lane London Southwark
 164 Rye Lane London Southwark
 Flat 8 Alpha House 152 - 154 Rye Lane
 Flat 3 Alpha House 152 - 154 Rye Lane
 152C - 152D Rye Lane London
 Southwark
 Flat 1 16 Alpha Street London
 174 Rye Lane London Southwark
 152 Rye Lane London Southwark
 Unit 2 The Market Choumert Road
 7 The Market Choumert Road London
 Flat 4 166 Rye Lane London
 Flat 2 Hanover House 7 Choumert Road
 Flat 2 Alpha House 152 - 154 Rye Lane
 Flat B 1A Choumert Road London
 152B Rye Lane London Southwark
 5 Choumert Road London Southwark
 Unit 1 2 The Market Choumert Road
 Flat 1 166 Rye Lane London
 Flat 1 Hanover House 7 Choumert Road
 2 The Market Choumert Road London
 7A - 7B Choumert Road London
 Southwark

170 Rye Lane London Southwark
 11 Kapuvar Close London Southwark
 Flat A 13 Kapuvar Close London
 Unit A 166 Rye Lane London
 Unit D 166 Rye Lane London
 First Floor And Second Floor Warwick Court Choumert Road
 1A Warwick Court Choumert Road London
 Flat 3 16 Alpha Street London
 Flat 7 Alpha House 152 - 154 Rye Lane
 Flat 6 Alpha House 152 - 154 Rye Lane
 Flat 9 Alpha House 152 - 154 Rye Lane
 5 The Market Choumert Road London
 Flat 4 Alpha House 152 - 154 Rye Lane
 Flat 5 166 Rye Lane London
 Flat 2 166 Rye Lane London
 7C Choumert Road London Southwark
 Flat 4 16 Alpha Street London
 Flat 3 Hanover House 7 Choumert Road
 Flat C 1A Choumert Road London
 Flat A 1A Choumert Road London
 Site Of Automatic Teller Machine 174 Rye Lane London
 Flat 9 16 Alpha Street London
 Flat 10 16 Alpha Street London
 Flat F 3 The Market Choumert Road
 1 Kapuvar Close London Southwark
 14B Alpha Street London Southwark
 1A Choumert Road London Southwark
 Flat 2 16 Alpha Street London
 Flat 7 16 Alpha Street London
 18 Kapuvar Close London Southwark
 15 Kapuvar Close London Southwark
 158 Rye Lane London Southwark
 1 Choumert Road London Southwark
 14A Alpha Street London Southwark
 15B Alpha Street London Southwark
 3 Choumert Road London Southwark
 7 Choumert Road London Southwark
 Flat 1 Alpha House 152 - 154 Rye Lane
 Flat 5 16 Alpha Street London
 15A Alpha Street London Southwark
 Flat B 13 Kapuvar Close London
 Flat C 13 Kapuvar Close London
 156 Rye Lane London Southwark
 160A Rye Lane London Southwark
 9 Kapuvar Close London Southwark
 5 Kapuvar Close London Southwark
 Flat 10 Alpha House 152 - 154 Rye Lane
 Flat A 3 The Market Choumert Road
 168 Rye Lane London Southwark
 8 Kapuvar Close London Southwark
 Flat D 6 The Market Choumert Road
 Flat A 6 The Market Choumert Road
 Flat D 3 The Market Choumert Road
 Flat 8 16 Alpha Street London
 Flat 5 Alpha House 152 - 154 Rye Lane
 Flat 6 16 Alpha Street London
 12 Alpha Street London Southwark
 13 Alpha Street London Southwark
 154 Rye Lane London Southwark
 Flat 3 166 Rye Lane London
 Flat 6 166 Rye Lane London
 152A Rye Lane London Southwark

16 Kapuvar Close London Southwark	Flat E 3 The Market Choumert Road
14 Kapuvar Close London Southwark	Flat B 3 The Market Choumert Road
17 Kapuvar Close London Southwark	Flat C 3 The Market Choumert Road
19 Kapuvar Close London Southwark	4 The Market Choumert Road London
Unit C 166 Rye Lane London	12 Kapuvar Close London Southwark
Unit B 166 Rye Lane London	7 Kapuvar Close London Southwark
Unit 3 2 The Market Choumert Road	4 Kapuvar Close London Southwark
Unit 4 2 The Market Choumert Road	2 Kapuvar Close London Southwark
Flat 7 162 Rye Lane London	6 Kapuvar Close London Southwark
Flat B 6 The Market Choumert Road	3 Kapuvar Close London Southwark
160 Rye Lane London Southwark	10 Kapuvar Close London Southwark
Flat 6 162 Rye Lane London	Flat C 6 The Market Choumert Road
Flat 3 162 Rye Lane London	Flat F 6 The Market Choumert Road
Flat 5 162 Rye Lane London	Flat E 6 The Market Choumert Road
Flat 4 162 Rye Lane London	13 Kapuvar Close London Southwark
Flat 8 162 Rye Lane London	Unit 1 The Market Choumert Road
Flat 2 162 Rye Lane London	
Flat 1 162 Rye Lane London	

Re-consultation:

Consultation responses received

Internal services

LBS Design & Conservation Team [Formal]
 LBS Design & Conservation Team [Formal]
 LBS Transport Policy
 LBS Highways Development & Management
 LBS Environmental Protection
 LBS Community Infrastructure Levy Team
 LBS Ecology

Statutory and non-statutory organisations

Neighbour and local groups consulted:

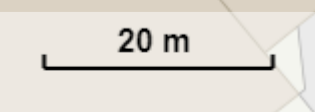
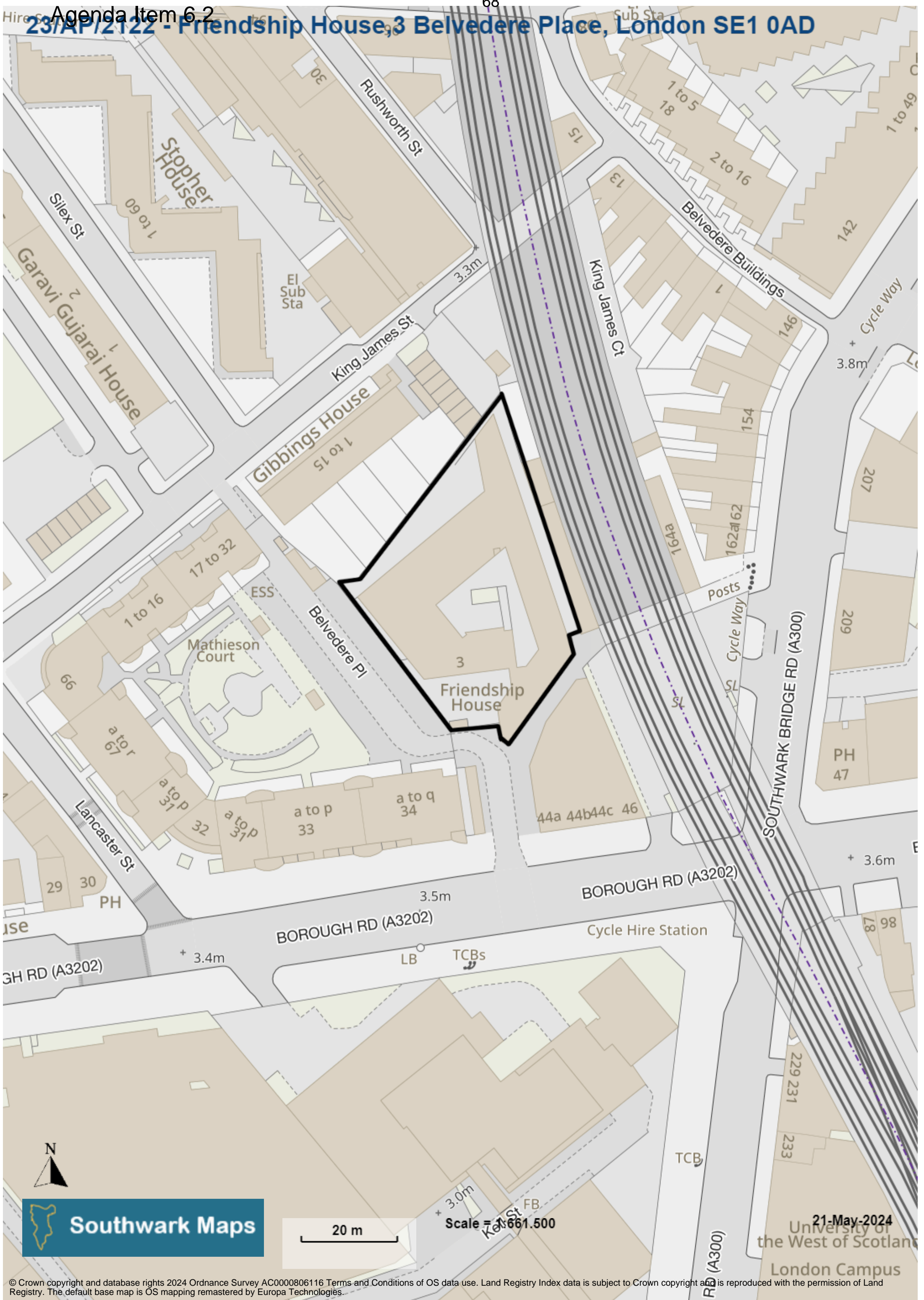
1A Warwick Court Choumert Road London	41 Romford Road London E15 4LY
13 Kapuvar Close London SE15 4SH	10 Limes Avenue Wanstead E112BP
19 Kapuvar Close London SE15 4SH	Caag London SE15 5TQ
16 Kapuvar Close London SE15 4SH	Lynton Road London SE1 5QT
17 Kapuvar Close London SE15 4SH	164 Rye Lane London SE15 4NB
18 Kapuvar Close London SE15 4SH	3 Kapuvar Close London SE15 4SH
30 Golden Manor Drive London NW11 9HT	2 Kapuvar Close London SE15 4SH
34 St Georges Road, London NW11 0LR	4 Kapuvar Close London SE15 4SH
6 Grosvenor Gardens London NW11 0HG	1 Kapuvar Close London SE15 4SH
156-158 Rye Lane London SE15 4NB	9 Kapuvar Close London SE15 4SH
211 Rye Lane London SE15 4TP	10 Kapuvar Close London SE15 4SH
33 Penrose Street London	11 Kapuvar Close London SE15 4SH
156 Rye Lane London SE15 4SE	8 Kapuvar Close London SE15 4SH
3 Underhill Road London SE22 0BT	5 Kapuvar Close London SE15 4SH
	7 Kapuvar Close London SE15 4SH
	14 Kapuvar Close London SE15 4SH

15 Kapuvar Close London SE15 4SH
 133 Busses Building London SE15 4ST
 1 Connaught Drive London NW11 6BL
 Flat 9 14 Grove Park London
 158 Rye Lane London SE15 4NB
 17 Crawthow Grove London SE15 9AA
 133 Bussey Building Peckham London
 Cafe At 133 Bussey Building Block A,
 Peckham London
 30 Roxwell Road London IG11 0PP
 41 Romford Road London E15 4LY
 33 Windmill Lane London E15 1PG
 1, 91 Chalkhill Road Wembley HA9 9UN
 2, 83 Mare Street London E8 4RG
 64 Dean Street London W1D 4QQ
 58 Old Compton Street London W1D
 4UF
 214, Vista Centre Salisbury Road
 Hounslow
 216, Vista Centre Salisbury Road
 Hounslow
 179 High Stree Penge London
 St. Goerges Way Bibury Close
 Southwark
 13 South Eastern Avenue London N9
 9NR
 8 Kapulvar Close London Se15 4sh
 33 penrose street london se17 3dw
 1 Cowley Road Ilford Essex
 15 Kapuvar Close London SE15 4SH
 108 Goddington lane Orpington Br69dy
 7 The Mount Castle Drive Rayliegh
 14 Kapuvar Close London SE15 4SH
 11. Iver Lodge Iver SL00AW
 136 Whitehorse road Croydon Surrey
 2 Berber place London E14 8dt
 54 Trent street Gainsborough DN21 1JZ
 Flat 4, 162 Rye Lane London SE15 4NB
 909 eastern ave Ilford IG2 7SA
 87 ACACIA ROAD LONDON LONDON
 108 Hounslow high street Hounslow
 420 lodge avenue Dagenham London
 Flat 5, 162 Rye Lane London SE15 4NB
 40 Box Ridge Avenue Purley CT8 3AQ
 181 Tooley Street London
 160 london Se154nb
 8 Kapuvar Close London SE15 4SH
 84 Boston Gardens Brentford TW8 9LP
 11 Red Lion Court Bishop Stortford
 CM23 3YL
 41 Cedar Close Thurlow Park London
 41 Cedar Close Thurlow Park London
 15,Artisan Place Harrow HA3 5DS
 A904 Adana Building Connington Road
 London
 28 Rowland Crescent, Chigwell, Essex
 London IG7 6HU
 160-162 Rye Lane Peckham
 164 Rye Lane Peckham SE15 4NB
 103 Meeting House Lane Peckham
 London
 160 Peckham Se154nb
 162 Rye Lane London SE15 4NB
 136 Gordon road Basildon SS14 1PR
 3 hawksvie Cobham Kt11 2pj
 14 Kapuvar Close London SE15 4SH
 162 Rye Lane Flat 5 Peckham

12 London E147as
 6 Oakham Drive Bromley, London BR2
 0XE
 Flat 1 , 27 William Road Kings Cross
 London
 14 oakcroft close London HA5 3YY
 103 cottage grove London Sw99nh
 162 Rye Lane Peckham Peckham
 1 Cowley Road Ilford Essex IG1 3JL
 16 Kapuvar Close London SE15 4SH
 14 Coronation Riad Hayes
 6, Newbridge Mews Tettenhall Road
 Wolverhampton

6, Newbridge Mews 134, Tettenhall
 Road Wolverhampton
 162 Rye Lane London SE15 4NB
 20 Church Avenue Ruislip HA4 7HT
 198 Laleham Road Staines-upon-
 Thames TW18 2PA
 FLAT B 12 Kapuvar Close London
 160-162 Rye Lane London SE15 4NB
 143 Preston Hill Kenton, Harrow
 Middlesex
 162 Rye Lane Flat 4 London
 136 gordon road 136 Basildon
 221 Brunswick Park Road London

23/AP/2122 - Friendship House, 3 Belvedere Place, London SE1 0AD



Scale = 1:661,500

21-May-2024
University of the West of Scotland
London Campus

EXECUTIVE SUMMARY	3
BACKGROUND INFORMATION	4
The applicant sought prior advice from the local authority about this application, reference number 20/EQ/0055.....	4
Site location and description	4
Details of proposal.....	6
<i>Design quality and site layout</i>	9
• Development too high.....	10
• Scale and massing	10
• More open space needed on development	10
• Over development	10
<i>Neighbour amenity impacts</i>	10
• Loss of light.....	10
• Violations of natural light rights.....	10
• Loss of privacy	10
• Close to adjoining properties	10
• Noise nuisance.....	10
<i>Transport, parking, highways, deliveries and servicing matters</i>	10
• Inadequate access	10
• Inadequate parking provision.....	10
• Increase in traffic.....	10
<i>Environmental impact during the construction phase (noise, dust and dirt etc.)</i>	10
• Noise nuisance.....	10
<i>Security and prevention of anti-social behaviour</i>	10
• Fears of increased anti-social behaviour due to the existing cluster of hostels in the area. 'This has led to periodic issues with anti-social behaviour, particularly in the alleyway adjacent to Friendship House where a "dead spot" in visibility leads to regular groups of drinkers/drug takers clustering. This can be both unpleasant and intimidating for those trying to use the alleyway for access.'	10
<i>Other matters</i>	10
• Information missing from plans.....	10
• Conflict with local plan	10
• Strain on existing community facilities.....	10
• Concerns about the degree of community engagement.....	10

Planning history of the site, and adjoining or nearby sites.....	10
KEY ISSUES FOR CONSIDERATION	10
Summary of main issues	11
Legal context	11
Planning policy	12
ASSESSMENT.....	12
Principle of the proposed development in terms of land use	12
Environmental impact assessment	13
Design.....	20
Impact of proposed development on amenity of adjoining occupiers and surrounding area	26
Noise and vibration.....	34
Energy and sustainability.....	39
Planning obligations (S.106 agreement).....	42
Mayoral and borough community infrastructure levy (CIL)	44
Other matters.....	44
Community involvement and engagement	45
Community impact and equalities assessment.....	51
Human rights implications	52
Positive and proactive statement	52
Positive and proactive engagement: summary table	52
CONCLUSION	53
BACKGROUND DOCUMENTS.....	53
APPENDICES.....	53
AUDIT TRAIL.....	54
Draft of Decision Notice.....	55
Planning permission is GRANTED for the following development:	55
Internal services consulted	74
Statutory and non-statutory organisations	74
Neighbour and local groups consulted:.....	74
Internal services	77
Statutory and non-statutory organisations	77

Item No. 6.2	Classification: Open	Date: 30 July 2024	Meeting Name: Planning Committee (Smaller Applications)
Report title:	Development Management planning application: Application 23/AP/2122 for: Full Planning Application Address: FRIENDSHIP HOUSE, 3 BELVEDERE PLACE, LONDON SE1 0AD Proposal: Construction of a part one, part two and part three storey upward extension above the existing Friendship House building to provide 62 additional Sui Generis (Hostel) accommodation units, along with 5 additional shared kitchen spaces and an additional communal space in the form of a sky room. Provision of an additional cycle parking spaces within secure area, an enlarged bin storage for increased refuse capacity; and the removal of 1 car parking space at ground floor level.		
Ward(s) or groups affected:	St Georges		
From:	Director of Planning and Growth		
Application Start Date	13.10.2023	PPA Expiry Date N/a	

RECOMMENDATION

1. That planning permission be granted subject to conditions and the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of paragraph 1 above are not met by 30 January 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 164.

EXECUTIVE SUMMARY

3. This application is for decision by the planning sub-committee as 5 or more objections have been received.
4. The application is for the construction of a part one, part two and part three storey upward extension above the existing Friendship House building to provide a mix of single and double en-suite bedroom spaces totalling 62 additional Sui Generis (Hostel) accommodation units, along with 5 additional shared kitchen spaces and an additional communal space in the form of a sky room. Provision of an additional 62 cycle parking spaces within secure area, an enlarged bin storage for increased refuse capacity; and the removal of 1 car parking space at ground floor level.

5. Two Hawthorne trees in the central courtyard and landscaping would be removed to install a crane during construction.
6. The principle of hostel use proposed is acceptable as this use is established on the site and the proposed development would be an efficient use of land in this central London location.
7. The scale of the proposed development is suitable for this urban setting and would not have a significant impact on daylight or sunlight on the surrounding properties while providing a high quality accommodation for future occupiers.
8. The proposal would not result in any significant transport impacts on the surrounding highway network and overall, the scheme would be of a high quality.

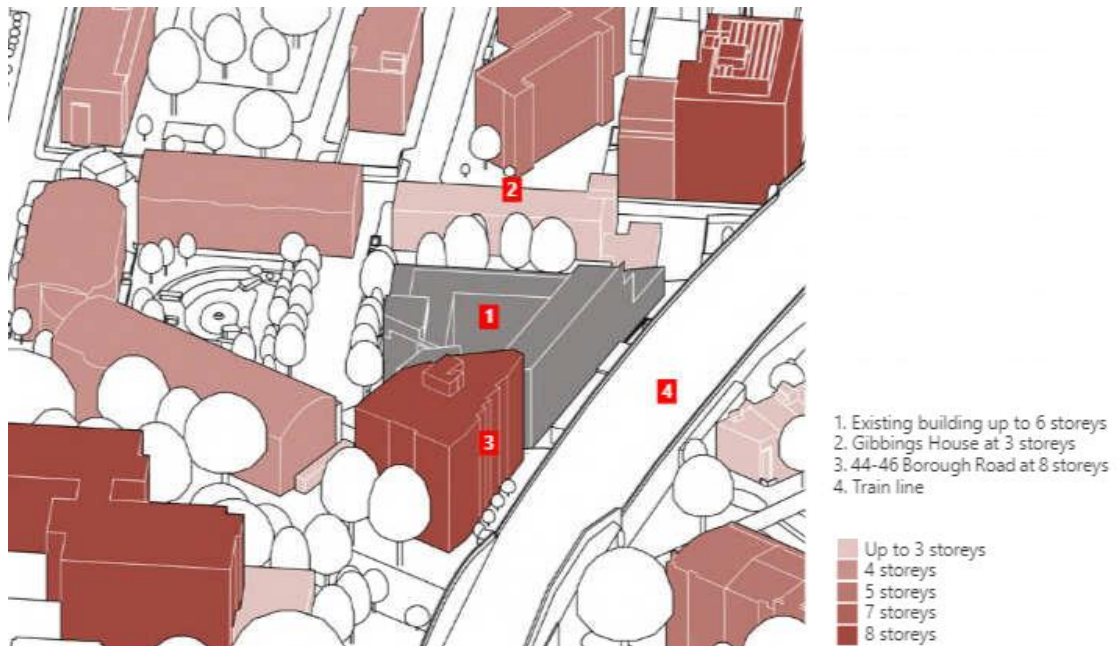
BACKGROUND INFORMATION

9. The applicant sought prior advice from the local authority about this application, reference number 20/EQ/0055.

Site location and description

10. The site area is 1990sqm and it is located on the north side of Belvedere Place and comprises a building of four joined blocks enclosing a courtyard of circa 250sqm, which opens out at the southern end into a secure/gated forecourt. The building was constructed in 2003 and is six storeys on the east and south sides and five storeys on the north and west, with a two-storey element jutting out at the northernmost corner of the site. The site is currently occupied as a short-term hostel accommodation block, operating under the Sui Generis (Hostel) Use Class. The Sui generis Use Class has been verified under the Certificate of Lawful Existing Use or Development [CLEUD] Planning Application reference: 22/AP/2414 (decision dated 23/08/2022). The site holds 163 units of mainly single occupancy accommodation, with shared services (kitchens, laundry, gym, TV room, breakout/rest and reading spaces) provided within the premises. It is noted that the original planning permission, 99/AP/1843, which was approved with a Legal Agreement on 17/05/2000 comprised of 180 units - Construction of part 2/5/6 storey residential building comprising of 180 units of affordable housing with ancillary staff accommodation and 3 parking spaces. The applicant presumes that this change in units is either a change from the original consent or a transcription error. The site does not form part of any designated Conservation Areas and the building(s) on the site are not statutorily Listed.

Image: height



11. The site is currently accessed by Borough Road via Belvedere Place. Borough Road is a classified 'A' road, and Belvedere Place is a private road which also provides access to residential properties to the west of the site. There is currently a single car parking space at ground floor level, alongside circa 20 cycle parking spaces. There are two Hawthorne trees in the ground floor courtyard and hard and soft landscaping on the remainder of the site.

Image: Existing site layout plan

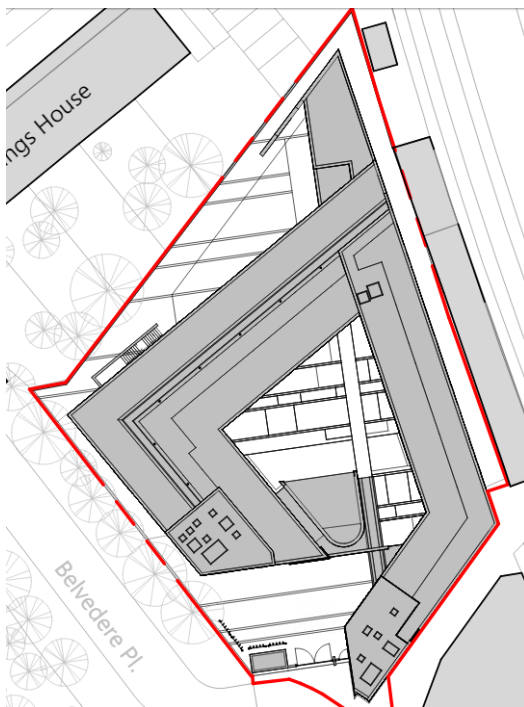


Image – Existing building photo viewed from Borough Road



Details of proposal

12. It is proposed to construct part one, part two and part three storey upward extensions to provide a mix of single and double en-suite bedroom spaces totalling 62 additional Sui Generis (Hostel) accommodation units, along with 5 additional shared kitchen spaces and an additional (second) communal indoor amenity space in the form of a sky room. The total gross internal floor area gained would be 1242.3sqm. This would increase the total gross internal floor area from 4971sqm to 6214sqm, a 25% increase. The number of employees, 5 full-time and 2 part-time, would not change. The existing 2x lift and 3x stair cores would be continued up to the new floors.

Image: One and two storey extensions viewed from the south

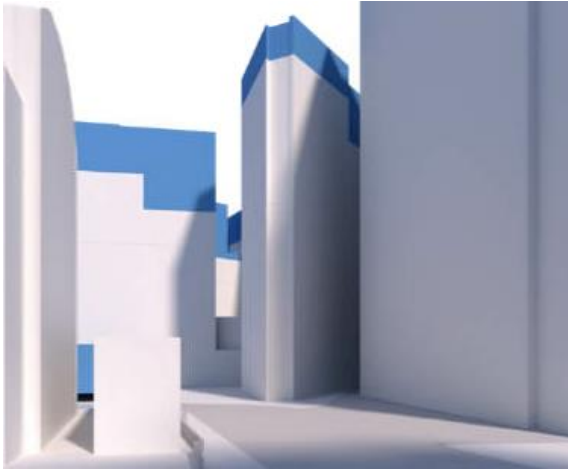


Image: one storey upward extension viewed from the east



Image: three storey upward extension viewed from the north – existing (left) and proposed (right)



13. The proposal would provide a continuation of the materiality, with similar fenestration styling, albeit vertical in design. The new zinc facades would

complement the existing through a vertical zinc seam pattern and the plant room would be profilit glass. Proposed vertical windows in keeping with existing.

14. The proposal for an additional 21 cycle parking spaces were amended to increase to 62. A green roof on the new cycle store is proposed. It is also proposed to remove 1 car parking space at ground floor level.
15. Two Hawthorne trees in the courtyard and landscaping would be removed to install a crane during construction. Details of the planting of two trees and replacement of landscaping would be conditioned.

Image – Proposed ground floor layout



Image – Proposed fifth floor



Amendments to the application

16. The application has seen a number of amended plans and additional documents submitted following the receipt of feedback following publicity of the application but, but the physical development has not changed during the course of the assessment.

17. The additional information provided includes:

Ground floor plans showing two new cycle storage areas

Management Plan

Daylight and sunlight addendum

Site location plan

LB Southwark (Appendix E) Equalities Impact Assessment (EQIA) Template

Early Engagement Strategy (EES) Template

Engagement Summary Template – for Development Consultation Charter

LHA Equality, Diversity and Inclusion Statement

Apex Equality & Diversity Statement

Community engagement May 2024

Consultation responses from members of the public and local groups

Support

18. No comments of support have been received.

Objection

19. 10 comments of objection raising the following:

Design quality and site layout

- 20.
- Development too high
 - Scale and massing
 - More open space needed on development
 - Over development

Neighbour amenity impacts

- 21.
- Loss of light
 - Violations of natural light rights for residents
 - Loss of privacy
 - Close to adjoining properties
 - Noise nuisance

Transport, parking, highways, deliveries and servicing matters

- 22.
- Inadequate access
 - Inadequate parking provision
 - Increase in traffic

Environmental impact during the construction phase (noise, dust and dirt etc.)

- 23.
- Noise nuisance

Security and prevention of anti-social behaviour

- 24.
- Fears of increased anti-social behaviour due to the existing cluster of hostels in the area. 'This has led to periodic issues with anti-social behaviour, particularly in the alleyway adjacent to Friendship House where a "dead spot" in visibility leads to regular groups of drinkers/drug takers clustering. This can be both unpleasant and intimidating for those trying to use the alleyway for access.'

Other matters

- 25.
- Information missing from plans
 - Conflict with local plan
 - Strain on existing community facilities
 - Concerns about the degree of community engagement

Planning history of the site, and adjoining or nearby sites.

26. 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

27. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
 - Environmental impact assessment;
 - Tenure mix, affordable housing and viability ;
 - Dwelling mix including wheelchair housing;
 - Quality of residential accommodation;
 - Fire safety regulations;
 - Design, layout, heritage assets and impact on Borough and London views;
 - Landscaping and trees;
 - Outdoor amenity space, children's playspace and public open space;
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 - Transport and highways;
 - Noise and vibration;
 - Energy and sustainability;
 - Ecology and biodiversity;
 - Air quality;
 - Ground conditions and contamination;
 - Water resources and flood risk;
 - Archaeology;
 - Planning obligations (S.106 undertaking or agreement);
 - Mayoral and borough community infrastructure levy (CIL);
 - Community involvement and engagement;
 - Community impact and equalities assessment;
 - Human rights;
 - Carbon concurrent; and
 - Positive and proactive statement.
28. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

29. 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 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007. 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.
30. 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

31. The statutory development plan for the Borough comprise the London Plan 2021, The Southwark Plan 2022 and The National Planning Policy Framework (2021).

32. The site is located within the:

District Town Centre

Flood Zone 2 / 3

Controlled Parking Zone (CPZ)

The site has a Public Transport Access Level (PTAL) of 6a, on a scale ranging from 0 to 6b where 6b represents the greatest level of access to public transport services.

Central Activity Zone

Air Quality Management Area

Low Line route

Opportunity Area

ASSESSMENT

Principle of the proposed development in terms of land use

33. Policy P10 ‘Supported Housing and Hostels’ of the Southwark Plan notes that changes of use from supported housing and hostels would not be permitted where the existing use meets an identified local housing need. The Policy confirms that schemes providing new hostel accommodation must not result in an over-concentration within the local area. Objectors raised concern that as this is an extension of an existing hostel facility, adding a further 62 units, it would result in an increased concentration of this accommodation in the area against the declared intention in policy P10 of the Southwark Plan. The objectors allege that there is already a cluster of hostel and supported accommodation on Borough Road and adjacent on Southwark Bridge Road.
34. Over concentration is assessed where the character of the area has changed or the local amenity of the area would be impacted as a result of:
1. Increased noise;
 2. Impacts on visual amenity;
 3. Anti-social behaviour;
 4. Pressures on parking provision and cycle storage;
 5. Pressures on local community facilities; or
 6. Stress on waste management facilities”

35. The policy requires the proposal to demonstrate that the development would not adversely affect the local amenity of the area by considering the above criteria. These matters are assessed in the report below.
36. There are other hostels, supported accommodation and purpose built student accommodation within the local area, but within the range of hostel accommodation the site offers accommodation at a different cost to a very specific market of young professionals. Officers have not seen any evidence that the increase in rooms on this sui generis hostel site would lead to an over-concentration of hostel accommodation within the local area. The applicant states that there is a significant period of no voids and a demand for more hostel rooms in this price range and of this quality.
37. A Staff and Management Plan was submitted as required by Policy P10 'Supported Housing and Hostels' of the Southwark Plan which requires the applicant to provide a staffing and management plan showing how the property would be managed and the amenity of occupants and neighbours be protected. However, it is recommended that permission be granted subject to a Staff and Management Plan condition as the current document does not contain details of the move in / move out strategy.

Environmental impact assessment

38. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances in which development must be underpinned by an Environmental Impact Assessment (EIA). Schedule 1 of the Regulations set out a range of development, predominantly involving industrial operations, for which an EIA is mandatory. Schedule 2 lists a range of development for which an EIA might be required on the basis that it could give rise to significant environmental impacts.
39. Schedule 3 sets out that the significance of any impact should include consideration of the characteristics of the development, the environmental sensitivity of the location and the nature of the development.
40. The range of developments covered by Schedule 2 includes 'Urban development projects' where the area of the development exceeds 1 hectare which is not dwelling house development or the site area exceeds 5 hectares. The application site is 0.199 hectares and therefore does not exceed this threshold.
41. Consideration, however, should still be given to the scale, location or nature of development, cumulative impacts and whether these or anything else are likely to give rise to significant environmental impacts. The proposed application is redevelopment of an existing site occupied by a building and hardstanding. Its scale is appropriate to its urban setting and it is unlikely to give rise to any significant environmental impacts.
42. It is considered that the construction and environmental impacts of the proposal including ecological impacts on the adjacent park could be adequately assessed and mitigated by way of technical reports submitted as part of the

planning application.

43. Consequently it is not anticipated that the development would amount to EIA development.

Affordable housing

44. The most recent application on the site (ref: 22/AP/2414) obtained a Certificate of Lawfulness (Existing Use), verified that the lawful use of the land and buildings at Friendship House, is Sui generis (hostel) use. This clarification concerning the Sui generis lawful use was required by officers to provide certainty that this planning application, now seeking to extend the existing building upwards to provide additional hostel accommodation, would be based upon the same use class as the existing building. This proposal therefore would be an extension of, and addition to the existing type of hostel floorspace. Officers acknowledge that based on the previous pre-application submissions and meeting discussions, the affordable housing policies are not applicable in this case.

Wheelchair housing

45. Policy P8 of the Southwark Plan states that new build major residential development must:
1. Meet Building Regulation M4(3) standard (Wheelchair User Dwellings) in at least 10% of homes (as measured in habitable rooms) and
 2. The remaining dwellings must meet Building Regulation M4(2) (accessible and adaptable dwellings) and;
 3. Where those homes are affordable wheelchair user homes, 10% of social rented homes must be wheelchair accessible and meet Building Regulation M4(3)(2)(b) standard (Wheelchair accessible dwellings).
46. Out of the 62 proposed bedrooms 4 would be wheelchair accessible (6%) and out of a combined total of 225 bedrooms, the completed scheme would provide 15 accessible rooms, equating to 7%. However, Policy P8 of the Southwark Plan does not apply to a Sui generis (hostel) use and as there is no requirement to provide any wheelchair accessible hostel rooms. In this case the provision of 4 accessible bedrooms is noted and would provide an option of wheelchair accessible units if required.

Quality of accommodation

Unit and room sizes and layout

47. The proposed development would increase the number of hostel rooms from 163 to 225, an intensification of 38%. There are no policies or planning guidance on overall unit or room size standards for hostel accommodation.
48. The layout of the proposed floors would follow the layout of the existing floors below and as the number of employees, 5 full-time and 2 part-time, would not change no additional staff facilities would be required. Most of the proposed

hostel rooms would be at least 12sqm and single aspect and the proposed communal lounge areas also appear to be largely single aspect. Officers consider that the proposed accommodation would be good quality.

Amenity space

49. Policy P10 'Supported Housing and Hostels' of the Southwark Plan requires adequate indoor communal space and outdoor communal amenity space. There are however no policies or planning guidance on communal or private amenity space size standards for hostel accommodation.
50. Objectors raised concerns that the constrained site would prevent the provision of adequate outdoor community amenity space for the additional hostel accommodation. Objectors also raised concerns that there is no planned contribution to extending or increasing other outdoor space in the local area to offset the planned increased in hostel residents.
51. Although there are no planning policy and planning guidance requiring communal outdoor amenity space for a hostel officers suggested in the first pre-application advice that the applicant explore the provision of an external communal amenity space/terrace. This was not included by the applicant as potential issues around noise and disturbance have been identified, as well as the health and safety risks of persons and or objects falling from height. The applicant however agreed to a condition for green wall along the north boundary brick wall. The green wall can either be a modular system or climbers rooted in soil.
52. The existing indoor communal spaces, including a TV room, lounge, study area and a gym on the ground floor (201sqm) for existing occupiers would remain the same. The proposed scheme would increase the massing up to the sixth floor, providing 22 bedrooms, 3 communal kitchens and a new communal north-facing sky room (7.7sqm). At the fourth floor level, the bedrooms would increase from 18 to 36 whilst the 4 communal kitchens would not increase. At the fifth floor level the bedrooms would increase from 10 to 32 and the communal kitchens would increase from 1 to 3. Officers are satisfied that this would provide adequate indoor amenity space for future occupiers and the new communal north-facing sky room (7.7sqm) would be a welcome addition.
53. There are no policies or planning guidance on private amenity space size standards for hostel accommodation. Officers would therefore not require the applicant to mitigate shortfall by a financial contribution in-lieu of on-site private amenity space.

Noise and vibration

54. Policy P66 'Reducing Noise Pollution and Enhancing Soundscapes' of the Southwark Plan expects development to avoid significant adverse impacts on health and quality of life; and mitigate any adverse impacts cause by noise on health and quality of life.
55. The applicant advised that the building was built with anti-vibration mats to

ensure high quality living with good sound insulation. The east elevation of the proposed development would face the railway viaduct and the Environmental Protection Team recommend approval with a compliance conditions in relation to internal noise levels.

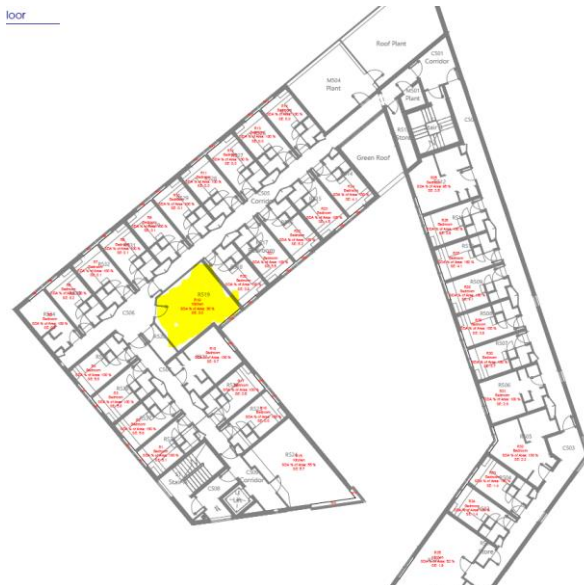
Daylight and sunlight

56. The daylight and sunlight report is dated June 2023. The applicant submitted addendum to the daylight and sunlight report dated 4 March 2024. Both reports incorporate the 2022 guidance requirements.

Daylight

57. The 2022 guidance reflects the UK National Annex of the British Standard: BS EN17037 (2018) and provides two methodologies for assessing the internal daylight amenity to new residential properties. These assessment methods are known as 'Daylight Illuminance' or 'Daylight Factor'.
58. The daylight and sunlight addendum report confirm that the daylight illuminance method shows that 77 (98.7%) of the 78 rooms tested achieve the target lux levels to 50% of the room's assessment area. The one room falling below is a kitchen at the fifth-floor level with a lux level of 36%. This room would be located in the corner of the light well. Due to the shape of the room, rather than the amount of glazing, the light levels would fall below the suggested target, but would be very much in keeping with the existing rooms within this inner-city setting. All the personal space bedrooms would exceed the suggested daylight target, so occupants would have access to acceptable daylight levels.

Image – kitchen fifth floor shaded yellow



Sunlight

59. In respect of direct sunlight, the 2022 BRE guidance reflects the BS EN17037 recommendation that a space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1st February and 21st March with

cloudless conditions. It is suggested that 21st March (equinox) be used for the assessment.

60. The sunlight test in the daylight and sunlight addendum report shows that 42% (34 out of 81) of all proposed bedrooms over the fourth, fifth and sixth floors would not pass the sunlight exposure assessment. All the north facing bedrooms on the proposed fourth and fifth floors would not pass, as shown in yellow in the image below. Occupants would have access to communal areas that do exceed the suggested 1.5 hours of sunlight on the 21 March assessment date. The BRE guidelines highlight that if occupants have access to at least one room that meets the sunlight target, this is acceptable.

Image – proposed fourth floor bedrooms shaded yellow

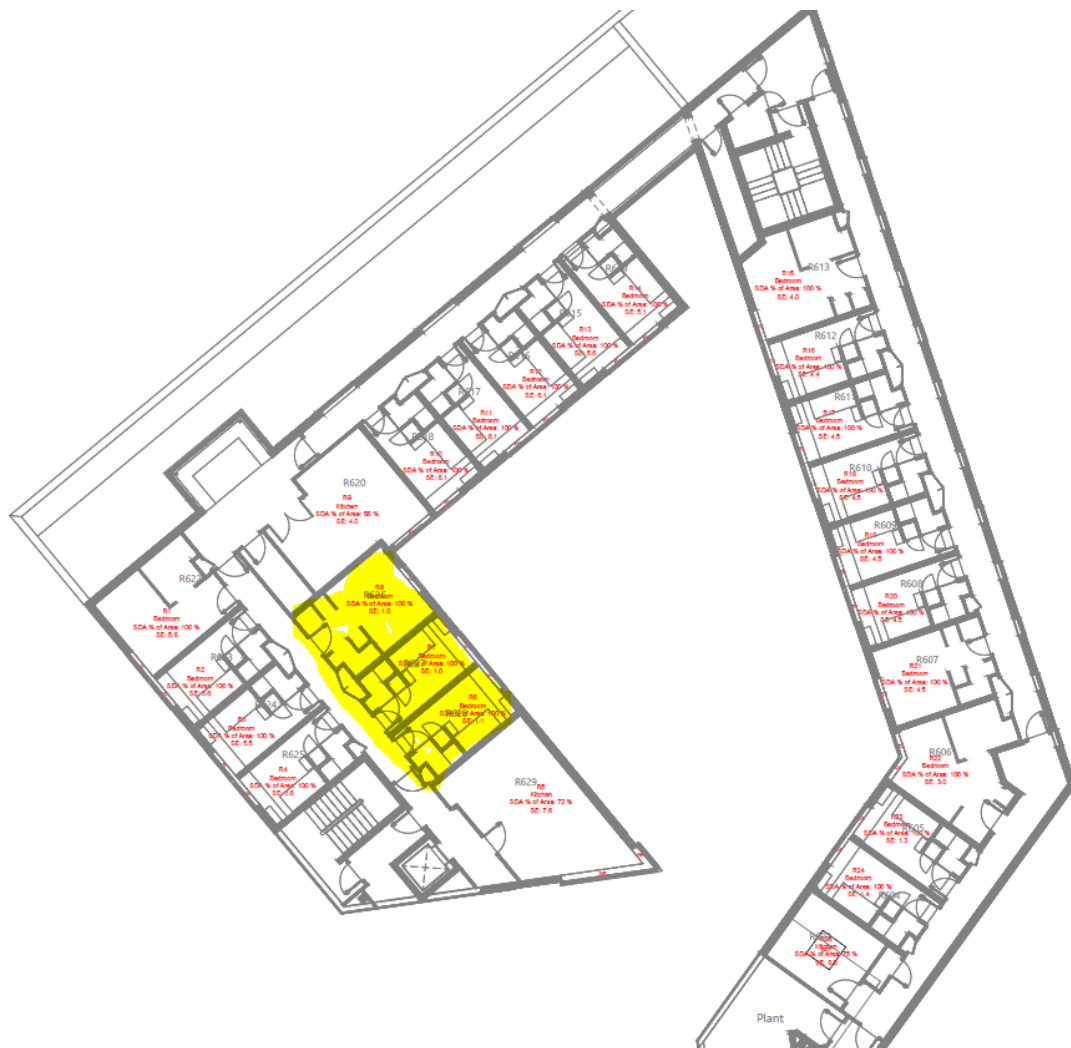
Fourth Floor



Image – proposed fifth floor bedrooms shaded yellow



Image - proposed sixth floor bedrooms shaded yellow



Overshadowing

61. The BRE guidance recommends that at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21 March. If as a result of new developments an existing garden / amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.
62. The overshadowing study shows currently only 10.6% or 26.02sqm of the 244.52sqm courtyard receives two hours of sunlight on 21 March and that this would be reduced to 9.6% or 23.55sqm by the proposed development. The small reduction would be acceptable in this case, especially as the existing courtyard comprises a fountain and hard and soft landscaping but its design does not lend itself to be used as useable outdoor amenity space as there are areas with open space or benches.

Image – existing courtyard



Design

Site context

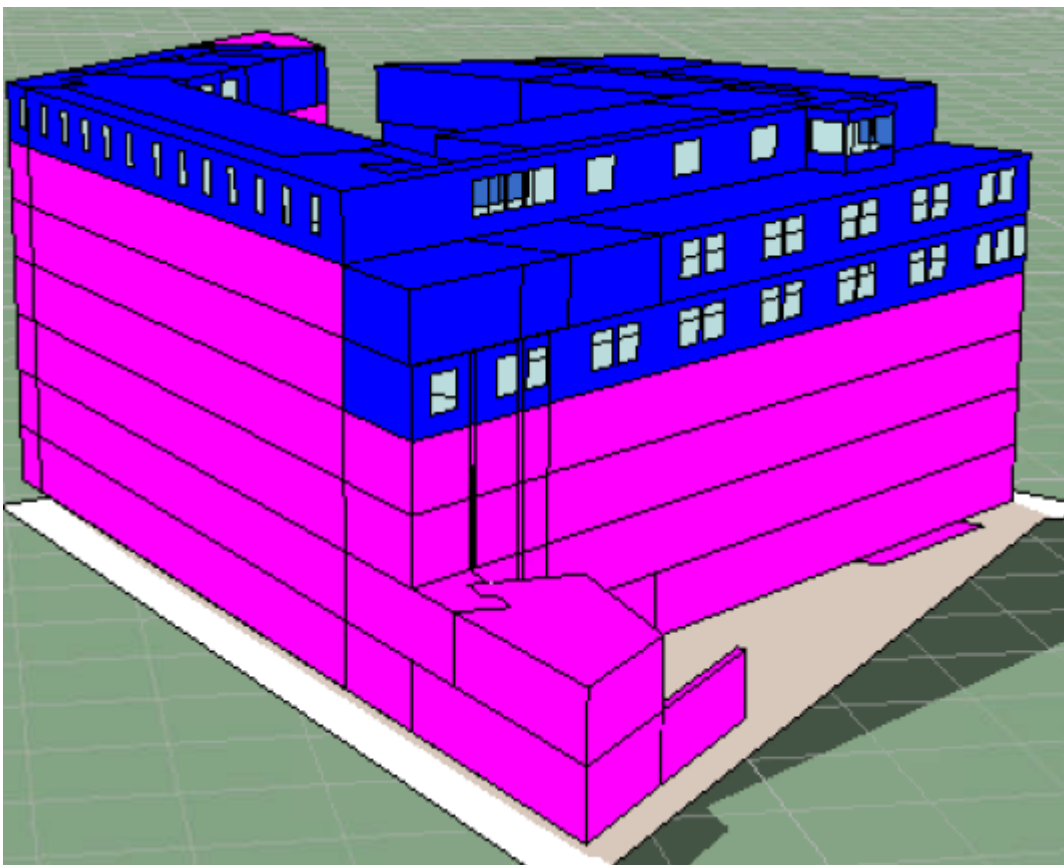
Image – aerial view from the south



Height, scale, massing, architectural design and materials

63. Objectors raised concerns that more open space is needed on development and that the proposal would be over development of the site.
64. Policy P14 'Design Quality' of the Southwark Plan states that development must provide high standards of design including building fabric, function and composition; and innovative design solutions that are specific to the site's historic context, topography and constraints; as well as adequate daylight, sunlight, outlook and a comfortable microclimate including good acoustic design for new and existing occupants.
65. At the fourth-floor level, the existing building contains a setback to the North and West, leaving an inaccessible flat roof space. The circulation wraps around the courtyard facing units. The proposed scheme would replicate the floor layout of the existing second and third floors that are directly below to create new accommodation units.
66. The fifth floor of the existing building consists of the southern and eastern wings only, with a flat roof and roof plant over the remainder of the building. The proposed scheme would add an additional mass that would infill the existing roof setback to provide additional residential and communal accommodation. A new glazed walkway would link the new accommodation spaces with the existing areas. Plant provision would be placed near to the railway line.

Image – proposed design viewed from the north east



67. The existing sixth floor currently comprises only a small plant room, which forms the uppermost 'prow' of the building. The proposed scheme would increase the massing up to this level.
68. The site is not within the setting of a listed building, not within a conservation area and the building is not listed.
69. Only small areas of the open space on the ground floor would be taken up by the new cycle and storage facilities. Officers do not consider the upward extension would be overdevelopment of the site but efficient use of land in this location.
70. Objectors raised concerns that the development would be too high and that the scale and massing would not be appropriate. Officers support the design, height, massing and scale of the proposed development, which would be of modest character.

Landscaping, trees and urban greening

71. There are two Hawthorne trees in the courtyard set in hard and soft landscaping and the building has limited soft landscaped areas to the west, north and east. There is hard landscaping to the front of the building.
72. The applicant was advised in the second pre-application response to provide justification for not including other potential areas of the scheme where improvements to landscaping can be made. Apart from removing the two Hawthorne trees and landscaping in the courtyard to install a crane during construction, and constructing two new cycle stores, no significant changes are proposed to the existing landscaping.
73. It is recommended that permission be subject to conditions relating to details of re-planting of two trees and landscaping in the courtyard and an Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment. This would ensure the proposed development would preserve and enhance the visual amenities of the locality would avoid conflicts with adjacent tree canopies of a number of public realm facing trees which overhang the site.
74. Officers also consider that it would be appropriate to grant permission subject to a hard soft landscaping condition as the site has potential for further greening such as a green wall to part of the existing rear / north boundary treatment.

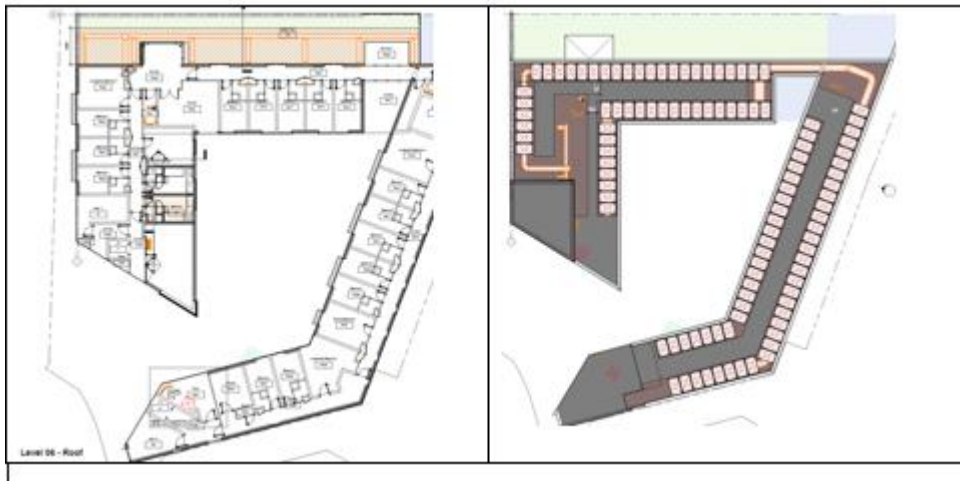
Image - wall to existing rear / north boundary



Ecology and biodiversity

75. The applicant was advised in the second pre-application response that the proposal should include an extensive green roof with a 75-25% wildflower to sedum mix in the interests of contributing to Borough greening.

Image – green roof floors 5 and 6



76. It is recommended that permission be subject to a biodiverse green roof condition 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.
77. The applicant was advised in the second pre-application response that the Urban Greening Factor should be applied to the site.
78. The applicant initially stated that the Urban Greening Factor (UGF) would be 0. The Urban Forester advised that the 0 score for Urban Greening Factor would be unacceptable in an area of deficiency and no justification has been provided why photovoltaic panels cannot be combined with green roofs. The applicant is expected to submit details of a green wall to the existing north boundary comprising climbers rooted in soil to optimise the UGF. The green roof on the new cycle store is supported and it is recommended that this together with details of a green roof be conditioned.
79. It is recommended that permission be granted subject to an Urban Greening Factor condition to secure green roofs and a green wall.
80. The Ecology officer note that no Preliminary Ecological Assessment has been submitted and that there appears to be open water and vegetation on site and that these areas along with the building itself may provide habitat for protected species such as bats. The applicant provided clarification that the open water is a man-made pond and a water feature with no habitat. Officers consider that in this case it is likely that the site is an area of natural deficiency and that any ecological impacts could be dealt with by an ecological monitoring condition.

Biodiversity Net Gain

81. Under paragraph 15 of Schedule 7A, the planning authority must only approve the Biodiversity Gain Plan if they are satisfied that:
- the pre-development biodiversity value of the onsite habitat is as specified in the plan;

- the post-development biodiversity value of the onsite habitat is at least the value specified in the plan;
 - in the case where the registered offsite biodiversity gain is specified in the plan, as allocated to the development:
 - the registered offsite biodiversity gain is so allocated (and, if the allocation is conditional, that any conditions attaching to the allocation have been met or will be met by the time the development begins), and
 - the registered offsite biodiversity gain has the biodiversity value specified in the plan in relation to the development;
 - that any biodiversity credits specified in the plan as purchased for the development have been so purchased; and
 - the biodiversity net gain objective is met.
82. In addition, in determining whether to approve the plan, a planning authority must take into account how the Biodiversity Gain Hierarchy will be followed, and any reasons where it cannot be followed (except in relation to irreplaceable habitats where the Hierarchy does not apply).
83. If a planning authority makes a determination not to approve the Biodiversity Gain Plan, the decision notice must state clearly and precisely their full reasons for the determination, specifying all elements of the biodiversity gain plan which are relevant to the determination.
84. Officers consider that in this case it is likely that the site is an area of natural deficiency and that the measures within the urban greening factor condition would contribute to biodiversity gain on the site. It is therefore recommended that permission be subject to a Biodiversity Net Gain Plan condition.

Designing out crime

85. The 2015 Technical Update to the Residential Design Standards (2011) Supplementary Planning Document states that ‘developments should seek to improve community safety and crime prevention. This may include designing developments so that open spaces are overlooked by windows, avoiding dark secluded areas and buildings face onto streets. This may include obtaining Secured by Design certification. Council owned developments and developments carried out by Registered Providers are required to obtain Secured by Design (SBD) certification.’
86. Objectors raised concerns with regard to regular issues of anti-social behaviour, in particular drug dealing and drug use in the alleyway next to Friendship House.
87. The Metropolitan Police advised that the development is not suitable for a condition for it to achieve SBD accreditation. This is because certification would require replacement of all of the current entrance doors, easily accessible windows and individual room doors. It is not believed that this is the scope of the developers’ intentions. If this is misunderstood and there is to be full replacement of all of these elements then SBD accreditation would be possible.

88. Although objectors claim that the existing cluster of hostels and supported accommodations on Borough Road and Southwark Bridge Road lead to regular issues with anti-social behaviour the Metropolitan Police did not object to the additional 62 hostel rooms. The applicant also states that they are not aware of any complaints to the Council or the police in relation to Friendship House, the management of the building or the behaviour of its residents and that residents are people working or studying in the capital; working to build a career or gain further education qualifications. The hostel is staffed 24/7 with a comprehensive management plan and systems to ensure the efficient and effective management of the building.
89. Officers have considered the provision of lighting at the pedestrian entrance gate to the site. If appropriate it could be secured in a S106 legal agreement. This could be mitigation to anti-social behaviour.

Fire safety

90. The outline fire strategy report sets out that the scheme complies with the functional requirement of the Building Regulations 2010 and further design development will be required in the next design stage. The details of these measures will be secured through the Building Control process.
91. Southwark Building Control were consulted but no comments have been received.

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

Outlook and privacy

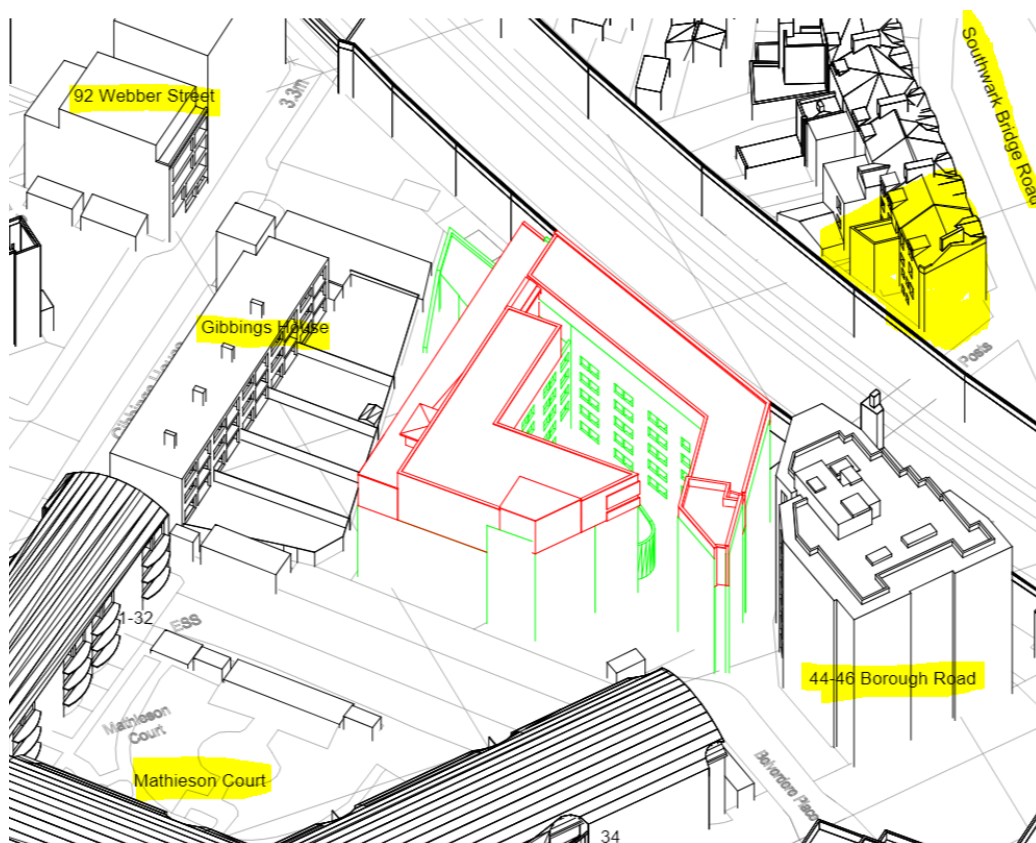
92. The SPD states that:
To prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve the following distances
- A minimum distance of 12 metres at the front of the building and any elevation that fronts onto a highway
 - A minimum distance of 21 metres at the rear of the building.
93. Where these minimum distances cannot be met, applicants must provide justification through the Design and Access Statement.
94. Objectors raised concerns with regards of loss of privacy.
95. The three storey residential block, Gibbings House, 20m to the north would potentially be most affected by the proposed roof extension as the windows to the corridor and rooms in the north elevation would face this property. This impact is mitigated by a large number of trees to the north of the site which provide screening and prevent overlooking. The views from the corridor and bedroom windows and communal sky room on the top floor would however be similar to the views to the north from the existing hostel rooms and it is unlikely

that the occupiers of Gibblings House would suffer a significant increase of loss of privacy.

96. To mitigate any risk of overlooking towards 44-46 Borough Road, the applicant proposes the minimum number of windows along the south elevation. This design feature would be acceptable and it is considered that the proposal would not lead to a loss of privacy to this neighbouring property.

Daylight and sunlight

Image – the site and neighbouring properties



97. The submitted daylight and sunlight assessment considers the impact on daylight and sunlight for neighbouring properties and existing residents.
98. Objectors raised concerns with regards to loss of light to neighbouring residential properties. Objectors state that the west side of flat at 44-46 Borough Road gets access to light because of the current height of Friendship House, including the main living/kitchen area and two of the three bedrooms. Objectors are concerned that the height of the proposed extension would reduce the light to neighbours, including the flats on floor 6 and 7 of 44-46 Borough Road.

Daylight

99. The adequacy of daylight received by existing neighbouring dwellings is measured using two methods of measurement. The first is the use of Vertical

Sky Components (VSC) which is then followed by the measurement of internal Daylight Distribution.

100. The authors of the daylight and sunlight assessment did not have access to the interior of any of the existing neighbouring buildings and have therefore relied upon layout information from the planning portal.

44-46 Borough Road

101. 44-46 Borough Road is located to the south of the site and contains residential uses from first floor level above.

VSC test

	Windows tested	Pass	Fail	No. of Failures between 21% - 38% loss	No. of Failures > 38% loss
	32	27	5	3	2
Total		(84%)	(16%)	(9%)	(6%)

Friendship House

VSC test

	Windows tested	Pass	Fail	No. of Failures between 21% - 38% loss	No. of Failures > 38% loss
	105	9	96	90	6
Total		(8.6%)	(91.4%)	(85%)	(5%)

Mathieson Court - King James Street

VSC test

	Windows tested	Pass	Fail	No. of Failures between 21% - 38% loss	No. of Failures > 38% loss
	81	78	3	2	1
Total		(96%)	(4%)	(2.4%)	(1.2%)

Gibbings House

VSC test

	Windows tested	Pass	Fail	No. of Failures between	No. of Failures > 38% loss

				21% - 38% loss	
	45	30	15	2	13
Total		(67%)	(33%)	(4%)	(28%)

Patrick Court – 92 Webber Street

VSC test

	Windows tested	Pass	Fail	No. of Failures between 21% - 38% loss	No. of Failures > 38% loss
	11	11	0	0	0
Total		(100%)	(0%)	(0%)	(0%)

160-162a Southwark Bridge Road

VSC test

	Windows tested	Pass	Fail	No. of Failures between 21% - 38% loss	No. of Failures > 38% loss
	23	23	0	0	0
Total		(100%)	(0%)	(0%)	(0%)

Daylight distribution

102. The second daylight test is No-Sky Line (NSL). NSL is the area of a room at desk height that can see the sky. The guidance suggests that the NSL should not be reduced to less than 0.8 times its former value (i.e. no more than a 20% reduction). This is also known as daylight distribution, and where windows do not pass the VSC test the NSL test can be used.

44-46 Borough Road

NSL test

	Rooms tested	Pass	Fail	No. of Failures between 21% - 38% loss	No. of Failures > 38% loss
	14	14	0	0	0
Total		(100%)	(0%)	(0%)	(0%)

Friendship House

NSL test

	Rooms tested	Pass	Fail	No. of Failures between 21% - 38% loss	No. of Failures > 38% loss
	90	40	50	35	15
Total		(44%)	(56%)	(38%)	(16%)

Mathieson Court - King James Street

NSL test

	Rooms tested	Pass	Fail	No. of Failures between 21% - 38% loss	No. of Failures > 38% loss
	84	78	6	6	0
Total		(93%)	(7%)	(7%)	(0%)

Gibbings House

NSL test

	Rooms tested	Pass	Fail	No. of Failures between 21% - 38% loss	No. of Failures > 38% loss
	30	12	18	12	6
Total		(40%)	(60%)	(40%)	(20%)

103. No NSL test done for Patrick Court – 92 Webber Street and 160-162a Southwark Bridge Road as all windows passed the VSC test.

Sunlight

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

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

44-46 Borough Road

Annual probable sunlight hours						
	Windows tested	Passes both tests	Fail Total annual	Fail Winter hours	No. of Failures between 21% - 38% loss (Total)	No. of Failures between 21% - 38% loss (Winter)
	4	2	3	0	0	0
Total		(50%)	(75%)	(0%)	(0%)	(0%)

Friendship House

Annual probable sunlight hours						
	Windows tested	Passes both tests	Fail Total annual	Fail Winter hours	No. of Failures between 21% - 38% loss (Total)	No. of Failures between 21% - 38% loss (Winter)
	78	16	49	60	26	43
Total		(21%)	(63%)	(77%)	(33%)	(55%)

Mathieson Court - King James Street

Annual probable sunlight hours						
	Windows tested	Passes both tests	Fail Total annual	Fail Winter hours	No. of Failures between 21% - 38% loss (Total)	No. of Failures between 21% - 38% loss (Winter)
	32	32	0	0	0	0
Total		(100%)	(0%)	(0%)	(0%)	(0%)

Gibbings House

Annual probable sunlight hours						
	Windows tested	Passes	Fail Total	Fail	No. of	No. of

	tested	both tests	annual	Winter hours	Failures between 21% - 38% loss (Total)	Failures between 21% - 38% loss (Winter)
	30	15	15	8	12	11
Total		(50%)	(50%)	(27%)	(40%)	(28%)

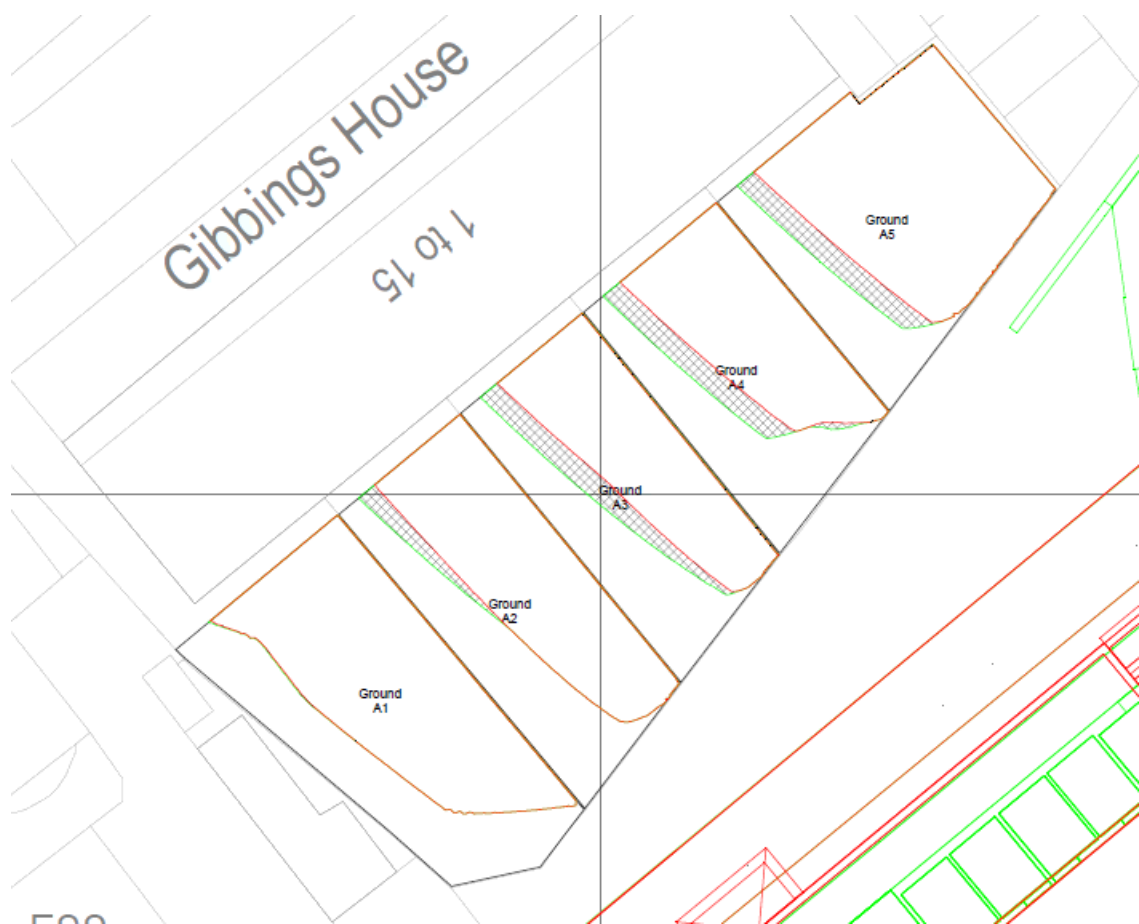
Patrick Court – 92 Webber Street

Annual probable sunlight hours						
	Windows tested	Passes both tests	Fail Total annual	Fail Winter hours	No. of Failures between 21% - 38% loss (Total)	No. of Failures between 21% - 38% loss (Winter)
	11	0	10	2	10	0
Total		(0%)	(91%)	(18%)	(91%)	(0%)

Overshadowing of amenity spaces

106. The BRE guidance recommends that at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21 March.
107. The overshadowing report shows that the five rear ground floor gardens of Gibbings House would receive between 52% and 71% of two hours of sunlight on 21st of March. This would be acceptable as the BRE guidance recommends that at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21 March.

Image – rear gardens of Gibbings House



Right to light

108. Objectors raised concerns that the development does not take into account that estate residents have a right to light. Right to light is a civil rather than a planning matter, the report has considered the amenity of the existing residential units in terms of daylight and sunlight.

Conclusion on daylight and sunlight

109. The daylight assessment has shown that for Friendship House and Gibbings House, daylight levels are limited in both the existing and proposed conditions. The ratio of reduction assessment demonstrates that there would be a noticeable reduction in daylight. Results for other neighbouring properties show for Patrick Court – 92 Webber Street and 160-162a Southwark Bridge Road, 44-46 Borough Road and Mathieson Court - King James Street the levels of daylight would not significantly.
110. The sunlight assessment has shown for Friendship House that the sunlight levels are limited in both the existing and proposed conditions. The ratio of reduction demonstrates there would be a noticeable, but not significant, reduction in sunlight. The sunlight assessment does not include Southwark Bridge Road as the Annual Probable Sunlight Hours (APSH) assessments were not required as the windows face 90 degrees of due north. Results for other neighbouring properties show for Mathieson Court - King James Street all living rooms and living, kitchen and dining rooms would achieve the recommended level of 25% total and 5% winter sunlight. The levels of sunlight

within neighbouring accommodation would significantly be affected for Patrick Court – 92 Webber Street and Gibbings House less so.

111. On balance, the impact on daylight and sunlight on existing occupiers of Friendship House, Gibbings House and Patrick Court – 92 Webber Street would be noticeable but not significant. This impact will be outweighed by the additional 62 hostel rooms for which there is a demonstrated need to be a need.

Noise and vibration

112. Objectors raised general issues in the area such as street noise, venues playing music, ambulances, police cars, Tesco deliveries and railway improvement works, especially at night-time or very early hours, and that the demographic associated with hostel and student accommodation guests, is more likely to be associated with anti-social behaviour in the form of noise nuisance.
113. The proposed development would not have an impact on existing levels of noise associated with streets, venues playing music, ambulances, police cars, Tesco deliveries and railway improvement works and planning policy cannot control these existing external noise sources.
114. Officers are not aware that the existing hostel has led to complaints to the councils' environmental protection team. It is anticipated that an increased number of hostel rooms would not have a significant impact on the amenity of neighbouring properties.
115. The external noise assessment concludes that the proposed external plant (Air Source Heat Pump (ASHP)) is unlikely to impact the nearest noise sensitive locations and the risk of any adverse impacts to the noise sensitive listeners is expected to be negligible. The environmental protection team recommend approval with compliance conditions in relation to artificial lighting, plant noise and construction management.
116. Objectors also raised concerns of the environmental impact during the construction phase such as noise. The applicant advised that the overall programme is circa 18 months. This however would include a circa 12 week design period at the start. A Modern Methods of Construction (MMC) would be used through off-site, light gauge steel manufacture, which may result in an indicative build-period of 12 months. Officers anticipate that the impact of construction is expected to be large, especially as the works are building on top of existing residents. A detailed Construction Environmental Management Plan would therefore be secured by condition, and contributions to construction complaints and compliance work by the Environmental Protection Team would be secured in an s106 legal agreement.

Transport and highways

Access

117. Objectors raised concerns that access to the property is via a short spur road

or cul-de-sac called Belvedere Place and that the impact on access to 44-46 Borough Road during the construction period would be significant. Officers recommend that the legal agreement include a financial contribution payable to Southwark Environmental Protection Team to act as a construction liaison with the contractor to monitor the Construction Environmental Management Plan.

118. Access arrangements would remain as existing and vehicles, pedestrians and cyclists would respectively continue to access the site from Borough road via Belvedere Place via the existing access road and footway. The existing vehicular gate can be released remotely and is not an automatic opening gate. The existing pedestrian gate is of an adequate width at 1m wide. The applicant is committed to automating one / both gate(s) via a prior to occupation condition. Officers recommend that permission be subject to such a condition as this would improve and ensure accessibility by all existing and potential residents as well as visitors and would improve accessibility for cyclists to the internal courtyard and the proposed cycle store.

Trip generation

Objectors raised concerns with regards an increase in traffic.

119. The transport statement includes a trip generation assessment, which summarises the net change in daily trips by mode as a result of the development proposals. The trip generation assessment indicates that an additional three daily two-way vehicle trips would be generated as a result of the development. The development would be expected to have a negligible impact on local highway and transport networks.

Servicing and deliveries

120. All delivery and servicing arrangements would remain as existing. However, it is not clear how and where delivery and servicing vehicles currently access the site, wait, unload, and undertake other essential requirements. There is an existing vehicle access to the site, but it is not clear whether this is currently utilised. The applicant provided clarification on these matters and state that 'delivery vehicles typically park on Belvedere Place for parcel and mail drop-offs. In some instances, as/when required they can be granted access into the secure area behind the controlled access gate. There is no planned/proposed changes to these arrangements. The existing vehicle access gate to the site is currently used; and will be retained/operated in the same way.' The application was not accompanied by detailed vehicle swept path assessment drawings and it is recommended that this be secured by a pre-commencement condition.

Refuse storage arrangements

121. Policy P10 'Supported Housing and Hostels' of the Southwark Plan requires adequate refuse and recycling storage.
122. The existing gated entrance has secure access which is controlled by key fobs or the main reception. The site currently has 3no. 1100ltr bins, which get emptied daily from Monday to Friday. The proposal involves a new enlarged

storage area for 5no 1100ltr bins - 3 for recycling and 2 for general waste. Every proposed room would have a dedicated internal and external storage space for dry recycling, food waste and residual waste.

123. The main entrance of Friendship House opens directly into Belvedere Place, a small side-street of a semi-public nature, primarily used by nearby residents. There would be no change to the existing access arrangements, and the existing refuse strategy allowing bin lorries to park adjacent to the bin store would be maintained.
124. The council's waste management team required confirmation on distances, consideration of food waste and whether there is a dropped kerb. The applicant confirmed that there is a dropped kerb and officers recommend that permission be subject to a condition to ensure that there would be an acceptable distance from the furthest bin in the bin store to the collection point and a refuse storage condition to ensure that there would be capacity to store 23L per property (room) for food waste within the relevant number of 240L wheeled bins.

Car parking

125. Objectors raised concerns with regards inadequate parking provision.
126. The site is located within Controlled Parking Zone (CPZ) that restricts parking to permit holders.
127. The one existing car parking space within the forecourt would be removed in order to accommodate a single storey cycle store. The car-free nature of the proposals is supported and policy compliant, given the excellent accessibility of the site. The lack of blue badge car parking is acceptable in this instance given the site constraints, type of land use and the excellent accessibility of the site. However, residents with blue badges would be permitted to apply for residential parking permits. This would be secured in a S106 legal agreement.

Cycle parking and cycling facilities

128. There are currently 20 cycle parking spaces for the existing 163 bedrooms at the site, representing a cycle parking provision of approximately 0.12 spaces per bedroom. These spaces are provided within the forecourt of the site.
129. It was initially proposed to provide an additional 21 cycle parking spaces as part of the proposed development, but following amendments this has increased to 62 to provide a total provision of 82 spaces for the proposed total 225 bedrooms. These would be located in two new cycle storage areas with respectively 24X2 -tier racks, 2x accessible spaces and 5x external spaces; 34x 2-tier racks, 2x accessible spaces and 15x external spaces. The cycle stores would be located within the forecourt and to the rear of the existing building.
130. The quantity of cycle spaces proposed of 62 for the new hostel bedrooms would not be in compliance with the London Plan requirement of a minimum of 62 long-stay cycle parking spaces and 3 visitor cycle parking spaces and the Southwark Plan requirement of 62 long-stay cycle parking spaces and 6 short-

stay cycle parking spaces. The Transport Team advised that given the site's constrained nature, it would be acceptable if the slightly lower requirement under the London Plan is met by the applicant. Officers note that access the proposed rear cycle store would be via two heavy manually opened doors as shown the photo below.

Image – manual gates to the west elevation



131. It is recommended that permission be granted subject to a condition to ensure 3 visitor cycle parking spaces would be provided and that the 4 accessible cycle spaces are either all provided within the forecourt of the site or that the two manual doors are automated to allow easy access to the 2 accessible cycle spaces as shown on the ground floor plan hereby approved.

Move in / Move out Strategy

132. The applicant confirmed that 'the move in and move out processes for the proposed new units would be the same as the existing arrangements, as

managed by the LHA staff and facilities managers in accordance with LHA operational policies. The controlled and gated vehicular access provides a secure area for removal vans to park and operate off-street. Removal vans only arrive and depart at times agreed with the site/facilities management staff. Despite the occupancy licences which allow for relatively short-stays at the site, officers are advised that there is still a low turnover of guests. It is therefore not envisaged that a high concentration or regular occurrence of move in and move outs, as these would typically be staggered over a period of time that does not cause any significant impacts to traffic on the highway network around the site.' It is recommended that permission be granted subject to a Staff and Management Plan condition as the current document does not contain details of the move in / move out strategy.

Highways matters

133. The following S278 Agreement works would be included in the S106 legal agreement:
- Resurfacing and improvement of Belvedere Place junction with Borough Road, to include upgraded pedestrian amenity (e.g. raised table, tactile paving etc.) to current Southwark Streetscape Design Manual (SSDM) standards.
 - Upgrade the footway material to current SSDM standards, including new kerbs.
 - Refresh all road markings following kerb installation.
 - Removal of bollards within adopted highway.

Environmental matters

Construction management

134. The applicant states that a lightweight standard steel framing system for all of the proposed walls and floors is proposed and that the structural strategy would allow for a more straightforward construction sequence, as all elements are relatively lightweight and can be easily handled. A Construction Environment Management Plan would be conditioned and would include details of the construction process.

Flood risk

135. The site is within an area at risk of flooding. Surface water would be disposed of by main sewer. The applicant states that it is not proposed to connect to the existing drainage system, which it is not expected that the surface water discharge (for a 1 in 100-year rainfall event) from the proposal would reduce and that Green Sustainable Drainage Systems (SuDS) would not be incorporated into the drainage design for the proposal.
136. The flood risk team has no comment as there are no proposed increases to the building's footprint or the hardstanding area. The flood risk team support the proposed green roof on the new cycle store.

137. The NPPF follows a sequential risk-based approach in determining the suitability of land for development in flood risk areas, intending to steer all new development to the lowest flood risk areas. There are no reasonable alternative sites in a lower flood risk area than the proposed site to accommodate the development. Therefore, the proposed development is considered to have successfully passed the Sequential Test.
138. Paragraph 160 of NPPF states that “ For the Exception Test to be passed it should be demonstrated that:
 1) the development would provide wider sustainability benefits to the community that outweigh flood risk;
 2) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall”.
139. In terms of the first point of the Exception Test, it is considered that this is satisfied as the site will contribute to creating safe hostel rooms that would provide benefits to the local community, specifically accommodation at a different cost to a very specific market of young professionals. These benefits are considered to outweigh the potential flood risk.
140. The details provided within this FRA address the second part of the exception test and demonstrate the site is safe for its lifetime. The flood evacuation and warning plan in the FRA would ensure that flood risk can be managed.
141. In conclusion, the information provided in the FRA confirms the Exception Test has been passed and the redevelopment is appropriate, in flood risk terms.

Land contamination

142. No issues raised given the nature of the development of upward extensions comprising hostel rooms.

Air quality

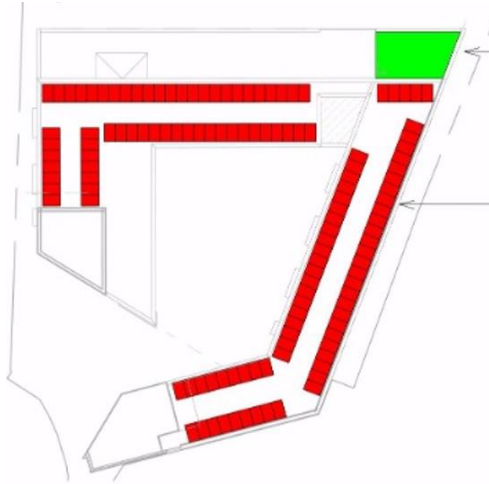
143. The site is located within the Southwark Air Quality Management Area (AQMA) – which is defined through annual mean exceedances of NO₂ and 24-hour mean exceedance of PM₁₀. This means that stricter air quality requirements exist for proposed developments within the AQMA designation. Potential air quality impacts may arise as a result of demolition, construction and operation. The Environmental Protection Team advise that dust impacts would be addressed in the Construction Environmental Management Plan condition.

Energy and sustainability

144. The proposal would provide a green roof on the upward extensions, but no on-site community-owned energy generation. Air source heat pumps (green area on image below) would however generate 0.12 megawatts for space heating

and hot water and roof mounted photovoltaic panels (red areas image below) for solar energy that would generate 0.05 megawatts.

Image - air source heat pumps and photovoltaic panels



145. The Energy Statement provides a comprehensive Energy Strategy outlining energy reduction and carbon saving measures to 'be lean', 'be clean', 'be green' and 'be seen' with a range of monitoring and after-care measures to ensure compliance with Policy P70 'Energy' of the Southwark Plan.

Carbon emission reduction

146. Policy P69 (Sustainability Standards) of the Southwark Plan states that development must:

Reduce the risk of overheating, taking into account climate change predictions over the life time of the building, in accordance with prioritised measures set out in the following cooling hierarchy:

1. Reduce the amount of heat entering a building through the orientation, shading, albedo, fenestration, insulation and green roofs and walls; then
2. Minimise internal heat generation through energy efficient design; then
3. Manage the heat within the building through exposed internal thermal mass and high ceilings; then
4. Passive ventilation; then
5. Mechanical ventilation; then
6. Active cooling systems (ensuring they are the lowest carbon options).

147. Policy SI 2 (Minimising greenhouse gas emissions) of The London Plan (2021) and P70 (Energy) of the Southwark Plan (2022) require all major development to be net carbon zero. Where this cannot be met, specific robust justification should be set out in the energy statement as to the specific challenges onsite. Where it can be demonstrated that the development cannot achieve 100% on-site carbon savings beyond Part L of the Building Regulations, a financial contribution would be secured to offset the remaining carbon emissions. The

proposal for student housing should be assessed as non-residential. For non-residential development, a minimum of 40% savings beyond Part L of the Building Regulations must be met on-site, in accordance with Policy P70 (Energy) of the Southwark Plan (2022). Policy P70 (Energy) of the Local Plan states development must minimise carbon emissions on site in accordance with the following energy hierarchy:

1. Be lean (energy efficient design and construction); then
2. Be clean (low carbon energy supply); then
3. Be green (on site renewable energy generation and storage).
4. Be seen

148. The total annual nitrogen oxide (NOx) emissions would be 861 kilograms. The on-site Green House Gas emission reductions would be at least 35% above those set out in Part L of Building Regulations 2021. The proposed development would reach the Southwark and London Plan targets of a 40% improvement on current building regulations, getting it towards net zero. 3% of demolition/construction material would be reused/recycled.
149. In terms of energy and sustainability the proposal would achieve a carbon reduction for the new build element.
150. Officers have considered Policy SI 2 Minimising Greenhouse gas emissions of the London Plan (2021). This policy set out that major development should be net carbon zero.
151. In this case the zero-carbon target cannot be fully achieved on-site, and the shortfall would be provided through a cash in lieu contribution to the borough's carbon offset fund. The shortfall of carbon emission reduction onsite includes the new build and the calculation is as follows and the total amount of £21,660 would be secured in the S106 legal agreement.
152. New Build
7.6 tonnes/annum (9.4 tonnes emissions – 1.8 tonnes savings)
228 tonnes across 30 years
Off-set payment = £21,660 at £95/tonne

Be Lean (use less energy)

153. Improvement in energy performance would be achieved using high fabric efficiency, good air tightness levels and efficient building services. It is anticipated that the majority of the building will have the potential to be ventilated naturally via openable windows and / or trickle vents. Mechanical ventilation heat recovery would also be included given that a very low air permeability is proposed and to ensure that energy is used efficiently in cooler months, and when it is less desirable to open windows.
154. Lighting design is intended to be highly efficient and in excess of Building Standards requirements. External lighting shall be highly efficient and employ controls to avoid energy wastage from unnecessary operation during daytime.
155. Appliances, such as fridges, may be included in the kitchen areas. It is

proposed that the EU energy label of these appliances shall be A+ or greater.

Be Clean (supply energy efficiently)

156. As there are no existing District Energy Networks (DEN) in close proximity to the site a Combined Heat & Power (CHP) system has been considered. However, whilst the site has a heating demand, it is modest and likely subject to daily / weekly / yearly fluctuation due to occupancy patterns. At this scale, it is generally not economic to install CHP as smaller CHPs tend to have lower electrical efficiencies and therefore higher carbon emissions. CHP is therefore not proposed.

Be Green (Use low or carbon zero energy)

157. Whilst a biomass system would be technically feasible, heat demands for the site are low and the absence of a readily available and diverse local fuel source creates risk associated with security of fuel supply. This has implications for operational viability and biomass is not proposed.
158. Air Source Heat Pumps are proposed for the heated areas of the development.
159. An extent of Photovoltaic system is proposed for the roof area. This area will be maximised in the context of the available roof space and other demands on the roof area (e.g., green roof).

Be Seen (Monitor and review)

160. The applicant aims to protect the building users from high prices and is therefore committed to post construction monitoring. This information will be used to encourage building users to minimise energy demand during peak hours. The Applicant will also undertake a programme of aftercare support as part of its handover process, which will also align with the BREEAM Man05 credit requirements.
161. The systems specified will be efficient and of sufficient size to accommodate peaks in energy demand, and thus short-term energy storage is not considered appropriate. Where appliances such as fridges are provided, it is proposed that the EU energy label of these appliances shall be A+ or greater to reduce energy requirements.
162. Extensive installation of smart meters and integration with a Building Management System (BMS) will facilitate the collation of data.

BREEAM

163. The development is on target to achieve a BREEAM Excellent rating. This would be secured by condition.

Planning obligations (S.106 agreement)

164. Policy IP3 of 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. Policy IP3 of Southwark Plan is reinforced by the Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. The NPPF which echoes 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

165. 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 Position
Highway works	<ul style="list-style-type: none"> - Resurfacing and improvement of Belvedere Place junction with Borough Road, to include upgraded pedestrian amenity (e.g. raised table, tactile paving etc.) to current Southwark Streetscape Design Manual (SSDM) standards. - Upgrade the footway material to current SSDM standards, including new kerbs. - Refresh all road markings following kerb installation. - Removal of bollards within adopted highway 	Agreed
External lighting to be installed in close proximity to the pedestrian front entrance gate	To improve security and safety	Agreed
A financial contribution payable to Southwark Environmental Protection Team	£ 981.75 construction liaison (with the contractor) to monitor the Construction	Agreed

	Environment Management Plan	
Carbon emission reduction	Shortfall of carbon emission reduction payment of £3,498.00	Agreed
Car parking	Only residents with blue badges would be permitted to apply for residential parking permits in the CPZ	Agreed

166. In the event that an agreement has not been completed by 30 January 2025, the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:
167. 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 Policy IP3 of Southwark Plan, Policy DF1 of the London Plan and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

168. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark. The site is located within Southwark CIL Zone 2 and MCIL2 Central London Band 2. Based on CIL form 1 dated 17-Jul-23, the gross amount of CIL is approximately £422,007.09. It should be noted that this is an estimate, floor areas will be checked when related CIL Assumption of Liability form is submitted, after planning approval has been secured.

Other matters

169. Information missing from plans:
170. Objectors raised concerns that information is missing from plans.
171. This is a general statement and officers are not clear what specific information is alleged to be missing. Officers are however satisfied that the plans contain adequate information to make an informed assessment of the proposed development.
172. Conflict with local plan:
173. Objectors raised concerns that the proposed development would be in conflict

with the local plan.

174. This is also a general statement and officers are not clear what specific policies are alleged to have not been met. The proposal has been addressed against all relevant policies in the officer report.
175. Strain on existing community facilities:
176. Objectors raised concerns that the development would put strain on existing community facilities.
177. The Community Infrastructure Levy can be used to fund a wide range of local and strategic infrastructure that is needed to support growth and development in the borough. This includes transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities and open spaces.

Community involvement and engagement

178. Objectors raised concerns about the degree of community engagement.
179. The local planning authority displayed site notices on 8 November 2023 and consulted neighbouring properties within a 100m radius of the site by letter on 2 November 2023 in accordance with Southwark's Statement of Community Involvement.
180. In accordance with the Statement of Community Involvement and Development Consultation Charter adopted on 6 December 2022, an engagement summary has been submitted with the application. This provides a summary of the engagement that has been undertaken by the applicant within local residents:
181. Meeting with occupiers of the site - Various dates over a long period of time.
182. The applicant also produced a resident engagement strategy which included a three-part consultation at Friendship House on Wednesday 8 May 2024. Ward Councillors, circa 170 Friendship House residents and neighbouring residents were invited. The applicant advised that whilst they did not address the invitations to named individuals or individual flat numbers, generic invitations were hand delivered to the mail/post room areas for the wider neighbouring Boulevard Mansions and Borough Road blocks of apartments. Friendship House residents were asked to complete a feedback questionnaire. Two external residents attended the meeting and general feedback commented that whilst similar to student accommodation, the LHA product is of a high quality. A number of points were discussed with an objector in relation to vandalism and general rubbish in the railway tunnel area adjacent to the site, bike routes and traffic management, right to light and building period. Only a limited number of residents within the building attended the project and no questionnaires have been returned.

Consultation responses from external and statutory consultees

Metropolitan Police:

183. The development is not suitable for a condition for it to achieve SBD accreditation. This is because certification would require replacement of all of the current entrance doors, easily accessible windows and individual room doors. It is not believed that this is the scope of the developers' intentions. If this is misunderstood and there is to be full replacement of all of these elements then SBD accreditation would be possible.
184. The MET can meet with the design team to discuss the development and offer advice and guidance with regards to crime prevention measures for the site.

Fire And Emergency Department:

185. No comments received.

Health And Safety Executive:

186. No comments received.

London Fire & Emergency Planning Authority:

187. No comments received.

Thames Water:

Waste Comments

188. With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>
189. There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>
190. Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses

191. The proposed development is located within 15 metres of our underground waste water assets and as such we would like the following informative attached to any approval granted. "The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.

Water Comments

192. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>
193. If you are planning on using mains water for construction purposes, it is important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](https://www.thameswater.co.uk/buildingwater).
194. On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. 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.

Consultation responses from internal consultees

Environmental Protection Team:

195. No objection subject to conditions in relation to internal noise, plant noise, noise levels to private and communal external amenity areas, air quality, artificial lighting, land contamination and construction management.

Waste Management Team:

196. Queried the distance from the furthest bin in the bin store to the collection point and advised that the applicant will need to ensure 23L per property for food

waste, which would equate to a 240L wheeled bin per 10 properties.

Conservation and Design Team:

197. No objection. The application to be determined in accordance with the council's adopted policies. The property not listed and not in Conservation Area. No design and conservation matters arising due to the modest character and scale of the proposed development.

Flood Risk Team:

198. No comments received.

Building control:

199. No comments received.

Highways Team:

200. The applicant must enter into a S278 Agreement and complete the following works:
- Resurfacing and improvement of Belvedere Place junction with Borough Road, to include upgraded pedestrian amenity (e.g. raised table, tactile paving etc.) to current Southwark Streetscape Design Manual (SSDM) standards.
 - Upgrade the footway material to current SSDM standards, including new kerbs.
 - Refresh all road markings following kerb installation.
 - Removal of bollards within adopted highway.

Urban Forester:

201. Recommend that permission be subject to conditions relating to an Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected and hard soft landscaping.

Ecology Officer:

202. Requested that a Preliminary Ecology Appraisal be submitted. An ecological assessment is required. There appears to be open water and vegetation on site as well as large trees that overhang the site. These areas along with the building itself may provide habitat for protected species such as bats. Ecology is a material consideration in the planning process and the impact of the development on ecology needs to be assessed. It should be noted that an ecology assessment is listed within the validation documents for proposals including the modification, conversion, demolition or removal of buildings and structures (especially roof voids). Reference to the green roof was provided in the Urban foresters comment, however a biodiverse green roof would likely be recommended. Sedum mat would be discouraged as it is not as beneficial to biodiversity as a biodiverse green roof.

Community Infrastructure Levy Team:

203. The site is located within Southwark CIL Zone 2 and MCIL2 Central London Band 2. Based on CIL form 1 dated 17-Jul-23, the gross amount of CIL is approximately £422,007.09. It should be noted that this is an estimate, floor areas will be checked when related CIL Assumption of Liability form is submitted, after planning approval has been secured.

Transport Policy:

Cycle Parking:

204. A total of 20 cycle parking spaces are currently provided for the 163 bedrooms at the site, representing a cycle parking provision of approximately 0.12 spaces per bedroom. These spaces are provided within the forecourt of the site.
205. It is proposed to provide an additional 21 cycle parking spaces as part of the proposed development, which will increase the total provision to 41 spaces for the proposed total 225 bedrooms. This represents a provision of approximately 0.18 spaces per bedroom. If applied to the uplift only, the 21 spaces represents 0.34 spaces per proposed bedroom.
206. It is not clear based on the plans or reports submitted as to the form of cycle parking spaces (e.g. accessible/standard sheffield stand, two-tier racks etc.). It is also not clear if any of the proposed cycle parking is available to visitors of the site. The applicant must provide further clarification to this point, to be accompanied by dimensioned and detailed plans of the proposed cycle store.
207. Generally, a minimum of 20% of the total long-stay cycle parking spaces must be in standard Sheffield stand form, with 5% of all spaces being designed to accommodate disabled, adapted and cargo bicycles with wider side clearance of a minimum of 1.8m. The remaining spaces can be provided in the form of suitable two-tier racks. Vertical and semi-vertical racks are not acceptable forms of cycle parking. All cycle parking must accord with LCDS.
208. Provision of a bike maintenance stand and fixed pump will be seen positively in terms of quality of cycle parking provision and Travel Plan objectives.
209. The addition of the cycle store to the rear is a welcome one, as is the provision of additional accessible/cargo bike spaces. Although the plans for the stores are relatively high level at this stage, they appear to provide sufficient space/clearance. The applicant also proposes 20 external cycle racks (5 to the front, 15 to the rear), although these appear to wall-mounted hoops or similar, which are typically not appropriate due to the potential to damage bikes and lack of security offered. The provision of several Sheffield stands instead of these wall-mounted hoops would be preferred, although this can be conditioned along with detailed drawings of the cycle stores.

Car Parking:

210. It is understood that one car parking space is currently provided on the site,

and that this will be removed in order to accommodate the enlarged cycle store. The car-free nature of the proposals is supported and policy compliant, given the excellent accessibility of the site. The lack of blue badge car parking is acceptable in this instance given the site constraints, type of land use and the excellent accessibility of the site.

Trip Generation:

211. The TS includes a trip generation assessment, which summarises the net change in daily trips by mode as a result of the development proposals. The development would be expected to have a negligible impact on local highway and transport networks.

Access:

212. It is understood that all access arrangements will remain as existing. Pedestrians and cyclists will access the site from Borough road via Belvedere Place and the existing footway. There are a number of bollards on the footway on the eastern side of Belvedere Place immediately adjacent to the pedestrian access to the site which restrict the effective footway in this location. The applicant should confirm the purpose of these bollards, and whether they could be removed to increase the footway width.
213. There is an existing gated pedestrian/cycle access to the internal courtyard and proposed cycle store. This gate should be power assisted to ensure accessibility by all potential residents as well as to improve accessibility for cyclists. There is a vehicle access alongside the pedestrian gate providing access to the internal courtyard.

Delivery and Servicing:

214. In terms of delivery and servicing trips, the trip generation assessment indicates that an additional three daily two-way vehicle trips would be generated as a result of the development.
215. It is understood that all delivery and servicing arrangements will remain as existing. However, it is not clear based on the information submitted how and where delivery and servicing vehicles currently access the site, wait, unload, and undertake other essential requirements. There is an existing vehicle access to the site, but it is not clear whether this is currently utilised and/or will be retained in future. The applicant must provide further clarification on these matters, to be accompanied by detailed vehicle swept path assessment drawings.
216. LBS Waste Management will be able to confirm the acceptability of the proposed waste storage and management strategy.
217. It is understood that delivery and servicing arrangements will remain as existing. Although it is noted that the proposals would not be expected to generate a significant increase in delivery and servicing trips, a full Delivery and Servicing Management Plan (to include swept path analysis) should be conditioned.

Move in / Move out Strategy:

218. Although the proposals are an uplift for an existing site and land use, the applicant should outline the existing and/or proposed move in / move out strategy for the site given the relatively high turnover of residents. The applicant must demonstrate that appropriate space can be provided for vehicles to undertake loading / unloading during core moving periods to ensure that impacts to the highway network are reduced as much as possible.
219. It is understood that details of move in/move out strategies will be conditioned, which is acceptable.
220. Indicative S278 Agreement (if required, to be confirmed by LBS Highways):
- Resurfacing and improvement of Belvedere Place/Borough Road junction, to include upgraded pedestrian amenity (e.g. raised table, tactile paving etc.)
 - Removal of bollards within adopted highway
 - Bond for value of works, plus a monitoring fee, will be secured by Highways.

Community impact and equalities assessment

221. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
222. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
223. 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
224. 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.

225. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
226. No equality matters were raised during the public consultation process, and 4 out of the 62 proposed hostel bedrooms would be accessible (6%) Policy P8 of the Southwark Plan does not apply to a Sui generis (hostel) use and as there is no requirement to provide any wheelchair accessible hostel rooms. Officers however recognise that the development would provide an option of wheelchair accessible units.

Human rights implications

227. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
228. This application has the legitimate aim of providing additional hostel rooms. 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.

231. 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	YES

the scheme to improve its prospects of achieving approval?	
--	--

232. To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?

CONCLUSION

233. The proposal would be acceptable in principle. The massing and height of the proposed extensions would be acceptable.
234. Overall, the proposed development would not result in a significant impact on the surrounding residential properties and on balance the impact on daylight and sunlight of existing hostel rooms within Friendship House and neighbouring properties would be outweighed by the public benefit of providing an addition of 62 hostel rooms to the stock in the borough.
235. The development would not have a detrimental impact on the transport network and as it would not meet the requirement for 100% on site savings to achieve net carbon zero the shortfall would be offset by a payment in-lieu.
236. It is therefore recommended that planning permission be granted, subject to conditions and the completion of a S106 Agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Environmental, Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Steve Platts, Director of Planning and Growth	
Report Author	Andre Verster, Team Leader	
Version	Final	
Dated	17 July 2024	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance	No	No
Strategic Director of Environment, Neighbourhoods and Growth	No	No
Strategic Director of Housing	No	No
Date final report sent to Constitutional Team		18 July 2024

APPENDIX 1**Recommendation**

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

This document is not a decision notice for this application.

Applicant	LHA London Ltd	Reg. Number	23/AP/2122
Application Type	Major application		
Recommendation	GRANT permission	Case Number	

Draft of Decision Notice

Planning permission is GRANTED for the following development:

Construction of a part one, part two and part three storey upward extension above the existing Friendship House building to provide a mix of single and double ensuite bedroom spaces totalling 62 additional Sui Generis (Hostel) accommodation units, along with 5 additional shared kitchen spaces and an additional communal space in the form of a sky room. Provision of additional cycle parking spaces within secure area, an enlarged bin storage for increased refuse capacity; and the removal of 1 car parking space at ground floor level.

In accordance with application received on 13 October 2023 and Applicant's Drawing Nos.:

Proposed Plans

- FRH-TOD-ZZ-ZZ-DR-A-1001-P02-Site Location Plan
- FRH-TOD-ZZ-00-DR-A-2020-P05-Proposed Ground Floor Plan
- FRH-TOD-ZZ-01-DR-A-2021-P04-Proposed First Floor Plan
- FRH-TOD-ZZ-02-DR-A-2022-P04-Proposed Second Floor Plan
- FRH-TOD-ZZ-03-DR-A-2023-P04-Proposed Third Floor Plan
- FRH-TOD-ZZ-04-DR-A-2024-P04-Proposed Fourth Floor Plan
- FRH-TOD-ZZ-05-DR-A-2025-P04-Proposed Fifth Floor Plan
- FRH-TOD-ZZ-06-DR-A-2026-P04-Proposed Sixth Floor Plan

- FRH-TOD-ZZ-B1-DR-A-2028-P03-Proposed Basement Plan
- FRH-TOD-ZZ-RF-DR-A-2027-P04-Proposed Roof Plan
- FRH-TOD-ZZ-ZZ-DR-A-1020-P02-Proposed Block Plan
- FRH-TOD-ZZ-ZZ-DR-A-3020 REV P03 PROPOSED ELEVATIONS - SHEET 1
- FRH-TOD-ZZ-ZZ-DR-A-3021 REV P03 PROPOSED ELEVATIONS - SHEET 2
- FRH-TOD-ZZ-ZZ-DR-A-4020 REV P03 PROPOSED SECTIONS - SHEET 1
- FRH-TOD-ZZ-ZZ-DR-A-4021 REV P03 PROPOSED SECTIONS - SHEET 2

Other Documents

Time limit for implementing this permission and the approved plans

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

Reason:

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

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

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

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of

specific activities on site, etc.;

- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.);
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations; and
- A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London.

To follow current best construction practice, including the following:

- Southwark Council's Technical Guide for Demolition & Construction at <https://www.southwark.gov.uk/construction>;
- Section 61 of Control of Pollution Act 1974;
- The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition';
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites';
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise';
- BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration';
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration;
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting; and
- Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations

1999 as amended & NRMM London emission standards

(<https://nrmm.london>).

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

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

4. TREE PROTECTION MEASURES

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

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

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

c) Cross sections shall be provided to show surface and other changes to levels, special engineering, foundation or construction details and any proposed activity within root protection areas or the influencing distance

(30m) of local trees required in order to facilitate demolition, construction and excavation.

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

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

In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance

Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) -Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard.

NHBC 4.2.13 Tables for Foundations Near Trees

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

5. Prior to the commencement of development an ecological monitoring report shall be submitted to and approved in writing by the Local Planning Authority. Any ecological mitigation shall be carried out as approved in writing by the Local Planning Authority.

Reason: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site and to ensure the management of the public realm, in accordance with the National Planning Policy Framework (2023); Policy G1 (Green infrastructure), Policy G5 (Urban greening), Policy G6 (Biodiversity and access to nature), Policy D8 (Public realm) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

6. Details of the green walls shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.

The green wall can be either modular system or climbers rooted in soil.

The wall 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 wall shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards Urban Greening and creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

7. Details of the Urban Greening Factor Plan shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.

The Urban Greening Factor Plan shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum Urban Greening Factor requirements of the London Plan (2021) and in accordance with the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

8. Details of the Biodiversity Net Gain Plan shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The Biodiversity Net Gain Plan shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum Biodiversity Net Gain requirements of the London Plan (2021) and in accordance with the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

9. (a) No development shall take place, including any works of demolition, until a written BREEAM pre-assessment has been submitted to and approved in writing by the Local Planning Authority. The BREEAM pre-assessment shall achieve a BREEAM rating of 'Excellent' or higher.

(b) Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed '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 (2023); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan (2021) and Policy P69 (Sustainability standards) and Policy

P70 (Energy) of the Southwark Plan (2022).

10. Details of the biodiversity (green/brown) roofs shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works or construction of the two cycle stores commencing on site. The biodiversity (green/brown) roof(s) shall be:

- a) Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm,
- b) Or, extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) - meets the requirements of GRO Code 2014,
- c) Laid out in accordance with roof plans hereby approved; and
- d) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on minimum 75% wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and the Local Planning Authority agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity as well as contributing to the Urban Greening Factor requirements of the London Plan (2021) with the aim of attaining a minimum score of 0.4 for residential developments and 0.3 for commercial developments in accordance with the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity

and access to nature); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

11. 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 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

12. Prior to occupation detailed vehicle swept path assessment drawings for delivery and servicing vehicles shall be submitted to and approved by the local planning authority

Reason:

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

13. Prior to the occupation of the development hereby approved a Staff and Management Plan containing details of the move in / move out strategy shall be submitted to and approved in writing by the local planning authority. The development shall then, unless otherwise agreed by the local planning authority, comply with the terms of the approved Management Plan at all times.

Reason

In order to ensure that the use of the terrace operates in a neighbourly way and is not harmful to the amenity of adjoining occupiers. In accordance with Policy P56 Protection of Amenity of the Southwark Plan 2022.

14. Prior to the occupation of the development hereby approved details of power assistance to the existing pedestrian gate and vehicular gate providing access to the front courtyard shall be submitted to and approved in writing by the local planning authority. The development shall then, unless otherwise agreed by the local planning authority, be carried out in accordance with the approval details and the automated gates shall be retained and maintained in perpetuity.

Reason

In order to ensure that the use of the terrace operates in a neighbourly way and is not harmful to the amenity of adjoining occupiers. In accordance with Policy P56 Protection of Amenity of the Southwark Plan 2022.

15. Before the first occupation of the development hereby approved, details of the distance from the furthest bin in the bin store to the collection point and details showing that the bin store has capacity to store 23L food waste per property (room) within the relevant number of 240L wheeled bins, shall be submitted to and approved in writing by the local planning authority. The development shall then, unless otherwise agreed by the local planning authority, be carried out in accordance with the approval details and the

refuse storage facility and arrangement 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).

16. Notwithstanding the plans hereby approved, before the first occupation of the development hereby approved, the cycle facilities as shown on the drawings hereby approved shall be amended to include 3 visitor cycle parking spaces and all 4 accessible cycle spaces be either provided within the forecourt cycle store or be provided as approved, but with the two existing manual doors to the western boundary automated to allow easy access to the rear cycle store. Thereafter, such facilities shall be made available to the users of the development and retained and maintained in perpetuity.

Reason: To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2023); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

17. Residential internal noise levels - standard

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

Bedrooms - 35dB LAeq T_i½, 30 dB LAeq T*, 45dB LAFmax T *

Living and Dining rooms- 35dB LAeq T_i½

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

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

Reason:

To ensure that the occupiers and users of the development do not suffer a

loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

18. Enhanced Horizontal sound transmission between residential units - Standard. The habitable rooms within the development sharing a party wall element with other habitable units shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

Reason:

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

19. Plant Noise - standard

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the plant Specific 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 in full accordance with the methodology of BS4142:2014 +A1:2019

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise

creep due to plant and machinery in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

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

Southwark Council, PO BOX 64529, London SE1P 5LX • southwark.gov.uk • facebook.com/southwarkcouncil • twitter.com/lb_southwark

Reason: In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with the National Planning Policy Framework (2023); Policy G6 (Biodiversity and access to nature) of the London Plan (2021) and Policy P56 (Protection of amenity) and P60 (Biodiversity) of the Southwark Plan (2022).

Informative notes to the applicant relating to the proposed development

- 1 The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
<https://www.thameswater.co.uk/developers/larger-scaleddevelopments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

2. 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.

3 External Lighting - standard

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

Reason

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

4 Gas boilers (AQMA only) - standard

Any gas boilers shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh.

Southwark Council, PO BOX 64529, London SE1P 5LX • southwark.gov.uk • [facebook.com/southwarkcouncil](https://www.facebook.com/southwarkcouncil) • twitter.com/lb_southwark

Reason

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

APPENDIX 2**Relevant Planning Policy****National Planning Policy Framework (NPPF, 2021)**

- Chapter 2 Achieving sustainable development
- Chapter 8 Promoting healthy and safe communities
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 16 Conserving and enhancing the historic environment

The London Plan (2021)

- Policy D1 London's form, character and capacity for growth
- Policy D3 Optimising site capacity through the design led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D10 Basement development
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D14 Noise
- Policy HC1 Heritage conservation and growth
- Policy G5 Urban greening
- Policy SI1 Improving air quality
- Policy SI2 Minimising greenhouse gas emissions
- Policy SI7 Reducing waste and supporting the circular economy
- Policy SI13 Sustainable drainage
- Policy T5 Cycling
- Policy T6 Car Parking
- Policy T7 Deliveries, servicing and construction
- Policy DF1 Delivery of the Plan and Planning Obligations

Southwark Plan (2022)

- Policy P1 Social rented and intermediate housing
- Policy P8 Wheelchair accessible and adaptable housing
- Policy P13 Design of places
- Policy P14 Design quality
- Policy P16 Designing out crime
- Policy P18 Efficient use of land
- Policy P23 Archaeology
- Policy P50 Highway impacts
- Policy P51 Walking
- Policy P53 Cycling
- Policy P54 Car parking
- Policy P55 Parking standards for disabled people and the physically impaired
- Policy P56 Protection of amenity
- Policy P57 Open Space
- Policy P62 Reducing waste

- Policy P65 Improving air quality
- Policy P66 Reducing noise pollution and enhancing soundscapes
- Policy P68 Reducing flood risk
- Policy P69 Sustainability standards
- Policy P70 Energy
- Policy IP3 Community Infrastructure Levy (CIL) and Section 106 planning obligations

APPENDIX 3**Relevant planning history**

Reference and Proposal	Status
<p>22/AP/2414 Friendship House Certificate of lawfulness for the existing use of the land and buildings as sui generis (hostel) use.</p>	<p>ISSUED - Certificate of Lawful Development 23/08/2022</p>
<p>12/AP/1243 Removal of Condition 2 (which restricts the permission to be personal to London Hostel Association Ltd for residential accommodation), of planning permission 9901843 dated 17/5/2000, [for Construction of part 2/5/6 storey residential building comprising of 180 units of affordable housing with ancillary staff accommodation and 3 parking spaces).</p>	<p>Granted 05/07/2012</p>
<p>01/AP/0301 Details of cycle and refuse storage, means of enclosure and the landscaping scheme in respect of conditions 5,6,7 and 8 of planning permission dated 17.5.2000 (Reg no.9901843) for erection of residential building comprising of 180 units</p>	<p>Application Withdrawn 29/10/2003</p>
<p>01/AP/0240 Details of survey and investigation of the soil as required by condition 9 of planning permission dated 17/05/2000 LBS. Reg.9901843 for erection of part 2, part 5 & 6, residential building comprising 180 units, staff accommodation & carpark</p>	<p>Granted 29/03/2001</p>

<p>00/AP/1433 Details of materials condition 4 (9901843) of planning permission dated 17.5.2000 for erection of part 2, part 5 & part 6 storey residential building comprising of 180 residential units including ancillary staff accommodation</p>	<p>Granted 17/10/2000</p>
<p>99/AP/1843 Construction of part 2/5/6 storey residential building comprising of 180 units of affordable housing with ancillary staff accommodation and 3 parking spaces.</p>	<p>Granted with Legal Agreement 17/05/2000</p>
<p>98/AP/1191 Renewal of temporary consent by the variation of Cond 1 of consent granted on 5/7/95 & Cond 1 reserved matters granted at appeal 9.10.95 for temporary public car park including attendants kiosk</p>	<p>Application Withdrawn 05/03/1999</p>

APPENDIX 4**Consultation undertaken**

Site notice date: 08/11/2023

Press notice date: N/A

Case officer site visit date: 03/04/2023

Neighbour consultation letters sent: 02/11/2023

Internal services consulted

Flood Risk Management & Urban Drainage

Environmental Protection

Community Infrastructure Levy Team

Transport Policy

Design and Conservation Team

Ecology

Highways Development and Management

Urban Forester

Waste Management

Statutory and non-statutory organisations

London Fire & Emergency Planning Authority

Metropolitan Police Service

Thames Water

Neighbour and local groups consulted:

- 44 - 46 Borough Road, London, Southwark
- Flat 36, 46 Borough Road, London
- Flat 33, 46 Borough Road, London
- Flat 16, 46 Borough Road, London
- Flat 40, 46 Borough Road, London
- Flat 38, 46 Borough Road, London
- Flat 28, 46 Borough Road, London
- Flat 11, 46 Borough Road, London
- Flat 7, 46 Borough Road, London
- Flat 4, 46 Borough Road, London
- Flat 1, 46 Borough Road, London
- Flat 37, 46 Borough Road, London
- Flat 34, 46 Borough Road, London
- Flat 32, 46 Borough Road, London
- Flat 29, 46 Borough Road, London
- Flat 26, 46 Borough Road, London
- Flat 23, 46 Borough Road, London
- Flat 20, 46 Borough Road, London
- Flat 17, 46 Borough Road, London
- Flat 13, 46 Borough Road, London
- Flat 10, 46 Borough Road, London
- 44C Borough Road, London, Southwark
- 44B Borough Road, London, Southwark
- 44A Borough Road, London, Southwark
- Flat 39, 46 Borough Road, London
- Flat 35, 46 Borough Road, London
- Flat 31, 46 Borough Road, London
- Flat 30, 46 Borough Road, London
- Flat 27, 46 Borough Road, London
- Flat 25, 46 Borough Road, London
- Flat 24, 46 Borough Road, London
- Flat 22, 46 Borough Road, London

- Flat 21, 46 Borough Road, London
- Flat 19, 46 Borough Road, London
- Flat 18, 46 Borough Road, London
- Flat 15, 46 Borough Road, London
- Flat 14, 46 Borough Road, London
- Flat 12, 46 Borough Road, London
- Flat 9, 46 Borough Road, London
- Flat 8, 46 Borough Road, London
- Flat 6, 46 Borough Road, London
- Flat 5, 46 Borough Road, London
- Flat 3, 46 Borough Road, London
- Flat 2, 46 Borough Road, London

Consultation responses received**Internal services**

Environmental Protection

Community Infrastructure Levy Team

Transport Policy

Design and Conservation Team [Formal]

Ecology

Highways Development and Management

Flood Risk Management & Urban Drainage

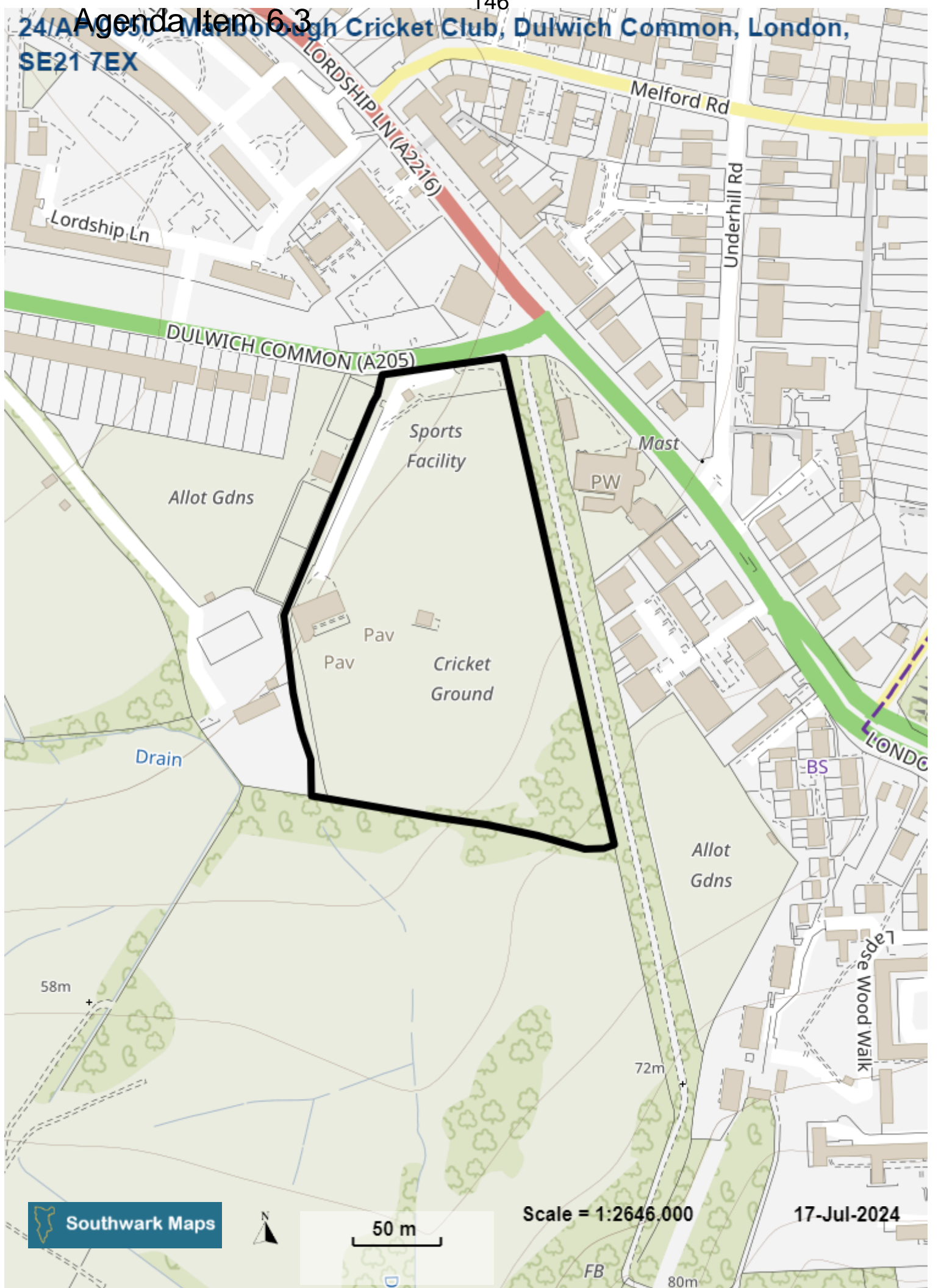
Urban Forester

Waste Management

Statutory and non-statutory organisations

Metropolitan Police Service

Agenda Item 6.3 24/A/AR/2024/030 Mardborough Cricket Club, Dulwich Common, London, SE21 7EX



Southwark Maps



50 m

Scale = 1:2646.000

17-Jul-2024

Contents

Contents	1
RECOMMENDATION.....	2
Site location and description	2
Details of proposal	4
Consultation responses from members of the public and local groups	6
KEY ISSUES FOR CONSIDERATION	6
Summary of main issues.....	7
Legal context	7
Planning policy.....	7
ASSESSMENT	8
Principle of the proposed development in terms of land use	8
Fire safety.....	10
Design, layout and heritage assets	11
Landscaping and trees.....	13
Impact of proposed development on amenity of adjoining occupiers and surrounding area	13
Transport and highways.....	13
Energy and sustainability	14
Ecology and biodiversity	14
Ground conditions and contamination	15
Water resources and flood risk.....	15
Planning obligations (S.106 agreement or undertaking)	15
Mayoral and borough community infrastructure levy (CIL)	15
Community involvement and engagement	15
Consultation responses from internal and divisional consultees.....	15
Consultation responses from external consultees	16
Community impact and equalities assessment.....	16
Human rights implications	17
Positive and proactive statement	17
Positive and proactive engagement: summary table	18
CONCLUSION	19
BACKGROUND DOCUMENTS	19
APPENDICES.....	19
AUDIT TRAIL.....	19

Item No. 6.3	Classification: Open	Date: 30 July 2024	Meeting Name: Planning Committee (Smaller Applications)
Report title:	Development Management planning application: Application for: Full Planning Application 24/AP/0050 Address: MALBOROUGH CRICKET CLUB, DULWICH COMMON, SOUTHWARK, SE21 7EX Proposal: Demolition of existing pavilion including removal of three trees; and erection of a new single storey cricket pavilion along with refuse / recycling stores, cycle parking facilities, hardstanding, landscaping and associated works.		
Ward or groups affected:	Dulwich Wood		
From:	Director of Planning and Growth		
Application Start Date 09/01/2024		PPA Expiry Date 31/07/2024	
Earliest Decision Date 20/09/2024			

RECOMMENDATION

1. That planning permission is granted, subject to conditions.

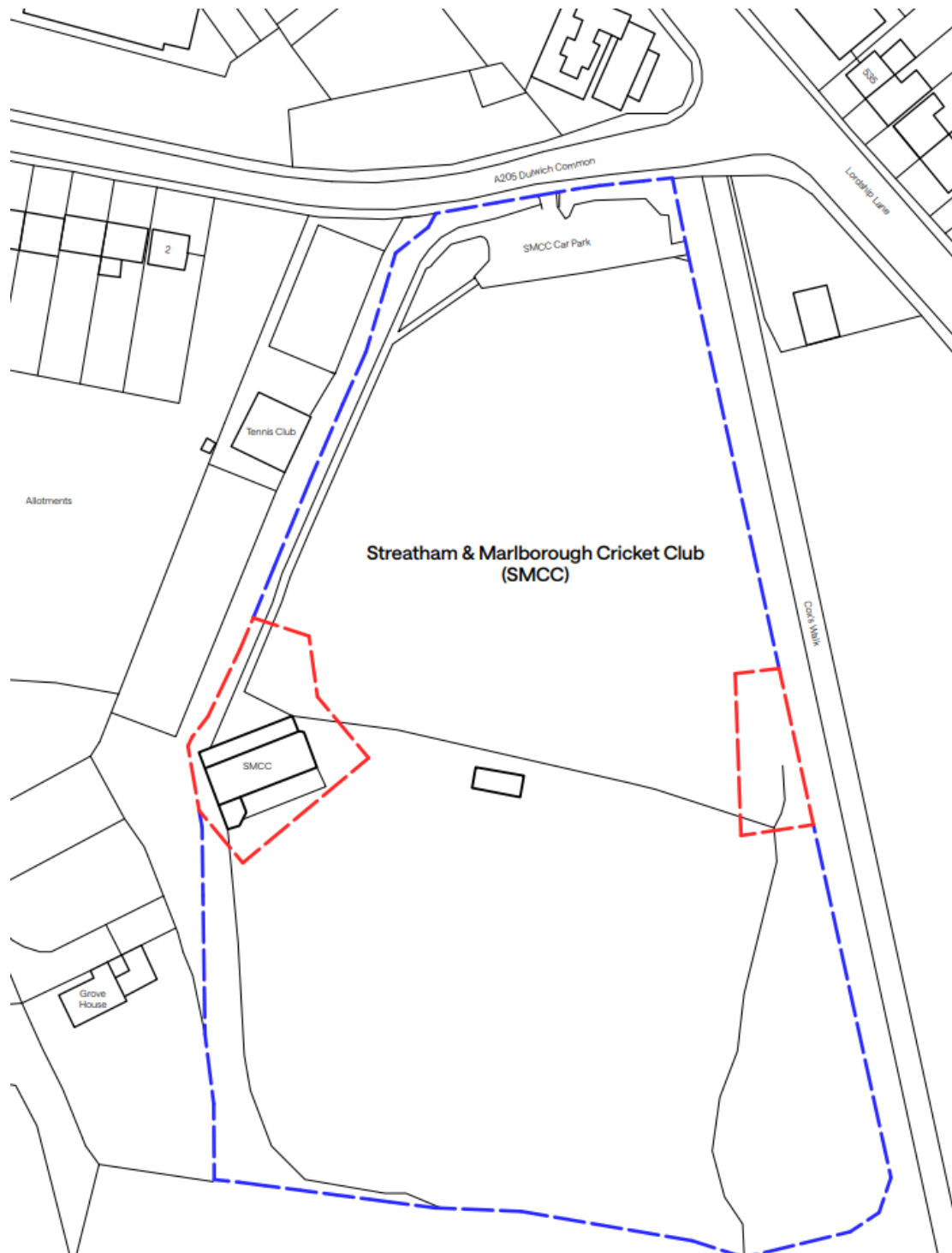
BACKGROUND INFORMATION

Site location and description

2. The Marlborough and Streatham Cricket Club is located immediately south of the South Circular (A205), close to the junction of Dulwich Common and Lordship Lane. Its grounds are part of a series of sports grounds and allotments that run alongside the main road. A private golf course and several private residential gardens form its southern boundary; whilst a wooded public footpath, Cox's Walk, forms its eastern boundary. The footpath is part of the Green Chain Walk and connects through to Dulwich Woods that covers much of the hillside that forms the backdrop to Dulwich Common. The site and its surroundings have a green, open appearance that combines with the adjacent woodland to provide a pleasant, semi-rural landscape.
3. The site is subject to the following designations:
 - Cox's Walk Green Chain Park
 - Metropolitan Open Land (MOL)
 - Dulwich Wood Conservation Area
 - Alexandra Palace viewing terrace to St Paul's Cathedral

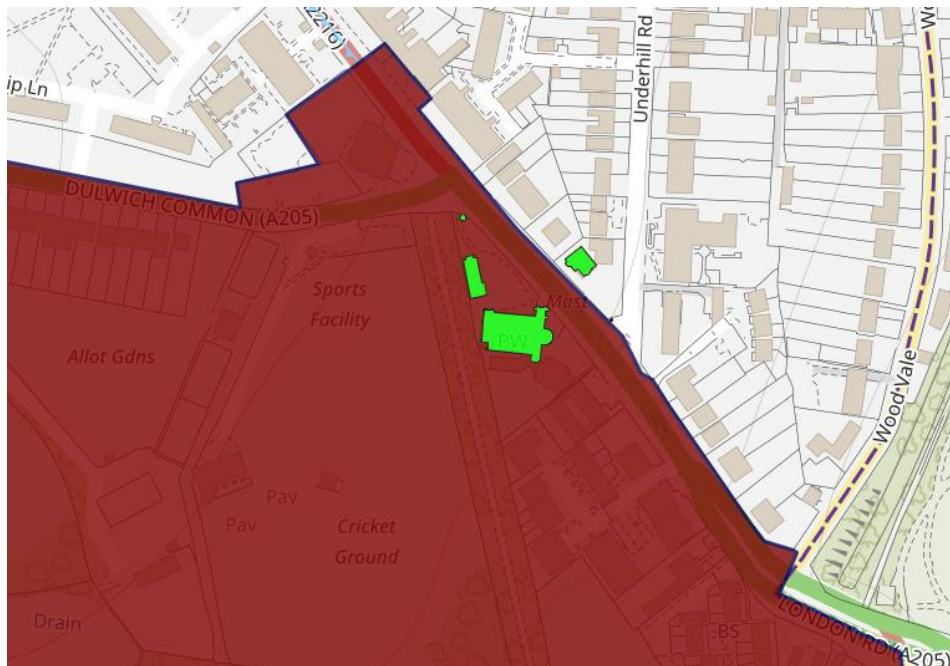
- Air Quality Management Area
- Herne Hill Critical Drainage Area
- Suburban Zone South

Figure 1: Site location plan



4. The red line boundary itself refers to two areas within the club, to the east and west. The blue line boundary covers the entirety of the Marlborough and Streatham Cricket Club.

Figure 2: Conservation area / listed buildings



5. There are Grade II listed buildings to the north east of the site, across Cox's Walk: the Church of St Peter, St Peters Parish Hall, 549 Lordship Lane and the Dulwich (St Peter's) War Memorial. Cox's Walk is designated as a Site of Importance for Nature Conservation (SINC).

Details of proposal

6. The proposed development is for the demolition of the existing pavilion and the erection of a new single storey cricket pavilion. Supporting works include the removal of three trees and the provision of refuse / recycling stores, cycle parking facilities, hardstanding and landscaping.

Figure 3: Existing pavilion looking north (footprint of 369 square metres)



Figure 4: Internal main club room



Figure 5: CGI of proposed new pavilion (footprint of 250 square metres)



Consultation responses from members of the public and local groups

7. Site notices were erected on 08/02/2024 and 162 neighbour letters were also sent out on 08/02/2024.
8. 1 objection was received and raise the following material planning considerations:
 - Loss of trees
9. 114 comments were received in support and raise the following material planning considerations:
 - New facilities will enhance community provision and inclusive environment
 - Existing pavilion is beyond repair
 - New design is sensitive to the local area and visually attractive
 - Biodiversity net gain
 - The proposal promotes active travel

KEY ISSUES FOR CONSIDERATION

Summary of main issues

10. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use;
 - Fire safety;
 - Design, layout and heritage assets;
 - Landscaping and trees;
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 - Transport and highways;
 - Energy and sustainability;
 - Ecology and biodiversity;
 - Ground conditions and contamination;
 - Water resources and flood risk;
 - Planning obligations (S.106 undertaking or agreement);
 - Mayoral and borough community infrastructure levy (CIL);
 - Community involvement and engagement;
 - Consultation responses from internal and divisional consultees;
 - Consultation responses from external consultees;
 - Community impact and equalities assessment;
 - Human rights;
 - Positive and proactive statement, and;
 - Other matters

11. These matters are discussed in detail in the ‘Assessment’ section of this report.

Legal context

12. 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.

13. 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

14. The statutory development plans for the Borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework 2023 and emerging policies constitute material considerations

but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 3. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Principle of the proposed development in terms of land use

15. Policy G3 (Metropolitan Open Land) of the London Plan 2021 affords Metropolitan Open Land (MOL) the same status and level of protection as the Green Belt. Policy G2 (London's Green Belt) of the London Plan 2021 states that development proposals that would arm the Green Belt should be refused except where very special circumstances exist.
16. Policy P57 (Open space) of the Southwark Plan 2022 states that development will not be permitted on Metropolitan Open Land (MOL). In exceptional circumstances development may be permitted when:
 1. It consists of ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and if it does not affect its openness or detract from its character. Ancillary facilities on MOL must be essential for outdoor sport or recreation, cemeteries or for other uses of land which preserve the openness of MOL and do not conflict with its MOL function; or
 2. It consists of the extension or alteration of an existing building providing that it does not result in disproportionate additions over and above the size of the original building or
 3. It consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces.
17. The proposed development is for a cricket pavilion (Use Class F1) which is essential for outdoor sport. Furthermore, it is for the replacement of an existing facility. The proposal would preserve the openness of the MOL and would not conflict with its function.
18. The amount of open space would actually increase as the replacement building has a footprint of 250 square metres which is smaller than the existing footprint of 369 square metres, albeit the building would be of a slightly different orientation and pushed 5-10 metres to the south, as below.

Figure 6: Existing pavilion to be demolished

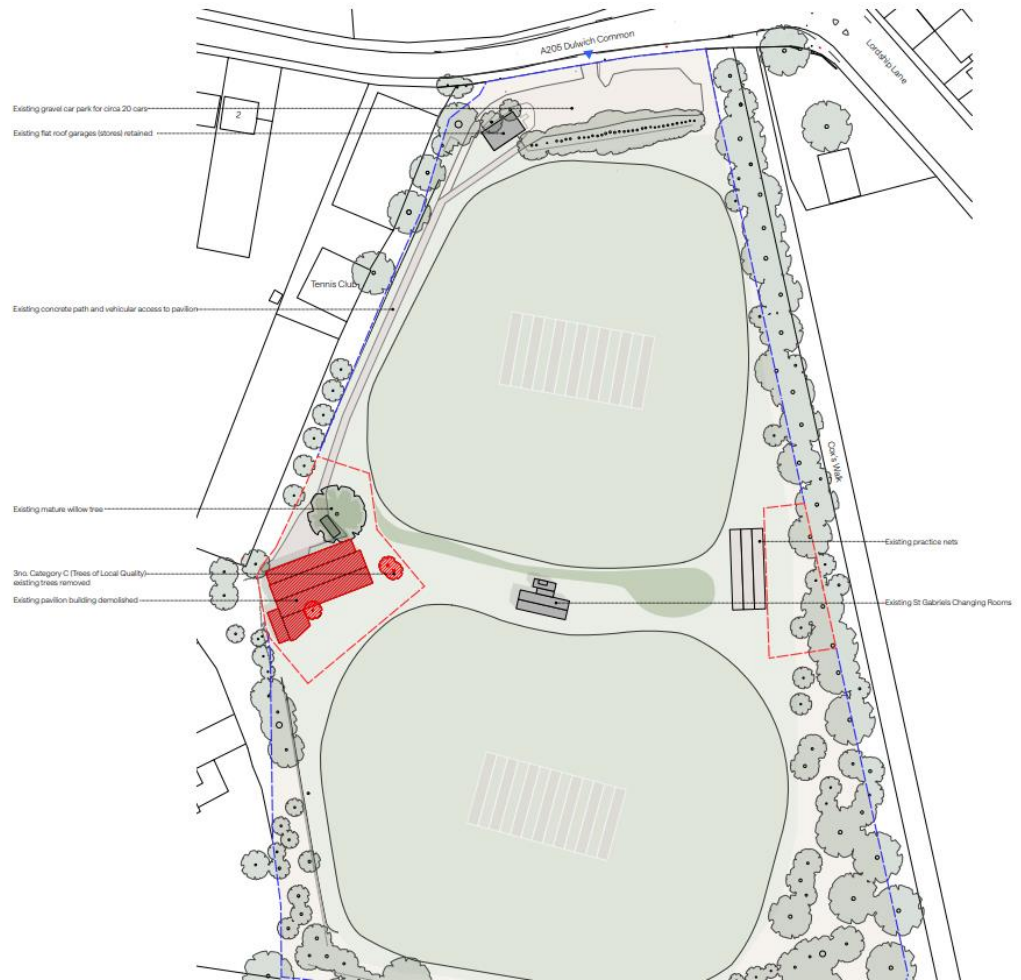


Figure 7: Proposed pavilion



19. The principle of development is acceptable as the proposed development would positively contribute to the setting, accessibility and quality of the open space through a replacement essential outdoor sport facility.

Fire safety

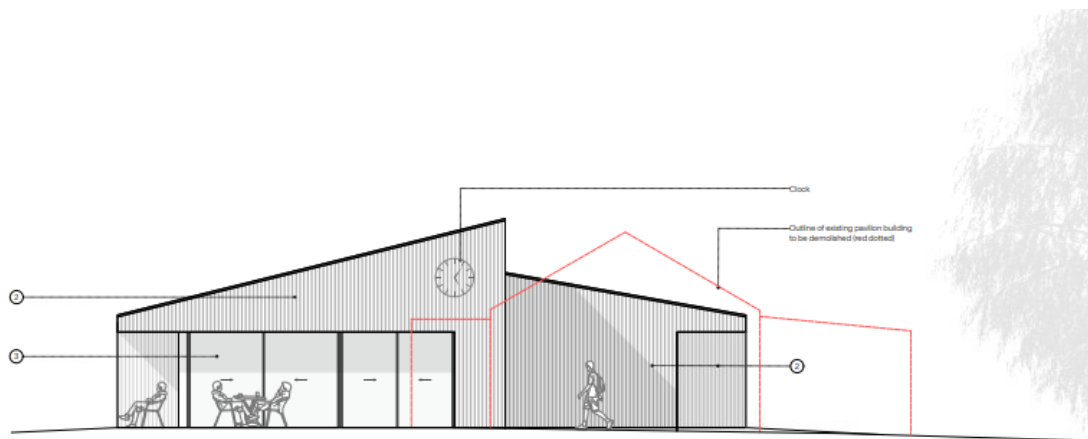
20. Policy D12 (Fire safety) of the London Plan 2021 requires that all development must submit a planning fire safety strategy. The fire safety strategy should address criteria outlined in Policy D12 (A).
21. Paragraph 3.12.9 of the policy explains that Fire Statements should be produced by someone who 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.
22. A Fire Strategy has been submitted with the application. This identifies that smoke alarms, heat detection, a fire blanket and CO2 extinguisher are to be provided within the pavilion. Multiple escape routes would be available and access for firefighting emergency vehicles would be from the south west of

the junction of Lordship Lane and the South Circular. Fire hydrant points are located along the South Circular.

Design, layout and heritage assets

23. The current building is a simple brickwork structure, robustly constructed and utilitarian in its design with no notable features or detailing. It is of no particular architectural or townscape merit, beyond its low-rise scale and multi-stock brickwork that has allowed the building to meld into the leafy background of this corner of the site. Although it has a social interest in the cricket club's history, it is not considered a Non Designated Heritage Asset and makes a neutral contribution to the Dulwich Village Conservation Area. The demolition and replacement of the building with an improved design quality is therefore supported on design grounds.

Figure 8: East elevation



24. The proposals site the new building in much the same location as the existing pavilion, although pushed c.5-10 metres further to the south and at an angle. The building has a broadly rectangular footprint that is articulated on the flank ends and features an asymmetrical pitched roof. The roof oversails to the front and to one side to provide a sheltered veranda, and to the rear to provide an entrance canopy. The clubroom and changing rooms are to the front, overlooking the main cricket pitch, with the flank northeast ends facing towards the secondary pitch. The main entrance, kitchen, bar and other services are positioned to the rear, with the entrance opening onto an apron area for vehicle servicing and two disabled parking bays and a separate bin enclosure opposite.
25. The new building is finished in black vertical cladding, black metal roofing and black metal framed windows and doors. The illustrations suggest the facing material will be painted timber cladding, whilst the plans also suggest that the roof would be gutterless. The clubhouse/lounge would feature full width patio doors, including onto the return elevation, while the large canopy would be cantilevered. The illustrations suggest the facing material will be painted timber cladding, whilst the plans also suggest that the roof would be gutterless. Overall, this would present an uncluttered, contemporary design for the new pavilion building. It is also notable that the gable end facing northeast elevation would feature a high-level clock and is illustrated as being used as a score board at lower level. A condition has been recommended for

sample materials to be submitted prior to any above grade works, excluding demolition.

26. The main design considerations of the revised approach are two-fold:
 - The change in built form and position its consequential impact on its setting, and
 - The quality of the new architecture.
27. The new building remains single storey, but has a smaller footprint than the existing building, comprising 280 square metres, a reduction of 110 square metres. The more compact form is welcome as it results in more open space within the MOL, maintaining the green, open landscaped appearance. The replacement building would be 5.5 metres to ridge height, which is only marginally taller than the current building (5.1 metres), but would likely appear slightly lower with the design of the overhanging eaves. Given the more compact form and slight reduction in apparent size, the new building would sit comfortably as a replacement building in terms of its built form.
28. The new structure would be pushed slightly forward into the open and slightly spun on its axis in comparison to the existing building. The effect is to present more of the main elevation to the east, with head-on views from Cox's Walk, while the gable end would be presented more to the north and views from the South Circular. In both instances, while the building would be more visible, the change would be minor and the replacement building would continue to read as low-rise and incidental within the wider landscape, with the heavily treed backdrop remaining. Furthermore, its architecture would support its appearance, with its notable vernacular design.
29. The proposed design works well both in terms of its appearance but also functional quality. The designs have a vernacular quality with the black vertical cladding, and metalwork roof and overhanging eaves combining well, lending quasi-agricultural appearance to the new pavilion building. The black finish eases the building's appearance against its wooded backdrop, while the vertical detailing would provide texture and visual interest when seen up close. The large metal framed windows and gutterless metal roof offsets the timber and add a crisp modern detail. The roof should be verified through samples and final detailing. Lastly, the inclusion of the clock and scoreboard confirm the character of the building as a cricket pavilion, and are welcome features.
30. Overall, the architecture of the new building is engaging in its modern take on a traditional cricket pavilion/ clubhouse, and works well in its vernacular appearance. Its modest footprint and low-lying form sit well within the landscape, while dark timber cladding and metalwork finishes are of an appropriate quality for an ancillary building within its semi-rural setting. The new building is an attractive replacement building that would enhance the character and appearance of this part of the Dulwich Wood Conservation Area. It would also preserve the open character of the MOL, subject to landscaping and a revised location for the refuse storage. The intervening distance and tree coverage are such that the new building would not be visible or only marginally visible from the Grade II listed St Peter's church and church hall, preserving their heritage settings.

Landscaping and trees

31. The proposed development includes the removal of four trees. These trees are two Goat Willows (Category U), one Contorted Willow (Category U) and one Ash (Category C). These are low and poor quality trees; the removal of these trees is acceptable, subject to replacement planting.
32. Conditions are recommended for an updated Arboricultural Method Statement to be submitted prior to works commencing and for full details of all proposed tree planting totalling 64cm girth to be submitted prior to works commencing.

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

33. The proposed development is for the replacement of an existing cricket pavilion. The new structure would be of a smaller footprint of 250 square metres and slightly taller at 5.5 metres, with a slightly different orientation to existing. The proposed development would not add any significant height, bulk or massing that would impact on neighbouring properties. Furthermore, the application site is a significant distance from neighbouring properties. The closest residential properties are over 120 metres to the north west. There would be no potential for daylight and sunlight or privacy impacts as a result of the proposed development.
34. The proposed development, being for replacement facilities, would not intensify the use of the site and would not result in any impacts in this regard. The plans include a club room and external deck.
35. A Noise Impact Assessment has been submitted which concludes that noise levels on the terrace would be below the 'present and not intrusive' noise levels and any internal music noise break-out would be below the existing evening background sound level, even with rear windows open. It is recommended that permission be subject to a plant noise condition to ensure that there would not be a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery.
36. New external lighting is proposed to the new pavilion. No additional lighting would be provided to the car park or footpath. A statement has been submitted noting that the lighting will comply with standards appropriate to the setting.

Transport and highways

37. Given that the proposed development replaces an existing pavilion on site it is not anticipated that it would result in an increase in the number of trips generated.
38. A total of 10 external cycle parking spaces are proposed, comprising 6 uncovered spaces and 4 covered spaces in a Sheffield format. The quantum of spaces proposed complies with the requirements of Policy P53 (Cycling) of the Southwark Plan 2022. The location of the storage is acceptable and a

condition has been recommended for compliance with the cycle storage proposed.

39. 2 wheelchair accessible car parking spaces are proposed immediately adjacent to the pavilion which is appropriate to the scale of development, and a swept path analysis has been provided which indicates that the spaces are fully accessible.
40. The proposal includes the retention of the existing car park accessed from South Circular Road, providing around 20 spaces. There would be no additional car parking spaces provided which is in line with Policy P54 (Car parking) of the Southwark Plan 2022.
41. A swept path analysis has been provided which demonstrates that a 7 metre box van can access and egress the pavilion and adjacent loading area in forward gear, albeit requiring multiple manoeuvres, for servicing and delivery. Any vehicles larger than this would be required to park in the car park to the north and walk deliveries to the pavilion.

Energy and sustainability

42. Policy P70 (Energy) of the Southwark Plan 2022 states that all development must minimise carbon emissions on site in accordance with the energy hierarchy: Be Lean, Be Clean and Be Green.
43. The energy strategy includes using high performance targets for insulation using building fabric with careful consideration of the glazing area, openable fenestration and the inclusion of central mechanical ventilation. All lighting shall be LED and internally controlled. An Air Source Heat Pump (ASHP) would be used to provide the domestic hot water. All systems would be metred.

Ecology and biodiversity

44. The woodland on site is a London Biodiversity Action Plan (BAP) habitat and constitutes a part of Cox's Walk Site of Importance for Nature Conservation (SINC). The proposed development would not affect this part of the site. The Preliminary Ecological Appraisal (PEA) finds that the remaining habitats on site have little to no ecological value and any loss or removal would be negligible.
45. A condition has been recommended for an updated Preliminary Ecological Appraisal to be submitted prior to any work begins on site, which must also cover the existing buildings on site.
46. A Bat Roost Assessment found no evidence of roosting bats, although that one building on site was considered to hold moderate suitability for roosting bats during the active season and low suitability for roosting bats during hibernation. As a result, a Nocturnal Survey and General Bat Activity Survey were carried out which did in fact find one bat emerging from one of the buildings, meaning it is a confirmed bat roost. The tree line to the west of this building was also noted to be a commuting corridor of local importance.

47. The submitted Bat Survey identifies mitigation measures as requiring a European Protected Species Mitigation License before any works take place and for artificial lighting to be managed sensitively during the consideration and operational phases of development, as well as to use locally sourced native species within the soft landscaping to mitigate the loss of trees. As an enhancement, it identifies that planting of native species night-flowering plants to attract insect prey should be incorporated. Subject to complying with the mitigation measures, the proposed development would not unacceptably impact on bat species. A condition has been recommended requiring the proposed development to be carried out in accordance with the recommendations.

Ground conditions and contamination

48. A condition has been recommended requiring a remediation strategy to be submitted if any contamination is found present on site during construction.

Water resources and flood risk

49. The application site is not within a Flood Zone, however it is within Herne Hill Critical Drainage Area. This means it is an area where, when there is heavy rainfall, local flooding occurs. Given that the proposal is for a minor development, an assessment of flood risk is not required.
50. Furthermore, the reduction in the building footprint would result in more permeable areas.

Planning obligations (S.106 agreement or undertaking)

51. No planning obligations are required for the proposed development.

Mayoral and borough community infrastructure levy (CIL)

52. The site is located within Southwark CIL Zone 2 and MCIL2 Band 2. Based on CIL form 1 dated 5 January 2024, the development would not incur liability for CIL due to no new build over 100 square metres and no new dwellings being created.

Community involvement and engagement

53. Prior to submission of the planning application, the applicant undertook consultation with key stakeholders including the England and Wales Cricket Board and the Dulwich Estate. Members of the club have been consulted, as have a number of local community groups, local Councillors and MPs.

Consultation responses from internal and divisional consultees

54. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response where necessary.
55. Environmental Protection Team:
- Satisfied with acoustic report
 - Advise conditions.
56. Ecologist:
- Updated PEA is required
 - Bat survey is acceptable.
57. Urban Forester:
- Removal of trees acceptable subject to planting of equivalent trees
 - Recommend conditions for an updated AMS and tree planting details.
58. Design and Conservation Team:
- The proposal is acceptable in design terms and would not impact on heritage assets
 - Advise conditions for sample materials and details of the finishes.
59. Transport Planning Policy Team:
- Cycle parking and car parking acceptable
 - Delivery and servicing acceptable.

Consultation responses from external consultees

60. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.
61. Sport England:
- No objection - the proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.
62. Transport for London:
- In terms of trip generation there is unlikely to be a significant adverse impact on the TLRN.
 - Lighting could promote more active travel.

Community impact and equalities assessment

63. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
64. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
65. 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.
66. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
67. An Equality Impact and Needs Analysis has been submitted. This highlights that the replacement pavilion would allow the cricket club to continue to provide and expand its offering to a range of different age groups. The replacement pavilion would reduce the running costs, allowing the potential to further expand the opportunities provided to a range of socio-economic groups. The new pavilion would further enhance accessibility for those with disabilities, which is currently constrained by the condition and facilities available within the existing pavilion.

Human rights implications

68. 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.
69. This application has the legitimate aim of providing flood risk improvements to the park and common. 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

70. The council has published its development plan on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
71. 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 statutory determination date?	YES

CONCLUSION

72. The proposed development is for the demolition of an existing pavilion at the Marlborough and Streatham Cricket Club. The application site is designated as Metropolitan Open Land (MOL). The new pavilion would be of a smaller footprint than the existing pavilion by 110 square metres, although it would be slightly taller by 0.4 metres. The scale and design of the proposed pavilion are considered to preserve the openness of the MOL. Furthermore, the proposal is for a replacement building that is an essential facility for outdoor sport. The proposed development would not impact on the amenity of neighbouring occupiers or local biodiversity. Replacement tree planting is proposed. It is recommended that the application is approved, subject to conditions.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Corporate Services, Finance And Governance 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254

APPENDICES

No.	Title
Appendix 1	Recommendation - Draft Decision Notice
Appendix 2	Relevant planning history
Appendix 3	Planning policies
Appendix 4	Consultation responses received
Appendix 5	Consultation undertaken

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Abbie McGovern, Planning Officer	
Version	Final	
Dated	16 July 2024	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance	No	No
Strategic Director of Environment, Neighbourhoods and Growth	No	No
Strategic Director of Housing	No	No
Date final report sent to Constitutional Team	18 July 2024	

APPENDIX 1**Recommendation**

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

This document is not a decision notice for this application.

Applicant	Streatham & Marlborough Cricket Club (SMCC)	Reg. Number	24/AP/0050
Application Type	Minor application		
Recommendation	Approve	Case Number	PP-12701637

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

Demolition of existing pavilion including removal of three trees; and erection of a new single storey cricket pavilion along with refuse / recycling stores, cycle parking facilities, hardstanding, landscaping and associated works.

Marlborough Cricket Club Dulwich Common London Southwark

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

Plans - Proposed 059-1502 Site demolition plan L1 received

Plans - Proposed 059-2001 Proposed block plan L1 received

Plans - Proposed 059-2002 Proposed site plan L3 received

Plans - Proposed 059-2100 Proposed floor plan L3 received

Plans - Proposed 059-2200 Proposed Building Sections L2 received

Time limit for implementing this permission and the approved plans

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

Reason:

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

Permission is subject to the following Pre-Commencements Conditions

3. Prior to works commencing (including any demolition), an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.
 - a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
 - b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

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

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

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

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

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with the National Planning Policy Framework 2023, Policies G1 (Green infrastructure), G5 (Urban greening) and G7 (Trees and woodlands) of the London Plan 2021 and Policies P13 (Design of places), P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

4. Prior to works commencing (including any demolition), an updated Preliminary Ecological Appraisal, covering the whole application site including the existing buildings, shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that there are no ecological impacts as a result of the development hereby approved in accordance with the National Planning Policy Framework 2024, Policies G4 (Open space), G6 (Biodiversity and access to nature) and G7 (Trees and woodlands) of the London Plan 2021 and Policies P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

5. Prior to works commencing (excluding demolition), full details of all proposed tree planting totalling 64cm girth shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period.

Details of a management plan, responsibilities and maintenance schedules shall be submitted to and approved by the Local Planning Authority. This shall include an irrigation schedule for all trees to ensure successful establishment.

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

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

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

Reason:

So that the Council may be satisfied that the proposed tree planting scheme is in accordance with the National Planning Policy Framework 2023, Policies G1 (Green infrastructure), G5 (Urban greening) and G7 (Trees and woodlands) of the London Plan 2021 and Policies P13 (Design of places), P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

Permission is subject to the following Grade Condition

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

Reason:

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

Permission is subject to the following Compliance Conditions

7. The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019. Suitable acoustic treatments shall be used to ensure compliance with this standard.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2023 and Policies P56 (Protection of amenity) and P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan 2022.

8. Before the first occupation of the development hereby approved, the cycle facilities as shown on the drawings hereby approved shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework 2023, Policy T5 (Cycling) of the London Plan 2021 and Policy P53 (Cycling) of the Southwark Plan 2022.

9. The development hereby approved shall be carried out in accordance with the Bat Survey Report prepared by David Archer Associates dated June 2024.

Reason:

To ensure that the mitigation measures identified in the Bat Survey Report are complied with in accordance with the National Planning Policy Framework 2024, Policy G6 (Biodiversity and access to nature) of the London Plan 2021 and Policy P60 (Biodiversity) of the Southwark Plan 2022.

Permission is subject to the following Special Condition

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

Reason:

There is always the potential for unexpected contamination to be identified during development ground works. The Environment Agency and the Environmental Protection Team should be consulted should any contamination be identified, in accordance with the National Planning Policy Framework 2023 and Policies P56 (Protection of amenity) and P64 (Contaminated land and hazardous substances) of the Southwark Plan 2022.

Informatives

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

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

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

APPENDIX 2**Relevant planning history**

Reference and Proposal	Status
<p>13/AP/1451 Demolition of existing Cricket Pavilion and removal of three trees and the erection of a new pavilion in connection with Streatham and Marlborough Cricket Club</p>	<p>Granted 27/02/2014</p>
<p>17/AP/3720 Demolition of existing cricket pavilion and replacement with new pavilion</p>	<p>Granted 28/03/2018</p>
<p>20/AP/1341 Demolition of existing cricket pavilion and small changing facility and erection of new cricket pavilion (class D2) and new day nursery (class D1).</p>	<p>Application withdrawn 24/09/2020</p>

APPENDIX 3

Planning policies

National Planning Policy Framework (the Framework) 2023

The revised National Planning Policy Framework ('NPPF') was published on 19 December 2023 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 5 Delivering a sufficient supply of homes
- Chapter 8 Promoting healthy and safe communities
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed and beautiful places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change

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 D4 Delivering good design
- Policy D12 Fire safety
- Policy HC1 Heritage conservation and growth
- Policy G2 London's Green Belt
- Policy G3 Metropolitan Open Land
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy T5 Cycling
- Policy T6 Car parking
- Policy S12 Minimising greenhouse gas emissions
- Policy S1 12 Flood risk management
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking

Southwark Plan 2022

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

- Policy P13 Design of places
- Policy P14 Design quality
- Policy P20 Conservation areas
- Policy P53 Cycling
- Policy P54 Car parking
- Policy P56 Protection of amenity
- Policy P57 Open space
- Policy P60 Biodiversity
- Policy P61 Trees
- Policy P64 Contaminated land and hazardous substances
- Policy P65 Improving air quality
- Policy P68 Reducing flood risk
- Policy P69 Sustainability standards
- Policy P70 Energy

SPDs

Of relevance in the consideration of this application are:

- Heritage SPD 2021
- Dulwich SPD 2013

Consultation undertaken

Site notice date: 08/02/2024

Press notice date: 18/01/2024

Case officer site visit date: 08/02/2024

Neighbour consultation letters sent: 08/02/2024

Internal services consulted

LBS Community Infrastructure Levy Team

LBS Environmental Protection

LBS Waste Management

LBS Design & Conservation Team

LBS Ecology

LBS Transport Policy

LBS Flood Risk Management & Urban Drain

LBS Transport Policy

LBS Urban Forester

Statutory and non-statutory organisations

Transport for London

Sport England

Neighbour and local groups consulted

10 St Peters Vicarage 522A Lordship Lane London

15 Epping Court Highwood Close London

5 St Peters Vicarage 522A Lordship Lane London

13 Epping Court Highwood Close London

1 Epping Court Highwood Close London

9 Highwood Close London Southwark

14 Mercia Court Highwood Close London

11 Mercia Court Highwood Close London

4 Savernake Court Highwood Close
London

24 Mercia Court Highwood Close
London

1 St Peters Vicarage 522A Lordship
Lane London

5 Epping Court Highwood Close London

10 Highwood Close London Southwark

2 Caledonian Court Highwood Close
London

6 Stoke Court Highwood Close London

3 Stoke Court Highwood Close London

3 Savernake Court Highwood Close
London

12 Mercia Court Highwood Close
London

13 Sherwood Court Highwood Close
London

7 Sherwood Court Highwood Close
London

20 Dulwich Common London Southwark

26 Dulwich Common London Southwark

13 Mercia Court Highwood Close
London

Flat 13 524 Lordship Lane London

Flat 11 524 Lordship Lane London

Grove House Dulwich Common London

22 Mercia Court Highwood Close
London

12 Dulwich Common London Southwark

4 Epping Court Highwood Close London

9 Caledonian Court Highwood Close
London

14 Sherwood Court Highwood Close
London

8 Sherwood Court Highwood Close
London

14 Ashdown Court Highwood Close
London

19 Mercia Court Highwood Close
London

16 St Peters Vicarage 522A Lordship
Lane London

11 St Peters Vicarage 522A Lordship
Lane London

6 St Peters Vicarage 522A Lordship
Lane London

Flat 1 524 Lordship Lane London

Flat 14 524 Lordship Lane London

28 Dulwich Common London Southwark

7 St Peters Vicarage 522A Lordship
Lane London

4 St Peters Vicarage 522A Lordship
Lane London

9 Epping Court Highwood Close London

10 Caledonian Court Highwood Close
London

7 Caledonian Court Highwood Close
London

8 Savernake Court Highwood Close
London

16 Mercia Court Highwood Close
London

15 Mercia Court Highwood Close
London

17 Mercia Court Highwood Close
London

Flat 10 526 - 532 Lordship Lane London

24 Dulwich Common London Southwark

8 Highwood Close London Southwark

4 Mercia Court Highwood Close London

Flat 15 524 Lordship Lane London	22 Dulwich Common London Southwark
11 Caledonian Court Highwood Close London	14 Dulwich Common London Southwark
2 Ashdown Court Highwood Close London	18 St Peters Vicarage 522A Lordship Lane London
21 Mercia Court Highwood Close London	12 Caledonian Court Highwood Close London
4 Dulwich Common London Southwark	10 Ashdown Court Highwood Close London
2 Dulwich Common London Southwark	3 Ashdown Court Highwood Close London
9 St Peters Vicarage 522A Lordship Lane London	3 Mercia Court Highwood Close London
2 St Peters Vicarage 522A Lordship Lane London	9 Sherwood Court Highwood Close London
3 Sherwood Court Highwood Close London	6 Sherwood Court Highwood Close London
14 Epping Court Highwood Close London	Dulwich Common Allotments Dulwich Common London
2 Epping Court Highwood Close London	2 Sherwood Court Highwood Close London
5 Savernake Court Highwood Close London	5 Mercia Court Highwood Close London
7 Mercia Court Highwood Close London	6 Savernake Court Highwood Close London
6 Mercia Court Highwood Close London	20 Mercia Court Highwood Close London
16 Dulwich Common London Southwark	4 Sherwood Court Highwood Close London
2 Stoke Court Highwood Close London	2 Highwood Close London Southwark
10 Dulwich Common London Southwark	16 Sherwood Court Highwood Close London
Flat 3 524 Lordship Lane London	11 Sherwood Court Highwood Close London
Flat 10 524 Lordship Lane London	8 Dulwich Common London Southwark
3 Caledonian Court Highwood Close London	Camber Lawn Tennis Club Dulwich Common London
1 Caledonian Court Highwood Close London	15 St Peters Vicarage 522A Lordship Lane London
1 Savernake Court Highwood Close London	4 Highwood Close London Southwark
8 Ashdown Court Highwood Close London	
Flat 9 524 Lordship Lane London	

1 Highwood Close London Southwark
7 Ashdown Court Highwood Close London
6 Ashdown Court Highwood Close London
10 Sherwood Court Highwood Close London
6 Highwood Close London Southwark
4 Caledonian Court Highwood Close London
4 Ashdown Court Highwood Close London
Flat 6 524 Lordship Lane London
2 Mercia Court Highwood Close London
11 Ashdown Court Highwood Close London
8 St Peters Vicarage 522A Lordship Lane London
Flat 16 524 Lordship Lane London
13 St Peters Vicarage 522A Lordship Lane London
12 St Peters Vicarage 522A Lordship Lane London
11 Epping Court Highwood Close London
8 Epping Court Highwood Close London
6 Epping Court Highwood Close London
3 Epping Court Highwood Close London
7 Highwood Close London Southwark
3 Highwood Close London Southwark
4 Stoke Court Highwood Close London
1 Stoke Court Highwood Close London
7 Savernake Court Highwood Close London
2 Savernake Court Highwood Close London
12 Ashdown Court Highwood Close London
9 Mercia Court Highwood Close London
5 Highwood Close London Southwark
5 Sherwood Court Highwood Close London
6 Dulwich Common London Southwark
18 Dulwich Common London Southwark
10 Epping Court Highwood Close London
7 Epping Court Highwood Close London
St Peters Vicarage 522A Lordship Lane London
6 Caledonian Court Highwood Close London
5 Ashdown Court Highwood Close London
14 St Peters Vicarage 522A Lordship Lane London
3 St Peters Vicarage 522A Lordship Lane London
8 Caledonian Court Highwood Close London
9 Ashdown Court Highwood Close London
1 Ashdown Court Highwood Close London
Flat 8 524 Lordship Lane London
1 Mercia Court Highwood Close London
12 Sherwood Court Highwood Close London
18 Mercia Court Highwood Close London
30 Dulwich Common London Southwark
5 Caledonian Court Highwood Close London

12 Epping Court Highwood Close
London

1 Sherwood Court Highwood Close
London

8 Mercia Court Highwood Close London

5 Stoke Court Highwood Close London

9 Savernake Court Highwood Close
London

Flat 7 524 Lordship Lane London

Flat 5 524 Lordship Lane London

Flat 4 524 Lordship Lane London

Flat 2 524 Lordship Lane London

Flat 12 524 Lordship Lane London

32 Dulwich Common London Southwark

17 St Peters Vicarage 522A Lordship
Lane London

16 Epping Court Highwood Close
London

13 Ashdown Court Highwood Close
London

10 Mercia Court Highwood Close
London

15 Sherwood Court Highwood Close
London

23 Mercia Court Highwood Close
London

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

LBS Community Infrastructure Levy Team

LBS Environmental Protection

LBS Design & Conservation Team

LBS Ecology

LBS Transport Policy

LBS Transport Policy

LBS Urban Forester

Statutory and non-statutory organisations

Transport for London

Sport England

Neighbour and local groups consulted

3 DASSETT ROAD West Norwood
LONDON

30A Hemberton Road London SW99LJ

16 Niederwald Road Sydenham London

30 Bramdean Crescent Lee London

85 Gleneldon Road Streatham SW16
2BH

Flat 3 Crib Apartments London SE26
6UH

55 Pendle Road London SW166RT

61 Ivydale Road London SE15 3DS

67 Jerningham Road London SE14 5NH

18 The Gardens London SE22 9QE

73 Melbourne Grove London SE22 8RJ

72 Palace Road London SW2 3JX

72 Palace Road London Sw2 3jx

14 Amott Road Peckham Rye London
SE15 4jd

3, Woodcombe Crescent London SE23
3BG

30 Tylney Avenue London SE19 1LN

157 Gipsy Road London SE27 9QT

29 abbotswood rd London Se228dj

114 Westwood Park Forest Hill London

35 Girton Road Sydenham SE26 5DJ

Oaktree Cottage, North Lane West
Hoathly EAST GRINSTEAD

44 Queenswood Road London SE23
2QS

36, Tyrwhitt Road London SE4 1QG

16 Lapse Wood Walk Forest Hill London

66a penwith road London SW18 4QD

16 Trevelyan House John Ruskin Street
London

76 Friern Road London SE22 0AX

16 Sherwood Court London

80 Ormeley Rd Balham SW12 9QG

3 Minehead Road London SW162AW

198 Leigham Court Road London SW16
2RB

327 Crewe road Nantiwch Cheshire

11 Lancaster Road London SE25 4BJ

17 Holdenhurst Avenue LONDON N12
0JA

11 Champion Grove London SE58BN

158 Ivydale Road London SE15 3BT

10 Blythe Hill Place London Se23 1pw

18 Hamilton Road Sidcup DA15 7HB

17 Rydal Road London SW16 1QF

56 Criffel Avenue London SW2 4BN

15A Colfe Road London SE232ES

14b Wroxton Rd Southwark SE15 2BN

Flat 19 The Alders Aldrington Road
London

212 Ivydale Road London SE153BU

55 Eden Road Beckenham Br3 4as

26 Beverstone Road London SW2 5AN

36 Fortismere Avenue London N10 3BL

Flat 10 Kenmore House 47B Boundaries
Road London

Flat 11, 18-22 Grove Vale London SE22
8EF

Flat 4 112 Thurlow Park Road LONDON

40 Pine Avenue West Wickham BR4
0LW

15 Leithcote Gardens Streatham SW 16
2UX

3 Kingsthorpe Road London SE26 4PG

144 upland road London SE22 0DQ

20 Falkland Park Avenue London SE25
6SH

57 Appach Road London SW2 2LE

90 Torridon Rd London SE6 1RD

79 hurstbourne road London SE23 2aq

18a Crebor st London Se220hf

93 Idlecombe Road London SW17 9TD

35 greystoke gardens Gateshead Ne9
6pb

19 Wedgwood Way London SE19 3ES

161 Upland Road London SE22 0DF

19 Babbage court London Se17 3DA

75 Woolstone Road London SE23 2TQ

62 Gloucester court Kew road Richmond

Flat A, 1A Tyrwhitt Road London SE4
1QD

Flat 4 41 Saltoun Road London

158 Birkbeck Road Beckenham Br3 4ss

56 Colfe Road London SE23 2ER

22 grange avenue Bangor Bt20 3qf

128 Crystal Palace road London
Se229er

99 Pepys Road London SE14 5SE

49 Vestry Road London SE5 8PG
 140 Beauchamp Road London SE19
 3DB
 15 Congreve Road Eltham SE9 1LP
 119 Helix Road London SW2 2JR
 31 Groveway London SW90AH
 21 Champion Grove London SE58BN
 25, Nairne Grove LONDON SE24 9PU
 13 Waverley Road London SE25 4HT
 105 Grierson Road London SE231NY
 301 Brunel House Greenwich SE109FJ
 47 Beeton way West Norwood SE27
 9BD
 149 Crowborough Road London
 SW179QD
 75 leigham court road London SW16
 2NR
 109 Tooting Bec Road Flat 3 Tooting
 15a Colfe Road London SE232ES
 116 Perry Rise London SE23 2QP
 Flat 16, 107 Tulse Hill, London
 58 Siddons Road London SE23 2JQ
 40 Kirkstall Road London Sw2 4hf
 14 Hindsleys Place London SE23 2NF
 6 Mundania Road London SE22 0NG
 6 Walters Way London Se233IH
 3 Apley Rd Stourbridge Stourbridge
 51 Sydenham Rise London SE23 3XL
 158 Birkbeck Road Beckenham BR34SS
 12 Alexandra road London Se265nl
 12 Arona House Oakwood Avenue
 Bromley
 18 The Gardens London SE22 9QE
 19 Liverpool Road St. Albans AL1 3UN
 103 Venner Road London SE265HU
 99 Camberwell Grove London SE5 8JH
 55 Valley Road London SW16 2XL
 Flat 4, 52 Canadian Ave London SE6
 3BP
 90 Nutbrook St London SE15 4JU
 349a lordship lane London Se22 8JH
 14 Stanley Avenue Beckenham BR3
 6PX
 Flat 1 2 Collyer Place London
 Flat 11 18-22 Grove Vale London
 24 ADARE WALK LONDON SW16 2PN
 117 St Julian's Farm Rd London SE27
 0RP
 10b Wyneham Road London SE24 9NT
 Flat 105 Apt Living Brentford

OPEN

MUNICIPAL YEAR 2024-25

COMMITTEE: PLANNING COMMITTEE (SMALLER APPLICATIONS)

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

OPEN

COPIES		COPIES	
MEMBERS		PLANNING TEAM	
Councillor Cleo Soanes (Chair)	1	Dennis Sangweme / Stephen Platts	1
Councillor Jane Salmon (Vice-Chair)	1		
Councillor Sabina Emmanuel	1		
Councillor Sam Dalton	1		
Councillor Sam Foster	1		
Councillor Adam Hood	1	COMMUNICATIONS TEAM (Electronic)	
Councillor Richard Livingstone		Alastair Campbell (interim)	
Electronic Copies (No paper)			
Councillor Renata Hamvas (reserve)		LEGAL TEAM	
Councillor Emily Hickson (reserve)		Sadia Hussain/Nagla Stevens	1
Councillor Richard Leeming (reserve)			
Councillor Emily Tester (reserve)		CONSTITUTIONAL TEAM	
Councillor Joseph Vambe (reserve)		Beverley Olamijulo	3
MEMBER OF PARLIAMENT (Electronic)			
Helen Hayes MP, House of Commons, London, SW1A 0AA		TOTAL PRINT RUN	11

List Updated: 22 May 2023