

Planning Committee (Smaller Applications)

Wednesday 2 October 2024

7.00 pm

G02 meeting rooms, 160 Tooley Street London SE1 2QH

Membership

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

Reserves

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

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

Babysitting/Carers allowances

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

Access

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

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

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 24 September 2024



Planning Committee (Smaller Applications)

Wednesday 2 October 2024
7.00 pm
G02 meeting rooms, 160 Tooley Street London SE1 2QH

Order of Business

Item No.	Title	Page No.
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	1 - 5
	To approve as a correct record the minutes of the meeting held on 9 September 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 - 75
6.2.	224-226 TOWER BRIDGE ROAD LONDON SE1 2UP	76 - 138

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

EXCLUSION OF PRESS AND PUBLIC

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

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

Date: 24 September 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 7234



Planning Committee (Smaller Applications)

MINUTES of the Planning Committee (Smaller Applications) held on Monday 9 September 2024 at 7.00 pm at GO2 meeting rooms, 160 Tooley Street, London SE1 2QH

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

OTHER MEMBERS PRESENT:

Councillor Kath Whittam

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

1. APOLOGIES

An apology of absence was received from Councillor Sam Dalton.

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 items 6.1 and 6.2 – development management

items

- Members pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members declared an interest in the agenda item below:

Agenda item 6.1 – 67 Plough Way, London SE16 2LS

Councillor Adam Hood, non-pecuniary, as he was a ward councillor for the above item; he declared that he had no direct involvement with this application outside of this committee and said he would consider the application with an open mind.

Councillor Jane Salmon, non-pecuniary, because she wished to speak as a ward councillor for the above item. Councillor Salmon withdrew from the committee as a voting member and took no part in the debate or decision of this planning application.

5. MINUTES

RESOLVED:

That the minutes for Planning Committee (Smaller Applications) meeting held on 30 July 2024 be approved as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

Members noted the development management report.

RESOLVED:

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

6.1 67 PLOUGH WAY, LONDON SE16 2LS

Planning application reference 23/AP/3428

Report: See pages 11 to 59 of the agenda pack and addendum pages 1 – 2.

PROPOSAL

Construction of a single-storey, one-bedroom house fronting Greenland Quay and Cunard Walk.

At this point, Councillor Jane Salmon withdrew from the committee as a voting member and sat with the audience.

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

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

Councillor Kath Whittam also addressed the meeting as an objector and responded to questions from members.

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

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

Councillor Jane Salmon addressed the meeting in her capacity as a ward councillor and responded to questions from members, after which she left the meeting room.

A motion to grant the application with conditions, which included maintaining the wall at Greenland Quay was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted, subject to the conditions set out in the report and addendum report. This includes an additional condition that would protect the wall at Greenland Quay and subject to the completion of a Section 106 agreement.
2. That in the event that a legal agreement not being signed by 5 December 2024, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 104 of this report.

6.2 9 - 29 EASTLANDS CRESCENT LONDON SE21 7EG

At 8.15pm the committee took a five-minute break and resumed back at 8.20pm.

Councillor Jane Salmon re-joined the committee as a voting member for the item below.

Planning application reference 23/AP/2919

Report: See pages 60 to 96 of the agenda pack and addendum pages 2 – 3.

PROPOSAL

Demolition of existing two storey detached dwelling, and replacement with a new dwelling house and ancillary 2 bed annex, with basement, single storey side extension and dormers within the rear roof slope.

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

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

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

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

Councillor Margy Newens had provided a written submission in her capacity as a ward councillor which the committee noted.

A motion to grant the application with conditions, including an updated basement impact assessment and a Construction Environmental Management Plan (CEMP), 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 as well as additional conditions concerning an updated basement impact assessment and a CEMP.

The meeting ended at 9.55 pm.

CHAIR:

DATED:

Meeting Name:	Planning Committee (Smaller Applications)
Date:	2 October 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

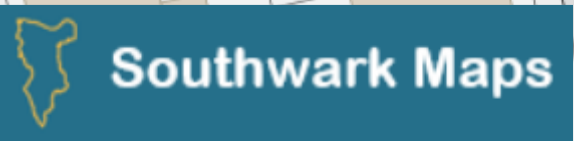
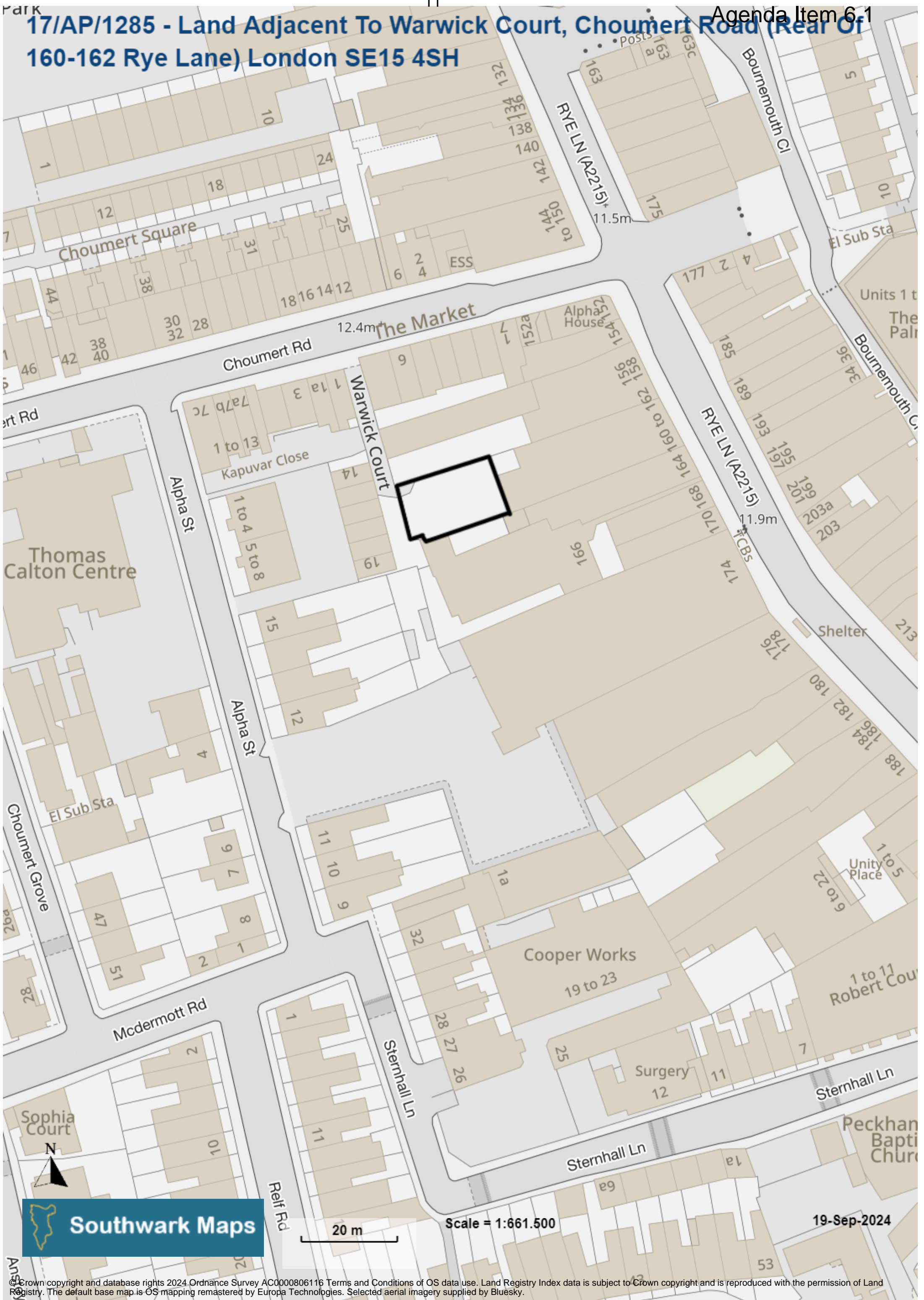
APPENDICES

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	19 September 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	23 September 2024	

17/AP/1285 - Land Adjacent To Warwick Court, Choumert Road (Rear Of 160-162 Rye Lane) London SE15 4SH



19-Sep-2024

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Meeting Name:	Planning Committee (Smaller Applications)	
Date:	2 October 2024	
Report title:	<p>Development Management planning application: Application 17/AP/1285 for: Full Planning Application</p> <p>Address: Land Adjacent to Warwick Court, Choumert Road (Rear Of 160-162 Rye Lane) London SE15 4SH</p> <p>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.</p>	
Ward(s) or groups affected:	Rye Lane	
Classification:	Open	
Reason for lateness (if applicable):	Not Applicable	
From:	Director of Planning and Growth	
Application Start Date: 10/04/2017	PPA Expiry Date: N/A	
Earliest Decision Date: 09/08/2024		

RECOMMENDATION

1. That planning permission be granted subject to conditions and a Section 106 Legal Agreement.
2. In the event that the requirements of paragraph 1 above are not met by 2 April 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph in 116.

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

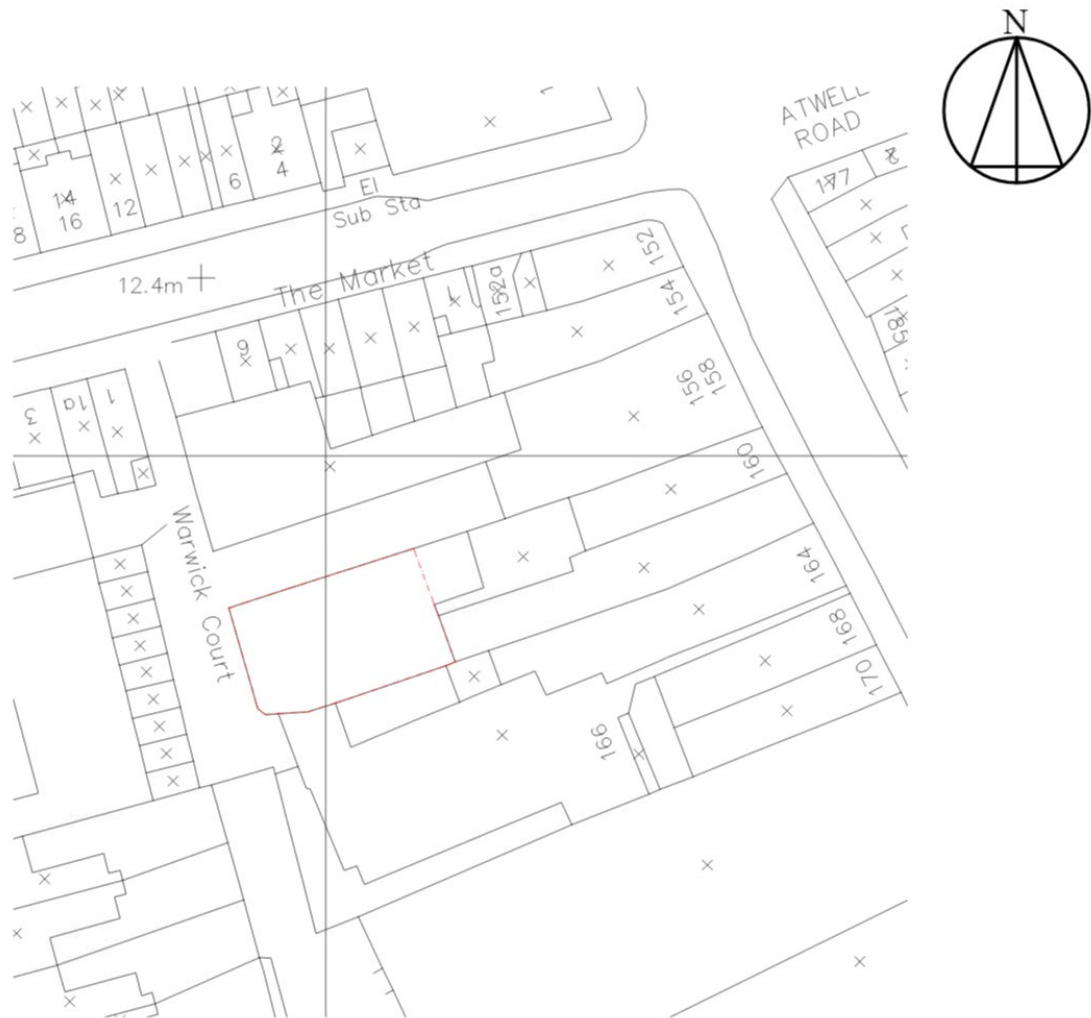
floor with 1 x shared kitchen. Each individual room would have its own bathroom and a laundry room is provided on the ground floor. On the first floor and second, 3 x co-living rooms are provided with individual bathroom facilities and a shared kitchen. On the third floor, 2 x co-living rooms (one with 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 officers 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, which is considered acceptable in this context.
8. It is noted that there has been a large number of neighbour letters, mostly received in support (122) compared with object (55) or neutral (1). However, Officers are not disputing that the majority of the support letters do not have a postcode (SE15) within close proximity to the application site. This is a material consideration when taking into account neighbour representations. Furthermore, Officers would note that at a committee meeting you are only able to speak in support of a scheme if you live within 100m of the application site.
9. In summary, alongside the policy compliant 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

10. 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.
11. 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 six 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.
12. 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.
13. To the east of the site, fronting Rye Lane is 160-162 Rye Lane is mixed use commercial and residential (ref: 12/AP/2698, 15/AP/2900 and 20/AP/1470). The basement of 160-162 has received permission for the change of use from Class A1 (Retail) to Use Class A4 (drinking establishment).
14. 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.
15. 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

16. The site is subject to the following planning policy designations:

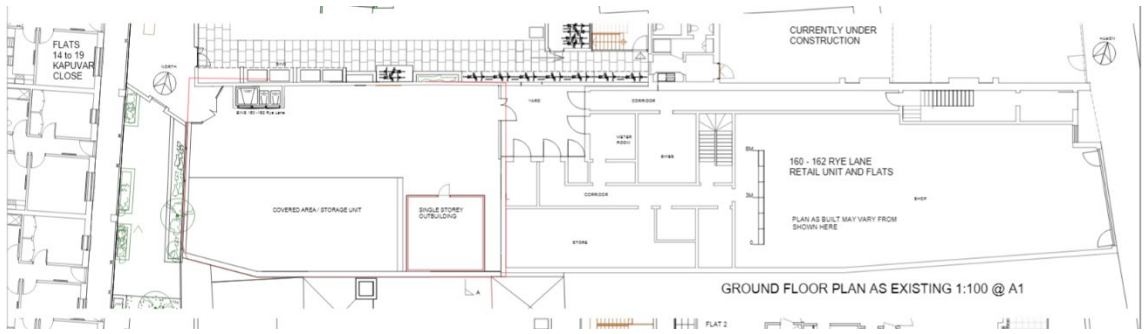
- Area Vision Boundary – Peckham (AV.14)
- Major Town Centre – Peckham
- Conservation Area – Rye Lane, Peckham
- Air Quality Management Area
- Peckham Action Area Core
- Action Areas – Peckham and Nunhead Action Area
- Hot Food Takeaway Primary Exclusion Zone
- Critical Drainage Area – East Southwark

Details of proposal

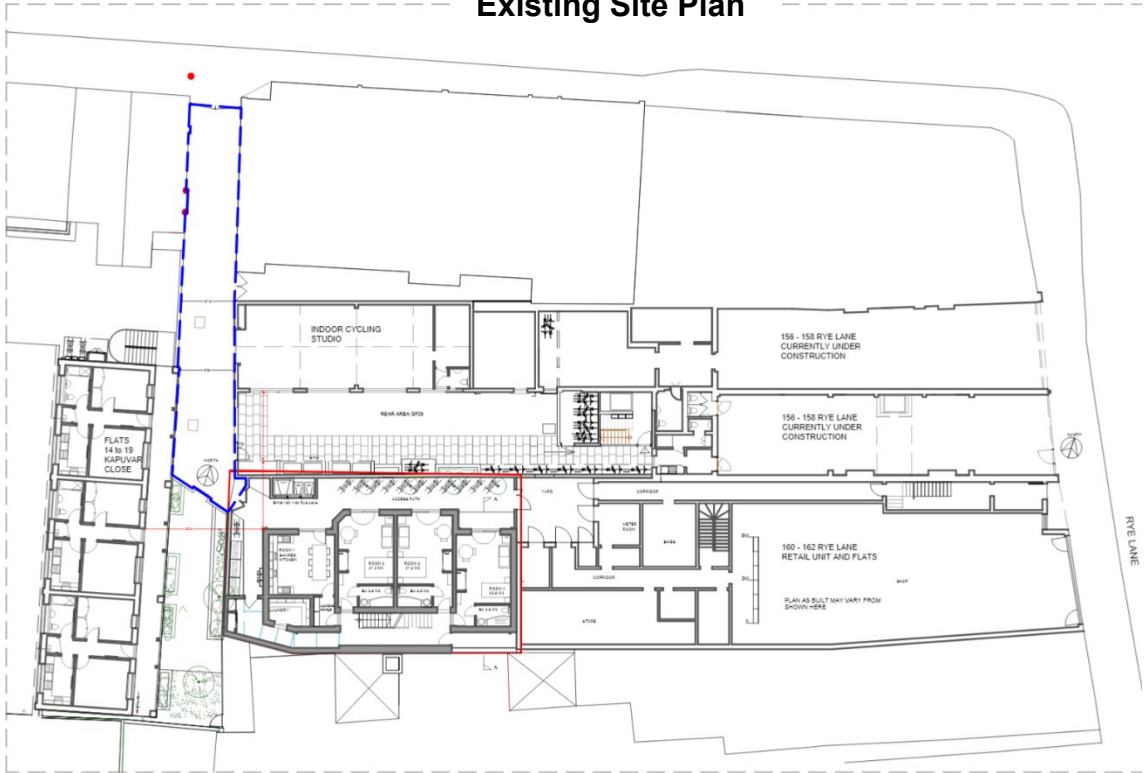
17. The proposed development comprises the construction of a part two, part three and part four-storey block for co-living (Sui generis) comprised of 11 rooms with shared facilities, roof pavilion and roof terrace, external walkways, balconies and associated cycle and bin storage.
18. The Southwark Plan (2022) defines a co-living development 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.

19. 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
20. 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.
21. 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 nos 160-162 would be retained within the application site.
22. 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



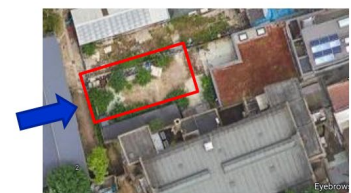
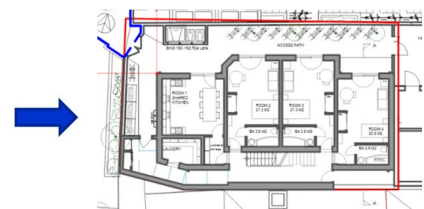
Proposed Site Plan

Proposed Front Elevation

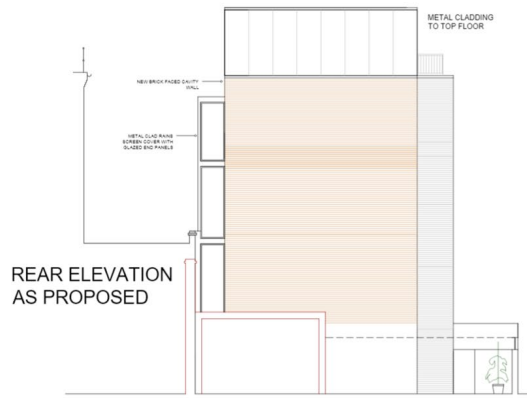


FRONT (WARWICK COURT)
ELEVATION AS PROPOSED

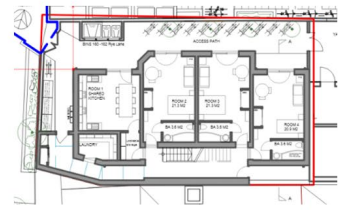
Front



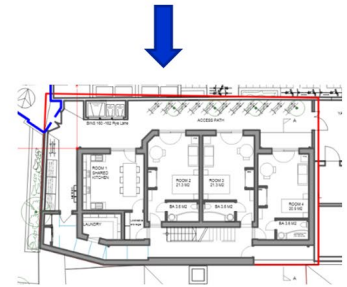
Proposed Rear Elevation



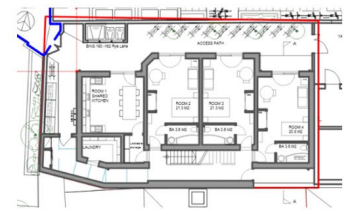
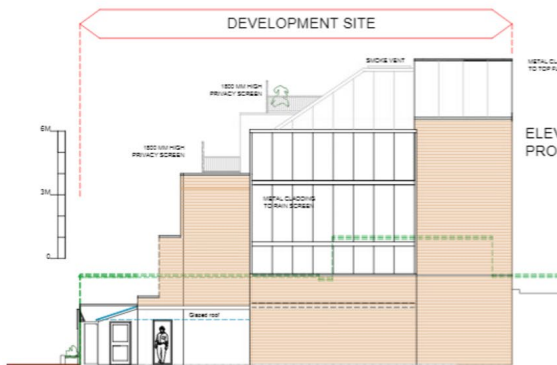
Rear



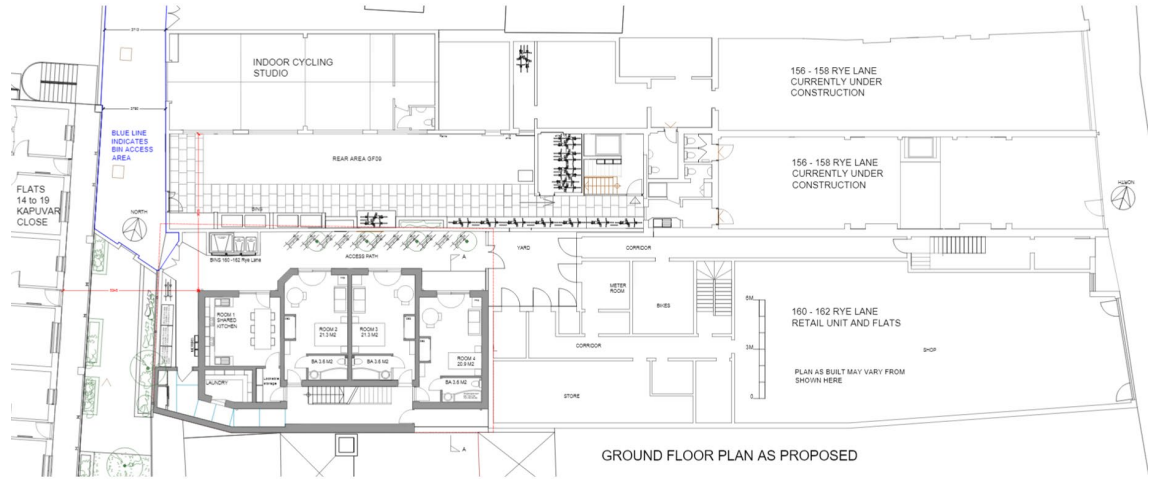
Proposed Side Elevation



Proposed Side Elevation

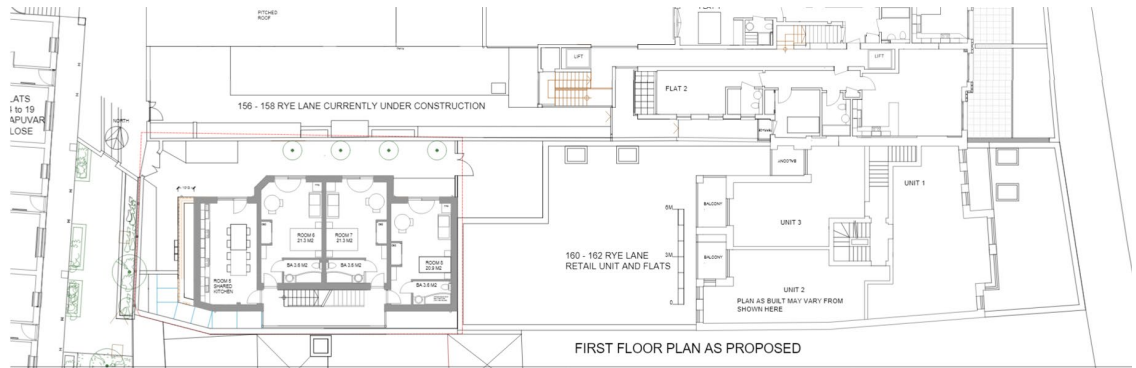


Proposed Ground Floor Plan



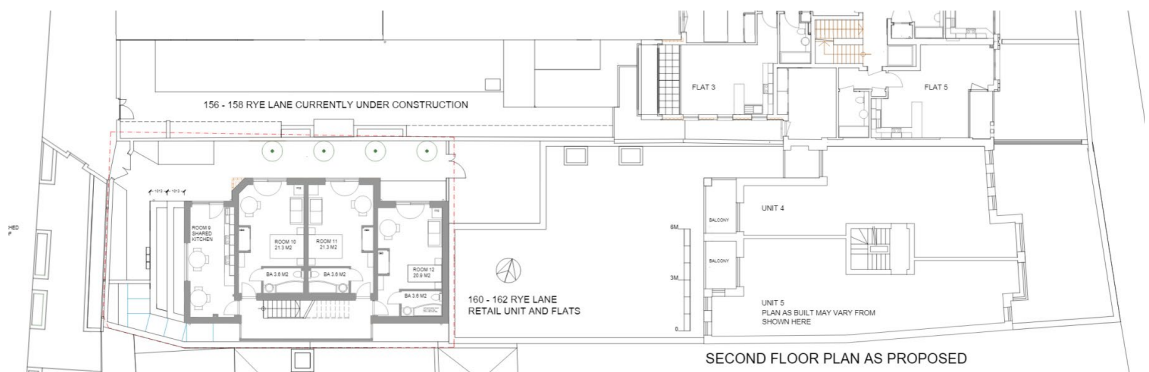
GROUND FLOOR PLAN AS PROPOSED

Proposed First Floor Plan



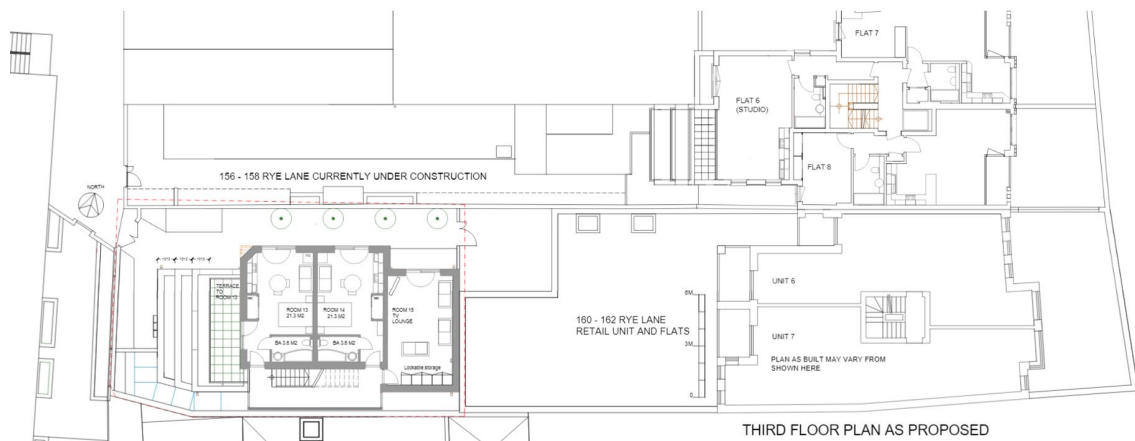
FIRST FLOOR PLAN AS PROPOSED

Proposed Second Floor Plan



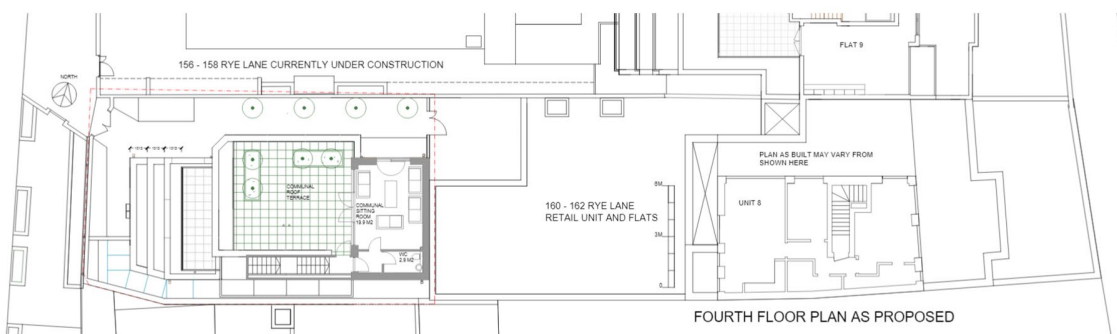
SECOND FLOOR PLAN AS PROPOSED

Proposed Third Floor Plan



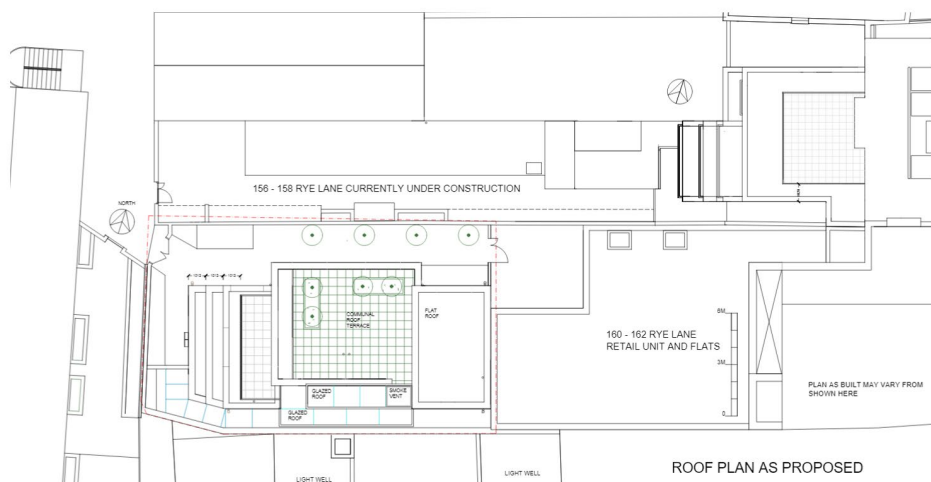
THIRD FLOOR PLAN AS PROPOSED

Proposed Fourth Floor Plan



FOURTH FLOOR PLAN AS PROPOSED

Proposed Roof Plan



ROOF PLAN AS PROPOSED

23. See Appendix 5 for any relevant planning history of the application site.

Key Issues for Consideration

Summary of main issues

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

Legal context

25. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021 and the Southwark Plan 2022.
26. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

National Planning Policy Framework (the Framework) 2023

27. 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.
28. Paragraph 224 states that the policies in the Framework are material considerations, which should be taken into account in dealing with applications.
29. 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 and beautiful places
 - Chapter 15 Conserving and enhancing the natural environment
 - Chapter 16 Conserving and enhancing the historic environment

The London Plan 2021

30. 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 GG2 Making the best use of land
 - Policy HC1 Heritage conservation and growth
 - 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 H4 – Delivering affordable housing
- 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 T6 Car Parking
- Policy T7 Deliveries, servicing and construction

Southwark Plan 2022

31. 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
- P54 Car parking
- P56 Protection of amenity
- P60 Biodiversity
- P61 Trees
- P65 Improving air quality
- P66 Reducing noise pollution
- P68 Reducing flood risk
- P70 Energy

Area based AAP's or SPD's

32. Of relevance in the consideration of this application are:

- Heritage SPD 2021
- Viability SPD 2016
- Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015 (updated with addendum January 2017, updated with Carbon Offset

- Price January 2021)
- Affordable Housing SPD 2008
- Design and Access Statements SPD 2007

Emerging planning policy

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

- Affordable Housing SPD (updated)
- Climate and Environment SPD
- Householder SPD

Assessment

Planning history and previous appeal decisions

33. The application site is subject to a dismissed appeal decision (ref: 15/AP/2995) and (ref: APP/A5840/W/16/3146086). The description of development was: 'the redevelopment of vacant and abandoned backland 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 a failure to give notice within the prescribed period of a decision on an application.
34. 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.
35. The current scheme no longer proposes 6 flats, it proposes 11 co-living units. The proposal, in comparison to the dismissed appeal, provides a scheme with stepped back of the massing at first, second and third floors. 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

36. 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.
37. 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.
38. 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

39. 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.
40. 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.
41. 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).
42. The proposed development is therefore required to provide a financial contribution towards affordable housing in the borough. The affordable housing financial contribution is **£492,000**, equivalent to 40% of the habitable rooms proposed. This qualifies the scheme for the fast-track route of assessment.
43. 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	

44. 15 habitable rooms

40%

£82,000 (CIL Zone 3)

$40/100 \times 15 = 6$

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

45. The policy compliant contribution for affordable housing is to be secured by a Section 106 Legal Agreement and as such is acceptable.
46. 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

47. 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 ensuite bathrooms and limited cooking facilities.
48. London Plan Guidance for 'Large-scale purpose-built shared living' was 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.
49. 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.
50. 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.

51. The rooms vary in size between 20.9m² and 21.3m² which complies with the guidance of being above 18m² but below 27m².
52. 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.
53. 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 by 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.
54. 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.
55. 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.
56. Median illuminances:
 - 100 lux in bedrooms
 - 150 lux in living rooms
 - 200 lux in kitchens/living kitchen diners
57. For the purposes of this assessment and report, studios have been considered as having a lux value of 200 lux.
58. 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%

59. 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.
60. 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.
61. 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 receive 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.
62. One of the rooms on the third floor includes a terrace measuring 11sq.m. None of the other units have private amenity space. This shortfall has been secured in the Section 106 Legal Agreement (10 rooms x 10sq.m shortfall = 100sq.m, 100sq.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.

63. The development provides a roof terrace measuring 45sq.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 50sq.m requirement for community amenity space per development. The shortfall of 5sq.m will be charged at £205 per square metre (£1,025) and secured within the Section 106 Legal Agreement.
64. 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)

65. 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

66. 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 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

67. The submitted document is considered appropriate in 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

68. The comments provided below in relation to Design and Conservation section are updated comments (September 2024) provided by the head of design of conservation following an internal review of all elements of the scheme since the initial committee date in July. These comments supersede the comments made by the previous design officer.
69. The site is located to the rear of 160-162 Rye Lane and 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 main streets in the area, 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.
70. 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.

71. 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.
72. Throughout the application process, updated plans have been submitted to reflect the comprehensive development of 160-162 Rye Lane. Officers are now satisfied that the current plans reflect the built form surrounding the site accurately.

Height, scale and massing

73. 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 is a further refinement and articulation of the earlier dismissed appeal where the Inspector concluded that there would be no or harm to the significance of the conservation area. The proposed pattern of development of installing a block at the rear end of the narrow and long Peckham plots is well established in the conservation area. This new proposal is highly articulated, will not intrude into views of the conservation area from the public domain and, its use of complementary materials and detailing will ensure that it conserves the character and appearance of the conservation area avoiding causing any harm.

Detailed design

74. 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 quality of design will rely to a great degree

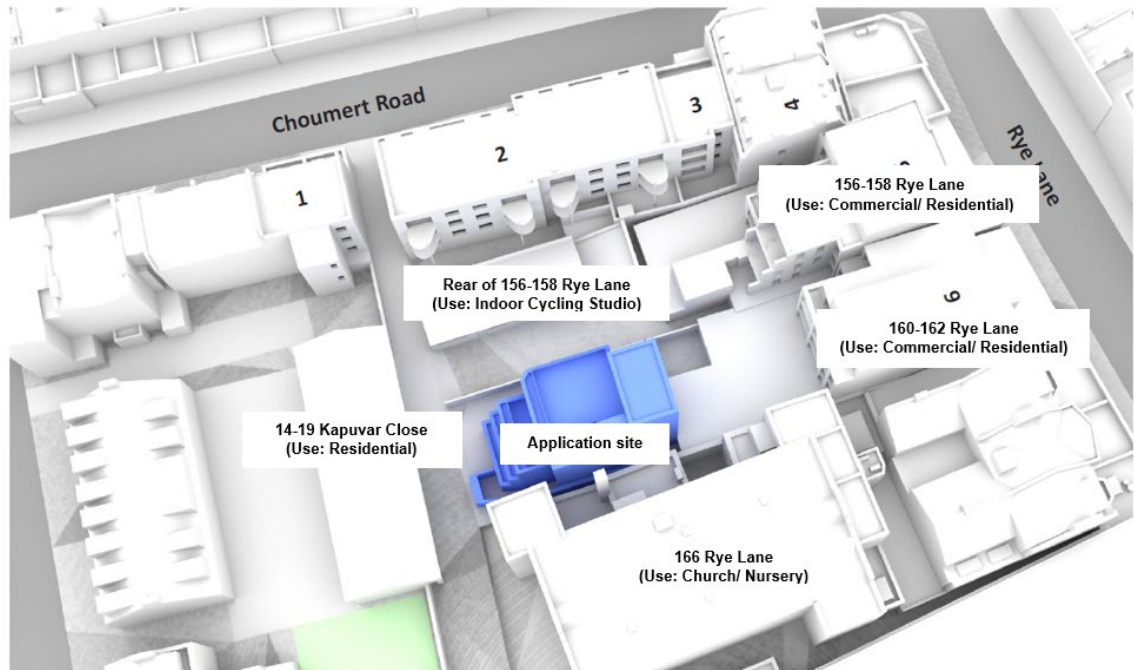
on the quality of detailing and choice of cladding materials. Given this proposal is located in a historically ancillary area features like the Juliet balconies reveal depths and metal framed windows should be secured by condition.

Design Conclusion

75. Great weight should be given weight to the inspector's assessment and conclusion on the appeal decision 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 which found that there was no harm arising to the character and appearance of the conservation area. It is acknowledged that the height of the building to accommodate the fourth floor is slightly taller (14.4m) than the dismissed appeal (12m). This marginal increase in height is considered deminimis and would have limited visibility from within the conservation area owing to its location. As such, the proposed development is considered to conserve the character and appearance of the conservation area and is therefore acceptable in terms of design and appearance within the Conservation Area, in line with the previous Inspectors judgement. This should be 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, 15/AP/2900 and 20/AP/1470). The basement of 160-162 has received permission for the change of use from Class A1 (Retail) to Use Class A4 (drinking establishment). 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%.

An example of the external balconies restricting the sky visibility on the second floor are provided below (these plans are taken from 12/AP/2698). Units 4 and 5 are shown within the floorplans below. These units are also provided with windows to the front facing onto Rye Lane which is where the main living spaces are located.



83. In addition to the assessment made above on the impact of the development on the occupiers of 160-162 Rye Lane, officers have reviewed the assessment made by the inspector under the dismissed appeal (ref: 15/AP/2995) and (ref: APP/A5840/W/16/3146086). Paragraph 12 of the appeal statement reads as follows:
84. *“The Council’s consideration of the effect of the proposal on the above properties (including 160-162 Rye Lane) is detail in their report to the planning sub-committee on 21 October 2015 contained in the appellant’s statement. From my observations on site I see no reason to disagree with the findings in the council’s report with regard to these properties and I concur there would be no significantly harmful or unacceptable effect with regard to outlook, light or privacy”*
85. Officers are satisfied that the impact on this development would be minor and thus acceptable in residential amenity terms. This conclusion was also drawn on the appeal decision in relation to 160-162 Rye Lane.

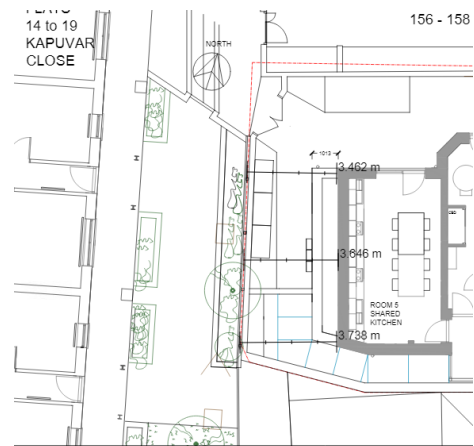
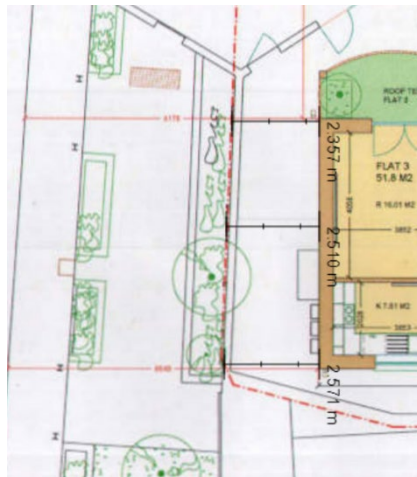
86. To the west of the site is a residential block located on Kapuvar Close (ref: 09/AP/2129). Access is gained from the elevation facing the application site with overhanging balconies positioned on this elevation.
87. The front elevation of the scheme faces Kapuvar Close, there are no windows (that 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.
88. 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.
89. 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.
90. 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.
91. 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. It is acknowledged that the appeal decision concluded that the development would have an unacceptable impact on the occupiers at 14-19 Kapuvar Close, despite the limited light already received to these units as a result of the existing architecture and have assessed this in detail below.
92. 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.'

93. 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 distance from the flat windows when measuring from the closest flank elevation to the windows of Kapuvar Close (as per the appeal decision). A copy of the distances are provided below, taken from three different places along the flank elevation. The appeal decision distance ranged between 2.35m – 2.57m and the current proposal ranges between 3.46m – 3.73m. As such, the bulk and mass has been stepped away from Kapuvar Close. Officers consider this change to be material.



94. 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, this has been reduced as a result of the amended stepped design. Officers acknowledge that the previous inspector did not agree that the overhanging balconies are a reason to allow the worsening of the situation. However, when taking the scheme as a whole and reviewing the site within the wider town centre and urban context, it is considered on balance, appropriate development and thus acceptable within this location.

156-158 Rye Lane

95. 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.

96. 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, as the cycle studio is not in residential use
97. 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

98. 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

99. 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

100. 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.
101. 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 secured by condition and the details of this cycle store will be provided prior to occupation of the development.

Car parking, parking permits and vehicle access/crossovers

102. 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, and this shall be secured within the legal agreement.

Refuse and recycling

103. 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

104. Due to the location of the proposal near Rye Lane and within an LTN, a Construction Environment Management Plan 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 routeing of construction vehicles and delivery slots. A CEMP condition has been attached to the permission.

Delivery and servicing

105. 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

106. 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

107. 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
108. 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

109. 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 applicant has undertaken an ecological assessment which has been reviewed by the council's ecologist.
110. The council's ecologist has stated that the invasive plant species found onsite should be removed and disposed of appropriately. The preliminary ecological appraisal states that fox was observed onsite. As described within the report measures should be in place during construction to avoid harm to foraging mammals. These should be described within a CEMP, and this has been conditioned. Planters at ground level and on the communal roof terrace should comprise of native and pollinator friendly shrub and herbaceous perennial planting. Conditions relating to bat friendly lighting, bat boxes, CEMP and bird boxes have been included. An informative relating to nesting birds is also recommended.
111. The proposed development is acceptable in ecological terms. All recommended conditions have been included.

Air quality

112. 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

113. 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

114. 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. This guidance is provided within the council's validation requirements and within the gov.uk guidance 'Flood risk assessments: applying for planning permission'. The site therefore complies with the Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

Planning obligations (S.106 undertaking or agreement)

115.

Planning obligation	Mitigation	Applicant's position
Housing, Viability and Amenity Space		
Affordable (social rent and intermediate) housing Provision	15 habitable rooms 40% £82,000 (CIL Zone 3) 40/100 x 15 = 6 6 x £82,000 = £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 sq.m x £205 = £20,500 <i>Communal amenity space shortfall</i> 5 sq.m shortfall 5 x £205 = £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

116. In the event that the legal agreement is not completed by 2 April 2025 it is recommended that the director of planning and growth be directed to refuse planning permission on the following grounds:

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)

117. 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

118. 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 re-consultation was undertaken on 28 March 2024. A further consultation was undertaken on 27 August 2024 for neighbours to review the ecological survey that was submitted by the applicant.
119. For the 2017 consultation, 34 letters of objection and 17 letters of support were received. For the March 2024 consultation, 15 letters of objection, 1 neutral letter and 40 letters of support were received. For the August 2024, 6 letters of objection were received; and 65 letters of support were received.
120. Summarised below are the material planning considerations raised by members of the public:
121. 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 area's visual appearance

- Sustainable use of land
- The proposed development will help provide housing in Southwark, which is experiencing a housing crisis and a lack of available properties
- The proposed development will restore the derelict site, improve the landscape and benefit people looking for housing in Southwark.

Officer comment: The principle of development on a backland site is discussed in the above relevant section of the Officer Report and is considered acceptable.

122. 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.

123. 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.

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

- The scheme is too dense

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

125. 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.

126. 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. Other transport issues are discussed in full above.

127. 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.

128. Ecology and biodiversity:
- Biodiversity net gain concerns
 - Loss of green space
 - Glad to see that the bat survey has been done

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

129. Other matters:
- Lack of disclosure regarding councillor interest and involvement with the proposed development
 - Loss of view for surrounding residents
 - Creates economic vitality
 - Contributes to regeneration
 - Good for local businesses
 - Access to this scheme is by way of Warwick Court which sits to the West of the site. Warwick Court is outside of the red line of the Applicant's site. It is held under title SGL490156. Whilst the subject land benefits from a right of way, that right of way only extends to the current use of that land as a car park. Any residential development on this land would constitute a radical change. The proposed scheme also results in a substantial increase or alteration in the burden of the servient land. It therefore follows that the scheme would not have the benefit of this right of way.

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. The concerns relating to rights of way are a private matter.

130. These matters are addressed comprehensively in the relevant preceding parts of this report. It is noted however that there has been a large number of neighbour letters, mostly received in support (122) compared with object (55) or neutral (1). However, Officers are not disputing that the majority of the support letters do not have a postcode (SE15) within close proximity to the application site. This is a material consideration when taking into account neighbour representations. Furthermore, Officers would note that at a committee meeting you are only able to speak in support of a scheme if you live within 100m of the application site.

Consultation responses from internal and divisional consultees

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

132. 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.

133. Design and Conservation Team:

- Concerns regarding the scale and massing of the proposed development and legibility of the entrance. A further meeting was undertaken with the head of design and conservation on 18 September 2024 to review the proposed scheme. Updated comments were provided and have been included in the relevant section of the report above.

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

134. Highways:

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

Officer comment: Noted.

135. 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.

136. Ecologist:

- Assessed submitted PEA and bat report. Invasive plant species found onsite should be removed and disposed of appropriately.
The PEA states that fox was observed onsite. As described within the report measures should be in place during construction to avoid harm to foraging mammals. These should be described within a CEMP.
Planters at ground level and on the communal roof terrace should comprise of native and pollinator friendly shrub and herbaceous perennial planting.

Officer comment: All recommended conditions and informatives have been included.

Consultation responses from external consultees

137. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.
138. There are no external consultees.
139. These matters are addressed comprehensively in the relevant preceding parts of this report.

Community impact and equalities assessment

140. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
141. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
142. 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.
143. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
144. 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

145. 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.

146. **Carbon concurrent**

Achieving net carbon zero development in Southwark

147. 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.

148. These measures are summarised in the table below:

Net carbon zero: summary table	
Are carbon emission reductions covered in the main report?	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
Be Lean measures (energy efficient design and construction)	As the application is a minor application there is no requirement to provide detailed evidence of be lean measures. Given the scale of development, Officers are satisfied with the proposal.
Be Clean measures (low carbon energy supply)	There is limited opportunity for be clean measures however the scheme will need to comply with current building regulations.
Be Green measures (on site renewable energy generation and storage)	The scheme will comply with current Building Regulations, however owing to the communal roof terrace there is no scope for PVs on the roof.
Any other comments	No additional comments to make.

Meeting Southwark's Climate Change Strategy and Action Plan

149. 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.

150. 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

151. 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.
152. 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

153. 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.

154. 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

155. 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.

156. 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

157. 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.

158. 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.

159. 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.

160. 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.

161. 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 compliant affordable housing contribution and the provision of 11 co-living units within the borough, the scheme is considered to accord with the development plan.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Resources 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	Steven Platts, Director of Planning and Growth	
Report Author	Lara Davison, Senior Planning Officer	
Version	Final	
Dated	19 September 2024	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Resources	No	No
Acting Strategic Director, Environment, Sustainability, and Leisure	No	No
Strategic Director, Housing	No	No
Date final report sent to Constitutional Team		19 September 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	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

Ecology assessment/Nature conservation PEA received 27/08/2024

Ecology assessment/Nature conservation Bat Report received 27/08/2024

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 SI1 (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

Permission is subject to the following Grade Condition(s)

8. Prior to above ground works for the 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 above ground works for the development hereby approved details of 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).

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).

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

No less than 3 bat tubes, bricks or boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The bat tubes, bricks or boxes shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

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

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

15. Details of house sparrow bird boxes shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than three house sparrow boxes shall be provided. Details shall include the exact location, specification and design of the bird boxes. The boxes shall be installed on mature trees or on buildings prior to the first occupation of the site.

The bird boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

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

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

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

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

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

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

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

Permission is subject to the following Compliance Condition(s)

17. 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).

18. 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).

19. 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).

20. 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).

21. 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).

22. 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).

23. 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).

24. 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.

2. All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The council will pass complaints received about such work to the appropriate authorities for investigation.

The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.

APPENDIX 2

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 and beautiful 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 GG2 Making the best use of land
- Policy HC1 Heritage conservation and growth
- 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 H4 – Delivering affordable housing
- 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 T6 Car Parking
- Policy T7 Deliveries, servicing and construction

Southwark Plan 2022

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

- 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
- P61 Trees
- P65 P53 Cycling
- P54 Car parking
- P56 Protection of amenity
- P60 Biodiversity
- Improving air quality
- P66 Reducing noise pollution
- P68 Reducing flood risk
- P70 Energy

Area based AAP's or SPD's

Of relevance in the consideration of this application are:

- Heritage SPD 2021
- Viability SPD 2016
- Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015 (updated with addendum January 2017, updated with Carbon Offset Price January 2021)
- Affordable Housing SPD 2008
- Design and Access Statements SPD 2007

Emerging planning policy

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

- Affordable Housing SPD (updated)
- Climate and Environment SPD
- Householder SPD

APPENDIX 3**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 a failure to give notice within the prescribed period of a decision on an application.

APPENDIX 4

Consultation undertaken

Site notice date: 06/03/2024

Press notice date: 07/03/2024

Case officer site visit date: 10/08/2023, 06/03/2024 and 30/05/2024

Neighbour consultation letters sent: 28/03/2024 and 27/08/2024

(note: original 2017 consultation dates has 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 Ecology

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

Flat 3 166 Rye Lane London

Flat 4 166 Rye Lane London

Flat 1 166 Rye Lane London

3 Choumert Road London SE15 4SE

7 Choumert Road London SE15 4SE

14B Alpha Street London SE15 4NX

15B Alpha Street London SE15 4NX

1A Choumert Road London SE15 4SE

14A Alpha Street London SE15 4NX

Flat 5 166 Rye Lane London

Flat 6 166 Rye Lane London

152A Rye Lane London SE15 4NB
 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
 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 9 Alpha House 152-154 Rye Lane
 Flat A 13 Kapuvar Close London
 Flat B 13 Kapuvar Close London

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

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

APPENDIX 5**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 Ecology
 LBS Community Infrastructure Levy Team
 LBS Ecology

Statutory and non-statutory organisations**Neighbour and local groups consulted:**

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

8 Kapuvar Close London SE15 4SH
 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
 6 oakham drive Bromley BR2 0XE
 105 pound land Willesden London
 136 Gordon road Basildon Ss141pr
 104 Wills Crescent Hounslow TW3 2JD
 125 Hamilton Road London London
 11 Iver Lodge Bangors Road South Iver
 7 Myrtle close Colnbrook Slough
 56 Essex Rd Leicester LE4 9EF
 162 Rye Lane Peckham Peckham SE15
 4NB
 27 Old Gloucester Street London WC1N
 3AX
 1 Perrin Road Dartford Kent
 3 Underhill road London SE220BT
 8 monks road Virginia water GU25 4RR
 Holmsley House Holtye Edenbridge
 136 Gordon Road Basildon
 Devenay Road London E15 4AZ
 Flat 16, Bettswood Court Anerley Road
 South East London
 11 Kingfisher Close Off Kenton Lane
 Harrow
 Flat E, 6 Choumert road London SE15
 4BG
 50 Sanderstead Hill South Croydon
 17 boulevard point London Cr01ly
 First floor flat, 39 St' James road
 Surbiton KT64QN
 136 Gordon road Basildon Ss141pr
 14 Kapuvar Close London SE15 4SH
 26 Stretton Way Borehamwood WD6
 4AW
 814 Garratt Lane London Sw17 0LZ
 54 Brighton road Purley
 3 KESTREL CLOSE SYSTON
 36 Gerrard PI London W1D 5QA
 19 Kapuvar Close London SE15 4SH
 13Longford fardens Hayes Middlesex
 26 Underhill Road London SE22 0AH

3 Bankside, House South Croydon CR2
7BL

68 Crockford Park Road Addlestone
KT15 2LU

13 Hardie Crescent Leicester LE3 3DQ

Sunnyside Longsight rd Lancashire
blackburn

70 Alleyn Park London

51 Horizon place Studio Way
Borehamwood

14 Lambert Rd London N12 9ES

146-150 Rye Lane Peckham SE15 4RZ

110 roehampton vale London London

17B Kinsey House London SE21 8PH

51 Elsenham Street London Sw18 5NX

22 Silver Lane Purley Cr8 3hg

173 Limpsfield Road Warlingham Surrey

127 Queens Avenue Watford

7 Winslow Way Feltham TW13 6QF

14 St Heliers Avenue Hounslow Tw33sj

125 Wadham Gardens Greenford UB6
0BT

3 Stonehaven Road Aylesbury Hp19
9JG

13 Heythorp Street London SW18 5BW

221 BRUNSWICK PARK ROAD
LONDON

32 ROSEWOOD DRIVE ASHFORD
TN25 4QF

21 Clarewood Walk London SW9 8TX

Penrose strett London se17 3dw

108 creek mill way Dartford Kent

70 Alleyn Park London SE21 8SF

70 Alleyn Park LONDON

14 KAPUVAR CLOSE London SE15
4SH

70 Alleyn park London

3, Fossill Court Southwark, London SE1
4PA

50 Hooks close Peckaham Lindon

Queens Road Farnborough GU14 6DN

37 Long Lane Uxbridge UB10 0AL

Flat 28, Brampton House London SE16
7EB

41 cedar close London Se218hx

1 Cowley Road Ilford IG1 3JL

145 Sydenham Hill London

8 Kapulvar Close London Se15 4sh

40 BOX RIDGE AVENUE PURLEY CR8
3AQ

58 Hatley Avenue Barkingside Ilford

Normancopss Chapel Road Smallfield

13 South Eastern Avenue London N9
9NR

33 penrose street london se17 3dw

11. Iver Lodge Iver SL00AW

136 Whitehorse road Croydon Surrey

15 Kapuvar Close London SE15 4SH

108 Goddington lane Orpington Br69dy

7 The Mount Castle Drive Rayleigh

14 Kapuvar Close London SE15 4SH

909 eastern ave Ilford IG2 7SA

Flat 5, 162 Rye Lane London SE15 4NB

40 Box Ridge Avenue Purley CT8 3AQ

181 Tooley Street London

2 Berber place London E14 8dt

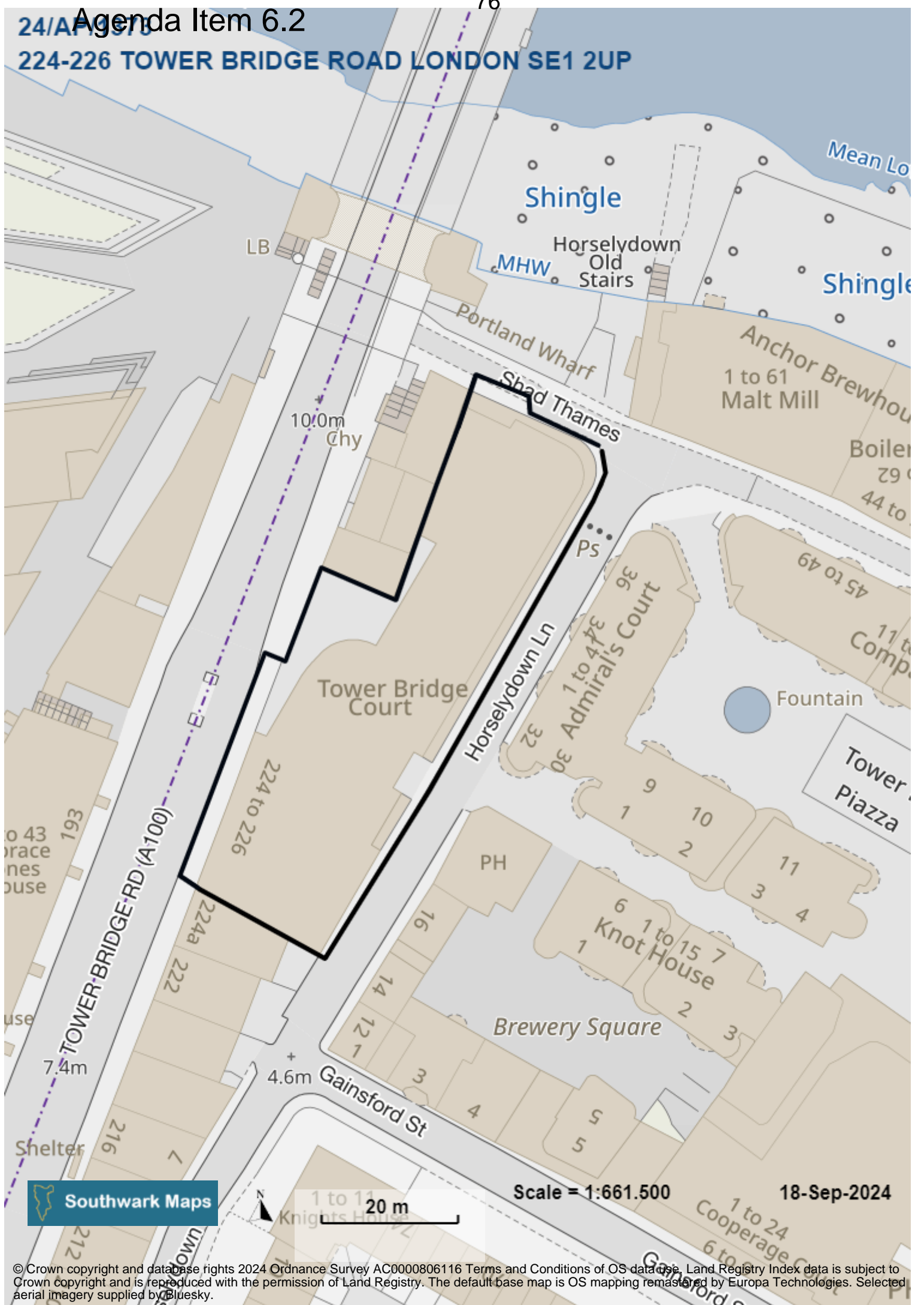
54 Trent street Gainsborough DN21 1JZ

Flat 4, 162 Rye Lane London SE15 4NB
 87 Acacia Road London
 108 Hounslow high street Hounslow
 420 lodge avenue Dagenham London
 160 london Se154nb
 15,Artisan Place Harrow HA3 5DS
 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
 A904 Adana Building Connington Road
 London
 160-162 Rye Lane Peckham
 28 Rowland Crescent, Chigwell, Essex
 London IG7 6HU
 164 Rye Lane Peckham SE15 4NB
 1 Cowley Road Ilford Essex
 103 Meeting House Lane Peckham
 London
 160 Peckham Se154nb
 162 Rye Lane London SE15 4NB
 3 hawksview 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
 136 Gordon road Basildon SS14 1PR
 14 Coronation Riad Hayes
 20 Church Avenue Ruislip HA4 7HT
 198 Laleham Road Staines-upon-
 Thames TW18 2PA
 FLAT B 12 Kapuvar Close London
 16 Kapuvar Close London SE15 4SH
 6, Newbridge Mews Tettenhall Road
 Wolverhampton
 6, Newbridge Mews 134, Tettenhall
 Road Wolverhampton
 162 Rye Lane London SE15 4NB
 143 Preston Hill Kenton, Harrow
 Middlesex
 136 gordon road 136 Basildon
 221 Brunswick Park Road London
 1 Cowley Road Ilford Essex IG1 3JL
 162 Rye Lane Flat 4 London
 160-162 Rye Lane London SE15 4NB

Agenda Item 6.2

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224-226 TOWER BRIDGE ROAD LONDON SE1 2UP



Southwark Maps

20 m

Scale = 1:661.500

18-Sep-2024

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Meeting Name:	Planning Committee (Smaller Applications)
Date:	2 October 2024
Report title:	<p>Development Management planning application: Application for: Full Planning Application 24/AP/1373</p> <p>Address: 224 - 226 Tower Bridge Road London Southwark SE1 2UP</p> <p>Proposal: Variation of condition 1 (Approved Plans) and removal of condition 16 (EV Charging Point) and condition 19 (Disabled Parking Bay) pursuant to planning application ref. no. 19/AP/1975: Refurbishment of existing office building including new facades, the addition of a part 1, part 3 storey rooftop extension plus rooftop plant. The proposal comprises office uses at all floor levels with complementary, active and flexible uses (A1/A2/A3/B1a/D1/D2 excluding Education; Places of Worship; Public Hall; Law Courts; Music and Concert Venues; Dance and Sports Hall; Swimming Baths; Skating Rink; and Bingo Hall) at first floor, ground and lower ground floor, with associated access, landscaping, roof terraces and cycle parking.</p> <p>The variation seeks to retain the loading bay resulting in the removal of the EV charging point and accessible parking space.</p>
Ward(s) or groups affected:	North Bermondsey
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Director of Planning and Growth
Application Start Date: 10/05/2024	Application Expiry Date: 04/10/2024
Earliest Decision Date: 14/06/2024	

RECOMMENDATION

1. That planning permission be granted, subject to conditions and the appropriate Deed of Variation to link this permission to the Section 106 Legal Agreement

for 19/AP/1975.

2. In the event that the requirements of paragraph 1 above are not met by 2 April 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 90.

EXECUTIVE SUMMARY

3. The proposal is a Section 73 application to vary Condition 1 (Approved Plans), remove Condition 16 (EV Charging Point) and remove Condition 19 (Disabled Parking Bay).
4. The scheme approved under 19/AP/1975 has been implemented and the new building is almost complete, ready for occupation.

The application has received over 5 objections and is a Section 73 on a Major application. It is therefore required to be determined at committee.

5. The approved plans would be varied to reduce the width of the roller shutter on the eastern elevation on Horselydown Lane to accommodate a louvred panel. This panel has been added to meet M&E (Mechanical and Electrical) ventilation requirements for the transformer room at basement level.
6. As a result of the reduced width of the roller shutter, the disabled parking space and associated EV charging point for this space would be removed. The servicing bay would be retained and two additional cargo bike spaces would be provided.
7. The objections received from local residents relate to concerns over disabled parking, equalities and sustainability.
8. The council's design and conservation team have raised no objection in design terms. The proposed elevational change is minor in nature and positioned along the rear entrance to the building.
9. The site benefits from an excellent level of public transport accessibility, including step-free public transport, and is also very well located for pedestrian and cycle access. Given the high accessibility of the site by non-car modes, Transport Policy Officers do not object to the removal of a dedicated blue-badge car parking space within the site boundary.
10. The EV charging point was for use of the disabled bay only and could not have been utilised by those with electric vehicles without a blue badge. As the requested removal of Condition 16 (EV Charging Point) is considered acceptable as the development would be car-free and therefore an EV Charging Point condition would not be necessary to retain given there is not an associated car parking space for the charging point.
11. The proposed variation of Condition 1 (Approved Plans) and removal of Condition 16 (EV Charging Point) and Condition 19 (Disabled Parking Bay) is considered acceptable.

BACKGROUND INFORMATION

Site location and description

12. The application site is located on the corner of Tower Bridge Road and Shad Thames. Horsleydown Lane runs along the rear edge of the application site. The site is at the advanced stages of construction of the scheme granted under 19/AP/1975.



Location Plan

13. The site previously comprised a single 1980s office building (Use Class B1a), arranged over basement, ground and five upper floors (six storeys in total plus rooftop plant). The original basement included 20 car parking spaces. The building previously was a 1980's 'post-modern' style in redbrick with Portland stone dressings. The main entrance to the building was on Tower Bridge Road which consisted of a steel and glass atrium.
14. The site occupies a sensitive position immediately to the south of Tower Bridge itself. It comprises a single linear building with a long frontage onto Tower Bridge Road (raised at this point to meet the bridge) and backs onto a narrower road – Horsleydown Lane.
15. The site immediately abuts the Accumulator Tower of Tower Bridge. This robust brick structure contained the hydraulics that lifted the opening leaves of Tower Bridge. It and its chimney constitute minor landmarks within the area and are Grade II Listed.

The surrounding area

16. The site is firmly within Tower Bridge Conservation Area. This consists in the main of massive brick-built former warehouse buildings between five and nine

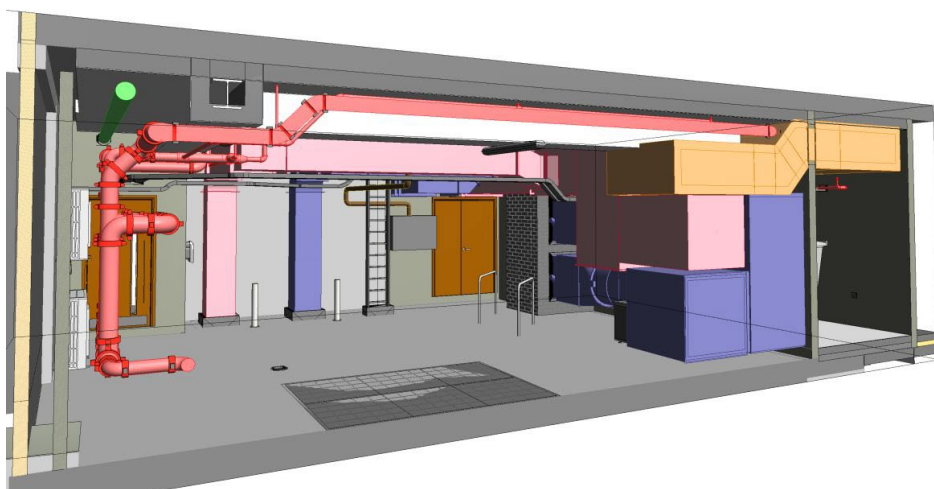
storeys high, set around narrow lanes to create a tough and enclosed semi-industrial character. These buildings are highly significant in their own right for their robust Victorian architecture and for their role in illustrating this area of London's industrial and commercial history. They have mostly been converted to residential accommodation with retail, office and restaurants on their ground floors.

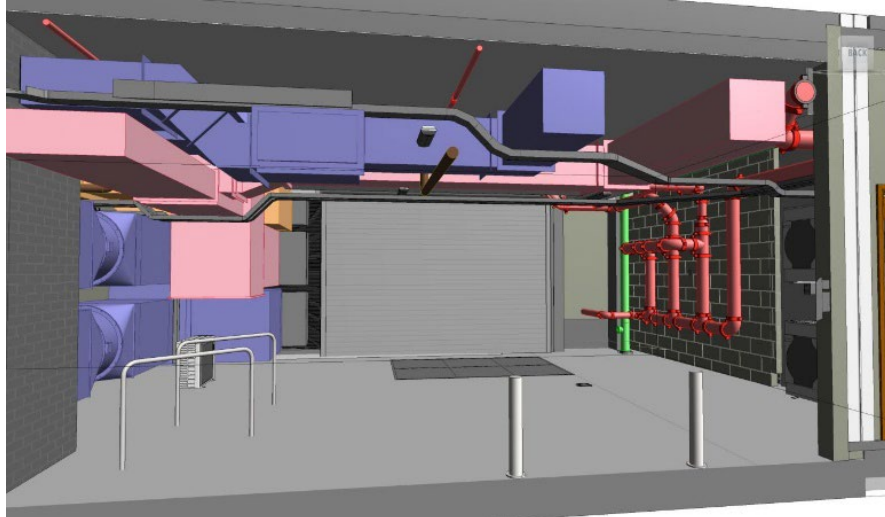
17. Although most of the buildings are large, there is a 1980s mixed use development, Admirals Court consisting of retail/ office on the ground floor and a total of four storeys of flats immediately opposite the site across Horsleydown Lane. At five storeys this complex is low compared to its surrounding warehouse buildings. It is again in a post-modern style and is also in the conservation area.
18. To the south of Admirals Court, also opposite the site, is a smaller warehouse building on the corner of Gainsford Street and Horsleydown Lane. This has also been converted to residential accommodation.
19. The site has an open aspect to the west across the width of Tower Bridge Road. It faces the new development of Potters Field (One Tower Bridge).

Details of proposal

20. The current application is a Section 73 application to vary Condition 1 (Approved Plans), remove Condition 16 (EV Charging Point) and remove Condition 19 (Disabled Parking Bay).
21. The approved plans would be varied to reduce the width of the roller shutter on the eastern elevation on Horselydown Lane to accommodate a louvred panel. This panel has been added to meet M&E ventilation requirements for the transformer room at basement level.

The applicant has provided CGIs to demonstrate the pipework required within this area which has resulted in this application.





22. These changes have been necessitated by the requirements of the M&E strategy for the development, which has been developed during the detailed design stage. The transformer room for the building is in the basement, immediately below the service yard and there is no alternative option for the routing of the ducting and pipework from the transformer room for the purposes of ventilation and removal of heat emissions to the exterior, other than through the servicing bay directly above. This ducting is required to allow the M&E system to be safely operational and accordingly and due to the retrofit nature of the building, this represents the only viable option. Therefore, should these changes not be approved, the development would be unable to operate. The development is far progressed. Construction work is envisaged to end in this quarter (Q4) and then, the first tenants will be commencing fit out in February 2025, with a view to operating by the middle of the year.
23. As a result of the reduced width of the roller shutter, the disabled parking space and associated EV charging point for this space would be removed. The servicing bay would be retained and two additional cargo bike spaces would be provided.

Consultation responses from members of the public and local groups

24. Two site notices were displayed around the site on 16 May 2024 alongside neighbour consultation letters being sent. 38 letters of objection have been received. No letters of support have been received during the consultation period.
25. Summarised below are the material planning considerations raised by members of the public.
26. Transport, parking, highways, delivery and servicing matters:
- Contrary to Policy 55 of the Southwark Plan: This policy mandates that all new developments must provide a parking space for disabled workers. Ignoring this sets a dangerous precedent for future developments.
 - Lack of Alternative Spaces: The nearest alternative spaces are located on

Gainsford Street, past Lafone Street, nearly 200 metres from Tower Bridge Court. These spaces are already heavily utilized, making them impractical alternatives.

- It is contrary to Policy 55 of the Southwark Plan for new developments not to provide an accessible parking space. There isn't another space close by; the closest two are on Gainsford Street, almost 200m away from Tower Bridge Court and both are already heavily used. Providing an accessible parking space was a condition of approval of the original application for this project.
- It reduces potential space that could be used for take-out services leaving those picking up collections from the numerous kitchens to wait in and around Horselydown Lane. It is disingenuous and damaging and should be refused.
- The applicant's proposal contravenes Southwark Plan Policy 55 'Parking Standards for Disabled People and the Physically Impaired' and Policy T6.5 of the London Plan. Both set out parking requirements for the disabled and mobility impaired in new non-residential developments.
- Delivery and servicing concerns and the impact on Courage Yard
- The developers have said that there will be 25 deliveries per day to the offices and the new Market Hall restaurants. While the new plans call for a waiting area to be set up on Horselydown Lane for delivery collections, the street currently has double yellow lines on both sides. It also has no regularly available outlet, as it is blocked with a gate at the north end, making it difficult for vehicles to reverse out of the street. It hosts the only two electric car charging stations in the neighbourhood, which are frequently used by residents. Reducing the interior space at Tower Bridge Court which might be used for food pick-up will add a large number of vehicles to a street that is already crowded and difficult to navigate.
- It also seems the developer has no plan or space for couriers collecting food from the proposed food court. The lane is very narrow and the developer should provide space for couriers and their motor bikes inside the development, not impede other users of the lane or create a noise nuisance for residents.

27. Environmental concerns:

- Absence of an EV Charger: The removal of the EV charger in the loading bay contradicts the building's environmental claims, undermining efforts to promote sustainability.
- This would reduce potential resource and access for electric vehicle use which runs contrary to reducing emissions in Central London and in our local streets.
- The lack of an EV charger in the loading bay is contrary to the environmental claims for the building, which touts itself on its website as a space that "actively enhances and improves its environment." Providing an EV charger was also a condition of approval of the original application for this project.
- EV charger - There aren't enough in the area as it is. The development is supposed to be environmentally friendly etc and even one charger was better than nothing although it wasn't much. Now the developers don't want to provide any chargers, this is easier and cheaper. They should work with the council and pay for the provision of at least 2 more EV chargers in the Shad Thames area.

28. Equality matters:

- This proposal would remove the only blue badge parking space provided for disabled workers and the EV charger. This would reduce access for disabled visitors and workers to this area.
- Removing the disabled parking bay is contrary to The London Plan. 10.6.9 The Mayor's ambition is for London to be a city where it is easy for all disabled people to live and travel in London.
- Removing the parking bay removes the ease with which disabled people can move around easily. It excludes those who are less able and require parking close to a larger residential and retail area.
- This application should be rejected as it is highly immoral and discriminatory to remove the only blue badge parking space available in the vicinity.
- The proposal fails to show that suitable alternative disabled spaces are available in the near locality. No report has been produced that reveals demand in the vicinity.

29. Other matters:

- Increased noise disturbance: The proposed development will significantly increase noise disturbance in what is predominantly a residential area. This increase in noise levels will negatively impact the quality of life for current residents, disrupting the peace and quiet that is characteristic of the neighbourhood. Increased traffic, construction noise, and the general activity associated with a new development will all contribute to this disturbance, making the area less desirable for current and future residents.
- The above comments are addressed in the following sections of the report. However, Officers would note that the Servicing Management Plan is not being assessed under this application, there is an AOD under 24/AP/1349 which has been delayed until determination of this Section 73 as the variation of condition and discharge of the servicing management plan are linked. As such, objections raised on this specifically have not been addressed within this report.

Planning history of the site and adjoining or nearby sites.

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

KEY ISSUES FOR CONSIDERATION

Summary of main issues

31. The ability to seek minor material amendments to extant planning permissions is set out within S.73 of the Town and Country Planning Act 1990. Unlike an application for 'non-material changes' (S.96A applications) an application under S.73 results in a new permission being issued, although the time given to

implement the permission remains unchanged and is not extended as a result of any S.73 permission. Whilst a planning authority should take into consideration all relevant matters, including current policies at the point it determines a S.73 application, it must also take into account the scope of the changes being requested, and the status of the permission, in terms of how far construction has progressed.

32. The planning issues relevant to the overall development were set out in full in the case officer's report on application 19/AP/1975. The requested changes relate to retaining the loading bay, resulting in the removal of the EV charging point and accessible parking space and do not result in any amendments to the approved land use.
33. No significant new material issues have been identified and the development is in the advanced stages of construction. As such it is not considered reasonable or necessary to carry out a comprehensive reassessment of all planning matters covered in the case officer's report on application 19/AP/1975. As such, the main issues to be considered in respect of this application are:
 - Design, layout, heritage assets and impact on borough and London views
 - Transport and highways
34. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

35. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the Southwark Plan 2022 and the London Plan 2021.
36. There are also specific statutory duties in respect of the public sector equalities duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

National Planning Policy Framework (the Framework) 2023

37. 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.
38. Paragraph 224 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.
39. The relevant chapters from the Framework are:
 - Chapter 2 Achieving sustainable development

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

The London Plan 2021

40. 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 SD4 The Central Activities Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy SD6 Town centres and high streets
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D8 Public realm
- Policy D9 Tall buildings
- Policy D10 Basement development
- Policy D12 Fire safety
- Policy D14 Noise
- Policy E1 Offices
- Policy E2 Providing suitable business space
- Policy E3 Affordable workspace
- Policy E4 Land for industry, logistics and services to support London's economic function
- Policy G6 Biodiversity and access to nature
- Policy SI 1 Improving air quality
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T2 Healthy Streets
- Policy T3 Transport capacity, connectivity and safeguarding
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.2 Office Parking
- Policy T6.3 Retail parking
- Policy T6.5 Non-residential disabled persons parking

- Policy T7 Deliveries, servicing and construction

Southwark Plan 2022

41. The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:
- P13 Design of places
 - P14 Design quality
 - P15 Residential design
 - P17 Tall buildings
 - P18 Efficient use of land
 - P20 Conservation areas
 - P21 Conservation of the historic environment and natural heritage
 - P30 Office and business development
 - P31 Affordable workspace
 - P35 Town and local centres
 - P45 Healthy developments
 - P49 Public transport
 - P50 Highways impacts
 - P53 Cycling
 - P54 Car Parking
 - P55 Parking standards for disabled people and the physically impaired

Area based AAP's or SPD's

42. Of relevance in the consideration of this application are:
- Heritage SPD 2021
 - Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015 (updated with addendum January 2017, updated with Carbon Offset Price January 2021)
 - Design and Access Statements SPD 2007

Emerging planning policy

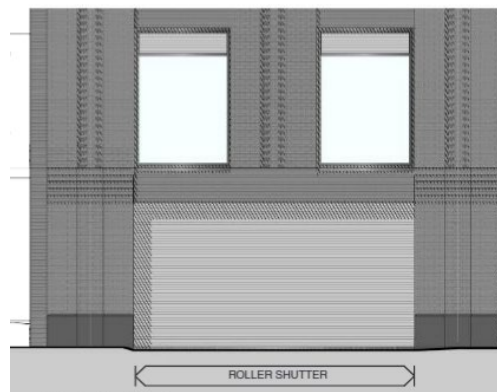
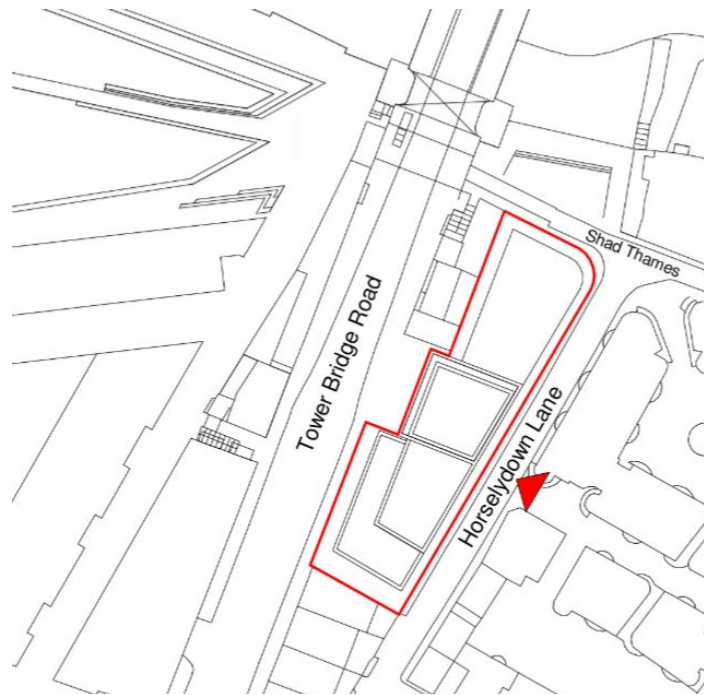
43. The following emerging SPDs are undergoing consultation in summer 2024 and are due to be adopted in May 2025:
- Climate and Environment SPD

ASSESSMENT

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

44. The current application seeks to amend the eastern elevation on Horselydown

Lane as demonstrated on the figure below.



Improved Service Bay Elevation



Proposed Service Bay Elevation

45. The width of the roller shutter would be reduced to accommodate the louvre. The service bay entrance along Horselydown Lane has been reconfigured from a single full width roller shutter to being split into two elements.
46. The roller shutter has been reduced to accommodate a new louvred panel which has been added to meet M&E ventilation requirements for the

transformer room at basement level.

47. The council's design and conservation team have been consulted on this elevational change and have raised no objection in design terms. The proposed elevational change is minor in nature and positioned along the rear entrance to the building. The proposed changes will cause less than substantial harm on the character and appearance of the conservation area.

Transport

48. The parent planning application made the following assessment with regards to transport:
49. *The current use of Tower Bridge Court is principally for B1 office use. It has 20 car parking spaces in the basement. The proposed redevelopment comprises an office extension of the existing building flexible, ancillary commercial uses at ground floor level with associated access, landscaping and cycle parking.*
50. *The building is bound on the north by Shad Thames. To the east, the site is bound by Horselydown Lane, which is gated at the northern end adjacent to Shad Thames; these gates are opened 0830 to 1100 in the morning and 1600 to 1800 in the afternoon to allow for servicing activity along Shad Thames. The principle office entrance to the building is from Tower Bridge Road which bounds the majority of the site to the west. The large internal servicing bay is accessed from Horsledown Lane.*
51. *Public Transport and pedestrian links are excellent. This is reflected in a PTAL 6b for the southern end of the building (nearest London Bridge transport links). The northern half has a PTAL of 3. In practice, the difference in accessibility of the northern and southern part of the building site are slight.*

The proposals

52. *The existing use of the site results in a very low level of car use. The application proposes a car-free development, except for disabled parking provision.*
53. *Pedestrian access to the building will be retained from both Tower Bridge Road and Horselydown Lane, with additional access into individual units around the ground floor on Horselydown Lane and Shad Thames. Secure cycle parking facilities, along with showers, changing areas and lockers, will be provided within the basement area previously occupied by car parking in accordance with London Plan standards.*
54. *The uplift in specific office space will result in an additional 66 two-way trips in the AM and 57 two-way trips in the PM (by pedestrians, cyclists and from bus stops and train stations). With regard to the flexible, ancillary commercial space, the report notes that if used for retail and/or food and drink, this is not expected to lead to a material increase in trips to the local area. It is not expected that the flexible space will lead to a significant increase in trips to the local area in that such uses will be attractive to those already in the area, including existing commercial uses, local residential developments and tourists.*

55. *A Framework Travel Plan ('TP') has been prepared. The Framework TP has been produced in preparation for a Workplace Travel Plan when end-user occupiers become known (acknowledging that it is not expected that there will be a material use of cars in gaining access to the site, given the accessible location, lack of dedicated car park and on-street controlled parking zone). At this stage, the TP therefore aims to influence a positive change in travel behaviour towards more sustainable mode (in accordance with national, regional and local planning policy objectives).*

Servicing

56. *The servicing area will remain at ground floor level accessed via Horselydown Road. It is a large servicing bay capable of taking two vehicles. In addition, on Tower Bridge Road immediately to the south of the site, there is a marked bay where there is no stopping Monday – Saturday 0700 – 1900 except for 1000 – 1600 where loading (max 20 mins) and disabled vehicles can park. This bay is approximately 35 metres from the site entrance on Tower Bridge Road.*
57. *Servicing trips have been investigated using industry approved standards. These show that the development may attract up to 32no trips (i.e 16no. each way) in relation to the flexible land uses, and an uplift of 8no.servicing trips for the office uses each day (i.e 4no. each way), up from 40no trips. The flexible use trips would be by small vans and the occasional lorry, and the office servicing trips would be by motorcycle, vans and occasional lorries.*
58. *A draft Delivery and Servicing Management Plan (DSMP) has been produced to show how these movements will be managed. The Framework sets out the key principles for delivery and servicing of the Site, noting that this will broadly remain as existing, with vehicles either using the existing loading bay on Tower Bridge Road or the area provided at the southern end of the Site, with access via a vehicle crossover on Horselydown Lane. It will restrict vehicle size, restrict deliveries to outside core hours, and will have a timed ticket system for deliveries.*

Analysis

59. *The present building is largely car free. Apart from disabled parking the development will be entirely car free. Given the excellent transport links and the relatively modest uplift in trips to the building, this is acceptable. The upgrading of basement facilities to meet policy requirements with regard to cycling is welcomed.*
60. *The transport team have advised that advice that the levels of forecasted net supplementary two-way vehicle movements would not have any noticeable adverse impact on the prevailing vehicle movements on the adjoining roads. Existing service bays within the building and on-street are considered adequate for the increase in servicing requirements as a result of mixed uses being introduced to the building. The provisions of the Delivery and Servicing Management Plan are supported and a condition has been added to require*

this document to finalised and approved once the occupiers of the building have been identified.

61. *To mitigate the impact of the development, a package of transport-related contributions will be secured through the Section 106 Agreement. These include upgrading of bus signage, and improvements to pavements adjacent to the development. They are detailed in the Planning obligations part of this report.*

Proposed changes under Section 73 application

62. The current Section 73 application seeks to remove the disabled parking bay and associated condition (condition 19) and retain the service bay only within this location. As a result of the removal of the disabled parking bay, the application further seeks to remove the EVCP condition (condition 16), as there is no other parking proposed within the development.

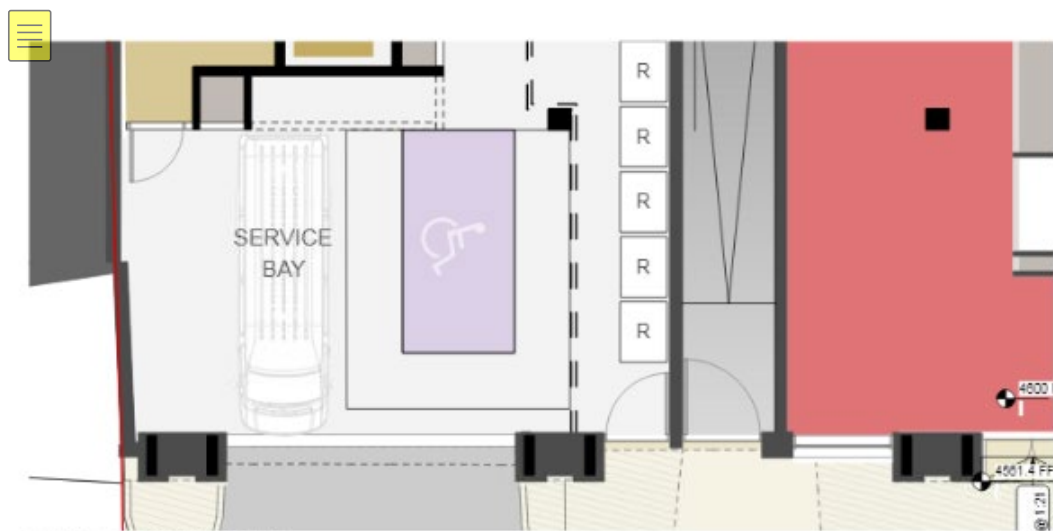


Figure 3 - Approved Service Bay

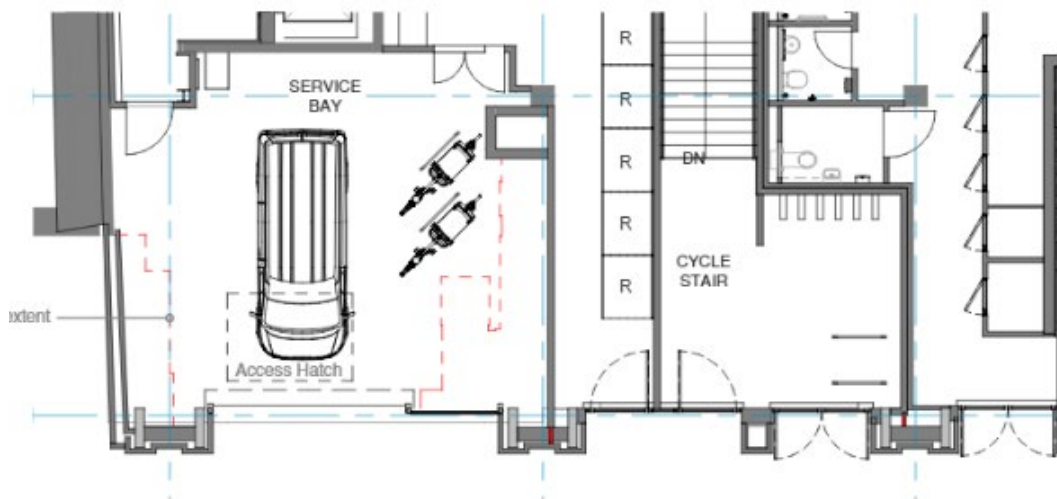


Figure 4 - Proposed Service Bay

63. The figure above shows the proposed changed which demonstrate the impact of the louvred panel on the access into the proposed parking space. Two designated cargo bike spaces have been incorporated into the service bay area as a result of the loss of the disabled parking space. The applicant has not

provided an update to the trip generation under this application as the proposed changes submitted would not result in any change to the estimated trip generation for the proposed development. The proposed ground floor service bay will include space to accommodate one delivery / servicing vehicle at any one time. The maximum size vehicle that can be accommodated is a 4.6T light van.

64. In support of this amendment, the applicant has submitted a Transport Statement by Iceni Projects dated May 2024. The statement seeks to provide justification for the change to the approved parking provision within the ground floor service area along with delivering associated external changes to the elevation.

65. The Transport Statement states:

‘due to the position of mechanical and electrical plant in the ground floor service area, there is no longer enough space to accommodate an accessible parking bay’.

Policy background

66. Policy T6 (Car Parking) of the London Plan 2021 states that:

‘Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport.... Car-free development has no general but should still provide disabled persons parking in line with Part E of this policy.’

Part E

‘Appropriate disabled persons parking for Blue Badge holders should be provided as set out in Policy T6.1 Residential parking to Policy T6.5 Non-residential disabled persons parking.’

67. Policy T6.1 (Residential parking) of the London Plan (2021) relates to residential development, which this development is not, and therefore this part of the policy has not been applied.

68. Policy T6.2 (Office parking) of the London Plan (2021) states in part H that ‘disabled persons parking standards should be provided as set out in Policy T6.5 (Non-residential disabled persons parking).

69. Policy T6.3 (Retail parking) of the London Plan (2021) states in part E that ‘disabled persons parking standards should be provided as set out in Policy T6.5 (Non-residential disabled persons parking).

70. Policy T6.4 (Hotel and leisure uses parking) of the London Plan (2021) states in part D that ‘disabled persons parking standards should be provided as set out in Policy T6.5 (Non-residential disabled persons parking).

71. Policy T6.5 (Non-residential disabled persons parking) of the London Plan (2021) states that:

'Disabled persons parking should be provided in accordance with the levels set out in Table 10.6, ensuring that all non-residential elements should provide access to at least one on or off-street disabled persons parking bay.'

A copy of Table 10.6 (Non-residential disabled persons parking standards) from the London Plan (2021) is provided below:

Use	Designated bays (Per cent of total parking provision)	Enlarged bays (Per cent of total parking provision)
Workplace	5 per cent	5 per cent
Education	5 per cent	5 per cent
Retail, recreation, hotels and leisure	6 per cent	4 per cent
Transport car parks	5 per cent	5 per cent
Medical and health facilities	6 per cent	4 per cent
Religious buildings and crematoria	Minimum two spaces or 6 per cent, whichever is the greater	4 per cent
Sports facilities	Refer to Sport England Guidance	Refer to Sport England Guidance

72. The policy goes onto state:

'Standards for non-residential disabled persons parking are based on a percentage of the total number of parking bays. Careful assessment will therefore be needed to ensure that these percentages make adequate provision in light of the need for disabled persons parking bays by Blue Badge holders. The provision of disabled persons parking bays should be regularly monitored and reviewed to ensure the level is adequate and enforcement is effective. All proposals should include an appropriate amount of Blue Badge parking, providing at least one space even if no general parking is provided.'

73. Policy T6.5 of the London Plan (2021) therefore confirms that even if a development provides no general parking, one disabled persons parking bay should generally be provided and this can be either on or off-street.

74. Southwark Plan (2022) Policy P55 (Parking standards for disabled people and the physically impaired) of the Southwark Plan (2022) states that:

'Development must provide accessible car parking spaces up to a maximum of one car parking space per wheelchair accessible unit.'

75. The proposed development does not provide any residential development and therefore does not provide any wheelchair accessible units for this policy to be applied against.

Disabled Bay (Condition 19)

76. Condition 19 was added to the parent permission to retain the disabled bay included within the development at the original planning permission stage.
77. Transport policy do not object to the Section 73 application pursuant to planning application ref: 19/AP/1975, which seeks to retain the loading bay resulting in the removal of the accessible parking space.
78. The site benefits from an excellent level of public transport accessibility, including step-free public transport, and is also very well located for pedestrian and cycle access. Given the highly accessibility of the site by non-car modes, there is no objection to the removal of a dedicated blue-badge car parking space within the site boundary.
79. The below figure has been included within the applicant's transport statement to demonstrate the route from the nearest disabled parking bays on Gainsford Street to the application site.



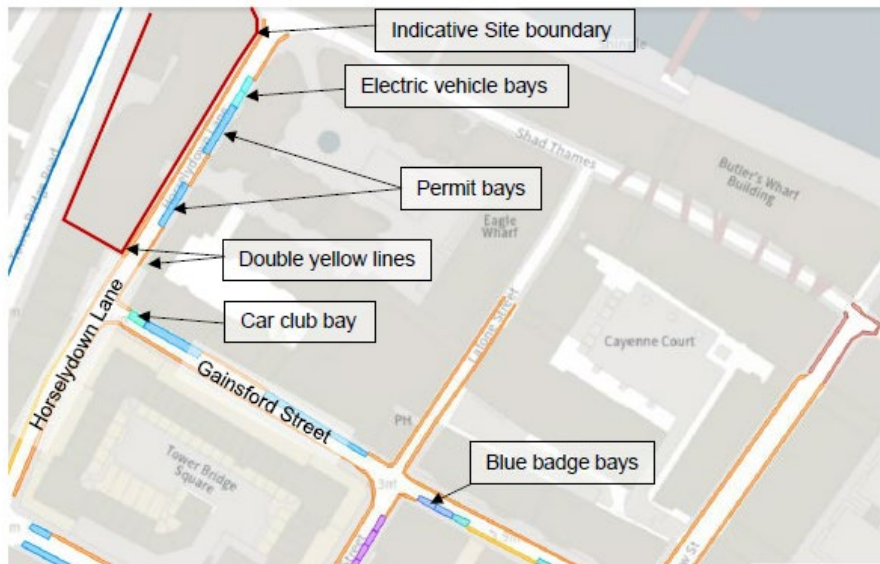
80. Transport policy officers have commented that the requirement to provide a disabled parking space for non-residential development is often waived by the Local Planning Authority and the GLA in very accessible locations, particularly those in the Central Activities Zone. Southwark Plan (2022) Policy P55 does not require a disabled parking space to provided which is highly specific to the area being an inner London borough and newer than the current London Plan (2021).
81. Transport policy have stated that there may be potential to convert one of the existing on-street permit bays in the area to a disabled bay should demand require it, this would be subject to agreement with the highways and parking teams. However, as this would be on-street it could not be secured for users of the development only and would be open to the general public (including existing residents). This is a conversation transport policy can have with the relevant teams in due course, but it could not form part of the consideration of this application.

EV Charging Point (Condition 16)

82. Condition 16 was added onto the parent permission at the request of the transport policy team on the original application consultation. The full response in relation to car parking is as follows:

'The applicant has proposed 1 disabled car parking space. Owing to the site's characteristics, this car parking level is deemed satisfactory. Nonetheless, we will ask that the disabled bay be equipped with active electric vehicle charging point.'

83. As such, the EV charging point was for use of the disabled bay only and could not have been utilised by those with electric vehicles without a blue badge. The removal of Condition 16 (EV Charging Point) is considered acceptable as the development would be car-free and therefore an EV Charging Point condition would not be necessary to retain given there is not an associated car parking space for the charging point.
84. Officers note the number of objections relating to environmental concerns, specifically comments relating to undermining efforts to promote sustainability. Officers consider that a car-free development to be a highly sustainable development. Officers would reiterate that the EV Charging Point would have not been made available for general public use, it would have been available for only those utilising the disabled bay.
85. There is an EVCP bay immediately opposite the site on Horsleydown Lane immediately opposite the site, and 2 blue badge bays on Gainsford Street, which are within approximately 175m of the service bay and could potentially be utilised by staff/visitors of the site if required.



86. Given the above alternative EV Charging Points within the area Transport Policy do not object to the removal of Condition 16.

Other transport matters:

87. The applicant proposes to provide space to accommodate cycle parking for two oversized/cargo/accessible cycles within the yard, which would not affect the operation of the loading bay. These spaces would be available for cargo bike deliveries, as well as providing additional space for accessible cycles for staff/visitors of the site and is supported on this basis.

Conclusion on transport matters

88. In conclusion, although London Plan policy T.6(5) generally expects that a disabled parking bay should be provided for all non-residential developments, given the site's location within the Central Activities Zone and excellent level of public transport accessibility (including step-free public transport access to the site) the loss of the disabled parking bay and EV Charging point are not resisted in this instance. It is acknowledged that the applicant has provided the location of a blue badge bays within the local area and has not provided an alternative blue badge space in the vicinity as requested during the pre-application stage. However, the application must be assessed on the information that has been provided and on balance given the excellent level of public transport accessibility and access to existing blue badge bays the proposed variation is considered to be acceptable.

Planning obligations (S.106 agreement)

89. A Deed of Variation is required to link the Section 73 application to the parent permission.
90. In the event that the Deed of Variation is not completed by 2 April 2025 it is recommended that the Director of Planning and Growth be directed to refuse planning permission on the following grounds:

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) 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)

91. The CIL team have reviewed the D&A Statement (May-24, p.5) and floor plan drawing submitted (12002, Rev.P01) and satisfied there the proposed s73 variations do not change the chargeable GIA. Hence, the liability notice relating to the earlier permission 19/AP/1975 is still valid.

In addition, the CIL team can confirm the CIL charge under parent consent 19/AP/1975 has been paid in full in April 2023.

Consultation responses from internal and divisional consultees

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

93. Design and Conservation Team:

- No objection, application to be determined in accordance with the council's adopted policies.

Officer comment: Noted.

94. Transport Policy:

- LBS Transport Planning do not object to this S73 application pursuant to planning application ref: 19/AP/1975, which seeks to retain the loading bay resulting in the removal of the EV charging point and accessible parking space.
- The site benefits from an excellent level of public transport accessibility, including step-free public transport, and is also very well located for pedestrian and cycle access. Given the highly accessibility of the site by non-car modes, we do not object to the removal of a dedicated blue-badge car parking space within the site boundary. Given the removal of the on-site car parking space, the removal of the EVCP is also acceptable.
- The applicant proposes to provide space to accommodate cycle parking for two oversized/cargo/accessible cycles within the yard, which would not affect the operation of the loading bay. These spaces would be available for cargo bike deliveries, as well as providing additional space for accessible cycles for staff/visitors of the site and is supported on this basis.
- There is an EVCP bay immediately opposite the site on Horsleydown Lane immediately opposite the site, and 2 blue badge bays on Gainsford Street, which are within approximately 175m of the service bay and could potentially be utilised by staff/visitors of the site if required.
- Given the above, LBS Transport Planning do not object to this S73 application.

Officer comment: Noted.

Consultation responses from external consultees

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

96. Transport for London:

- The application site lies on Tower Bridge Road, which forms part of the TfL Road Network, however primary access for servicing is via a borough road, Horselydown Lane.
- TfL have no comments on this application, as impacts on TfL assets and

services, and strategic transport, are unlikely to be significant.

Officer comment: Noted.

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

Community impact and equalities assessment

98. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
99. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
100. 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.
101. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
102. The proposed development would impact those with a protected characteristic (disability) as the approval of this scheme would result in the removal of a disabled parking bay. Officers have had due regard to the Public Sector Equalities Duty by reviewing the alternative disabled parking bays available within close proximity to the site and the step-free public transportation options available to access the proposed development. As a result of this, Officers are

satisfied they have had due to regard to their statutory duty.

Human rights implications

103. This application has the legitimate aim of providing office and commercial use. 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

104. 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.

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

Positive and proactive engagement: summary table

Was the pre-application service used for this application?	Yes
If the pre-application service was used for this application, was the advice given followed?	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?	N/A
To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	Yes

Conclusion

106. In conclusion, although London Plan policy T.6(5) generally expects that a disabled parking bay should be provided for all non-residential developments, given the site's location within the Central Activities Zone and excellent level of public transport accessibility (including step-free public transport access to the site) the loss of the disabled parking bay and EV Charging point are not resisted in this instance. It is acknowledged that the applicant has provided the location of a blue badge bays within the local area and has not provided an alternative blue badge space in the vicinity as requested during the pre-application stage. However, the application must be assessed on the

information that has been provided and on balance given the excellent level of public transport accessibility and access to existing blue badge bays the proposed variation is considered acceptable. The proposed amendments to the rollershutters do not cause any concerns with regards to the design and the overall appearance of the proposed development. These changes have been necessitated by the requirements of the M&E strategy for the development, which has been developed during the detailed design stage. The transformer room for the building is in the basement, immediately below the service yard and there is no alternative option for the routing of the ducting and pipework from the transformer room for the purposes of ventilation and removal of heat emissions to the exterior, other than through the servicing bay directly above. This ducting is required to allow the M&E system to be safely operational and accordingly and due to the retrofit nature of the building, this represents the only viable option. Therefore, should these changes not be approved, the development would be unable to operate. The development is far progressed. Construction work is envisaged to end in this quarter (Q4) and then, the first tenants will be commencing fit out in February 2025, with a view to operating by the middle of the year. It is considered that the proposed development is in accordance with the development plan overall, and it is therefore recommended that planning permission be granted, subject to conditions and the timely completion of a Deed of Variation.

BACKGROUND DOCUMENTS

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

APPENDICES

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Lara Davison, Senior Planning Officer	
Version	Final	
Dated	18 September 2024	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Resources	No	No
Acting Strategic Director, Environment, Sustainability, and Leisure	No	No
Strategic Director, Housing	No	No
Date final report sent to Constitutional Team		18 September 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	c/o agent Fore Jersey X Limited	Reg. Number	24/AP/1373
Application Type	S.73 Vary/Remove Conds/Minor Alterations		
Recommendation	AGREE variation	Case Number	PP-12980331

Draft of Decision Notice

the variation is AGREED for the following development:

Variation of condition 1 (Approved Plans) and removal of condition 16 (EV Charging Point) and condition 19 (Disabled Parking Bay) pursuant to planning application ref. no. 19/AP/1975: Refurbishment of existing office building including new facades, the addition of a part 1, part 3 storey rooftop extension plus rooftop plant. The proposal comprises office uses at all floor levels with complementary, active and flexible uses (A1/A2/A3/B1a/D1/D2 excluding Education; Places of Worship; Public Hall; Law Courts; Music and Concert Venues; Dance and Sports Hall; Swimming Baths; Skating Rink; and Bingo Hall) at first floor, ground and lower ground floor, with associated access, landscaping, roof terraces and cycle parking.

The variation seeks to retain the loading bay resulting in the removal of the EV charging point and accessible parking space.

224-226 Tower Bridge Road London Southwark SE1 2UP

In accordance with application received on 10 May 2024 and Applicant's Drawing Nos.:

Location Plan ST-E-00-001 REV P0 received 10/05/2024

Existing Plans

Proposed Plans

Plans - Proposed LL602-100-0010 Landscape Site Plan received 03/07/2019

Plans - Proposed 4347-ST-02-099 01 received 24/10/2019

Plans - Proposed 4347-ST-02-101 0 received 03/07/2019

Plans - Proposed 4347-ST-02-102 0 received 03/07/2019

Plans - Proposed 4347-ST-02-103 0 received 03/07/2019

Plans - Proposed 4347-ST-02-104 received 03/07/2019

Plans - Proposed 4347-ST-02-105 0 received 03/07/2019

Plans - Proposed 4347-ST-02-106 0 received 03/07/2019

Plans - Proposed 4347-ST-02-107 0 received 03/07/2019

Plans - Proposed 4347-ST-02-108 0 received 03/07/2019

Plans - Proposed 4347-ST-02-109 0 received 03/07/2019

Elevations - Proposed 4347-ST-03-101 0 received 03/07/2019

Elevations - Proposed 4347-ST-03-102 0 received 03/07/2019

Elevations - Proposed 4347-ST-03-104 0 received 03/07/2019

Elevations - Proposed 4347-ST-03-201 0 received 03/07/2019

Elevations - Proposed 4347-ST-03-202 0 received 03/07/2019

Elevations - Proposed 4347-ST-03-203 0 received 03/07/2019

Elevations - Proposed 4347-ST-03-301 0 received 03/07/2019

Elevations - Proposed 4347-ST-03-302 0 received 03/07/2019

Elevations - Proposed 4347-ST-03-303 0 received 03/07/2019

Elevations - Proposed 4347-ST-03-304 0 received 03/07/2019

Elevations - Proposed 4347-ST-03-401 0 received 03/07/2019

Elevations - Proposed 4347-ST-03-402 0 received 03/07/2019

Elevations - Proposed 4347-ST-03-403 0 received 03/07/2019

Plans - Proposed LL602-100-0002 Landscape Plan 1F-GA received 03/07/2019

Plans - Proposed LL602-100-0003 Landscape Plan GA received 03/07/2019

Plans - Proposed Proposed LL602-100-0004 Landscape Plan 6F GA received 03/07/2019

Plans - Proposed Proposed LL602-100-0005 Landscape Plan 7F GA received
received 03/07/2019

Plans - Proposed LL602-100-0006 Landscape Plan 8F GA received 03/07/2019

PROPOSED GROUND FLOOR PLAN 4347-ECE-PR-00-PL-A-12002 REV P01
received 10/05/2024

PROPOSED EAST ELEVATION 4347-ECE-PR-ZZ-PL-A-12017 REV P01 received
10/05/2024

PROPOSED CONTEXT EAST ELEVATION 4347-ECE-PR-ZZ-PL-A-12120 REV P02
received 10/05/2024

PROPOSED EAST ELEVATION SHEET 1 4347-ECE-PR-ZZ-PL-A-12117 REV P01
received 10/05/2024

PROPOSED EAST ELEVATION SHEET 2 4347-ECE-PR-ZZ-PL-A-12118 REV P01
received 10/05/2024

Other Documents

Cross Section 4347-ST-04-101 0 received 03/07/2019

Cross Section 4347-ST-04-102 0 received 03/07/2019

Cross Section 4347-ST-04-103 0 received 03/07/2019

Document Archaeology assessment received 03/07/2019

Document Air quality assessment received 03/07/2019

Document Daylight/Sunlight assessment 13680 received 03/07/2019

Document Ecology assessment/Nature conservation received 03/07/2019

Document Sustainability statement 4600-RP-02 Rev 4 received 03/07/2019

Document Heritage statement received 03/07/2019

Document Flood risk assessment J3656 01 received 03/07/2019

Document Noise impact assessment 02 received 03/07/2019

Document Transport assessment/statement received 03/07/2019

Document Daylight/Sunlight assessment 13680-eh-19-1011 received 24/10/2019

Document Design and access statement received 03/07/2019

Document Planning statement received 11/07/2019

Document Construction Management Plan Rev 2 received 03/07/2019

Document Statement of Community Involvement received 03/07/2019

Document Social Impact Strategy received 24/10/2019

TRANSPORT STATEMENT received 10/05/2024

TRANSPORT STATEMENT 2 received 10/05/2024

DESIGN AND ACCESS STATEMENT received 10/05/2024

HERITAGE STATEMENT received 10/05/2024

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

2. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

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

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with the National Planning Policy Framework (2023); Policy P23 (Archaeology) of the Southwark Plan (2022).

Permission is subject to the following Grade Condition(s)

3. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Prior to the construction of replacement cladding /facades on the building, full sized material sample-panels of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

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).

4. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Prior to the construction of replacement cladding /facades on the building, typical façade details of each façade type at a scale of 1/5 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 Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

5. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Prior to the construction of replacement cladding /facades on the building, details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason:

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

6. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

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

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

Reason:

To ensure the proposal complies with the National Planning Policy Framework (2023); 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).

7. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Before work begins to construct the proposed facades of the building, details of how the impact of the development on television, radio and other telecommunications services will be assessed, the method and results of surveys carried out, and the measures to be taken to rectify any problems identified shall be submitted to and approved in writing by the Local Planning Authority. The premises shall not be occupied until any such mitigation measures as may have been approved have been implemented.

Reason:

In order to ensure that any adverse impacts of the development on reception of residential properties is identified and resolved satisfactorily in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) of the Southwark Plan (2022).

8. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Prior to fit out of any D1 and D2 use areas and A1, A2 and A3 use areas within the building, a plan for the management of the D1, D2, A1, A2 and A3 uses is to be submitted to and approved by the local planning authority. The management plan is to include details on the position of the D and A uses within the building, sound reduction measures and targets, operating hours and any other measures to control noise and disturbance within the locality that may arise from the proposed uses. The provisions of the plan are to be adhered to thereafter.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity); and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

9. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Prior to the construction of replacement cladding /facades on the building, details of security measures shall be submitted and approved in writing by the Local Planning Authority

Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

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

10. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Prior to the construction of replacement cladding /facades on the building, attenuation details to achieve a reduction of 50% of water-run-off to be submitted to and approved by the local planning authority. The details are to be implemented and maintained thereafter.

Reason:

To reduce the amount of surface water run-off from the site, in accordance with: the National Planning Policy Framework (2023); Policy SI 12 (Flood risk management), Policy SI 13 (Sustainable drainage) of the London Plan (2021); Policy P56 (Protection of amenity) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

11. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Prior to the internal fit out of the building, submit details of shower and changing facilities for cyclists for approval. The showers and changing room facilities will be provided in accordance with the approved details.

Reason:

To ensure compliance with the National Planning Policy Framework (2023) and Policy P50 (Highways Impacts) of the Southwark Plan (2022).

12. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Prior to the internal fit out of the building, submit details of cycle racks for approval. The racks will be provided in accordance with the approved details.

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).

13. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Prior to the construction of replacement cladding /facades on the building, details of the balustrades of the roof terraces showing measures to prevent overlooking of surrounding residential buildings to the east shall be submitted to and approved by Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

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 Pre-Occupation Condition(s)

14. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975

Plant installed shall be fully in accordance with the details in Scotch Partners External Noise Assessment (Revision 02 of 31/05/2019). Prior to installation of any plant by future tenants, full details of the plant and an assessment of compliance with limits detailed in this assessment shall be submitted to and approved by the local planning authority. Once installed all plant shall be permanently maintained as approved thereafter.

Reason:

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

15. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975 (previously Condition 17)

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

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

Reason:

In order that the use of non-car based travel is encouraged in accordance with the National Planning Policy Framework (2023); Policy P49 (Public transport); Policy P50 (Highways impacts); Policy P51 (Walking) of the Southwark Plan (2022).

16. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975 (previously Condition 18)

Before the first occupation of the building hereby permitted, a Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason:

To ensure compliance with the National Planning Policy Framework (2023); Policy P49 (Public transport); Policy P50 (Highways impacts); Policy P51 (Walking) of the Southwark Plan (2022).

17. UNLESS PREVIOUSLY DISCHARGED UNDER 19/AP/1975 (previously Condition 20)

Prior to the first occupation of the development hereby approved, detailed drawings of a hard and soft landscaping scheme showing the ground floor light well, first floor

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

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: 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).

Permission is subject to the following Compliance Condition(s)

18. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the dwellings/premises.

The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

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

19. The developer shall maintain a watching brief for the presence of ground contamination during the lift core excavation. 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 [LPA]) shall be carried out until the developer has submitted and obtained written approval from the LPA 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 LPA.

Reason:

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use 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).

20. The combined rated sound level from all 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

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity); and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

21. No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevation[s] of the building[s].

Reason:

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

22. The proposals and targets of the approved Sustainability and Energy Strategy with regard to Environmental Design and Sustainability and Energy Strategy are to be implemented and achieved.

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).

23. Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with the National Planning Policy Framework (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).

24. No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted.

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with the National Planning Policy Framework (2023); 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).

25. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders) the use hereby permitted shall not include any 1) A4 uses 2) clinics, health centres, day nurseries, day centres, schools, halls, places of worship, law courts within the D1 use class, and 3) bingo and dance halls, swimming baths, skating rinks, gymnasiums, or area for indoor or outdoor sports within the D2 use class.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use, in accordance with the National Planning Policy Framework (2023) and Policy P56 (Protection of amenity).

26. Other than for maintenance purposes, repair purposes or means of escape, the rooftop amenity areas shall not be used outside of the following hours:

8:00am to 9:00pm; on Mondays to Fridays

9:00am to 14:00pm; on Saturdays.

They shall not be used on Sundays or bank holidays.

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 National Planning Policy Framework (2023); Policy P56 (Protection of amenity); and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

27. The proposals of the approved Construction Management Plan (Revision2) are to be implemented and maintained throughout the construction period.

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).

28. Clearance of external planted areas of the site are to take place outside the bird nesting season unless it follows a breeding bird survey (by a suitably qualified ecologist) that confirms that there are no breeding birds on site.

Reason:

To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act (1981) (as amended).

Informatives

1. Listed Building Consent will be required for the abutment of the building with the Accumulator Tower of Tower Bridge if works to the Listed Building are identified during construction stage. This should be sought prior to the replacement of cladding on the application building and should include measures to protect the accumulator tower building during construction.

2. The A and D use management plan (Condition 9) should be the subject of consultation with local residents and businesses prior to submission.

3. Under the Environmental Permit (England and Wales) Regulations 2016 a Flood Risk Activity Permit ('FRAP') will be required from the Environment Agency for any enabling works for the storage of materials and/or scaffolding for any building within 16m of a tidal main river.

4. 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.

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. For further information refer to the following website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

5. This application has been subject to previous Non-Material Amendment applications. The approved plan numbers condition does not include any plans that have been approved via the NMA process. These plan numbers relate to the change applied for under this variation of condition application only.

APPENDIX 2

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

The London Plan 2021

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

- Policy SD4 The Central Activities Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy SD6 Town centres and high streets
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D8 Public realm
- Policy D9 Tall buildings
- Policy D10 Basement development

- Policy D12 Fire safety
- Policy D14 Noise
- Policy E1 Offices
- Policy E2 Providing suitable business space
- Policy E3 Affordable workspace
- Policy E4 Land for industry, logistics and services to support London's economic function
- Policy G6 Biodiversity and access to nature
- Policy SI 1 Improving air quality
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T2 Healthy Streets
- Policy T3 Transport capacity, connectivity and safeguarding
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.2 Office Parking
- Policy T6.3 Retail parking
- Policy T6.5 Non-residential disabled persons parking
- Policy T7 Deliveries, servicing and construction

Southwark Plan 2022

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

- P13 Design of places
- P14 Design quality
- P15 Residential design
- P17 Tall buildings
- P18 Efficient use of land
- P20 Conservation areas
- P21 Conservation of the historic environment and natural heritage
- P30 Office and business development
- P31 Affordable workspace
- P35 Town and local centres
- P45 Healthy developments
- P49 Public transport
- P50 Highways impacts
- P53 Cycling
- P54 Car Parking
- P55 Parking standards for disabled people and the physically impaired

Area based AAP's or SPD's

Of relevance in the consideration of this application are:

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

Emerging planning policy

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

- Climate and Environment SPD

APPENDIX 3**Relevant planning history**

Reference and Proposal	Status
<p>19/AP/1975 Refurbishment of existing office building including new facades, the addition of a part 1, part 3 storey rooftop extension plus rooftop plant. The proposal comprises office uses at all floor levels with complementary, active and flexible uses (A1/A2/A3/B1a/D1/D2 excluding Education; Places of Worship; Public Hall; Law Courts; Music and Concert Venues; Dance and Sports Hall; Swimming Baths; Skating Rink; and Bingo Hall) at first floor, ground and lower ground floor, with associated access, landscaping, roof terraces and cycle parking (REVISED DESCRIPTION)</p>	<p>GRANTED - Major Application 13/05/2020</p>

APPENDIX 4

Consultation undertaken

Site notice date: 16/05/2024

Press notice date: 23/05/2024

Case officer site visit date: 16/05/2024

Neighbour consultation letters sent: 15/05/2024

Internal services consulted

LBS Design & Conservation Team [Formal]

LBS Transport Policy

LBS Community Infrastructure Levy Team

Statutory and non-statutory organisations

Transport for London

Neighbour and local groups consulted:

Flat 4 The Boilerhouse 50 Shad Thames	2 Chatsworth House Duchess Walk London
Flat 3 The Boilerhouse 50 Shad Thames	1 Chatsworth House Duchess Walk London
36 Horselydown Lane London SE1 2LN	3 Chatsworth House Duchess Walk London
Part 32 And 34 Horselydown Lane London	10 Windlesham House Duchess Walk London
37 Shad Thames London SE1 2NJ	5 Chatsworth House Duchess Walk London
Flat 2 Swift And Stump 10 Gainsford Street	4 Chatsworth House Duchess Walk London
47-49 Lafone Street London SE1 2LX	11 Windlesham House Duchess Walk London
Flat 54 The Boilerhouse 50 Shad Thames	12 Windlesham House Duchess Walk London
210 Tower Bridge Road London SE1 2UP	
45 Shad Thames London SE1 2NJ	

3 Duchess Walk London SE1 2SD	17 Tudor House 1 Duchess Walk London
12 Chatsworth House Duchess Walk London	19 Tudor House 1 Duchess Walk London
11 Chatsworth House Duchess Walk London	Front 55A Lafone Street London
13 Chatsworth House Duchess Walk London	Rear 55A Lafone Street London
15 Chatsworth House Duchess Walk London	Basement 53 Lafone Street London
14 Chatsworth House Duchess Walk London	Flat 13 Compass Court 39 Shad Thames
7 Chatsworth House Duchess Walk London	Basement And Ground Floor 212 Tower Bridge Road London
6 Chatsworth House Duchess Walk London	Second Floor The Malt Mill Anchor Brewhouse 50 Shad Thames
8 Chatsworth House Duchess Walk London	2 Duchess Walk London SE1 2SD
10 Chatsworth House Duchess Walk London	6 Duchess Walk London SE1 2SD
9 Chatsworth House Duchess Walk London	4 Duchess Walk London SE1 2SD
63 Tudor House 1 Duchess Walk London	Living Accommodation 218 Tower Bridge Road London
8 Tudor House 1 Duchess Walk London	First And Second Floor 226 Tower Bridge Road London
7 Tudor House 1 Duchess Walk London	Living Accommodation The River Rat And Brasserie 206-208 Tower Bridge Road
9 Tudor House 1 Duchess Walk London	The Horace Jones Vault Shad Thames London
11 Tudor House 1 Duchess Walk London	Ground Floor 42 Shad Thames London
10 Tudor House 1 Duchess Walk London	49 Tudor House 1 Duchess Walk London
3 Tudor House 1 Duchess Walk London	48 Tudor House 1 Duchess Walk London
2 Tudor House 1 Duchess Walk London	50 Tudor House 1 Duchess Walk London
4 Tudor House 1 Duchess Walk London	52 Tudor House 1 Duchess Walk London
6 Tudor House 1 Duchess Walk London	51 Tudor House 1 Duchess Walk London
5 Tudor House 1 Duchess Walk London	44 Tudor House 1 Duchess Walk London
18 Tudor House 1 Duchess Walk London	

43 Tudor House 1 Duchess Walk
London

45 Tudor House 1 Duchess Walk
London

47 Tudor House 1 Duchess Walk
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46 Tudor House 1 Duchess Walk
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59 Tudor House 1 Duchess Walk
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58 Tudor House 1 Duchess Walk
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60 Tudor House 1 Duchess Walk
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62 Tudor House 1 Duchess Walk
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61 Tudor House 1 Duchess Walk
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55 Tudor House 1 Duchess Walk
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57 Tudor House 1 Duchess Walk
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56 Tudor House 1 Duchess Walk
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42 Tudor House 1 Duchess Walk
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28 Tudor House 1 Duchess Walk
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27 Tudor House 1 Duchess Walk
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29 Tudor House 1 Duchess Walk
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31 Tudor House 1 Duchess Walk
London

40 Tudor House 1 Duchess Walk
London

33 Tudor House 1 Duchess Walk
London

32 Tudor House 1 Duchess Walk
London

34 Tudor House 1 Duchess Walk
London

36 Tudor House 1 Duchess Walk
London

35 Tudor House 1 Duchess Walk
London

Management Suite Windlesham House
Duchess Walk

5 Copper Row London SE1 2LH

2 Still Walk London SE1 2RD

Unit 1 Bridgemasters House Duchess
Walk

Flat 48 Anchor Brewhouse 50 Shad
Thames

Flat 47 Anchor Brewhouse 50 Shad
Thames

Flat 57 Anchor Brewhouse 50 Shad
Thames

Microcell 47427 12 Horselydown Lane
London

Flat 58 Anchor Brewhouse 50 Shad
Thames

45 Lafone Street London SE1 2LX

224-226 Tower Bridge Road London
SE1 2UP

Flat 15 Knot House 3 Brewery Square

10 Horselydown Lane London SE1 2LN

First Floor The Malt Mill Anchor
Brewhouse 50 Shad Thames

95 Tudor House 1 Duchess Walk
London

Unit 2 Bridgemasters House Duchess Walk	Flat 18 Butlers Wharf West 40 Shad Thames
96 Tudor House 1 Duchess Walk London	Flat 10 Butlers Wharf West 40 Shad Thames
98 Tudor House 1 Duchess Walk London	Flat 1 Butlers Wharf West 40 Shad Thames
97 Tudor House 1 Duchess Walk London	Flat 11 Butlers Wharf West 40 Shad Thames
Flat 46 Anchor Brewhouse 50 Shad Thames	Flat 8 Butlers Wharf West 40 Shad Thames
Flat 2 Anchor Brewhouse 50 Shad Thames	Flat 14 Butlers Wharf West 40 Shad Thames
Flat 1 Anchor Brewhouse 50 Shad Thames	Flat 12 Butlers Wharf West 40 Shad Thames
Flat 12 Anchor Brewhouse 50 Shad Thames	9 Gainsford Street London SE1 2NE
Flat 20 Anchor Brewhouse 50 Shad Thames	First Floor 216 Tower Bridge Road London
Flat 19 Anchor Brewhouse 50 Shad Thames	41 Shad Thames London SE1 2NJ
1 Tower Bridge Road London SE1 2UP	Flat 63 The Boilerhouse 50 Shad Thames
43 Horace Jones House Duchess Walk London	Dean Swift 10 Gainsford Street London
The Hard Hat Cafe Ltd 1 Tower Bridge Road London	Bridge House 218 Tower Bridge Road London
The Health Club And Spa Chatsworth House Duchess Walk	Carnival House 5 Gainsford Street London
193A Tower Bridge Road London SE1 2UP	214 Tower Bridge Road London SE1 2UP
Flat 16 Butlers Wharf West 40 Shad Thames	9-10 Copper Row London SE1 2LH
Flat 15 Butlers Wharf West 40 Shad Thames	Flat 53 The Boilerhouse 50 Shad Thames
Flat 17 Butlers Wharf West 40 Shad Thames	Flat 52 The Boilerhouse 50 Shad Thames
Flat 2 Butlers Wharf West 40 Shad Thames	Flat 55 The Boilerhouse 50 Shad Thames
	Flat 60 The Boilerhouse 50 Shad Thames
	Flat 59 The Boilerhouse 50 Shad Thames

Flat 45 The Boilerhouse 50 Shad Thames
Flat 44 The Boilerhouse 50 Shad Thames
Flat 49 The Boilerhouse 50 Shad Thames
Flat 51 The Boilerhouse 50 Shad Thames
Flat 50 The Boilerhouse 50 Shad Thames
6 Brewery Square London SE1 2LF
Flat 9 Butlers Wharf West 40 Shad Thames
Flat 1 Cooperage Court 6 Gainsford Street
Flat 3 Cooperage Court 6 Gainsford Street
Flat 2 Cooperage Court 6 Gainsford Street
Flat 4 Butlers Wharf West 40 Shad Thames
Flat 3 Butlers Wharf West 40 Shad Thames
Flat 5 Butlers Wharf West 40 Shad Thames
Flat 7 Butlers Wharf West 40 Shad Thames
Flat 6 Butlers Wharf West 40 Shad Thames
The River Rat And Brasserie 206-208 Tower Bridge Road London
63 Gainsford Street London SE1 2NB
62 Gainsford Street London SE1 2NB
64 Gainsford Street London SE1 2NB
66 Gainsford Street London SE1 2NB
65 Gainsford Street London SE1 2NB
4 Horselydown Lane London SE1 2LN

124

2 Horselydown Lane London SE1 2LN
6 Horselydown Lane London SE1 2LN
39 Lafone Street London SE1 2LX
8 Horselydown Lane London SE1 2LN
73 Gainsford Street London SE1 2NB
72 Gainsford Street London SE1 2NB
74 Gainsford Street London SE1 2NB
5 Queen Elizabeth Street London SE1 2LP
3 Queen Elizabeth Street London SE1 2LP
14 Godwin House Still Walk London
13 Godwin House Still Walk London
6 Godwin House Still Walk London
5 Godwin House Still Walk London
7 Godwin House Still Walk London
9 Godwin House Still Walk London
8 Godwin House Still Walk London
191 Tower Bridge Road London SE1 2UP
189 Tower Bridge Road London SE1 2UP
16 Godwin House Still Walk London
193 Tower Bridge Road London SE1 2UP
9 Duchess Walk London SE1 2RZ
7 Duchess Walk London SE1 2RZ
15 Godwin House Still Walk London
17 Godwin House Still Walk London
19 Godwin House Still Walk London
18 Godwin House Still Walk London
4 Godwin House Still Walk London
43 Chatsworth House Duchess Walk London

42 Chatsworth House Duchess Walk
London

44 Chatsworth House Duchess Walk
London

46 Chatsworth House Duchess Walk
London

45 Chatsworth House Duchess Walk
London

38 Chatsworth House Duchess Walk
London

37 Chatsworth House Duchess Walk
London

39 Chatsworth House Duchess Walk
London

41 Chatsworth House Duchess Walk
London

40 Chatsworth House Duchess Walk
London

5 Duchess Walk London SE1 2RY

1 Godwin House Still Walk London

3 Godwin House Still Walk London

2 Godwin House Still Walk London

48 Chatsworth House Duchess Walk
London

47 Chatsworth House Duchess Walk
London

49 Chatsworth House Duchess Walk
London

51 Chatsworth House Duchess Walk
London

50 Chatsworth House Duchess Walk
London

28 Horace Jones House Duchess Walk
London

27 Horace Jones House Duchess Walk
London

25 Horace Jones House Duchess Walk
London

38 Horace Jones House Duchess Walk
London

37 Horace Jones House Duchess Walk
London

39 Horace Jones House Duchess Walk
London

41 Horace Jones House Duchess Walk
London

40 Horace Jones House Duchess Walk
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33 Horace Jones House Duchess Walk
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32 Horace Jones House Duchess Walk
London

34 Horace Jones House Duchess Walk
London

36 Horace Jones House Duchess Walk
London

35 Horace Jones House Duchess Walk
London

21 Horace Jones House Duchess Walk
London

7 Horace Jones House Duchess Walk
London

6 Horace Jones House Duchess Walk
London

8 Horace Jones House Duchess Walk
London

10 Horace Jones House Duchess Walk
London

9 Horace Jones House Duchess Walk
London

2 Horace Jones House Duchess Walk
London

1 Horace Jones House Duchess Walk
London

3 Horace Jones House Duchess Walk
London

5 Horace Jones House Duchess Walk London	Flat 39 Admirals Court 30 Horselydown Lane
4 Horace Jones House Duchess Walk London	Flat 41 Admirals Court 30 Horselydown Lane
17 Horace Jones House Duchess Walk London	Flat 40 Admirals Court 30 Horselydown Lane
16 Horace Jones House Duchess Walk London	Flat 33 Admirals Court 30 Horselydown Lane
18 Horace Jones House Duchess Walk London	Flat 32 Admirals Court 30 Horselydown Lane
20 Horace Jones House Duchess Walk London	Flat 34 Admirals Court 30 Horselydown Lane
19 Horace Jones House Duchess Walk London	Flat 36 Admirals Court 30 Horselydown Lane
12 Horace Jones House Duchess Walk London	Flat 35 Admirals Court 30 Horselydown Lane
11 Horace Jones House Duchess Walk London	1 Brewery Square London SE1 2LF 11-12 Copper Row London SE1 2LH
13 Horace Jones House Duchess Walk London	2 Copper Row London SE1 2LH
15 Horace Jones House Duchess Walk London	4 Brewery Square London SE1 2LF Flat 1 Knot House 3 Brewery Square
14 Horace Jones House Duchess Walk London	5 Brewery Square London SE1 2LF 1 Copper Row London SE1 2LH
Vogan's Mill Wharf 17 Mill Street, Flat 19 London	3 Copper Row London SE1 2LH
11 Admirals Court 30 Horselydown Lane London	7 Copper Row London SE1 2LH 4 Copper Row London SE1 2LH
4 Admirals Court 30 Horselydown Lane London	Flat 31 Admirals Court 30 Horselydown Lane
4 Admirals Court 30 Horselydown Lane London	Flat 17 Admirals Court 30 Horselydown Lane
Flat 51, Eagle Wharf Court Lafone Street London	Flat 16 Admirals Court 30 Horselydown Lane
11 Knot House 3 Brewery Square London	Flat 18 Admirals Court 30 Horselydown Lane
Flat 37 Admirals Court 30 Horselydown Lane	Flat 20 Admirals Court 30 Horselydown Lane

Flat 19 Admirals Court 30 Horselydown Lane	8 Eagle Wharf Court 59 Lafone Street London
Flat 11 Admirals Court 30 Horselydown Lane	10 Eagle Wharf Court 59 Lafone Street London
Flat 10 Admirals Court 30 Horselydown Lane	Flat 1 Admirals Court 30 Horselydown London
Flat 12 Admirals Court 30 Horselydown Lane	28 Anchor Brewhouse Shad Thames London
Flat 15 Admirals Court 30 Horselydown Lane	18 Eagle Wharf Court 43 Lafone Street London
Flat 14 Admirals Court 30 Horselydown Lane	18 Eagle Wharf Court 43 Lafone Street London
Flat 27 Admirals Court 30 Horselydown Lane	Flat 7 2 Gainsford Street London
Flat 26 Admirals Court 30 Horselydown Lane	Suite 204, Butlers Wharf Building 36 Shad Thames London
Flat 28 Admirals Court 30 Horselydown Lane	Flat 56, Eagle Wharf Court 43 Lafone Street London
Flat 30 Admirals Court 30 Horselydown Lane	33 Vanilla And Sesame Court Curlew Street London
Flat 29 Admirals Court 30 Horselydown Lane	43 Blenheim House One Tower Bridge, Duchess Walk London
Flat 22 Admirals Court 30 Horselydown Lane	Flat 2 Admirals Court 30 Horselydown Lane London
Flat 21 Admirals Court 30 Horselydown Lane	Ginger Apartments London Se1 2pa
Flat 23 Admirals Court 30 Horselydown Lane	2 Gainsford Street London SE1 2NE
Flat 25 Admirals Court 30 Horselydown Lane	7 Compass Court 39 Shad Thames London
Flat 24 Admirals Court 30 Horselydown Lane	56 Eagle Wharf Court 43 Lafone Street London
Flat 3 2 Gainsford Street London	Flat 606 Cinnamon Wharf 24 Shad Thames London
7 Eagle Wharf Court 59 Lafone Street London	Flat 28 Anchor Brewhouse 50 Shad Thames London
6 Eagle Wharf Court 59 Lafone Street London	Flat 51 Eagle Wharf Court Lafone St London
	Flat 20 Horselydown Mansions Lafone Street London

28 Anchor Brewhouse Shad Thames
London

Flat 37 Anchor Brewhouse 50 Shad
Thames London

18 Eagle Wharf Court 43 Lafone Street
London

Andre 58 Anchor Brewhouse London

Flat 1 Admirals Court 30 Horselydown
Lane London

44 Eagle Wharf Court 59 Lafone Street
London

Flat 20, The Cooperage 6 Gainsford
Street London

10 Admirals Court Horselydown Lane
London

88 Tudor House 1 Duchess Walk
London

4 Admirals Court Horsley Lane London

20 New End Square NW3 1LN

24, Admirals Court London SE1 2LJ

9 Eagle Wharf Court 59 Lafone Street
London

2 Eagle Wharf Court 59 Lafone Street
London

46 Eagle Wharf Court 59 Lafone Street
London

45 Eagle Wharf Court 59 Lafone Street
London

58 Eagle Wharf Court 59 Lafone Street
London

5 Eagle Wharf Court 59 Lafone Street
London

Flat 11 Knights House 75 Gainsford
Street

Flat 12A Admirals Court 30 Horselydown
Lane

Flat 19 Butlers Wharf West 40 Shad
Thames

128

Units 3 And 4 First Floor Eagle Wharf
Court 59 Lafone Street

1 Eagle Wharf Court 59 Lafone Street
London

3 Eagle Wharf Court 59 Lafone Street
London

4 Eagle Wharf Court 59 Lafone Street
London

17 Eagle Wharf Court 59 Lafone Street
London

16 Eagle Wharf Court 59 Lafone Street
London

18 Eagle Wharf Court 59 Lafone Street
London

20 Eagle Wharf Court 59 Lafone Street
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19 Eagle Wharf Court 59 Lafone Street
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12 Eagle Wharf Court 59 Lafone Street
London

11 Eagle Wharf Court 59 Lafone Street
London

13 Eagle Wharf Court 59 Lafone Street
London

15 Eagle Wharf Court 59 Lafone Street
London

14 Eagle Wharf Court 59 Lafone Street
London

Flat 24 Cooperage Court 6 Gainsford
Street

Flat 10 Cooperage Court 6 Gainsford
Street

Flat 9 Cooperage Court 6 Gainsford
Street

Flat 11 Cooperage Court 6 Gainsford
Street

Flat 13 Cooperage Court 6 Gainsford
Street

Flat 12 Cooperage Court 6 Gainsford Street

Flat 5 Cooperage Court 6 Gainsford Street

Flat 4 Cooperage Court 6 Gainsford Street

Flat 6 Cooperage Court 6 Gainsford Street

Flat 8 Cooperage Court 6 Gainsford Street

Flat 7 Cooperage Court 6 Gainsford Street

Flat 20 Cooperage Court 6 Gainsford Street

Flat 19 Cooperage Court 6 Gainsford Street

Flat 21 Cooperage Court 6 Gainsford Street

Flat 23 Cooperage Court 6 Gainsford Street

Flat 16 Cooperage Court 6 Gainsford Street

Flat 22 Cooperage Court 6 Gainsford Street

Flat 15 Cooperage Court 6 Gainsford Street

Flat 14 Cooperage Court 6 Gainsford Street

Flat 18 Cooperage Court 6 Gainsford Street

Flat 17 Cooperage Court 6 Gainsford Street

48 Eagle Wharf Court 59 Lafone Street London

47 Eagle Wharf Court 59 Lafone Street London

49 Eagle Wharf Court 59 Lafone Street London

51 Eagle Wharf Court 59 Lafone Street London

50 Eagle Wharf Court 59 Lafone Street London

43 Eagle Wharf Court 59 Lafone Street London

42 Eagle Wharf Court 59 Lafone Street London

57 Eagle Wharf Court 59 Lafone Street London

59 Eagle Wharf Court 59 Lafone Street London

Flat 2 2 Gainsford Street London

Flat 1 2 Gainsford Street London

53 Eagle Wharf Court 59 Lafone Street London

52 Eagle Wharf Court 59 Lafone Street London

54 Eagle Wharf Court 59 Lafone Street London

56 Eagle Wharf Court 59 Lafone Street London

55 Eagle Wharf Court 59 Lafone Street London

41 Eagle Wharf Court 59 Lafone Street London

27 Eagle Wharf Court 59 Lafone Street London

26 Eagle Wharf Court 59 Lafone Street London

28 Eagle Wharf Court 59 Lafone Street London

30 Eagle Wharf Court 59 Lafone Street London

29 Eagle Wharf Court 59 Lafone Street London

22 Eagle Wharf Court 59 Lafone Street London

21 Eagle Wharf Court 59 Lafone Street
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23 Eagle Wharf Court 59 Lafone Street
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25 Eagle Wharf Court 59 Lafone Street
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24 Eagle Wharf Court 59 Lafone Street
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37 Eagle Wharf Court 59 Lafone Street
London

36 Eagle Wharf Court 59 Lafone Street
London

38 Eagle Wharf Court 59 Lafone Street
London

40 Eagle Wharf Court 59 Lafone Street
London

57 Lafone Street London SE1 2LX

12 Horselydown Lane London SE1 2LN

Flat 62 The Boilerhouse 50 Shad
Thames

The Boilerhouse 50 Shad Thames
London

7 Gainsford Street London SE1 2NE

Flat 7 2 Gainsford Street London

Flat 20 Compass Court 39 Shad Thames

91 Tudor House 1 Duchess Walk
London

90 Tudor House 1 Duchess Walk
London

92 Tudor House 1 Duchess Walk
London

94 Tudor House 1 Duchess Walk
London

Flat 17 Compass Court 39 Shad Thames

Flat 16 Compass Court 39 Shad Thames

Flat 18 Compass Court 39 Shad Thames

Flat 19 Compass Court 39 Shad Thames

87 Tudor House 1 Duchess Walk
London

93 Tudor House 1 Duchess Walk
London

86 Tudor House 1 Duchess Walk
London

85 Tudor House 1 Duchess Walk
London

89 Tudor House 1 Duchess Walk
London

88 Tudor House 1 Duchess Walk
London

6 Windlesham House Duchess Walk
London

5 Windlesham House Duchess Walk
London

7 Windlesham House Duchess Walk
London

9 Windlesham House Duchess Walk
London

8 Windlesham House Duchess Walk
London

1 Windlesham House Duchess Walk
London

2 Windlesham House Duchess Walk
London

4 Windlesham House Duchess Walk
London

3 Windlesham House Duchess Walk
London

84 Tudor House 1 Duchess Walk
London

70 Tudor House 1 Duchess Walk
London

39 Eagle Wharf Court 59 Lafone Street
London

32 Eagle Wharf Court 59 Lafone Street
London

31 Eagle Wharf Court 59 Lafone Street London	Flat 6 Knights House 75 Gainsford Street
33 Eagle Wharf Court 59 Lafone Street London	1A Eagle Wharf Court 59 Lafone Street London
35 Eagle Wharf Court 59 Lafone Street London	1 Candishe House Queen Elizabeth Street London
Flat 8 Knights House 75 Gainsford Street	Flat 2 Whitsters House 61 Gainsford Street
34 Eagle Wharf Court 59 Lafone Street London	2 Candishe House Queen Elizabeth Street London
Flat 8 Whitsters House 61 Gainsford Street	Flat 2 Knights House 75 Gainsford Street
8 Candishe House Queen Elizabeth Street London	Flat 8 2 Gainsford Street London
Flat 9 Knights House 75 Gainsford Street	34 Lafone Street London SE1 2LX
Flat 9 Whitsters House 61 Gainsford Street	Managers Flat 20A Horselydown Lane London
Flat 7 Anchor Brewhouse 50 Shad Thames	Flat 1 Knights House 75 Gainsford Street
6 Candishe House Queen Elizabeth Street London	Flat 1 Whitsters House 61 Gainsford Street
Flat 7 Whitsters House 61 Gainsford Street	Flat 5 Whitsters House 61 Gainsford Street
7 Candishe House Queen Elizabeth Street London	4 Candishe House Queen Elizabeth Street London
Flat 7 Knights House 75 Gainsford Street	Flat 5 Knights House 75 Gainsford Street
11 Candishe House Queen Elizabeth Street London	Flat 6 Whitsters House 61 Gainsford Street
Flat 12A Knot House 3 Brewery Square	5 Candishe House Queen Elizabeth Street London
Flat 10 Whitsters House 61 Gainsford Street	Flat 3 Knights House 75 Gainsford Street
9 Candishe House Queen Elizabeth Street London	Flat 3 Whitsters House 61 Gainsford Street
Flat 10 Knights House 75 Gainsford Street	3 Candishe House Queen Elizabeth Street London
Flat 11 Whitsters House 61 Gainsford Street	Flat 4 Knights House 75 Gainsford Street
10 Candishe House Queen Elizabeth Street London	Flat 4 Whitsters House 61 Gainsford Street
	Ground Floor 226 Tower Bridge Road London

The Cooperages 8 Gainsford Street
London

Basement 226 Tower Bridge Road
London

Second Floor 220 Tower Bridge Road
London

First Floor 220 Tower Bridge Road
London

Basement And Ground Floor 222 Tower
Bridge Road London

Part Basement Third Floor Fourth Floor
And Fifth Floor 226 Tower Bridge Road
London

Part Basement Rear And First Floor And
Second Floor 222 Tower Bridge Road
London

20A Horselydown Lane London SE1 2LN

Basement And Ground Floor 220 Tower
Bridge Road London

Basement 7 Horselydown Lane London

Part Ground Floor First Floor And
Second Floor The Cooperages 8
Gainsford Street

69 Tudor House 1 Duchess Walk
London

71 Tudor House 1 Duchess Walk
London

73 Tudor House 1 Duchess Walk
London

72 Tudor House 1 Duchess Walk
London

65 Tudor House 1 Duchess Walk
London

67 Tudor House 1 Duchess Walk
London

64 Tudor House 1 Duchess Walk
London

66 Tudor House 1 Duchess Walk
London

68 Tudor House 1 Duchess Walk
London

80 Tudor House 1 Duchess Walk
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79 Tudor House 1 Duchess Walk
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81 Tudor House 1 Duchess Walk
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83 Tudor House 1 Duchess Walk
London

82 Tudor House 1 Duchess Walk
London

75 Tudor House 1 Duchess Walk
London

74 Tudor House 1 Duchess Walk
London

76 Tudor House 1 Duchess Walk
London

78 Tudor House 1 Duchess Walk
London

77 Tudor House 1 Duchess Walk
London

23 Chatsworth House Duchess Walk
London

22 Chatsworth House Duchess Walk
London

24 Chatsworth House Duchess Walk
London

26 Chatsworth House Duchess Walk
London

25 Chatsworth House Duchess Walk
London

18 Chatsworth House Duchess Walk
London

17 Chatsworth House Duchess Walk
London

33 Chatsworth House Duchess Walk
London

19 Chatsworth House Duchess Walk London	38 Tudor House 1 Duchess Walk London
21 Chatsworth House Duchess Walk London	37 Tudor House 1 Duchess Walk London
20 Chatsworth House Duchess Walk London	39 Tudor House 1 Duchess Walk London
32 Chatsworth House Duchess Walk London	41 Tudor House 1 Duchess Walk London
34 Chatsworth House Duchess Walk London	Flat 38 Anchor Brewhouse 50 Shad Thames
12 Tudor House 1 Duchess Walk London	Flat 39 Anchor Brewhouse 50 Shad Thames
21 Tudor House 1 Duchess Walk London	Flat 40 Anchor Brewhouse 50 Shad Thames
20 Tudor House 1 Duchess Walk London	Flat 61 Anchor Brewhouse 50 Shad Thames
13 Tudor House 1 Duchess Walk London	Flat 56 Anchor Brewhouse 50 Shad Thames
14 Tudor House 1 Duchess Walk London	Flat 27 Anchor Brewhouse 50 Shad Thames
16 Tudor House 1 Duchess Walk London	Flat 21 Anchor Brewhouse 50 Shad Thames
15 Tudor House 1 Duchess Walk London	Flat 28 Anchor Brewhouse 50 Shad Thames
1 Tudor House 1 Duchess Walk London	Flat 37 Anchor Brewhouse 50 Shad Thames
23 Tudor House 1 Duchess Walk London	Flat 29 Anchor Brewhouse 50 Shad Thames
30 Tudor House 1 Duchess Walk London	Unit 1 Eagle Wharf Court 59 Lafone Street
22 Tudor House 1 Duchess Walk London	Unit 5 Eagle Wharf Court 59 Lafone Street
24 Tudor House 1 Duchess Walk London	1A Copper Row London SE1 2LH
26 Tudor House 1 Duchess Walk London	Flat 30 Anchor Brewhouse Shad Thames
25 Tudor House 1 Duchess Walk London	First To Third Floors 1 Gainsford Street London

Basement And Ground Floor 4 Gainsford Street London	Flat 15 The Boilerhouse 50 Shad Thames
Basement And Ground Floor 3 Gainsford Street London	Flat 17 The Boilerhouse 50 Shad Thames
Tower Bridge Flowers The Boilerhouse 50 Shad Thames	Flat 16 The Boilerhouse 50 Shad Thames
Divine News The Boilerhouse 50 Shad Thames	Flat 36 The Boilerhouse 50 Shad Thames
First Floor And Second Floor 212 Tower Bridge Road London	Flat 35 The Boilerhouse 50 Shad Thames
Ground Floor 216 Tower Bridge Road London	Flat 41 The Boilerhouse 50 Shad Thames
Second Floor 216 Tower Bridge Road London	Flat 43 The Boilerhouse 50 Shad Thames
Unit 7 Eagle Wharf Court 59 Lafone Street	Flat 42 The Boilerhouse 50 Shad Thames
Unit 6 Eagle Wharf Court 59 Lafone Street	Flat 31 The Boilerhouse 50 Shad Thames
Unit 8 Eagle Wharf Court 59 Lafone Street	Flat 26 The Boilerhouse 50 Shad Thames
Basement 42 Shad Thames London	Flat 32 The Boilerhouse 50 Shad Thames
Unit 9 Eagle Wharf Court 59 Lafone Street	Flat 34 The Boilerhouse 50 Shad Thames
32 Lafone Street London SE1 2LX	Flat 33 The Boilerhouse 50 Shad Thames
Flat 22 The Boilerhouse 50 Shad Thames	Flat 11 The Boilerhouse 50 Shad Thames
Flat 18 The Boilerhouse 50 Shad Thames	Flat 8 Knot House 3 Brewery Square
Flat 23 The Boilerhouse 50 Shad Thames	Flat 7 Knot House 3 Brewery Square
Flat 25 The Boilerhouse 50 Shad Thames	Flat 9 Knot House 3 Brewery Square
Flat 24 The Boilerhouse 50 Shad Thames	Flat 11 Knot House 3 Brewery Square
Flat 14 The Boilerhouse 50 Shad Thames	Flat 10 Knot House 3 Brewery Square
Flat 13 The Boilerhouse 50 Shad Thames	Flat 3 Knot House 3 Brewery Square
	Flat 2 Knot House 3 Brewery Square
	Flat 5 The Boilerhouse 50 Shad Thames
	Flat 4 Knot House 3 Brewery Square

Flat 6 Knot House 3 Brewery Square	Flat 15 Compass Court 39 Shad Thames
Flat 5 Knot House 3 Brewery Square	Flat 11 Compass Court 39 Shad Thames
Flat 6 The Boilerhouse 50 Shad Thames	Flat 10 Compass Court 39 Shad Thames
Flat 8 The Boilerhouse 50 Shad Thames	Flat 12 Compass Court 39 Shad Thames
Flat 10 The Boilerhouse 50 Shad Thames	Flat 14 Compass Court 39 Shad Thames
Flat 9 The Boilerhouse 50 Shad Thames	Flat 6 Admirals Court 30 Horselydown Lane
Flat 14 Knot House 3 Brewery Square	Flat 5 Admirals Court 30 Horselydown Lane
Flat 12 Knot House 3 Brewery Square	Flat 7 Admirals Court 30 Horselydown Lane
Anchor Tap 28 Horselydown Lane London	Flat 9 Admirals Court 30 Horselydown Lane
67 Gainsford Street London SE1 2NB	Flat 8 Admirals Court 30 Horselydown Lane
68 Gainsford Street London SE1 2NB	Flat 1 Admirals Court 30 Horselydown Lane
69 Gainsford Street London SE1 2NB	Part 32 Horselydown Lane London
71 Gainsford Street London SE1 2NB	Flat 2 Admirals Court 30 Horselydown Lane
70 Gainsford Street London SE1 2NB	Flat 4 Admirals Court 30 Horselydown Lane
42 Horace Jones House Duchess Walk London	Flat 3 Admirals Court 30 Horselydown Lane
11 Godwin House Still Walk London	Flat 9 Compass Court 39 Shad Thames
10 Godwin House Still Walk London	41 Lafone Street London SE1 2LX
12 Godwin House Still Walk London	53 Lafone Street London SE1 2LX
30 Horace Jones House Duchess Walk London	55 Lafone Street London SE1 2LX
29 Horace Jones House Duchess Walk London	43 Shad Thames London SE1 2NJ
31 Horace Jones House Duchess Walk London	Flat 5 2 Gainsford Street London
23 Horace Jones House Duchess Walk London	Flat 4 2 Gainsford Street London
22 Horace Jones House Duchess Walk London	Flat 6 2 Gainsford Street London
24 Horace Jones House Duchess Walk London	16 Horselydown Lane London SE1 2LN
26 Horace Jones House Duchess Walk London	14 Horselydown Lane London SE1 2LN
	Flat 5 Compass Court 39 Shad Thames

Flat 4 Compass Court 39 Shad Thames	36 Chatsworth House Duchess Walk London
Flat 6 Compass Court 39 Shad Thames	35 Chatsworth House Duchess Walk London
Flat 8 Compass Court 39 Shad Thames	28 Chatsworth House Duchess Walk London
Flat 7 Compass Court 39 Shad Thames	29 Chatsworth House Duchess Walk London
49 Shad Thames London SE1 2NJ	31 Chatsworth House Duchess Walk London
47 Shad Thames London SE1 2NJ	30 Chatsworth House Duchess Walk London
Flat 1 Compass Court 39 Shad Thames	16 Chatsworth House Duchess Walk London
Flat 3 Compass Court 39 Shad Thames	
Flat 2 Compass Court 39 Shad Thames	
Flat 38 Admirals Court 30 Horselydown Lane	
27 Chatsworth House Duchess Walk London	

APPENDIX 5

Consultation responses received

Internal services

LBS Design & Conservation Team [Formal]

LBS Transport Policy

LBS Community Infrastructure Levy Team

Statutory and non-statutory organisations

Transport for London

Neighbour and local groups neighbour responses received:

Total: 38 objections

C/o 4 The Cooperage 6 Gainsford Street
London

Flat 8, Knot House 3 Brewery Square
London

53 Eagle Wharf Court Lafone St

Flat 2, The Cooperage 6 Gainsford
Street London

Flat 30, Admirals Court 30 Horsleydown
Lane London

9 Admirals Court 30 Horselydown Lane
London

8 Southview House 19a Queen Elizabeth
Street London

Flat 22 Admirals Court 30 Horselydown
Lane London

Flat 12 Admirals Court 30 Horselydown
Lane London

27 Admirals Court Horslydown Lane
London

11 Knot House 3 Brewery Square
London

18 Eagle Wharf Court 43 Lafone Street
London

Flat 26 Admirals Court 30 Horselydown
Lane London

Flat 57 Eagle Wharf Court Lafone Street
London

10 Admirals Court Horselydown Lane
London

Flat 28 Anchor Brewhouse, 50 Shad
Thames London

23 Admiral Court 30 Horselydown Lane
London

Flat 6 Knot House 3 Brewery Square
London

Flat 3, knot house 3 brewery square
London

3 Gainsford Street London SE12NE

Flat 14, Admirals Court 30 Horselydown
Lane London

Flat 33 Anchor Brewhouse 50 Shad
Thames London

Flat 33, Anchor Brewhouse 50 Shad
Thames London

Flat 14 The Cooperage 6 Gainsford
Street London

4 The Cooperage 6 Gainsford Street
London

Flat 40, Admirals Court, 30 Horselydown
Lane London

33 ADMIRALS COURT, 30
HORSELYDOWN LANE London SE1 2LJ

57 Eagle Wharf Court Lafone St London

Flat 53, Eagle Wharf Court Lafone Street
London

Flat 12 Admirals Court 30 Horsleydown
Lane London

Flat 2 Admirals Court, 30 Horselydown
Lane 30 Horselydown Lane London

Flat 54 Eagle Wharf Court Lafone Street
London

Flat 31, Admirals Court 30 Horselydown
Lane London

Flat 32 Admirals Court 30 Horselydown
Lane London

Flat 11 Compass Court 39 Shad Thames
London

10 knot house Brewery Square London

Flat 39 Anchor Brewhouse 50 Shad
Thames London

30 Eagle Wharf Court Lafone Street
London

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

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MEMBER OF PARLIAMENT (Electronic)		TOTAL PRINT RUN	11
Helen Hayes MP, House of Commons, London, SW1A 0AA			

List Updated: 24 September 2024