

Planning Committee (Major Applications) A

Tuesday 17 March 2026

6.30 pm

Ground Floor Meeting Room G01 - 160 Tooley Street, London SE1 2QH

Membership

Councillor Richard Livingstone (Chair)
Councillor Martin Seaton (Vice-Chair)
Councillor Gavin Edwards
Councillor Darren Merrill
Councillor Catherine Rose
Councillor Michael Situ
Councillor Emily Tester

Reserves

Councillor Ellie Cumbo
Councillor Sam Dalton
Councillor Sabina Emmanuel
Councillor Jon Hartley
Councillor Nick Johnson
Councillor Cleo Soanes

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: Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 9 March 2026



Planning Committee (Major Applications) A

Tuesday 17 March 2026

6.30 pm

Ground Floor Meeting Room G01 - 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 - 6
	To approve as a correct record the minutes of the meeting held on 14 October 2025.	
6.	RELEASE OF FUNDS TOTALLING £7,348,778.62 FOR A SERIES OF KEY PROJECTS	7 - 23
	To approve the release of the S106 funds totalling £7,348,778.62.	

Item No.	Title	Page No.
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| 7. | ADOPTION OF A LOCAL LISTED BUILDING CONSENT ORDER FOR THE INSTALLATION OF SOLAR PANELS ON GRADE II LISTED RESIDENTIAL PROPERTIES IN THE SUTHERLAND SQUARE AND LIVERPOOL GROVE CONSERVATION AREAS | 24 - 82 |
|----|---|---------|

To approve the adoption of the local listed building consent order.

8. DEVELOPMENT MANAGEMENT

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|---------|--|----------|
| 8.1. 42 | ST MARY NEWINGTON CLOSE, SURREY SQUARE, LONDON SE17 2LP | 83 - 226 |
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| 8.2. | PLOT H1 ELEPHANT PARK, ELEPHANT ROAD, LONDON, SE1 |
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Report to follow.

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: 9 March 2026



Planning Committee (Major Applications)

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

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

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

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

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

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

6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.
8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants. **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
Resources
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Governance and Assurance
Tel: 020 7525 7420



Planning Committee (Major Applications) A

MINUTES of the Planning Committee (Major Applications) A held on Tuesday 14 October 2025 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Richard Livingstone (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Gavin Edwards
Councillor Darren Merrill
Councillor Reginald Popoola
Councillor Emily Tester

OTHER MEMBERS PRESENT: Councillor Sam Dalton

OFFICER SUPPORT: Colin Wilson (Assistant Director Strategic Development)
Nagla Stevens (External Legal Counsel, Birketts LLP)
Dipesh Patel (Head of Planning, Strategic Applications)
Michael Tsoukaris (Manager Design and Conservation)
Victoria Crosby (Planning Team Leader)
Andy Sloane (Senior Planning Officer)
Rob Davies (Transport Planning Team Leader)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence due to other council business from Councillor Catherine Rose.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present above were confirmed as the voting members for the meeting.

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

The chair drew members' attention to the members' pack and addendum report which had been circulated before the meeting.

The chair informed the meeting that the hearing of item 7.2, New City Court, was a continuation from the meeting on 22 July 2025, so only those members who heard the item at the July meeting would be taking part in the continued discussion and decision making on the item.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members declared an interest in item:

7.1 Site Known As Snowfields Quarter including 92-95 Snowfields, 96 Snowfields (The Miller Pub), NCP London Bridge Car Park, And 111 Snowfields (the Former Margaret House), London, SE1 3SS

Councillor Richard Livingstone, non-pecuniary, as he had been the chair of Friends of Guy Street Park roughly 20 years ago, a member of the board of Leathermarket JMB who had made representations on this matter up to 18 years ago, and had had a 40th birthday party in the Miller of Mansfield pub, but none of these precluded him from taking a balanced view of the application.

5. MINUTES

RESOLVED:

That the minutes of the Planning Committee (Major Applications) A meeting held on 22 July 2025 be approved as a correct record and signed by the chair.

6. TO RELEASE £742,188 FROM SECTION 106 AGREEMENTS TO BE APPLIED TO LANDSCAPE IMPROVEMENTS FOR GUY STREETS PARK

Report: see pages 10 to 25 of the main agenda pack.

The officer introduced the report.

There were no questions put by members of the committee, or contributions from the public gallery.

A motion to approve the release of the funds was moved, seconded, put to the vote and declared carried.

RESOLVED:

That the release of funds amounting to £742,188, which were paid to the council under the terms of the legal agreements related to the planning applications listed in Table 1 of the report, to be used for landscape improvements at Guy Street Park, be approved.

7. DEVELOPMENT MANAGEMENT

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

7.1 SITE KNOWN AS SNOWFIELDS QUARTER INCLUDING 92-95 SNOWFIELDS, 96 SNOWFIELDS (THE MILLER PUB), NCP LONDON BRIDGE CAR PARK, AND 111 SNOWFIELDS (THE FORMER MARGARET HOUSE), LONDON, SE1 3SS

Planning Application Number: 25/AP/0772

Report: see pages 31 to 259 of the agenda pack and pages 1 to 4 of the addendum report

PROPOSAL:

Demolition of the existing buildings and the construction of three new buildings, providing flexible commercial floorspace (Class E (g)), ground floor retail (Class E (a-b)), science on display (Class E(g)/F1), community performance floorspace (Class E/F1), a Public House (Sui Generis); cycle parking, servicing, refuse and plant areas, public realm and highway improvements, and other works incidental to the development.

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

Members put questions to officers.

Representatives of the objectors addressed the committee and responded to questions put by members of the committee.

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

The meeting then adjourned for a comfort break from 8.25pm to 8.30pm.

Following this, a representative of supporters living within 100 metres of the development site addressed the committee. There were no questions put by members of the committee.

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

Members of the committee put further questions to officers and discussed the application.

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

RESOLVED:

1. That planning permission be granted subject to:
 - The conditions set out in the report and addendum report and the following additional conditions:
 - i. That the Hamilton Square Estates Improvement Contribution be secured in the S106 plus VAT, should it be payable.
 - ii. That the Construction Management and Logistics Plan be considered by planning committee for discharge including an update about the Blue Badge spaces and details of vehicles sizes needed for construction deliveries;
 - the applicant (Oxford Snowfields Development Limited and Guy's & St Thomas' Foundation) entering into an appropriate legal agreement, and
 - referral to the Mayor of London.
2. That in the event that the requirements of paragraph 1 above are not met by 1 February 2026, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 409 of the report.

The following members then left the meeting room: Councillor Gavin Edwards, Councillor Reginald Popoola and Councillor Emily Tester.

The meeting took another short comfort break.

7.2 NEW CITY COURT 4-26 ST THOMAS STREET LONDON SE1 9RS

Planning Application Numbers: 24/AP/3803 for Planning Permission
24/AP/3804 for Listed Building Consent

Report: see pages 260 to 303 of the agenda pack and pages 4 to 6 of the addendum report (and pages 11 to 232 of the main agenda pack and pages 3 to 5 of the addendum report of the meeting held on 22 July 2025).

PROPOSAL:

Redevelopment of the site to include:

- *Redevelopment of the existing 1980s office building with partial demolition (including demolition of the St Thomas Street entrance building and the King's Head Yard facade); the construction of side extensions and upward extension to add 5 storeys and create a 10-storey office building plus plant, balconies and roof terraces;*
- *Redevelopment of Keats House (nos. 24-26 St Thomas Street) with retention of the historic frontage and construction of a roof extension to add one storey of office floorspace;*
- *Restoration and refurbishment of the listed Georgian terrace (nos. 4-16 St Thomas Street) to create level front entrances to the offices, internal alterations and new glazed roof to the rear courtyard (with separate LBC application ref. 24/AP/3804);*
- *Associated public realm and highway works to St Thomas Street and King's Head Yard, cycle parking and all ancillary works.*

And: Listed building consent for the restoration, rebuilding and refurbishment of the listed terraces for office use (nos. 4-16 St Thomas Street) including: Making good of atrium roof, entrance building and link building interface; Internal alterations within the terrace to reinstate the plan form and reconfiguration of circulation space on each floor; Reinstatement of front doors along St Thomas Street. (Related planning application ref. 24/AP/3803.)

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

Representatives of the objectors addressed the committee and answered

questions put by members of the committee.

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

There were no supporters living within 100 metres of the development site, or ward councillors, present and wishing to address the committee.

Members discussed the application.

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

RESOLVED:

1. That planning permission be granted for application ref. 24/AP/3803 subject to the conditions set out in the two reports, the completion of a section 106 legal agreement and referral to the Mayor of London; and
2. That listed building consent be granted for application ref. 24/AP/3804 subject to the conditions set out in the two reports; and
3. That the director of planning and growth be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations, which may include the variation and addition of the conditions as drafted; and
4. That the planning committee in making its decision has due regard to the potential equalities impacts outlined in the officer report to the 22 July 2025 Planning Committee A (Major Applications); and
5. In the event that the requirements of paragraph 1 above are not met by 31 December 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 383 of the July report.

The meeting ended at 10.20pm.

CHAIR:

DATED:

Meeting Name:	Planning Committee (Major Applications) A
Date:	17 March 2026
Report title:	Release of funds totalling £7,348,778.62 for a series of key projects
Ward(s) or groups affected:	Borough and Bankside, Camberwell Green, Rotherhithe, North Walworth, Faraday, Peckham
Classification:	Open
Reason for lateness (if applicable):	No
From:	Director of Planning and Growth

RECOMMENDATION

1. It is recommended that the Planning Committee (Major Applications) approve the release of the s106 funds totaling £7,348,778.62 (which were paid to the council under the terms of the legal agreements pertaining to the planning applications listed in the table below) towards the projects set out below:

- LGTBQ+ community space £791,522.71
- Southwark Pensioners Centre £152,654.88.
- Brunel Museum £114,756.10
- Elephant and Castle Overground Station £1,056,230.90
- Harold Moody Health Centre £1,328,042.14
- Peckham Square £1,607,001.45
- Besemer Grange, Rye Oak and Crampton Schools £1,795,532.36
- Friars School £293,631.76
- Tower Bridge and Snowfields School £209,406.32

Table 1: LGTBQ+ community space

Planning application reference no.	Type	Account number	Address	Amount
11/AP/3963	Community Development	602	Site To the South of Evans Granary 38 Stoney Street London SE1 9LB	£32.00
	Community Development	612	Great Guildford Business Square	£11,711.25

Planning application reference no.	Type	Account number	Address	Amount
11/AP/0671			30 Great Guildford Street London SE1 0HS	
13/AP/0966	Community Development	690	169-173 Blackfriars Road Bounded by Surrey Row and Pocock Street London SE1 8ER	£13,387.86
11/AP/2012	Community Development	681	Brandon House 180 Borough High Street London SE1 1LW	£16,077.09
13/AP/3791	Community Development	733	1 3-5. 7-19 Valentine Place And 21 27-31 Webber Street London SE1 8QH	25,647.00
11/AP/1071	Community Development	579	Kings Reach Tower Stamford Street London SE1 9LS	£30,925.87
86/AP/1520	Community Development	021	245 Blackfriars Road SE1	£84,758.00
12/AP/1784	Community Development	665	1-16 BLACKFRIARS ROAD, SE1 9UF	£374,091.72
12/AP/3940	Community Development	712	Sampson House 64 Hopton Street SE1 9JH And Ludgate House 245 Blackfriars Road SE1 And Railway Arches London SE1.	£40,532.36
12/AP/3940	Community Development	712	Sampson House 64 Hopton Street SE1 9JH And Ludgate House 245 Blackfriars Road SE1 And Railway Arches London SE1.	£161,206.45
12/AP/3558	Community Development	678	90-91 And 92 Blackfriars Road London SE1 8HW	£12,255.00

Planning application reference no.	Type	Account number	Address	Amount
21/AP/1122	Community Development	925	91-95 Tower Bridge Road London Southwark SE1 4TW	£2,995.15
11/AP/1097	Community Development	380	Tavern Quay Commercial Centre Rope Street London SE16 7TX	£11,573.96
13/AP/3059	Community Development	720	6-14 Melior Street and Land Adjoining to the rear of Our Lady of La Salette and Saint Joseph Catholic Church London SE1 3QP	£6,329.00
Total				£791,522.71

Table 2: Southwark Pension Centre

Planning application reference no.	Type	Account number	Address	Amount
14/AP/3276	Community Development	759	Land At Camberwell Area Housing Office Harris Street 1-27 Benhill Road And 29- 59 Benhill Road, SE5	£10,514.03
12/AP/2444	Community Development	680	272-274 CAMBERWELL ROAD AND MEDLAR STREET AND 286-304 CAMBERWELL ROAD SE5	£10,815.86
14/AP/0175	Community Development	725	16A Wyndham Road and 166,168, 170,172,174 176 And 176A Camberwell Road, SE5	£15,202.85
14/AP/3277	Community Development	758	Land At 1-20 Houseman Way 30-51 Houseman Way And 90-106 Benhill Road Camberwell SE5	£15,338.00
12/AP/1308	Community Development	686	1-6 Camberwell Green & 307-311 Camberwell New Road, SE5	£17,330.26

Planning application reference no.	Type	Account number	Address	Amount
14/AP/2948	Community Development	754	Land Rear 240 And 252 Camberwell Road London SE5 0DP	£34,682.28
11/AP/4309	Community Development	620	Site Bounded by Edmund Street, Southampton Way and Notley Street London SE5	£42,486.00
12/AP/1630	Community Development	670	44 WANLEY ROAD, LONDON, SE5 8AT	£3,171.00
14/AP/1085	Community Development	803	170 Sumner Road, SE15 6PQ	£2,534.60
14/AP/0075	Community Development	750	41-43 East Dulwich Road, SE22 9BY	£580.00
Total				£152,654.88

Table 3: Brunel Museum

Planning application reference no.	Type	Account number	Address	Amount
12/AP/1784	Tourism	688	1-16 BLACKFRIARS ROAD LONDON, SE1 9UF	£114,756.10
Total				£114,756.10

Table 4: Elephant and Castle Rail Station

Planning application reference no.	Type	Account number	Address	Amount
13/AP/0405	Bus Contributions	688	21 Oswin Street, SE11 4TF	£1,040.00
13/AP/1403	Transport - Site Specific	579	South Bank Tower (Formerly Kings Reach Tower) Stamford Street, London SE1 9LS	£2,252.40
13/AP/1235	Transport - Strategic	702	226 HILLINGDON STREET, SE17 3JD	£10,382.03
11/AP/2012	Transport - Site Specific	681	Brandon House, 180 Borough High Street, SE1 1LW	£40,136.59

Planning application reference no.	Type	Account number	Address	Amount
14/AP/0830	Transport - Strategic	742	237 Walworth Road, SE17 1RL	£572,936.00
11/AP/4297	Transport - Strategic	617	Empire Warehouse 1 Bear Gardens 1 & 2 Rose Alley SE1 9ED	£27,037.12
11/AP/4297	Transport - Other	617	Empire Warehouse 1 Bear Gardens 1 & 2 Rose Alley SE1 9ED	£3,644.80
12/AP/3940	Transport - Strategic	712	Sampson House 64 Hopton Street SE1 9JH and Ludgate House, 245 Blackfriars, SE1	£141,440.71
12/AP/3940	Signage	712	Sampson House 64 Hopton Street SE1 9JH and Ludgate House, 245 Blackfriars, SE1	£73,751.47
13/AP/1122	Transport - Site Specific	776	Chatelain House, 182-202 Walworth Road, SE17 1JJ	£30,574.45
21/AP/4297	Transport - Strategic	953	Avonmouth House 6, Avonmouth Street London Southwark SE1 6NX	£20,308.46
21/AP/4297	TFL Administration Costs	953	Avonmouth House 6, Avonmouth Street London Southwark SE1 6NX	£2,064.48
20/AP/0556	Transport - Strategic	1008	160 Blackfriars Road London Southwark SE1 8EZ	£82,464.00
12/AP/1092	Transport - Admin	663	Heygate Estate and Surrounding Land Bound by New Kent Road to the north Rodney Place and Rodney Road to the East Wansey Street to the south and Walworth Road and Elephant Road to the West London SE17	£9,100.00
18/AP/0900	Legible London Signage Contribution	906	Capital House, 42-46 Weston Street, London SE1 3QD	£10,193.20
18/AP/0900	Pedestrian Route Improvement Contribution	906	Capital House, 42-46 Weston Street, London SE1 3QD	£15,152.44

Planning application reference no.	Type	Account number	Address	Amount
18/AP/0900	Transport - Strategic	906	Capital House, 42-46 Weston Street, London SE1 3QD	£13,752.75
Total				£1,056,230.90

Table 5: Harold Moody Health Centre

Planning application reference no.	Type	Account number	Address	Amount
12/AP/1092	Health	663	Heygate Estate and Surrounding Land Bound by New Kent Road to the north Rodney Place and Rodney Road to the East Wansey Street to the south and Walworth Road and Elephant Road to the West London SE17	£1,328,042.14
Total				£1,328,042.14

Table 6: Peckham (Library) Square

Planning application reference no.	Type	Account number	Address	Amount
13/AP/2311	Transport Strategic	745	237-247 Rye Lane SE15 4TP	£13,865.00
14/AP/1085	Transport Strategic	803	170 SUMNER ROAD, SE15 6JL	£7,827.02
14/AP/2000	Parks and Public Open Space	836	Site Bounded by Sumner Road Daniel Gardens and Garnies Close, London SE15	£21,485.80
14/AP/2000	Public Realm Improvements	836	Site Bounded by Sumner Road Daniel Gardens and Garnies Close London SE15	£94,581.65
14/AP/2000	Transport - Strategic	836	Site bounded by Sumner Road Daniel Gardens and	£68,561.56

Planning application reference no.	Type	Account number	Address	Amount
			Garnies Close, London SE15	
14/AP/2000	Transport – Site Specific	836	Site bounded by Sumner Road, Daniel Gardens and Garnies Close, London SE15	£63,054.43
17/AP/3006	Play, Children's Play Equipment and Sports Development	869	Rye Hill Garages Site, Rye Hill Park, Rye Hill Estate, SE15	£5,808.11
21/AP/2449	Play, Children's Play Equipment and Sports Development Parks and Public Open Space	940	2 Linden Grove, SE15 3LF	£18,450.00
20/AP/3285	Play, Children's Play Equipment and Sports Development	975	40-46 Solomons Passage, SE15 3UH	£49,791.50
11/AP/1139	Public Realm Improvements	774	GROUND FLOOR, SOUTH CITY COURT, 52 PECKHAM GROVE, LONDON, SE15 6AL	£10,500.00
13/AP/2979	Transport - Strategic	704	Former Southwark Town Hall, 31 Peckham Road, SE5 8UB	£41,338.00
13/AP/0876	Strategic Transport Contribution	674	Wood Dene Site bounded by Queens Road, Meeting House Lane and Carlton Grove SE15	£188,472.76
14/AP/3843	Child Play Equipment Contribution	768	Aylesbury Estate land bounded by Albany Road, Portland Street, Westmoreland Road and Bradenham Close SE17	£119,945.67

Planning application reference no.	Type	Account number	Address	Amount
16/AP/4589	Children's Play Space Contribution	847	Ivy Church Lane Garages 282-286 Old Kent Road London SE1 5UE	£35,316.96
19/AP/2087	Peckham Square Contribution	888	Eagle Wharf 90-96 Peckham Hill Street, SE15 5JT	£50,000.00
22/AP/1002	Children's Play Space Contribution	962	Good Neighbours House 38 Mary Datchelor Close London Southwark SE5 7AX	£1,855.09
22/AP/1002	Communal Amenity Space Contribution	962	Good Neighbours House 38 Mary Datchelor Close London Southwark SE5 7AX	£11,452.47
22/AP/3254	Outdoor Amenity Space Contribution	1032	13A Copleston Road London Southwark SE15 4AN	£2,050.00
14/AP/3843	Transport	768	Aylesbury Estate land bounded by Albany Road, Portland Street, Westmoreland Road and Bradenham Close SE17	£719,939.92
20/AP/0039	Pedestrian and Cycle Improvements Contribution	912	Bianca Warehouse 43 Glengall Road and 1 Bianca Road London SE15	£16,051.83
11/AP/4309	Legible London	620	Site Bounded by Edmund Street Southampton Way and Notley Street London SE5	£16,579.93
20/AP/0699	Outdoor Amenity Space Contribution	887	Land Rear of Tiffany Court 67 Oakhurst Grove London	£12,000.47
14/AP/0075	Public Realm Improvements	750	41-43 East Dulwich Road London SE22 9BY	£3,000.00
11/AP/0024	Public Realm Improvements	611	18-22 Grove Vale London SE22 8EF	£16,517.49
11/AP/0024	Transport - Order Amendments	611	18-22 Grove Vale London SE22 8EF	£3,555.79

Planning application reference no.	Type	Account number	Address	Amount
19/AP/2087	Cycle Route and Pedestrian Contribution	888	Eagle Wharf 90-96 Peckham Hill Street, SE15 5JT	£15,000.00
Total				£1,607,001.45

Table 7: Bessemer Grange, Rye Oak and Crampton Schools

Planning application reference no.	Type	Account number	Address	Amount
12/AP/1092	Education	663	Heygate Estate and surrounding land bound by New Kent Road to the North, Rodney Place and Rodney Road to the East Wansey Street to the South and Walworth Road and Elephant Road to the West London SE17	£225,780.77
14/AP/0175	Education	725	16A Wyndham Road And 166,168, 170,172,174, 176 and 176A Camberwell Road, London, SE5	£19,518.85
12/AP/3558	Education	678	90-91 And 92 Blackfriars Road London SE1 8HW	£116,247.59
14/AP/3104	Education	921	41 Calton Avenue London SE21 7DF	£19,421.88
12/AP/1092	Education	663	Heygate Estate and surrounding land bound by New Kent Road to the North, Rodney Place and Rodney Road to the East Wansey Street to the South and Walworth Road and Elephant Road to the West London SE17	£137,648.00
14/AP/2000	Education	836	Site Bounded By Sumner Road Daniel Gardens And Garnies Close London SE15	£28,743.81
12/AP/1092	Education	663	Heygate Estate and surrounding land bound by	£523,666.74

Planning application reference no.	Type	Account number	Address	Amount
			New Kent Road to the North, Rodney Place and Rodney Road to the East Wansey Street to the South and Walworth Road and Elephant Road to the West London SE17	
12/AP/1092	Education	663	Heygate Estate and surrounding land bound by New Kent Road to the North, Rodney Place and Rodney Road to the East Wansey Street to the South and Walworth Road and Elephant Road to the West London SE17	£164,877.07
12/AP/1092	Education	663	Heygate Estate and surrounding land bound by New Kent Road to the North, Rodney Place and Rodney Road to the East Wansey Street to the South and Walworth Road and Elephant Road to the West London SE17	£65,728.99
12/AP/1092	Education	663	Heygate Estate and surrounding land bound by New Kent Road to the North, Rodney Place and Rodney Road to the East Wansey Street to the South and Walworth Road and Elephant Road to the West London SE17	£345,412.89
13/AP/1429	Education	689	Former Mulberry Business Park land bounded by Canada Street, Quebec Way and Harmsworth Quays Print Works London SE16	£148,485.77
Total				£1,795,532.36

Table 8: Friars School

Planning application reference no.	Type	Account number	Address	Amount
12/AP/3940	Education	712	Sampson House 64 Hopton Street SE1 9JH and Ludgate House 245 Blackfriars Road SE1 and Railway Arches SE1	£293,631.76
Total				£293,631.76

Table 9: Tower Bridge and Snowsfields School

Planning application reference no.	Type	Account number	Address	Amount
10/AP/1935	Education	560	LAND ADJACENT TO LAMBETH COLLEGE & POTTERS FIELDS, LONDON SE1	£209,406.32
Total				£209,406.32

BACKGROUND INFORMATION

- Planning obligations are the legal obligations secured for the purposes of mitigating the impacts of a development proposal and contribute to providing the infrastructure and facilities necessary to achieve sustainable communities. These obligations are secured in legal agreements (commonly known as section 106 agreements), and which are entered into by parties with proprietary interests in the development site. This is to ensure that they are binding on the site owners and developers (should they have or subsequently acquire such interests, as the obligations run with the land). These obligations can take the form of a variety of different things and can include the requirement to pay financial contributions to the council. Therefore, receipted financial contributions are often referred to as s106 funds/monies.
- In addition, the Community Infrastructure Levy (CIL) is a charge which can be levied by local authorities, like the council, on new developments (above a certain size and type) in their area. This regime allows local authorities the ability to raise funds alongside s106 monies, and which can be used to fund a wide range of local and strategic infrastructure that is needed to support growth and development in the borough.

4. The council's [2025 S106 and CIL Supplementary Planning Document \(SPD\)](#) sets out detailed guidance on the use of planning obligations as well as the Community Infrastructure Levy (CIL).

KEY ISSUES FOR CONSIDERATION

5. The recommendations of this report set out the allocation of remaining accrued S106 contributions from a range of relevant Planning consents validated from 2010-2022. The allocation of these remaining monies is overdue, and this report absorbs all monies remaining accrued from this period. Monies accrued from 2023 onwards will be allocated under a separate future report.
6. The Tables 1-9 in the Recommendation section of this report (above) set out the detail of accrued S106 parcels of monies and how these have been grouped to contribute a compounded amount to each project.
7. The projects identified as recipients of the S106 accrued monies are all priority projects for the council; it is therefore appropriate to allocate accrued S106 monies to these projects, as follows:
 - **Chroma, the LGBTQ+ cultural space** is a Council Delivery Plan 2022-26 priority project. Located in Bankside Yards within the Native Land development footprint, it comprises the delivery of affordable workspace and a theatre for, and of, the LGBTQ+ community. Cabinet has agreed to the appointment of Chroma as the managing organisation and to the investment of £1.5m of Strategic Community Infrastructure Levy to fit out the space; at the time of that investment allocation, it was identified that further monies would likely be needed for the fit-out. This recommendation would invest a further £ £791,522.71 into fit-out. The funding would be from the allocation for community facilities in the Borough and Bankside ward.
 - **The new Southwark Pensioners Centre** is a Council Delivery Plan 2022-26 priority project. Relocated to Camberwell Road in a refurbished retail unit, the new centre will deliver two multi-use community spaces, as well as ancillary spaces, a kitchen, an office, and a garden. Cabinet has previously agreed to allocate £1.5m of Strategic Community Infrastructure Levy to the refurbishment and fit-out. The proposed allocation would contribute a further £152,654.88 towards the capital costs. As the project serves a Borough need, it is considered appropriate to draw funding from a number of wards.
 - The **Brunel Museum** is a valued asset in the Rotherhithe ward. It is being refurbished using £153,164 of Neighbourhood CIL and £1.85m of National Lottery Heritage Fund. The proposed S106 allocation would serve as additional funding for tourism initiatives to enhance this project. Funding is therefore drawn from Tourism S106 monies.
 - The improvements to the **Elephant and Castle Rail Station** are a key part of re-establishing the Elephant and Castle as a major town centre and transport hub for the borough and is a priority set out in the Council Delivery Plan 2022-26. This £1,056,230.90 funding allocation would be matched by Network Rail funding and by further funding from a potential future Strategic CIL allocation.

- The recently completed **Harold Moody Health Centre** on Thurlow Street is a strategic health hub in the centre of the borough, comprising two GP practices as well as a borough-wide midwifery service under Guy's and St Thomas' Trust (GSTT). The Cabinet has agreed to invest £1.25m from the Strategic CIL for the fit-out of the top floor of the new building. As there are sufficient accrued health S106 monies, this report recommends a funding allocation of £1,328,042.14 for the fit, thereby releasing the Strategic CIL funding allocation back into the Strategic CIL budget.
- **Peckham Square** (Library Square) is a priority project which directly addresses the Council Delivery Plan 2022-26 town centre agenda. Improvements to the public realm which will transform this space adjacent to Peckham Library and Peckham Pulse. As the square comprises a range of key community facilities for the wider borough, it is proposed to allocate £1,607,001.72 in funding from a number of wards.
- The Education funding available on a borough-wide basis (£1,795,532.36) would fund works to three schools as follows: new roofs at **Bessemer Grange Primary School** in Champion Hill ward and **Rye Oak Primary School** in Rye Lane Ward. **Crampton Primary School** in Newington Ward needs a new roof for the hall.
- The Education funding for Borough and Bankside (£293,631.76) would fund improvements to **Friars Primary School**.
- The Education funding for London Bridge and West Bermondsey (£209,406.32) would fund improvements to **Tower Bridge School** and **Snowsfields School**.

Policy framework implication

8. Southwark 2030: The recommendations of this report directly respond to a number of the council's Southwark 2030 principles and goals, including: Empowering people and a Safer Southwark (Chroma, the LGBTQ+ cultural space); Staying well (Southwark Pensioners' Centre, Brunel Museum), A healthy environment (Elephant and Castle rail station, Peckham Library Square and Harold Moody Health Centre) and A good start in life (the schools projects).
9. The Southwark Social Value Framework 2030: the projects identified address the values and priorities of the new framework, including affordable workspace (Chroma) classes and workshops (Southwark Pensioners Centre), jobs and employment through tourism (Brunel Museum), jobs and employment and economic growth (Elephant and Castle rail station and Peckham Library Square).
10. The Southwark Economic Strategy 2023 - 2030: the projects contribute to the borough's economic growth, particularly with respect to Chroma LGBTQ+ Cultural Space, Brunel Museum, Elephant and Castle Rail Station and Peckham Library Square; similarly, augmenting Harold Moody Centre's borough-wide services will increase footfall to the Walworth area. These projects will directly benefit local shops and businesses, aligning with the council's 'High growth, low-emission economy' vision statement and

contributing positively to the 'Thriving High streets' agenda.

11. Southwark's Joint Health and Wellbeing Strategy 2022 - 2027, sets out a number of priorities which are directly addressed with the allocation of S106 funding to the projects above, notably Priority 3 Support to stay well, (Harold Moody Health Centre, Southwark Pensioners, Chroma) and Priority 4 Health Communities (all projects, including the schools, Peckham public square and the enhancement to the Elephant and Castle Rail Station).

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

Community impact statement

12. This report recommends the allocation of accrued S106 funds to existing and new projects; the allocation of those funds to projects that support council policy, as set out at paragraphs 8-11, presents a positive community impact.

Equalities (including socio-economic) impact statement

13. The Public Sector Equality Duty (PSED) as set out in section 149 of the Equality Act 2010 requires public bodies to consider those with protected characteristics (which includes age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) when carrying out their day-to-day work, in shaping policy and delivering services. It requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities.
14. In setting out the recommendations of this report, due regard has been given to the council's PSED to all the groups with protected characteristics comprising age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The individual projects proposed for funding in this report have their own Equality Impact Needs Assessments.

Health impact statement

15. The recommendations of this report relate to funding allocation from existing accrued S106 funds; the allocation of those funds to projects that support council policy, as set out at paragraphs 8-10 and, particularly, paragraph 11, presents a positive health impact.

Climate change implications

16. The recommendations of this report relate to funding allocation from existing accrued S106 funds; of the projects listed, the Elephant and Castle Rail Station allocation most explicitly furthers the council's climate change agenda in improving public transport in the borough, as do the improvements to existing schools, enabling the extended service life of those buildings. Many of the other projects also indirectly address the climate change agenda in improving the local amenities, as set out in paragraphs 8-11.

Resource implications

17. This report recommends the allocation of accrued S106 funds to existing and new projects, which are being delivered by the Sustainable Growth teams: North, South and Capital. The recommendations' implications can be accommodated within current staffing, which is funded via a 5% drawdown from project funding allocations.

Legal implications

18. Please refer to supplementary advice at paragraphs 22-26.

Financial implications

19. The funds proposed for allocation exist as accrued S106 funds, held by the council from a range of consented developments.

Consultation

20. This report recommends the allocation of accrued S106 funds to existing projects; consultation is not applicable in the case of those recommendations.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning and Growth

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

Assistance Chief Executive – Governance and Assurance (CM 27.02.26)

22. Under Part 3F of the council's constitution it is the function of the planning committee (major applications) to, amongst other things, consider the expenditure of funds over £100,000 of strategic importance secured through legal agreements under section 106 of the Town and Country Planning Act 1990.
23. The section 106 monies must be expended in accordance with: -
 - (a) the terms of the specific agreements; and (b) the legal tests below which are enshrined in Regulation 122 (2) of The Community Infrastructure Levy Regulations 2010 in that they must be: -
 - (i) necessary to make the development acceptable in planning terms;
 - (ii) directly related to the development; and
 - (ii) fairly and reasonably related in scale and kind to the development.
24. The Committee will need to have due regard to the need to eliminate discrimination, advance equality of opportunity, and to foster good relations between people with protected characteristics and others in accordance with the public sector equality duty in section 149 Equality Act 2010. Reference is made to this in the "Community, equalities (including socio-economic) and health impacts" section above and equalities impact needs analyses (EINA) for each individual project are background documents which the Committee should take account of in its deliberations.

25. The Human Rights Act 1998 imposes a duty on the council as a public authority to apply the European Convention on Human Rights; as a result, the council must not act in a way which is incompatible with these rights. Such rights include (but are not limited to) Article 8 (respect for private and family life) and Article 1 of the First Protocol (right to peaceful enjoyment of property). Officers consider that the recommendation set out in paragraph 1 of this report (if so approved) will not result in a breach of the provisions in the Human Rights Act 1998.
26. Council Assembly on 14 July 2021 approved a change to the council's Constitution to confirm that all decisions made by the council will consider the climate and equality (including socio-economic disadvantage and health inequality) consequences of taking that decision. This has been considered in the Community, equalities (including socio-economic) and health impacts section above.

Strategic Director of Resources CAP25/097

27. This report seeks approval to release £7,348,778.62 from Section 106 towards nine projects as outlined in this report at paragraph 1.
28. The strategic director of resources notes the supplementary advice from the director of planning and growth and the Chief executive, Governance and Assurance at paragraphs 21 to 26. The resource and finance implications at paragraphs 19 and 20 confirm that the Council has received the related funds, and they are available for the purpose outlined in this report.
29. Staffing and any other costs associated with this recommendation are to be contained within existing budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Neil Kirby Assistant Director, Sustainable Growth	
Version	Final	
Dated	2 March 2026	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Assistant Chief Executive – Governance and Assurance	Yes	Yes
Strategic Director, Resources	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team		4 March 2026

Meeting Name:	Planning Committee (Major Applications) A
Date:	17 March 2026
Report title:	Adoption of a Local Listed Building Consent Order for the installation of solar panels on grade II listed residential properties in the Sutherland Square and Liverpool Grove Conservation Areas
Ward(s) or groups affected:	Newington, Faraday
Classification:	Open
Reason for lateness (if applicable):	N/A
From:	Director of Planning and Growth

RECOMMENDATIONS

That the Planning Committee:

1. Approves the adoption of the Local Listed Building Consent Order (LLBCO) for the installation of solar panels on Grade II listed residential properties in the Sutherland Square Conservation Area and the Liverpool Grove Conservation Area (Appendix 1).
2. Notes the outcome of the statutory consultation undertaken (Appendix 2 and summarised in this report).
3. Notes the findings of the Equality Impact and Needs Analysis (EINA) (Appendix 3).

BACKGROUND INFORMATION

4. LLBCOs grant listed building consent for works of any description for the alteration or extension (but not demolition) of listed buildings in an area (section 26D of the Planning (Listed Buildings and Conservation Areas) Act 1990). This means that owners and developers do not need to submit repetitive applications for listed building consent for works covered by an LLBCO.
5. The residents of Sutherland Square Conservation Area (CA) approached the Council in September 2024 regarding the potential for a bespoke LLBCO for the installation of solar panels at residential listed buildings within Sutherland Square CA. The initiative aligns with the Council's commitment to reducing carbon emissions and is supported in principle. Due to the similar size and

geographical proximity, the project was expanded to cover Liverpool Grove CA as well.

6. The making and adoption of a LLBCO is not a matter specifically reserved to the Planning Committee. In accordance with Part 3F of the Council's Constitution, matters not expressly reserved to Planning Committee are delegated to the Director of Planning and Growth. However, due to the importance of the proposed LLBCO, the Director has chosen to refer the matter to the Planning Committee for a decision.
7. In drafting the LLBCO, research and careful consideration were undertaken to define the specific circumstances where the installation of solar panels is unlikely to cause any harm to the special interest of the listed buildings and CAs.
8. On 15 July 2025, Planning Committee (Major Applications) B resolved to consult on the draft LLBCO. The consultation was undertaken between August and September 2025. The methodology and results are discussed under paragraphs 21-28 of this report. Minor amendments to the draft LLBCO have been made in response to Historic England's comments.

KEY ISSUES FOR CONSIDERATION

Climate change implications

9. The Council declared climate emergency in March 2019. The Southwark Climate Change Strategy and Action Plan, adopted in July 2021, sets out how to achieve carbon neutrality by 2030. *Renewable Energy* is one of the priority areas. The Council Delivery Plan 2022-2026 also includes *healthy environment* as one of the seven themes, and commits to reducing carbon emissions from buildings.
10. Solar energy is a type of renewable energy. Currently, installations of solar panels at listed buildings require a listed building consent. A LLBCO is intended to streamline the process and encourage the installation of solar equipment at historic buildings. Clear scope and conditions have been specified and, if complied with, solar equipment can be installed without the need to apply for a listed building consent.
11. Instead of a blanket order for listed buildings across the borough, two CAs, Liverpool Grove and Sutherland Square, have been selected as the subject for a pilot initiative. This allows the Council to identify specific properties that are eligible for the Order (see appendices 8.2 and 8.3 of the LLBCO). Given the physical proximity of listed buildings within each CA, eligible property owners may benefit from economies of scale by hiring a single contractor as a group.
12. Note that planning permission will still be required for solar panels on listed buildings notwithstanding a LLBCO granting listed building consent for such work. There is no legal mechanism to waive the need for planning permission for solar panels on listed buildings. However, the relevant planning applications

could be fast-tracked for a decision within 42 instead of 56 days, as discussed under paragraph 7.1.2 of the LLBCO. We are also looking for ways to further streamline the process.

Heritage impact

13. Section 26F of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to make a LLBCO the Council must have special regard to the desirability of preserving listed buildings of a description to which the order applies, their setting or any features of special architectural or historic interest which they possess. Meanwhile, paragraph 212 of the National Planning Policy Framework (2024) requires great weight to be given to the conservation of designated heritage assets.
14. Section 4.2 of the LLBCO discusses the significance of the listed buildings and CAs and assesses the impact of the installation of solar equipment on their special interest in detail. For the sake of brevity, the findings are summarised as follows –
15. Historic roof forms and features are essential parts of a listed building's architectural detailing. On a broader scale, the composition of roof forms and features across properties define the roofscape that contributes to the character and appearance of a CA. Where roof forms are consistent, they create a sense of visual cohesion and rhythm. The basic roof forms, uninterrupted rooflines and distinctive roof features are important characteristics which should be preserved.
16. Solar PV and solar thermal equipment are modern installations. Where visible from the streets, they would appear incongruous with the historic character and appearance of listed buildings and the CAs. Without careful consideration, they could also disrupt roof features. These would constitute harm to the significance of the listed buildings and the character and appearance of the CAs.
17. To prevent harm, the LLBCO only allows installations of solar equipment where they will be almost invisible from the streets, i.e. the inverted slopes of a butterfly roof or a flat roof at a minimum of two storeys or 6 metres above street level. A schedule and map of eligible properties are provided in the appendices of the Order.
18. Section 3 of the LLBCO specifies the scope of works covered and includes a list of conditions. The conditions have been written with reference to the relevant permitted development right for non-listed building¹ and guidance under the Householder Development Supplementary Planning Document (2025), and are designed to minimise potential impact on the appearance and historic fabric of the listed buildings.

¹ Town and Country Planning (General Permitted Development) (England) Order 2015, Sch. 2, Pt. 14, Class A.

19. It is considered that the installation of solar equipment, subject to the conditions, would have limited and easily reversible impact on the special interest of the listed buildings and CAs. No harm will be resulted from the works under the proposed LLBCO. The LLBCO would be compliant with the relevant legislative and policy requirements.
20. Officers note that there is no statutory time limit for the duration of a LLBCO. However, officers have considered that a term of 5 years from the date of the order is appropriate to meet appropriate standards and principles for conservation and has regard to the special interest of the affected buildings.

Consultation

21. According to the Planning (Local Listed Building Consent Orders) (Procedure) Regulations 2014, a public consultation and consultation with Historic England of at least 28 days are required for the draft LLBCO. The consultation took place between 1 August and 30 September 2025, following the resolution by the Planning Committee (Major Applications) B on 15 July 2025.

Methodology

22. A mix of online and offline methods have been used to ensure outreach.
23. The consultation was advertised through:
 - Site notices (x6) near the affected properties
 - A press notice in the Southwark News
 - Notification letters and FAQ leaflets to the affected property owners/occupiers
 - Emails to the statutory consultees including Historic England and relevant national amenity groups (the Georgian Group, Victorian Society, Council for British Archaeology, Society for the Protection of Ancient Buildings and Twentieth Century Society)
24. Residents, members of the public and statutory consultees were invited to make a representation by:
 - Commenting on the Planning Register under reference 25/AP/1926
 - Emailing to: designconservation@southwark.gov.uk
 - Posting to: Design and Conservation Team, Planning and Growth Division, 5th Floor Hub 2, Southwark Council, PO BOX 64529, London, SE1P 5LX.
25. The draft LLBCO and supporting documents were displayed:
 - Online at the Planning Register under reference 25/AP/1926
 - As hard copies at the Tooley Street office and the Southwark Heritage Centre and Walworth Library
 - As hard copies in mail to the affected property owners/occupiers

Result

26. A total of six representations were received – five from the residents and one

from Historic England. Their full responses are attached under Appendix 2 and summarised as follows.

27. The residents expressed strong support for the proposed LLBCO, highlighting benefits in terms of carbon reduction and cost saving arising from the use of renewable energy and recognising that the LLBCO has been carefully drafted to preserve the character of the listed buildings and CAs. The proposal is seen as conforming with planning policies and the Council's ambition for carbon neutrality, and as an initiative that could encourage similar renewable projects throughout the borough.
28. Historic England broadly supports the proposed LLBCO and made a few suggestions, which are summarised and responded to as follows:

Suggestion by Historic England	Officers' response
On butterfly roofs entirely concealed by parapets, there may be scope for panels to protrude more than 0.2m from the plane of the roof for higher efficiency.	The butterfly roofs identified, while hidden behind front parapets, are visible from the rear. A protrusion beyond 0.2m may be visually harmful.
Future expansions of the LLBCO could consider allowing solar panels on lower-level extensions, garages, or gardens where they may cause no harm, be less visible and more efficient.	<i>Lower-level extensions</i> Given the tight urban grain of the properties and tree coverage in the two CAs concerned, solar panels on lower-level extensions attached to the principal building may not perform as efficiently. There have been no requests from residents to expand the scope of the permitted works. However, in considering future rollouts of the LLBCO in other parts of the borough, the consultation could include a question about the potential to include lower-level extensions. <i>Garages</i> For installations mounted on the roof of a garage, LBC is only required if the garage is curtilage-listed, i.e. pre-dates July 1948 and is within the curtilage of a listed building. This would give rise to complications in identifying the eligible properties. As such, footnote #2 of the LLBCO has been amended to remove the reference to ancillary structures.

	<i>Gardens</i> Ground-mounted installations within gardens, detached from the principal listed building and curtilage listed structures, do not require LBC in the first place.
Paragraph 4.2.15 of the draft LLBCO refers to standard methods of fixing panels to roofs. This could be reflected in the conditions. To prevent inappropriate applications, the importance of understanding the structural integrity of roof shall be made clear.	Condition (vii) of the LLBCO requires prior consent to be obtained for works beyond minor repairs and making good of the roof. Supporting paragraphs (4.2.15, 7.1.4, 7.1.5, 7.2.1) relating to structural integrity of the roof are now highlighted by way of a footnote (#3) in the LLBCO.
Any review of the order should include an assessment of its effects on energy efficiency, in addition to the number of installations and their impact on significance	While the number of installations and their impact on significance could be monitored via satellite images and site visits, the impact on energy efficiency requires reporting from the residents. Making this a mandatory requirement could contradict the purpose of the LLBCO, which is to streamline the process.

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

29. Section 149 of the Equality Act 2010 sets out the Public Sector Equality Duty (PSED). This requires public bodies to consider all individuals when carrying out their day-to-day work – in shaping policy, in delivering services and in relation to their own employees. It requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between different people when carrying out their activities. The council's Approach to Equality commits the council to ensuring that equality is an integral part of our day-to-day business. The [Equality Framework for Local Government](#) exists to help organisations, review and improve their performance for people with characteristics protected by the Equality Act 2010.
30. An EINA was undertaken in June 2025 to assess the impact on the community at large and on people identified as possessing protected characteristics. Only minor amendments to the LLBCO have been made following the consultation so a revision of the EINA was not considered necessary. Conclusions from the June EINA remain relevant and are outlined as follows:
31. It is concluded that the LLBCO would have no negative impacts on equalities in Southwark. It will offer benefits to residents of the eligible properties and the

wider community, regardless of their protected characteristics. The benefits include climate change mitigation, protection of built heritage and townscape, and potential reduction in energy bills.

32. The EINA found that the LLBCO may benefit some groups more than others, as the works consented under the LLBCO are simpler to implement if in home ownership.
33. The LLBCO could also be of particular benefit to some protected groups who are more likely to experience fuel poverty.
34. Apart from ensuring the accessibility of public consultation and documents, there are no mitigating or improvement actions to be taken as a result of the EINA as no negative impacts are identified. As discussed, a mix of online and offline consultation methods have been used to ensure outreach.
35. The full EINA can be found in Appendix 3 to this report.

Resource implications

36. The operational costs associated with the making and consultation of the draft LLBCO and subsequent reviews have been/ will be funded within the approved budget of the planning division. Such undertakings are part of the management of the historic environment and as such are carried out by the Design, Conservation and Transport Team within its existing staffing resources.

Financial implications

37. All cost will be met from existing budgets.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Assistant Chief Executive – Governance and Assurance (SS270126)

38. Planning Committee (Major Applications) A is asked to approve the recommendations set out at the beginning of this report. The making of a LLBCO is not a matter specifically reserved to the Planning Committee. In accordance with Part 3F of the Council's Constitution, matters not expressly reserved to a Planning Committee are delegated to the Director of Planning and Growth. However, due to the importance of the proposed LLBCO, the Director has chosen to refer the matter to the Planning Committee for a decision.
39. This Planning Committee is reminded of the PSED under section 149 of the Equality Act 2010 which has been considered by officers above and the Planning Committee should consider the EINA attached at Appendix 3 when making this decision.
40. Council Assembly on 14 July 2021 approved a change to the Council's

Constitution to confirm that all decisions made by the Council will consider climate consequences of taking the decision. This has been considered at paragraphs 9 to 12.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix 1	Proposed Local Listed Building Consent Order
Appendix 2	Consultation responses
Appendix 3	Equality Impact and Needs Analysis
Appendix 4	Photos of the conservation areas and listed buildings

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth		
Report Author	Sandy Ng, Planner in Design, Conservation and Transport Team		
Version	Final		
Dated	17 March 2026		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments Sought	Comments Included
Assistant Chief Executive – Governance and Assurance		Yes	Yes
Strategic Director of Resources		No	No
Cabinet Member		No	No
Date final report sent to Constitutional Team			5 March 2026

Local Listed Building Consent Order for the Installation of Solar Panels on Grade II Listed Residential Properties in the Sutherland Square and Liverpool Grove Conservation Areas, London Borough of Southwark

This Order is made under the provisions as set out in the Planning (Local Listed Building Consent Orders) (Procedure) Regulations 2014; Sections 26D-G, 28A and Schedule 2A of the Planning (Listed Buildings and Conservation Areas) Act 1990.

1 Introductory

The **LOCAL LISTED BUILDING CONSENT ORDER** is made on 17 March 2026.

2 The listed buildings covered by the Order

2.1. Grade II listed residential properties within the Sutherland Square and Liverpool Grove Conservation Areas (CAs) that have either:

- i) a butterfly roof; or
- ii) a flat roof at a minimum of two storeys or 6 metres above street level.

2.2. A schedule and map of eligible properties are provided in the appendices.

3 Description of the consented works

3.1. Installation of microgeneration solar photovoltaics (PV)¹ or solar thermal panels and associated works, including:

- i) installation of associated equipment necessary for the operation of the system; and
- ii) minor repairs and making good of the roof.

3.2. Consent is granted subject to the following conditions:

Siting

- i) The solar panels should be installed on the inverted slopes of a butterfly roof, or a flat roof at a minimum of two storeys or 6 metres above street level²;

¹ For the purpose of this Order, solar PV includes only solar panels but not 'solar tiles' or 'solar slates'

² For the purpose of this Order, this includes the roof of the principal listed building, as well as the roof of its extension/ outrigger.

- ii) The solar panels will not protrude more than 0.2 metre beyond the plane of the roof when measured from the perpendicular with the external surface of the roof;
- iii) If installed on a flat roof, the solar panels should be set in at least 1m from all edges;
- iv) The solar panels should be positioned to avoid disruption to roof features, if any;

Associated works

- v) No guard rails are to be installed on the roof;
- vi) Associated equipment like batteries or pumps (except cabling, mounting rails, and pipes) should be no more than 0.3m deep, 1.5m tall and 1m wide, unless agreed in writing by the Local Planning Authority prior to the commencement of works.
- vii) Repairs to the roof and works of making good, whether internal or external, should be finished to match the adjacent work in terms of material, colour, texture, size, shape, detailed arrangement and construction; and should be limited to localised repairs of roof coverings, maintenance of drainage and rainwater goods, retention and strengthening of existing roof structures by setting new timbers alongside, unless agreed in writing by the Local Planning Authority prior to the commencement of works³.

Maintenance

- viii) The solar system should be maintained in good order and removed as soon as reasonably practicable when no longer needed.

4 Statement of reasons for the consented works

4.1. Justification for making this Order

- 4.1.1. The Council declared climate emergency in March 2019. The Southwark Climate Change Strategy and Action Plan, adopted in July 2021, sets out how to achieve carbon neutrality by 2030. *Renewable Energy* is one of the priority areas. The Council Delivery Plan 2022-2026 also includes *healthy environment* as one of the seven themes, and commits to reducing carbon emissions from buildings.
- 4.1.2. Solar energy is a type of renewable energy. Currently, installations of solar panels at listed buildings require a listed building consent. In line with our commitment to achieve carbon neutrality by 2030, this Order is prepared to encourage the installation of solar equipment on historic buildings by streamlining the process. Clear scope and conditions have been set out and,

³ It is important to understand the potential impact of the installations on the structural integrity of the roof. Please refer to paragraphs 4.2.15, 7.1.4, 7.1.5, 7.2.1 for further detail.

if complied with, solar equipment can be installed without the need to apply for a listed building consent.

- 4.1.3. Instead of a blanket order for listed buildings across the borough, two CAs, Liverpool Grove and Sutherland Square, have been selected as the subject for a pilot initiative. This allows the Council to identify specific properties that are eligible for this Order (see appendices 8.2 and 8.3). Given the physical proximity of listed buildings within each CA, eligible property owners may benefit from economies of scale by hiring a single contractor as a group.

4.2. Heritage considerations

- 4.2.1. Section 26F of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to make the Order the Council has special regard to the desirability of preserving listed buildings of a description to which the Order applies, their setting or any features of special architectural or historic interest which they possess. Meanwhile, paragraph 212 of the National Planning Policy Framework (2024) requires great weight to be given to the conservation of designated heritage assets.

Significance of the listed buildings and conservation areas

- 4.2.2. The Liverpool Grove CA is a remarkable example of social housing from the 1890s with the backing of Octavia Hill. The Arts and Crafts language, cottage-style design, and village townscape lined with trees dominate much of the area's character. Other notable buildings, including the grade I listed St. Peter's Church designed by Sir John Soane and grade II listed Regency/ early Victorian houses to the south of the church, also contribute to the area's significance.
- 4.2.3. Meanwhile, the Sutherland Square CA is significant for its well-preserved 19th-century terraces/ linked blocks of two to four storeys, many of which are listed or locally listed. The oldest houses pre-date the railway development and are situated around Sutherland Square on the former pleasure gardens of Walworth. Other houses on Lorrimore Square, Lorrimore Road and Carter Steet are later. The heart of the CA was extensively damaged in WWII and rebuilt.
- 4.2.4. Further details of the CAs and listed buildings are described in the conservation area appraisals and official list entries. For the purpose of this Order, this assessment focuses on how roof forms contribute to the significance of the listed buildings and CAs.
- 4.2.5. Historic roof forms and features, e.g. chimney stacks, upstand parapets and cornice, are essential parts of a listed building's architectural detailing. On a broader scale, the composition of roof forms and features across properties

define the roofscape that contribute to the character and appearance of a CA. Where roof forms are consistent, they create a sense of visual cohesion and rhythm. The basic roof forms, uninterrupted rooflines and distinctive roof features are important characteristics which should be preserved.

- 4.2.6. The map in appendix 8.1 identifies the different roof typologies of grade II listed residential properties within the selected CAs. These include butterfly, crown, pitched and hipped roofs. Some properties have a combination of hipped/ pitched and flat roofs.
- 4.2.7. Butterfly roofs are historically associated with Georgian and late Victorian eras. Their inverted, downward-sloping surfaces drain rainwater efficiently via a central gully. The butterfly roofscape has created a cohesive townscape along the southern edge of St Peter's Churchyard in Liverpool Grove CA and parts of Sutherland Square within Sutherland Square CA. While the front parapets of these buildings are linear, the V-shaped, symmetrical roof form can be appreciated from the rear.
- 4.2.8. The hipped roofs and crown roofs, with few exceptions on the western side of Sutherland Square, are often arranged in pairs with a shared chimney stack. In particular, the combination of hipped roofs to the main house and flat roofs to the entrance bays at nos. 48-74 (even) Lorrimore Road presents a strong rhythm.
- 4.2.9. Pitched roofs contribute to the sense of visual continuity in both CAs. They are particularly steep at nos. 1A, 1-23 (odd) Portland Street within Liverpool Grove CA and are gabled at the terraces' ends. Meanwhile, those lining the southwestern corner of Sutherland Square are pitched to the front but flat to the rear.
- 4.2.10. Overall, roof forms are integral to the architectural and historic character of the listed buildings. They vary across properties but often appear in clusters which contribute to the rhythmic rooflines within the CAs.

Impact of the consented works on significance

- 4.2.11. Solar PV and solar thermal equipment are modern installations. Where visible from the streets, they would appear incongruous with the historic character and appearance of listed buildings and the CAs. Also, they could add visual clutter to the roofscape. Their visual impact could be exacerbated by the shiny/ reflective finish and contrast in colour with existing roof tiles. Without careful consideration, the installations could also disrupt roof features. These would constitute harm to the significance of the listed buildings and character and appearance of the CAs.

- 4.2.12. To prevent harm, this Order only allows installations of solar PV and solar thermal equipment where they will be almost invisible from the streets. Having surveyed the roof typologies of listed buildings within the CAs through satellite images and site visits, it is considered that the inverted slopes of a butterfly roof or a flat roof at a minimum of two storeys or 6 metres above street level would offer the opportunity for discreet installations.
- 4.2.13. Conditions attached to this Order will further minimise the visual impact of the solar installations – through (ii) limiting their height, (iii) requiring minimum set in from the roof edges, (v) prohibiting the installation of guard rails, and (vi) restricting the size of associated equipment unless agreed otherwise. With these conditions in place, any view of the installations from the public realm would be incidental and immaterial.
- 4.2.14. Further conditions are imposed to preserve the appearance of the listed buildings and the wider CAs. Condition (iv) ensures surviving roof features remain undisrupted. Condition (vii) requires roof repairs are localised and like-for-like.
- 4.2.15. Potential impact on the historic fabric of listed buildings has also been considered. It is considered that standard methods of fixing solar panels or solar equipment on rails mounted to hooks attached to rafters will have negligible impact on historic fabric. Meanwhile, the installation of solar tiles and solar slates could result in the irreversible loss of historic roof coverings. It is therefore excluded from this Order. While minor repairs and making good of the roof are permitted under this Order, condition (vii) requires prior consent to be obtained for intrusive structural strengthening works. This allows the Council to control over the potential loss of historic roof structures and ensure structural integrity of the listed buildings.
- 4.2.16. The conditions have been written with reference to the relevant permitted development right for non-listed buildings⁴ and guidance under the Householder Development Supplementary Planning Document (2025).
- 4.2.17. For the reasons set out above, the Council considers that the installation of solar equipment under this Order, subject to the conditions set out above, would have limited and easily reversible impact on the appearance and fabric of the listed buildings. No harm will be resulted from the works under this Order. The Order is therefore compliant with the relevant legislative and policy requirements.

5 Term of Order

- 5.1. A period of no more than 5 years from the starting date of the Order.

⁴ Town and Country Planning (General Permitted Development) (England) Order 2015, Sch. 2, Pt. 14, Class A.

6 Operation of the Order

- 6.1. The Order has been made in accordance with the requirements of the Planning (Local Listed Building Consent Orders) (Procedure) Regulations 2014, including a public consultation of at least 28 days, and consultation with Historic England of at least 28 days. Representations received in response to these consultations have been considered in drawing up the final version of the Order.
- 6.2. The Council will review the operation of the Order periodically both quantitatively, in terms of the instances of solar equipment installed under its provisions, and qualitatively, in terms of the effects on the listed buildings affected. If at any time during the life of the Order it is considered that it is either ineffective in encouraging the use of solar panels or is giving rise to unexpected and unacceptable harm to listed buildings to which it applies, it will be varied or revoked.
- 6.3. If the Council revokes this Order at any point prior to the end date given above, any works authorised by the Order which have been started but not completed may be completed within six months of the date of revocation. Works which have been started but not completed at the end date given above may also be completed within six months of that date. However, once the Order expires or is revoked, any works previously covered by the Order which have not been started will no longer benefit from the consent granted through the Order.
- 6.4. If at the end of the term of the Order it is considered that it is operating effectively and does not give rise to undue harm, it will be renewed, and a longer term considered.
- 6.5. As an Order confers listed building consent for specified works, a breach of the Order by carrying out works not authorised by the Order may lead to enforcement action.

7 Further guidance

7.1. Requirement for other permissions

- 7.1.1. While this Order removes the need to apply for a listed building consent, other permissions may still be required for the works covered by this Order.
- 7.1.2. The permitted development right for the installation or alteration of solar equipment on domestic premises does not apply to listed buildings. A Local Development Order cannot be made to grant planning permission for

development affecting a listed building either⁵. As such, planning permission is required for the works consented by this Order. Under our “Green Deal” policy, the relevant planning applications will be processed within an accelerated timeframe. The internal deadline is streamlined to 42 days instead of the standard 56 days.

- 7.1.3. Trees in CAs are protected if they have a diameter of 7.5cm or more, or are part of a group with a diameter of 10cm or more when measured at 1.5m above ground level. If you plan to prune or remove a protected tree to facilitate the installation, you will need to give the Council 6 weeks’ notice via a section 211 notice. Alternatively, you should include works to trees as part of the proposal to be considered under a planning application.
- 7.1.4. Building regulations will normally apply for installations of solar equipment. You are advised to consider the following issues to ensure compliance with building regulations:
 - Structural safety: The roof must be able to support the additional weight of the solar equipment. This should be checked by a structural engineer.
 - Electrical safety: Electrical faults can cause fires. The system should be designed and installed by competent contractors, adhering to industry best practice and regulations.
 - Ventilation: The system, including panels and associated equipment like battery and inverter, generates a fair amount of heat. Care should be taken to ensure adequate ventilation, hence prevent overheating and fire.
- 7.1.5. A building regulations application will not be required if the system is installed by a member of an approved Competent Persons Scheme (CPS) for microgeneration technology. Otherwise, you will have to submit a Building Notice or Full Plans Application and pay a fee to for a building control person to inspect the work. Note not all CPS installers are certified to carry out a structural assessment of roof structures. Some are only able to deal with the electrical aspects of the installation. It may be necessary for a building regulation application to be made for the structural assessment. It should be checked that the installer is a member of a scheme covering all the work they will be doing.
- 7.1.6. Before works begin, a Certificate of Lawfulness of Proposed Works to a Listed Building can be applied for optionally. It offers formal confirmation that the installation of solar equipment in compliance with the conditions attached to this Order is lawful and will not require listed building consent.
- 7.2. Design guidance

⁵ Town and Country Planning (Development Management Procedure) (England) Order 2015, Pt. 8, art. 38(12)(a).

7.2.1. The following design guidance is useful to minimise any potential impact of the installation on the appearance and historic fabric of a listed building.

- Layout: For a tidy appearance, panels should be well aligned and arranged in the same direction, with even distance to roof edges.
- Colour and finish: To remain discreet, the colour of panels, frames, exposed cabling/ pipes should resemble that of the roof and the building's exterior.
- Strengthening of roof structures: Strengthening works should only be what is necessary to support the panels. Conventional carpentry techniques should be used where possible. Any change in the roof profile, introduction of modern materials such as steelwork, or extensive replacement of historic structural timbers will not be supported unless robustly justified.
- Associated equipment: These should be kept to a minimum and located discreetly. For example, new cabling or pipes could follow existing servicing routes. Other associated equipment could be located in existing utility cupboards, roof voids, a new cupboard on the uppermost floor, the rear garden or attached to the wall of a later extension. Disturbance to historic features such as skirting and wall panelling should be avoided.

7.3. External guidance

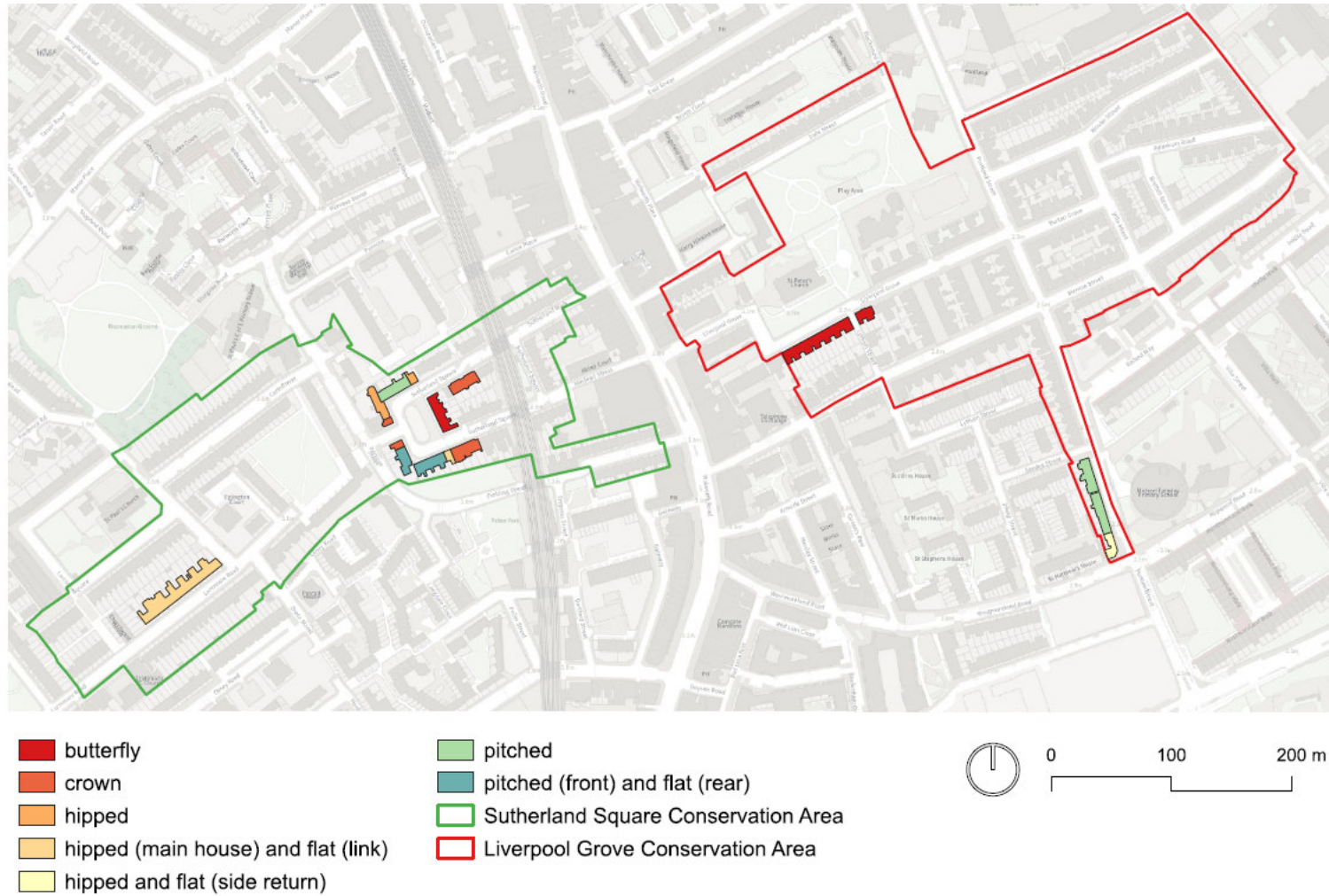
- 7.3.1. Historic England has produced a useful guide to the installation of solar panels on historic buildings: <https://historicengland.org.uk/advice/technical-advice/building-services-engineering/installing-photovoltaics/>
- 7.3.2. The Campaign for the Protection of Rural England (CPRE) has produced advice on '[Ensuring Place-Responsive Design for Solar Photovoltaics on Buildings](#)'. This is summarised in their leaflet '[Solar Design Tips – Your 10 Point Guide](#)'. While primarily focused on rural locations, the design guidance is also relevant in the urban environment, particularly where there is some visibility of the roof which is to host the solar equipment.

The Common Seal of the Mayor and Burgesses of the London Borough of Southwark was hereto affixed in the presence of:

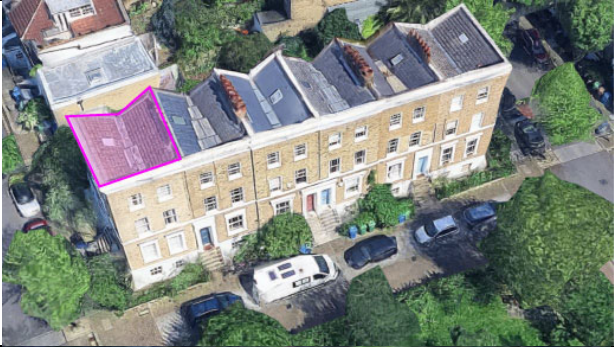
Authorised Signatory

8 Appendices

8.1. Map of roof typology of grade II listed residential properties within the CAs

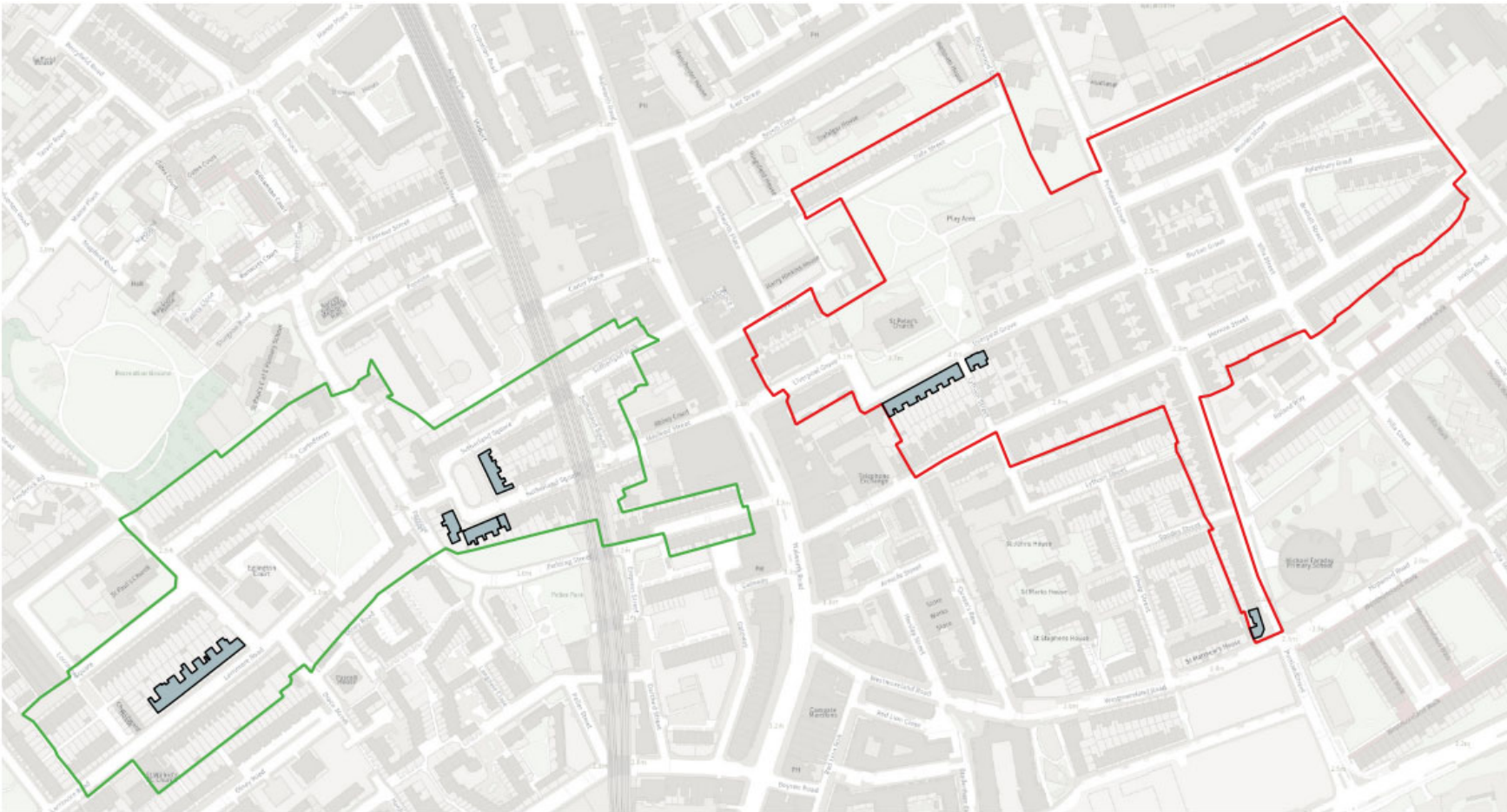


8.2. Schedule of eligible properties

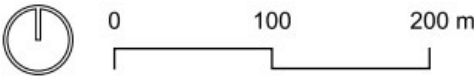
Address	Roof type	Suitable area for installation (shaded in purple)
55-60 Sutherland Square, SE17 3EL 28-58 (even) Liverpool Grove, SE17 2HJ	Butterfly	
25-32 Sutherland Square, SE17 3EQ	Pitched (front) and flat (rear)	

48-74 (even) Lorrimore Road, SE17 3LZ 24 Sutherland Square, SE17 3EQ	Hipped (main house) and flat (link)	
Aycliffe House, Portland Street, SE17 2PE	Hipped and flat (side return)	

8.3. Map of eligible properties



- Eligible properties
- Sutherland Square Conservation Area
- Liverpool Grove Conservation Area



Our ref: PL00799570

Michael Tsoukaris
Head of Design, Conservation & Transport
Planning & Growth Division
London Borough of Southwark

By email: michael.tsoukaris@southwark.gov.uk; sandy.ng@southwark.gov.uk

30 September 2025

Dear Mr Tsoukaris

Consultation on a Local Listed Building Consent Order – Grade II listed properties in Sutherland Square and Liverpool Grove conservation areas

Thank you for the opportunity to comment on the above consultation document. Given its purpose and content, we broadly support the order and our comments are limited in nature as a result.

We note at para 4.2.12 the use of site visits and satellite imagery in understanding the potential for solar PV panels on the buildings concerned. Condition ii requires that the solar panels should not protrude more than 0.2m from the plane of the roof. While we understand the logic for this condition, it may be that on butterfly roofs entirely concealed by parapets there may be scope for panels to be higher if this could increase its efficiency of the panel. Should the LLBCO be expanded later if this pilot is successful, any future order could similarly consider how solar PV panels could be installed on lower level extensions, projections, garages or gardens where they may cause no harm, be less visible and more efficient.

Para 4.2.15 refers to standard methods of fixing panels to roofs – it may be helpful if this was also to be reflected in the conditions. Similarly, making clear that understanding the structural integrity of roof structures is important before considering the installation of panels in order to forestall inappropriate applications is likely to be helpful to applicants.

Finally, we would suggest that any review of the operation of the Order should include an assessment of its effects on energy efficiency in addition to the number of installations and effects on significance.



I trust these comments are helpful. Please note that this advice is based on the information that has been provided to us and does not affect our obligation to advise on, and potentially object to any specific development proposal which may subsequently arise from these documents, and which may have adverse effects on the environment.

In the meantime, please do not hesitate to contact me should you require any further information.

Yours faithfully

Tim Brennan MRTPI

Historic Environment Planning Adviser

E-mail: [REDACTED]
[REDACTED]

Appendix 2.2 Response from residents

#1	
Commenter Type:	Member of the Public
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	- Conforms with planning policy framework - Contributes positively to surroundings - General support for the proposals - Improves the quality of the area - Includes carbon reduction measures - Includes use of renewable energy - Protects or enhances a Conservation Area - Protects or enhances a Listed Building - Reasons of support
Comments:	As a resident of a listed property I'm delighted that Sutherland Square and Liverpool Grove have been selected for this pilot initiative on planning permission for installing solar panels on Grade 2 Listed Residential Properties. As Southwark Council's Climate Change Strategy has Renewable Energy as one of the priority areas this is a logical and welcome step. I fully support this, as it will reduce our long-term energy costs and reliance on fossil fuels. We benefit as homeowners and residents, as does the local and wider environment, with less pollution. Hopefully the carefully thought out Local Listed Building Consent Order in this area will provide information and encouragement for other renewable projects throughout the Borough.
#2	
Commenter Type:	Neighbour
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	- Contributes positively to surroundings - General support for the proposals - Includes carbon reduction measures - Includes use of renewable energy - Makes sustainable use of land - Protects or enhances a Listed Building - Sustainable construction
Comments:	I fully support the proposal and live in one of the properties that would be eligible for consent to install solar panels. The butterfly roof on my property is ideal for siting solar panels such that they would not adversely impact on the historic fabric or character of the terrace. The opportunity to generate sustainable low carbon power is very exciting and something that I would be keen to do if possible. The idea of this being done jointly with my neighbours to gain efficiency and economy of scale is appealing.
#3	

Commenter Type:	Neighbour
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	- Creates economic vitality - General support for the proposals - Protects or enhances a Conservation Area
Comments:	As a resident of Sutherland Square I strongly support these proposals

#4

Commenter Type:	Neighbour
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	- General support for the proposals - Improves the quality of the area - Includes carbon reduction measures - Includes use of renewable energy - Local infrastructure improvements - Protects or enhances a Conservation Area - Protects or enhances a Listed Building - Sustainable construction
Comments:	I fully support the use of renewable energy in all homes and believe the ability to use solar panels on listed buildings and in conservation areas should be applauded and needs to happen. Consent could help set a real precedent for many others looking to do the same.

#5

Commenter Type:	Neighbour
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	- General support for the proposals - Includes use of renewable energy - Protects or enhances a Conservation Area - Protects or enhances a Listed Building

Comments: I'm really pleased to see this proposed Local Listed Building Consent Order (LLBCO) for solar panels on the beautiful Grade II listed houses in the conservation area.

It's so important to find ways to make these homes more energy-efficient and sustainable, especially given the climate crisis. I appreciate that the draft has been carefully designed to minimise visual impact while respecting the character of the buildings and the area.

This proposal feels like a thoughtful way to reduce energy costs and carbon emissions without losing the historic features that make these houses and the neighbourhood so special.

It's a positive step that aligns well with Southwark's ambitious 2030

goals to become carbon neutral and promote greener living across the borough. I hope the council agrees and grants permission.



Equality Impact and Needs Analysis

**Proposed Local Listed Building Consent
Order for the Installation of Solar Panels on
Grade II Listed Residential Properties in the
Sutherland Square and Liverpool Grove
Conservation Areas**

Section 1: Equality impact and needs analysis details

Proposed policy/decision/business plan to which this equality analysis relates		Proposed Local Listed Building Consent Order for the Installation of Solar Panels on Grade II Listed Residential Properties in the Sutherland Square and Liverpool Grove Conservation Areas			
Equality analysis author		Sandy Ng, Planner in Design, Conservation & Transport Team			
Strategic Director:		Clive Palfreyman			
Department		Resources	Division	Planning and Growth	
Period analysis undertaken		2 June 2025 to 13 June 2025			
Date of review (if applicable)					
Sign-off	Michael Tsoukaris	Position	Head of Design, Conservation and Transport	Date	26 June 2025

Section 2: Brief description of policy/decision/business plan

1.1 Brief description of policy/decision/business plan

The Council is proposing a bespoke Local Listed Building Consent Order (LLBCO) to waive the need to apply for a listed building consent for the installation of solar panels at grade II listed residential properties within Sutherland Square and Liverpool Grove Conservation Areas (CAs), subject to conditions. A schedule and map of eligible properties are provided in appendices 8.2 and 8.3 of the draft LLBCO.

The policy aims to remove barriers in the planning system and promote the installation of solar panels in line with the Council's commitment to achieve carbon neutrality by 2030. The initiative was proposed by residents in the Sutherland Square Conservation Area. It was later expanded to cover grade II residential listed buildings in the Liverpool Grove Conservation Area due to the similar size and physical proximity of the two areas.

Section 3: Overview of service users and key stakeholders consulted

2. Service users and stakeholders	
Key users of the department or service	Externally, the key users of the Order will be the owners/ residents of the eligible properties identified. Other users may include architects, contractors or those employed to design and install solar panels in line with the conditions specified in the Order. Internally, the Order will be used by planning/ enforcement officers to monitor and review the installation of solar panels at residential listed buildings in the conservation areas. It will also be used to assess and decide Approval of Details applications in relation to the Order.
Key stakeholders involved in this policy/decision/ business plan	The idea was initially proposed by residents in the Sutherland Square Conservation Area. The draft Order was prepared and developed by Design, Conservation & Transport Team within the planning division, with informal advice from Building Control and Applications Teams. An early draft of the Order was reviewed by the Cabinet Member for New Homes and Sustainable Development in February 2025. The final draft will be taken to the Planning Committee B (Majors) in July 2025 to agree on public consultation. Members of the public, affected property owners, Historic England and amenity groups will be consulted on the draft Order for a minimum of 28 days.

Section 4: Pre-implementation equality impact and needs analysis

This section considers the potential impacts (positive and negative) on groups with 'protected characteristics', the equality information on which this analysis is based and any mitigating actions to be taken, including improvement actions to promote equality and tackle inequalities. An equality analysis also presents as an opportunity to improve services to meet diverse needs, promote equality, tackle inequalities and promote good community relations. It is not just about addressing negative impacts.

The columns include societal issues (discrimination, exclusion, needs etc.) and socio-economic issues (levels of poverty, employment, income). As the two aspects are heavily interrelated it may not be practical to fill out both columns on all protected characteristics. The aim is, however, to ensure that socio-economic issues are given special consideration, as it is the council's intention to reduce socio-economic inequalities in the borough. Key is also the link between protected characteristics and socio-economic disadvantage, including experiences of multiple disadvantages.

Socio-economic disadvantage may arise from a range of factors, including:

- poverty
- health
- education
- limited social mobility
- housing
- a lack of expectations
- discrimination
- multiple disadvantage

The public sector equality duty (PSED) requires us to find out about and give due consideration to the needs of different protected characteristics in relation to the three parts of the duty:

1. Eliminating discrimination, harassment and victimisation
2. Advancing equality of opportunity, including finding out about and meeting diverse needs of our local communities, addressing disadvantage and barriers to equal access; enabling all voices to be heard in our engagement and consultation undertaken; increasing the participation of under-represented groups
3. Fostering good community relations; promoting good relations; to be a borough where all feel welcome, included, valued, safe and respected.

The PSED is now also further reinforced in the two additional Fairer Future for All values that we will:

- Always work to make Southwark more equal and just
- Stand against all forms of discrimination and racism

Age Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	Potential Socio-Economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)
<u>Climate change mitigation</u> The LLBCO encourages the installation of solar panels to reduce carbon emissions and mitigate the effects of climate change. This will benefit residents of all ages. <u>Heritage conservation</u> The LLBCO includes a list of conditions to guard against harmful installations. This will protect the designated heritage assets and preserve the visual amenity of the local areas for the enjoyment of residents and visitors of all ages.	<u>Cost saving and reliable energy source</u> The LLBCO grants listed building consent for the installation of solar panels at grade II listed residential properties within the conservation areas, subject to conditions. Once installed, residents of all ages could benefit from reduced energy bills and a reliable energy source. This may provide particular relief to young adults as they are more likely to live in fuel poverty than any other adult age group. <u>Home ownership</u> Works may be easier to carry out for home or freehold owners. Renters and leaseholders are less likely to pay for substantial works to a property or freehold they do not own. Older adults are more likely to own their home or the freehold than young adults. This means that older residents may benefit greater from the LLBCO as they are the group which can likely make the most use of it.
Equality information on which above analysis is based	Socio-economic data on which above analysis is based
<u>General data</u> Properties covered by the draft LLBCO are within the Burgess Park West & John	<u>Cost saving and reliable energy source</u> Nationally, households where the age of the oldest member is between 16 and

Ruskin Street (BPW&JRS) and Walworth South (WS) Middle Layer Super Output Areas (MSOAs). The median ages are 34 and 32 respectively. (Source: [Census 2021, ONS](#))

Their demographics by age group reflects the borough-wide structure.

	Aged 15 or below	Aged 16-64	Aged 65 or above
BPW&JRS	15.8%	75.6%	8.7%
WS	19.2%	73.4%	7.3%
LBS	16.7%	74.9%	8.3%

(Source: [Census 2021, ONS](#))

Southwark has an ageing population. Between 2011 and 2011, the percentage changes are:

	Aged 15 or below	Aged 16-64	Aged 65 or above
BPW&JRS	-2.9%	+2.5%	+0.4%
WS	-3.3%	+2.5%	+0.8%
LBS	-1.8%	+1.2%	+0.6%

(Source: [Census 2021, ONS](#))

A 79% increase in the population of Southwark aged 65 or more is forecast between 2019 and 2039. This incorporates a 92% increase in those over 75 and 87% growth in those over 85. (Source: Strategic Housing Market Assessment Update 2019, Southwark Council)

24 have the highest likelihood of being in fuel poverty (25%). No other adult age group exceeds 15%. (Source: [Annual fuel poverty statistics in England, 2024 \(2023 data\)](#), [Department for Energy Security & Net Zero](#))

Home ownership

In 2019, only 5% of households in London headed by someone aged 16-24 owned their own home. By contrast, home ownership rates for householders headed by someone aged 45+ are over 50%. (Source: [Housing in London 2020, GLA](#)).

Leasehold households generally have younger household reference persons than non-leasehold households. In the England Housing Survey 2021-2022, there was a significantly higher proportion of 25-34-year-olds in leasehold households in the owner-occupied sector (14%) than in non-leasehold households overall (8%). (Source: [English Housing Survey 2021 to 2022: leasehold households, DLUHC](#))

Mitigating and/or improvement actions to be taken

Public consultation

Older people with limited IT skills may find it difficult to access the information and consultation documents online. A mix of methods, online and offline, will be used for public consultation such that people of all ages are aware of and have a chance to comment on the draft LLBCO.

As there are no negative impacts, no mitigating actions are required.

Disability - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities. Please note that under the PSED due regard includes:

"the steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities."

This also includes the need to understand and focus on different needs/impacts arising from different disabilities

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	Potential socio-economic impacts/needs/issues arising from socio-economic disadvantage (positive and negative)
<u>Climate change mitigation</u> The LLBCO encourages the installation of solar panels to reduce carbon emissions and mitigate the effects of climate change. This will benefit all residents, including those who are disabled. <u>Heritage conservation</u> The LLBCO includes a list of conditions to guard against harmful installations. This will protect the designated heritage assets and preserve the visual amenity of the local areas for the enjoyment of all residents and visitors, including those who are disabled.	<u>Cost saving and reliable energy source</u> The LLBCO grants listed building consent for the installation of solar panels at grade II listed residential properties within the conservation areas, subject to conditions. Once installed, residents, regardless of disability, could benefit from reduced energy bills and a reliable energy source. This may provide particular relief to disabled people as they are more likely than non-disabled people to struggle to afford their energy bills. <u>Home ownership</u> Works may be easier to carry out for home or freehold owners. Renters and leaseholders are less likely to pay for substantial works to a property or freehold they do not own. Disabled people are less likely than non-disabled people to own their own home. This means the LLBCO could be less of a benefit to disabled residents.
Equality information on which above analysis is based	Socio-economic data on which above analysis is based

<u>General data</u> In 2021, 8.2% of Southwark residents identified as being disabled and limited a lot. This was a decrease from 11.1% in 2011. Almost a quarter of households (33,000) had at least one resident with a disability. (Source: How life has changed in Southwark: Census 2021, ONS). The neighbourhoods with higher proportions of disability are Old Kent Road, South Bermondsey and Nunhead & Queen's Road. (Source: Census 2021, quoted in JSNA Annual Report 2023, Southwark Council).	<u>Cost saving and reliable energy source</u> The poverty rate for disabled people was 30%, 10 percentage points higher than the rate for people who were not disabled. (Source: UK Poverty 2025, Joseph Rowntree Foundation) 55% of disabled adults in the UK reported finding it difficult to afford their energy bills. This compares with 40% of non-disabled people. (Source: Impact of increased cost of living on adults across Great Britain: June to September 2022, ONS) <u>Home ownership</u> 40% of disabled people in the UK owned their own home, compared to 53% of non-disabled people. (Source: Outcomes for disabled people in the UK: 2021, ONS)
Mitigating and/or improvement actions to be taken	
<u>Public consultation</u> Disabled people may find it difficult to attend in-person consultation meetings. A mix of methods, online and offline, will be used for public consultation such that people with special needs are aware of and have a chance to comment on the draft LLBCO.	As there are no negative impacts, no mitigating actions are required.

Gender reassignment - The process of transitioning from one gender to another. Gender Identity - Gender identity is the personal sense of one's own gender. Gender identity can correlate with a person's assigned sex or can differ from it.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	Potential socio-economic impacts/needs/issues arising from socio-economic disadvantage (positive and negative)
<u>Climate change mitigation</u> The LLBCO encourages the installation of solar panels to reduce carbon emissions and mitigate the effects of climate change. This will benefit all residents, regardless of their gender identity. <u>Heritage conservation</u> The LLBCO includes a list of conditions to guard against harmful installations. This will protect the designated heritage assets and preserve the visual amenity of the local areas for the enjoyment of all residents and visitors, regardless of their gender identity.	<u>Cost saving and reliable energy source</u> The LLBCO grants listed building consent for the installation of solar panels at grade II listed residential properties within the conservation areas, subject to conditions. Once installed, residents, regardless of their gender identity, could benefit from reduced energy bills and a reliable energy source. <u>Home ownership</u> Works may be easier to carry out for home or freehold owners. Renters and leaseholders are less likely to pay for substantial works to a property or freehold they do not own. Transgender people are less likely than cisgender people to own their own home. This means the LLBCO could be less of a benefit to transgender residents.
Equality information on which above analysis is based.	Socio-economic data on which above analysis is based
<u>General data</u> 1.23% of people aged 16 years and over in Southwark have a gender identity different from their sex registered at birth. (Source: Census 2021)	<u>Home ownership</u> 31% of cisgender Southwark residents responded that they lived in a home that is owned by themselves or someone they live with (either outright, or with a mortgage, loan or shared ownership). By contrast, only 13.3% of trans women and 16.7% of trans men in Southwark selected one of these housing tenures.

	(Source: Gender identity by tenure: Census 2021, ONS)
Mitigating and/or improvement actions to be taken	
<u>Public consultation</u> Transgender people may be afraid to express their views in public meetings due to fear of discrimination. A mix of methods, online and offline, will be used for public consultation such that people of all gender identities are aware of and have a chance to comment on the draft LLBCO.	As there are no negative impacts, no mitigating actions are required.

Marriage and civil partnership – In England and Wales marriage is no longer restricted to a union between a man and a woman but now includes a marriage between a same-sex couples. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples and must be treated the same as married couples on a wide range of legal matters. (Only to be considered in respect to the need to eliminate discrimination.)	
Potential impacts (positive and negative) of proposed policy/decision/business plan	Potential socio-economic impacts/needs/issues arising from socio-economic disadvantage (positive and negative)
<u>Climate change mitigation</u> The LLBCO encourages the installation of solar panels to reduce carbon emissions and mitigate the effects of climate change. This will benefit all residents, regardless of their marital status. <u>Heritage conservation</u> The LLBCO includes a list of conditions to guard against harmful installations. This will protect the designated heritage assets and preserve the visual amenity of the local areas for the enjoyment of all residents and visitors, regardless of their marital status.	<u>Cost saving and reliable energy source</u> The LLBCO grants listed building consent for the installation of solar panels at grade II listed residential properties within the conservation areas, subject to conditions. Once installed, residents, regardless of their marital status, could benefit from reduced energy bills and a reliable energy source.
Equality information on which above analysis is based	Socio-economic data on which above analysis is based
<u>General data</u> The latest census found that 26.9% of Southwark residents were married or in a civil partnership. This was a fall from 29.4% in 2011. Southwark had the fourth-highest percentage of adults who had never been married or in a civil partnership of all English local authorities. (Source: How life has changed in Southwark: Census 2021, ONS) In the BPW&JRS and WS MSOAs specifically, the percentage of residents	N/A

that were married or in a civil partnership were 21.8% and 23.3% respectively. (Source: Census 2021, ONS)	
Mitigating or improvement actions to be taken	
As there are no negative impacts, no mitigating actions are required.	As there are no negative impacts, no mitigating actions are required.

Pregnancy and maternity - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	Potential socio-economic impacts/needs/issues arising from socio-economic disadvantage (positive and negative)
<u>Climate change mitigation</u> The LLBCO encourages the installation of solar panels to reduce carbon emissions and mitigate the effects of climate change. This will benefit all residents, including those who are pregnant or in maternity. <u>Heritage conservation</u> The LLBCO includes a list of conditions to guard against harmful installations. This will protect the designated heritage assets and preserve the visual amenity of the local areas for the enjoyment of all residents and visitors, including those who are pregnant or in maternity.	<u>Cost saving and reliable energy source</u> The LLBCO grants listed building consent for the installation of solar panels at grade II listed residential properties within the conservation areas, subject to conditions. Once installed, residents, regardless of pregnancy or maternity, could benefit from reduced energy bills and a reliable energy source.
Equality information on which above analysis is based	Socio-economic data on which above analysis is based
<u>General data</u> The total number of babies born in Southwark has been decreasing year on year over the past 10 years. The decline in the fertility rate in Southwark is seen across all age groups, but particularly among younger women. The average age of mothers giving birth in Southwark in 2022 was around 33 years. (Source: JSNA Annual Report 2023, Southwark Council). Across the borough there is substantial variation in the number of births each year. In 2021, the birth rate per 1.000	N/A

females aged 15-44 is 39-50% in Faraday and 27-38% in Newington. (Source: NHS Digital: Local birth files, quoted in JSNA Annual Report 2023, Southwark Council)	
Mitigating and/or improvement actions to be taken	
<u>Public consultation</u> Those who are pregnant or in maternity with caring responsibilities may find it difficult to attend in-person consultation meetings. A mix of methods, online and offline, will be used for public consultation such that people who are pregnant or in maternity will also be aware of and have a chance to comment on the draft LLBCO.	As there are no negative impacts, no mitigating actions are required.

Race - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins. N.B. Gypsy, Roma and Traveller are recognised racial groups and their needs should be considered alongside all others	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)
<u>Climate change mitigation</u> The LLBCO encourages the installation of solar panels to reduce carbon emissions and mitigate the effects of climate change. This will benefit all residents, regardless of their race/ ethnicity. <u>Heritage conservation</u> The LLBCO includes a list of conditions to guard against harmful installations. This will protect the designated heritage assets and preserve the visual amenity of the local areas for the enjoyment of all residents and visitors, regardless of their race/ ethnicity.	<u>Cost saving and reliable energy source</u> The LLBCO grants listed building consent for the installation of solar panels at grade II listed residential properties within the conservation areas, subject to conditions. Once installed, residents, regardless of their race/ ethnicity, could benefit from reduced energy bills and a reliable energy source. This may provide relief to ethnic minority residents in particular as they are more likely to live in fuel poverty than white households. <u>Home ownership</u> Works may be easier to carry out for home or freehold owners. Renters and leaseholders are less likely to pay for substantial works to a property or freehold they do not own. Home ownership varies greatly between ethnic minorities and is below average for most. This means the LLBCO could be less of a benefit to some minorities.
Equality information on which above analysis is based	Socio-economic data on which above analysis is based
<u>Ethnicity</u> Demographic data on ethnicity vary at a granular level. 2021 census data at the Output Area (OA) level are reported below, highlighting the top three ethnic	<u>Cost saving and reliable energy source</u> In the 2 years to March 2021, an average of 12.6% of white households were in fuel poverty, compared with 19.1% of households from all other ethnic groups combined. In every period

groups in each relevant OA affected by the LLBCO. (Source: ONS) OA E00020126 (Lorrimore Road): White British (36.2%), African (24.3%), Other White (10.9%) OA E00020119 (Sutherland Square): White British (55.8%), Other White (14.6), Bangladeshi (8%) OA E00020120 (Sutherland Square): White British (30.1%), African (24.4%), Other White (10.8%) OA E00019978 (Liverpool Grove): White British (39.3%), Other White (18.8%), African (9.7%) OA E00019987 (Aycilffe House): White British (50.2%), Any other ethnic group (9.7%), African (9%) <u>Languages</u> 244,000 (79%) Southwark residents reported their main language to be English. This is comparable to London, where 76% of residents recorded English as their main language, but lower than across England (88% of the population). Spanish is the most common main language other than English, spoken by 13,000 Southwark residents. 'All other Chinese' is the most common Asian language, while Somali is the most spoken African language of Southwark residents. Of the 53,700 Southwark residents whose main language is not English, 10,200 (19%) cannot speak English well or have no English proficiency. (Source: Census 2021 Profile: Ethnicity, National Identity, Language and Religion, Southwark Council)	covered by this data, white households were less likely to be in fuel poverty than households from all other ethnic groups combined. (Source: Ethnicity facts and figures: Fuel poverty, Department for Business, Energy & Industrial Strategy) <u>Home ownership</u> The English Housing Survey 2017-2018 found that 68% of White British households owned their own home (outright or with a mortgage). The level of home ownership is lower among all other ethnic groups except Indian and Mixed White/Asian. The level of home ownership is lowest among Black African and Arab households (20% and 17% respectively). (Source: Ethnicity facts and figures: Home ownership, Ministry of Housing, Communities and Local Government).
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Mitigating and/or improvement actions to be taken	
<u>Public consultation</u> Those whose main language is not English may find it difficult to understand the LLBCO. To mitigate this, the Council can translate the LLBCO into different languages upon request. Also, illustrations have been produced to explain some conditions of the LLBCO graphically.	As there are no negative impacts, no mitigating actions are required.

Religion and belief - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	Potential socio-economic impacts/needs/issues arising from socio-economic disadvantage (positive and negative)
<u>Climate change mitigation</u> The LLBCO encourages the installation of solar panels to reduce carbon emissions and mitigate the effects of climate change. This will benefit all residents, regardless of their religion and belief. <u>Heritage conservation</u> The LLBCO includes a list of conditions to guard against harmful installations. This will protect the designated heritage assets and preserve the visual amenity of the local areas for the enjoyment of all residents and visitors, regardless of their religion and belief.	<u>Cost saving and reliable energy source</u> The LLBCO grants listed building consent for the installation of solar panels at grade II listed residential properties within the conservation areas, subject to conditions. Once installed, residents, regardless of their religion and belief, could benefit from reduced energy bills and a reliable energy source. <u>Home ownership</u> Works may be easier to carry out for home or freehold owners. Renters and leaseholders are less likely to pay for substantial works to a property or freehold they do not own. Home ownership varies greatly between religious and belief groups. The level of home ownership is below average among Muslims, Buddhists, and non-religious people. This means the LLBCO could be less of a benefit to these groups.
Equality information on which above analysis is based	Socio-economic data on which above analysis is based
<u>General data</u> In the relevant OAs, most residents either have no religion or identify as Christian. The percentage of residents who have no religion ranges from 24.9% to 45.9%. The percentage of residents who are Christian ranges from 36.8% to 50.2%. The second	<u>Home ownership</u> The 2021 Census found that 63% of people in England and Wales lived in households that owned their own accommodation (outright, with a mortgage, or shared ownership). Only 46% of Muslim people and 57% of Buddhist people lived in a household that

largest religious group is Muslim: 6.5%-9.3% of the residents identify as Muslim in the relevant OAs. This is reflective of the borough-wide data. (Source: Census 2021, ONS)	owned their own accommodation. For people of no religion the figure is 59%. The figure is higher than average for people who are Sikh, Jewish, Christian or Hindu. (Source: Religion by housing, health, employment, and education, England and Wales: Census 2021, ONS).
Mitigating and/or improvement actions to be taken	
As there are no negative impacts, no mitigating actions are required.	As there are no negative impacts, no mitigating actions are required.

Sex - A man or a woman.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)
<u>Climate change mitigation</u> The LLBCO encourages the installation of solar panels to reduce carbon emissions and mitigate the effects of climate change. This will benefit all residents, regardless of their sex. <u>Heritage conservation</u> The LLBCO includes a list of conditions to guard against harmful installations. This will protect the designated heritage assets and preserve the visual amenity of the local areas for the enjoyment of all residents and visitors, regardless of their sex.	<u>Cost saving and reliable energy source</u> The LLBCO grants listed building consent for the installation of solar panels at grade II listed residential properties within the conservation areas, subject to conditions. Once installed, residents, regardless of their sex, could benefit from reduced energy bills and a reliable energy source.
Equality information on which above analysis is based	Socio-economic data on which above analysis is based
<u>General data</u> The Census 2021 found that 51.6% of Southwark's residents are women and 48.4% are men. (Source: Census 2021) The percentages vary across the relevant OAs but only by a minimal extent.	N/A
Mitigating and/or improvement actions to be taken	
<u>Public consultation</u> Women may not feel safe attending consultation meetings at certain times of the day. A mix of methods, online and offline, will be used for public consultation such that people of both sex will be aware of and have a chance to comment on the draft LLBCO.	As there are no negative impacts, no mitigating actions are required.

Sexual orientation - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)
<u>Climate change mitigation</u> The LLBCO encourages the installation of solar panels to reduce carbon emissions and mitigate the effects of climate change. This will benefit all residents, regardless of their sexual orientation. <u>Heritage conservation</u> The LLBCO includes a list of conditions to guard against harmful installations. This will protect the designated heritage assets and preserve the visual amenity of the local areas for the enjoyment of all residents and visitors, regardless of their sexual orientation.	<u>Cost saving and reliable energy source</u> The LLBCO grants listed building consent for the installation of solar panels at grade II listed residential properties within the conservation areas, subject to conditions. Once installed, residents, regardless of their sexual orientation, could benefit from reduced energy bills and a reliable energy source. <u>Home ownership</u> Works may be easier to carry out for home or freehold owners. Renters and leaseholders are less likely to pay for substantial works to a property or freehold they do not own. Home ownership levels vary between people of different sexual orientations. Data shows that lesbian and gay people in Southwark are more likely to own their own home (or live with someone who does) than heterosexual people, but for bisexual people this is much less likely. This means the LLBCO could be less of a benefit to bisexual residents.
Equality information on which above analysis is based	Socio-economic data on which above analysis is based
<u>General data</u> Across the borough, 8.08% of Southwark's residents identified as LGB+. This is the fourth highest figure of any local authority district in England and Wales.	<u>Home ownership</u> In the last census, 30.2% of heterosexual Southwark residents responded that they lived in a home that is owned by themselves or someone they live with (either outright, or with a mortgage, loan or shared ownership). For lesbian and gay people, this figure

In the BPW&JRS and WS MSOAs specifically, 9.36% and 7.49% of the residents identified as LGB+ respectively. (Source: Census 2021, ONS)	was 45.4%, but for bisexual people it was only 24.4%. For people who selected the 'all other sexual orientations' option, the figure was 16.7%. (Source: ONS)
Mitigating and/or improvement actions to be taken	
<u>Public consultation</u> People from the LGB+ community may be afraid to express their views in consultation meetings for fear of discrimination. A mix of methods, online and offline, will be used for public consultation such that people of all sexual orientations will be aware of and have a chance to comment on the draft LLBCO.	As there are no negative impacts, no mitigating actions are required.

Human Rights

There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour, Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol

Potential impacts (positive and negative) of proposed policy/ decision/ business plan

In relation to First Protocol, Article 1 (Protection of property), the LLBCO would empower residents of eligible properties to install solar panels by removing the need to apply for listed building consent.

The LLBCO would encourage the adoption of domestic solar energy, which helps reduce carbon emissions and mitigate the effects of climate change. Residents could also benefit from reduced energy bills following the installation of solar panels.

The conditions attached to the LLBCO are designed to guard against harmful installations. This will protect the designated heritage assets and preserve the visual amenity of the local areas for the enjoyment of all residents and visitors.

No negative impacts on human rights are expected to arise as a result of the LLBCO.

Information on which above analysis is based

All data illustrated in Southwark Plan Integrated Impact Assessment (February 2022) for Strategic Policy 2 Southwark Together, Strategic Policy 5 Thriving neighbourhoods and tackling health inequalities and Strategic Policy 6 Climate Emergency.

The LLBCO contributes to IIAO6 'To reduce contributions to climate change', IIAO11 'To protect and enhance quality of landscape and townscape', IIAO12 'To conserve and enhance the historic environment and cultural assets'.

Mitigating and/or improvement actions to be taken

As there are no negative impacts, no mitigating actions are required.

Conclusions

Overall, the LLBCO will have no negative impacts on the equalities of residents in the two conservation areas. It will benefit residents of the eligible properties and the wider community, regardless of their protected characteristics.

The LLBCO grants listed building consent for the installation of solar panels at eligible properties subject to conditions. This would encourage the adoption of domestic solar energy, which helps reduce carbon emissions and mitigate the effects of climate change. This would benefit all residents and visitors, regardless of their protected characteristics.

Once installed, residents regardless of their protected characteristics would benefit from reduced energy bills. This would offer particular economic relief for young adults, disabled people and ethnic minorities, who are more likely to live in fuel poverty.

The LLBCO may be more of a benefit to those who own their home or the freehold and less likely to benefit renters or leaseholders. This is because the works may be easier to carry out for home or freehold owners. Renters and leaseholders are also less likely to pay for substantial works to a property or freehold they do not own. The LLBCO does not cause a negative impact to renters or leaseholders, but these groups are less likely to make use of the LLBCO.

The conditions attached to the LLBCO are designed to guard against harmful installations. This will protect the designated heritage assets and preserve the visual amenity of the local areas for the enjoyment of residents and visitors, regardless of their protected characteristics.

Members of the public will be able to give comments on the draft LLBCO during the consultation stage and any consultation feedback which is pertinent to the matters raised within the EINA will be taken into account for any further revisions of the EINA.

A mix of online and offline consultation methods will be used to enable all groups in participating in the public consultation. Those whose primary language is not English may find it challenging to understand the LLBCO. Mitigation measures to address this concern have been set out in section 5.

Section 5: Further equality actions and objectives

Further actions			
Based on the initial analysis above, please detail the key mitigating and/or improvement actions to promote equality and tackle inequalities; and any areas identified as requiring more detailed analysis.			
No.	Description of issue	Action	Timeframe
1	Ensure that the LLBCO is adopted within the shortest timeframe possible by the Council so that the benefits identified can be secured.	Progress the draft LLBCO towards public consultation and then final confirmation at Planning Committee.	Public consultation proposed to be agreed at Committee in July 2025.
2	Ensure that there is no language barrier preventing residents from understanding the LLBCO.	Upon request the Council can translate the documents into other languages.	Upon request

Appendix 4 Photos of the conservation areas and listed buildings

(Note: This is a selection of photos and not an exhaustive list of listed buildings in the areas.)

Sutherland Square CA

Looking east on Sutherland Walk. No listed buildings in this part of the Sutherland Square CA.



Nos. 51a to 56 Sutherland Square (from left to right). All are grade II listed except no. 55a.



Looking east on Sutherland Square. Nos. 51a-55a on the right.



Butterfly roof to nos. 55-56 Sutherland Square (grade II listed), visible from the rear.



Butterfly roof to nos. 58-60 Sutherland Square (grade II listed), somewhat visible from the rear.



Nos. 55-60 Sutherland Square (grade II listed).



Nos. 35-39 Sutherland Square (grade II listed).



Nos. 25-32 Sutherland Square (grade II listed).



Rear of nos. 30-33 Sutherland Square (grade II listed)



Rear of nos. 24-29 Sutherland Square (grade II listed).

Liverpool Grove CA



St Peter's Church (grade I listed) in the distance.



Nos. 28-52 (even) Liverpool Grove (grade II listed).



Nos. 50-58 (even) Liverpool Grove (grade II listed).



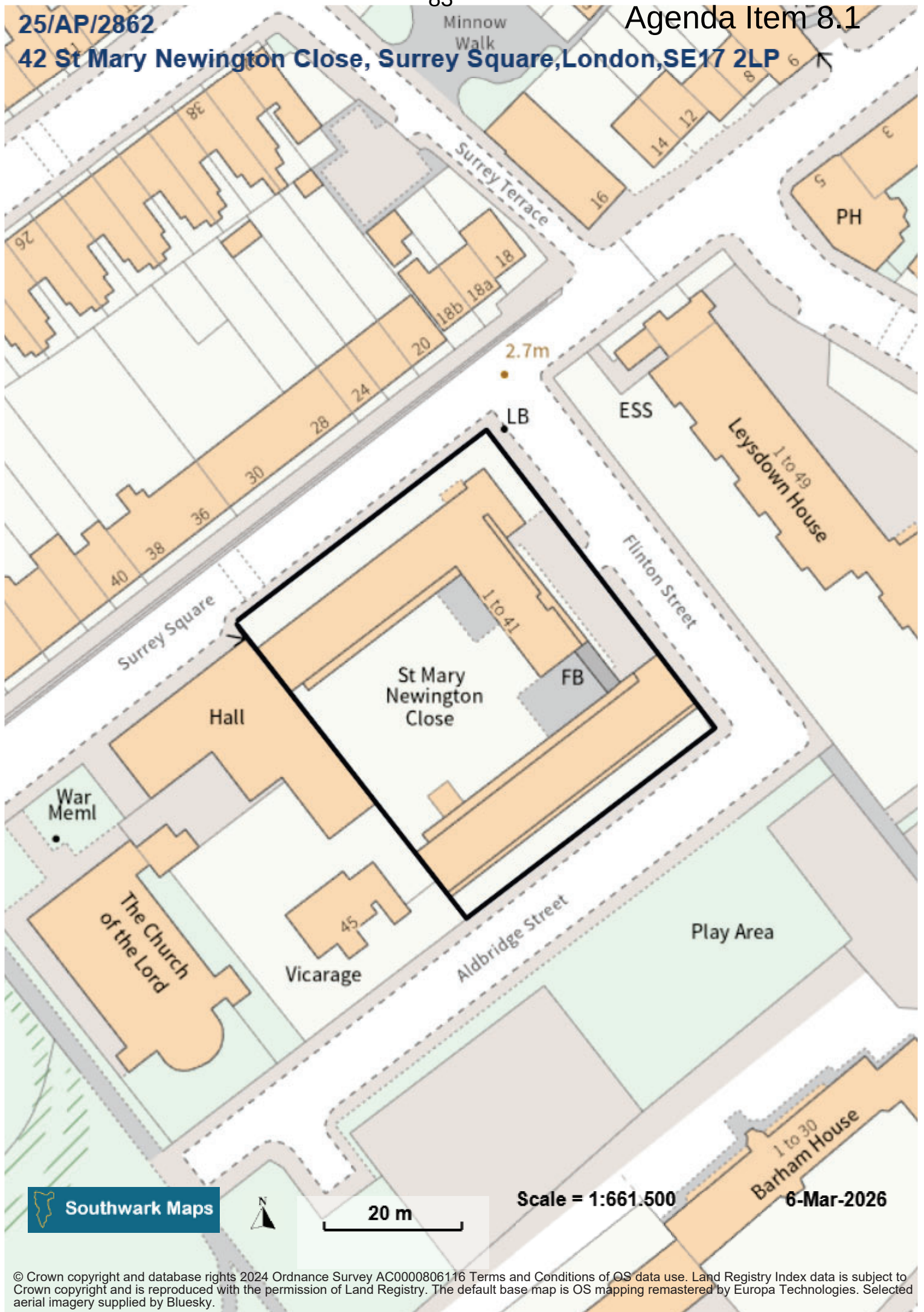
Butterfly roof of nos. 42-52 (even) Liverpool Grove, visible from the rear.



Butterfly roof of nos. 52-58 (even) Liverpool Grove, visible from the rear.

25/AP/2862

42 St Mary Newington Close, Surrey Square, London, SE17 2LP



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Meeting Name:	Planning Committee (Major Applications) A
Date:	17 March 2026
Report title:	Development Management planning application: Application 25/AP/2862 for: Full Planning Application Address: 42 St Mary Newington Close, Surrey Square, London SE17 2LP Proposal: Redevelopment of the site comprising demolition of the existing Almshouse Building and erection of a replacement part 4-6 storey Almshouse Building (Class C3) together with amenity spaces, and other associated works incidental to the development
Ward(s) or groups affected:	Faraday
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Director of Planning and Growth
Application Start Date:	18/11/2025
Earliest Decision Date: 18/12/2025	

RECOMMENDATIONS

1. That planning permission be granted subject to the conditions attached to this report and the completion of a s106 legal agreement in accordance with the heads of terms outlined in this report; and
2. That the Planning Committee in making its decision has due regard to the potential equalities impacts that are outline in this report; and
3. That in the event that the requirements of paragraph 1 above are not met by 1 December 2026, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 300.

EXECUTIVE SUMMARY

4. The application is made by 'Edward Edwards Development Company Limited' (the development enterprise company of Southwark Charities).
5. The existing 0.25-hectare site (42 St Mary Newington Close) is occupied by a three-storey purpose-built residential block named 'St Mary Newington Close' which comprises a 41-bedroom Almshouse owned by Southwark Charities. The application proposes to redevelop the site to provide a replacement part 4/part 6-storey (Class C3) Almshouse building which will provide 71, 1-bed 2-person modern almshouse homes, one home for a housekeeper, and 4, 1-bedroom guest suites. In addition, high quality communal amenity spaces are proposed including a courtyard and roof top garden. Reuse of the existing building was considered and ruled out as the building and its services were deemed unsuitable for reuse. The existing homes aren't all fully accessible, are below current space standards and have poor environmental performance.
6. In summary, the proposals would deliver:
 - 100% affordable housing for older people in the form of 71 Almshouses (1-bed 2-person units) for residents who are able to live independently (see below for details on beneficiaries) and ancillary housing keeping and guest accommodation;
 - Shared amenity spaces in the form of a communal lounge, courtyard garden and roof terrace, as well as other amenity spaces;
 - Deck access design with 100% dual-aspect flats, prioritising natural light and ventilation, and connections with adjacent streets and internal courtyard garden;
 - A highly sustainable development including Passivhaus design and certification; and
 - A design following Housing our Ageing Population Panel for Innovation (HAPPI) principles such as connecting to nature, creating a strong community, and prioritising safety and security.
7. The beneficiaries who obtain support from Southwark Charities are required to be:
 - Over 55 years old;
 - In need, hardship or distress;
 - Resident in Southwark for at least five years; and
 - Capable of independent living.
8. Southwark Charities will run and manage the Almshouse waiting list for the proposed development. The Almshouse must typically be occupied by residents capable of living independently as the housing would not function as a care homes or provide equivalent facilities. However, Southwark Charities expects to provide the following for tenants:
 - 24/7 telecare response system;
 - technologies for resident security/safety/monitoring;
 - live-in housekeeper;

- flexible accommodation for a nurse/carer/family member to live-in temporarily in the form of 4 guest suites; and
- inclusive design for reduced mobility residents in all aspects of the living and shared spaces.

9. The redevelopment of 42 St Mary Newington Close is the second of the Southwark Charities Almshouse projects, with the first being 220 Blackfriars Road (formerly Edward Edwards House) which was approved under LBS ref 20/AP/3250 on 20 July 2022. The residents from 42 St Mary Newington Close will be relocated into 220 Blackfriars Road on its completion. The existing residents from Edward Edwards House moved to their new homes at Appleby Blue, an Almshouse provided by United St Saviour's Charity, for which Southwark Charities have close links. Relocated residents will be given the opportunity to return to 42 St Mary Newington Close upon its completion.

Planning Summary Tables

Housing					
Homes Aff. Equivalent to Socially Rented Homes	Aff. Hab. Rooms	Housekeep er Accom (2 bedroom)	Guest Accom	Total Accommod ation room	HR Total
71 (1-bedroom units)	142	1	4	76	149

<u>Commercial</u>			
Use class and description	Existing GIA (sqm)	Proposed GIA (sqm)	Change +/- (sqm)
C3 (Almshouse including ancillary uses) including ancillary areas	2,340	6,388	+4,048

<u>Communal greenspace</u>			
	Existing area	Proposed area (sqm)	Change +/- (sqm)
Communal greenspace	593 sqm of residents' garden at ground floor level	647 sqm residents' garden at ground floor level and 120 sqm	+ 174 sqm

		residents' rooftop terrace	
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Carbon Savings and Trees

Criterion	Details
CO2 Savings	72% reduction against Part L 2021 target
Trees Lost	9 Category B 3 Category C 1 Category U
Trees Gained	43 replacement trees comprising 21 street trees and 22 trees within the development
Biodiversity net gain	62.50%
Urban Greening Factor	0.4

Transport Infrastructure

Criterion	Existing	Proposed	Change +/-
Parking Spaces	5-6 spaces	0 onsite	-7
Blue Badge Parking Spaces	No designated blue badge parking	2 on street	+2 on street
Cycle Parking Spaces	N/A	9 long stay, 3 shortstay, and 9 mobility scooter parks	+ 9 long stay, 3 shortstay, and 9 mobility scooter parks

CIL and Section 106 (or Unilateral Undertaking)

Criterion	Total Contribution
CIL (estimated)	£ 300,470 (pre-relief - Potentially 100% of CIL charitable relief can be claimed)
MCIL (estimated)	£ 294,400 (pre-relief - Potentially 100% of CIL charitable relief can be claimed)
Section 106 Contribution	As per the 'Planning obligations' section of this report

BACKGROUND INFORMATION

Site location and description

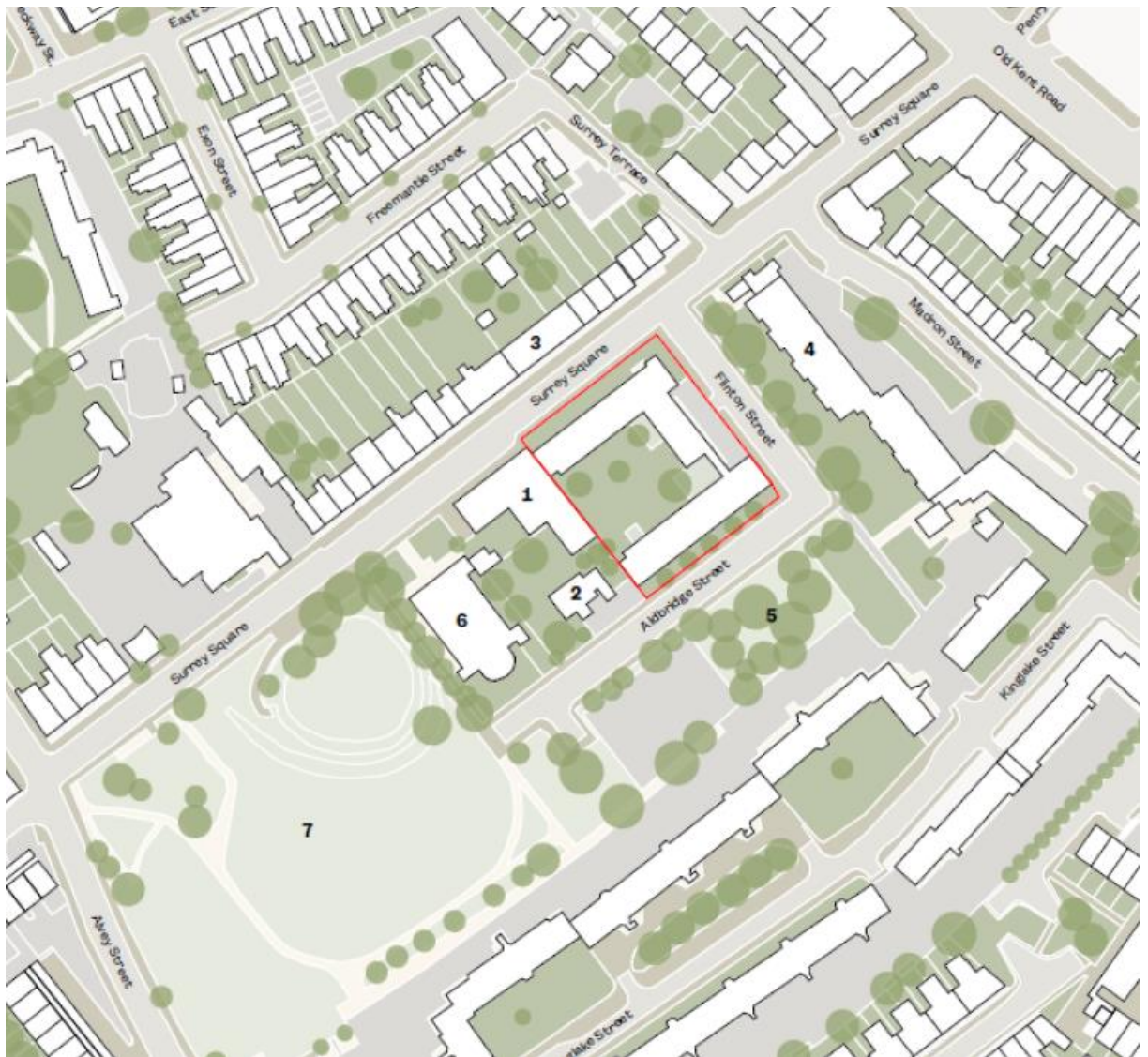


Figure 1 Site and location plan

10. The site is bounded by Surrey Square to the north, Flinton Street to the north-east and east and Aldridge Street to the south, and All Saints Hall/Diocese property to the west. The main access route for pedestrians and vehicles is Old Kent Road, approximately 115m away from the site to the north-east.
11. The site is currently occupied by a U-shaped, three-storey Almshouse building with a landscaped open space at its centre which provides 41 1-bed flats.
12. The site has a PTAL rating of 3. The nearest tube station is Elephant & Castle located approximately 1.6km to the north. The site is served by local bus services, walking/cycle routes including the Southwark Spine Cycle Route on the other side of the Aylesbury Estate. The adjacent streets are within a controlled parking zone.
13. The site is in the Aylesbury Area Vision (AV.01) area marked by the key growth opportunities through regeneration. The site is also adjacent to the Old Kent Road Opportunity Area, which is immediately to the north-east of Surrey Square. The site

is part within the Wider Setting Consultation Area ('WSCA') of one Borough View, which is View 1 (The London panorama of St Paul's Cathedral from One Tree Hill). The site is located within Flood Zone 3 with a high probability of flooding from rivers and the sea.

Surrounding Area

14. : The site is predominantly surrounded by residential buildings. Residential neighbours include terraced housing at 18-56 Surrey Square and Freemantle and Exon Street to the north, Leysdown and Ifield House and the terraces of Madron to the east, and the Kinglake Estate to the south.
15. Nearby non-residential buildings include All Saints Hall immediately to the west of the site and Surrey Square Primary School further west. Surrey Square Nature Garden as well as a sports court and playground are located to the south. Surrey Square Park is located to the west.
16. Building heights in the wider area are varied with the majority of properties being at least 4-5 storeys in height, with taller buildings including 7 storey Leysdown House along Flinton Street. Beyond Surrey Square Park, to the south-west, the Aylesbury Estate has blocks of 10-14 storeys in height.
17. The site is not located within a conservation area but the Thomas A'Becket and High Street Conservation Area immediately adjoins the south and west boundary of the site. Neighbouring properties including All Saints Hall and the terrace opposite the site are part of this Conservation Area.
18. The following listed buildings are located in the immediate and wider vicinity:
 - Surrey Square, Numbers 20-54 and Attached Railings – Grade II;
 - Raised Pavement in Front of Numbers 20-54, Surrey Square – Grade II;
 - Former Fire Station – Grade II;
 - The White House – Grade II; and
 - Church of St Christopher and No.80 – Grade II.
19. Non-designated heritage assets within the wider site area relate to each other loosely as characterful yellow or red brick buildings of primarily residential and commercial origin, including:
 - Surrey Square School;
 - Former Greig's Department Store, 194-202 Old Kent Road;
 - Nos. 220-250 Old Kent Road;
 - No.3 Surrey Square; and
 - No.5 Surrey Square.

Details of proposal

Demolition of existing building

20. The applicant has considered in detail options to retain the existing building, and these considerations are set out in full in the planning statement and design and

access statement. As a result of these detailed considerations, the applicant concluded that the benefits of retaining the existing structure do not outweigh the benefits of demolition in terms of increased number of affordable housing together with enhanced design quality and sustainability performance.

Proposed Residential Quantum and Mix

21. A total of 71 new affordable homes are proposed as set out as follows:

- 71 x 1-bedroom Almshouse flats (specialist accommodation for older people), of which 9 (13%) are wheelchair designed as per Building Regulations Part L M4(3) and the remainder are in accordance with the standards as per Building Regulations Part L M4(2);
- 1 x 2-bedroom housekeeper accommodation; and
- 4 1-bedroom guest suites.

In accordance with the Council's 2011 Residential Design Standards SPD the general housing mix policies "*will not normally be applied*" to specialist accommodation.

Affordable housing									
Type	NIA (m2)	Level 00	01	02	03	04	05	Total	%
1B2P	55	5	14	15	15	10	3	62	87
1B2P M4(3)	65	1	1	2	2	1	2	9	13
Total		6	15	17	17	11	5	71	100

Other									
Type	NIA (m2)	Level 00	01	02	03	04	05	Total	%
2B4P Housekeeper	70	1	0	0	0	0	0	1	-
guest suites	20	2	2	0	0	0	0	4	-

Design

22. In comparison to the existing Almshouse on the site, the proposed scheme provides an increase of 30 affordable homes (from 41 to 71), better sustainability performance, high-quality affordable homes including increased unit sizes, and enhanced amenity spaces.

Height and Massing

23. The proposed development comprises a U-shaped courtyard arrangement which will range from four to six storeys in height. This U-shaped configuration reflects the existing building and is intended to create a generous courtyard garden space for residents at the centre of the site.

24. The tallest element of the building fronts Flinton Street and Aldridge Street, with the scale stepping down to the interface with Surrey Square. Along the Surrey Square elevation, the principal storey element will be four storeys mediated by a small set back fifth storey component which will accommodate a roof top amenity space and a six-storey element where the building meets the corner of Flinton Street.

25.

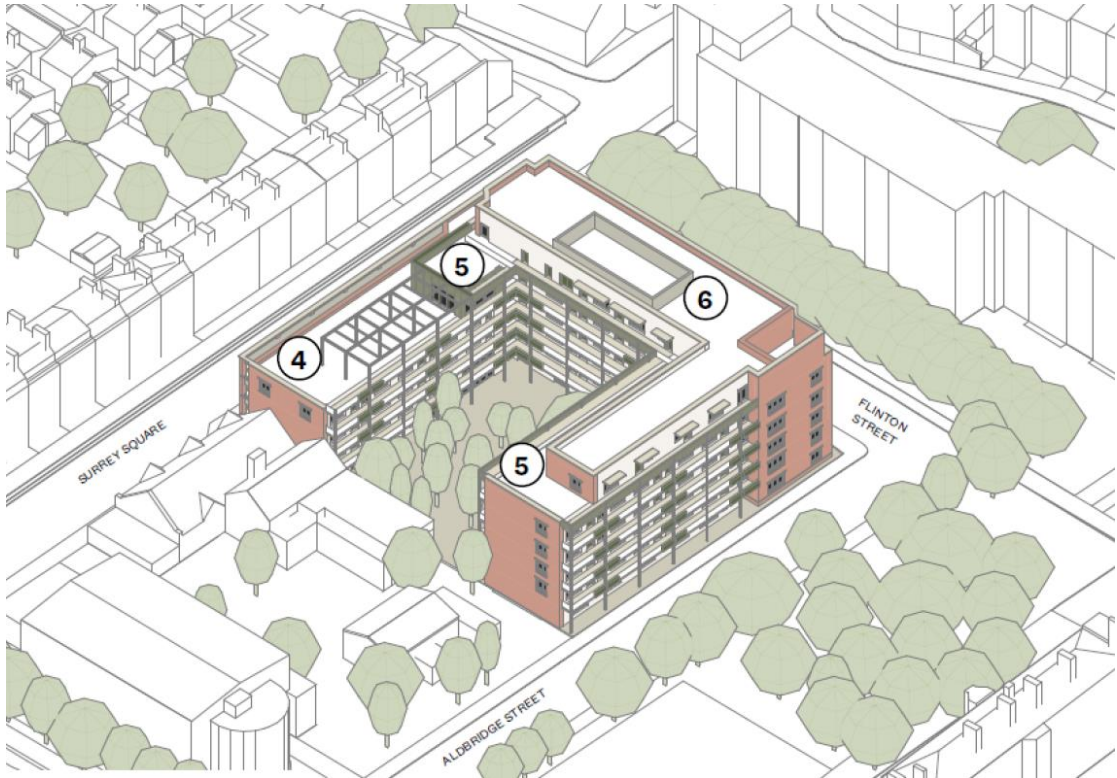


Figure 2 Axonometric View Plan, prepared by Mae Architects (Number of storeys annotated on plan)

26. The massing and building height are intended to reflect the setting of the neighbouring conservation area and the statutory/non-statutory listed buildings with typical heights of 4-5 storeys. The increase to a maximum of 6 floors in height along Flinton Street and Albridge Street responds to the 7 storey Leysdown House to the east across Flinton Street.

Access

27. The principal access point to the building will be via the entrance and ground floor lobby on Surrey Square in a similar location to the existing arrangement. Access is gained to two separate cores of the building mitigating fire risk.

Landscape / Amenity Space

28. The proposal will result in the loss of 12 trees, comprising 5 street trees and 7 other trees, which will be offset by replacement trees which will meet the existing combined stem area. However, the proposal will provide 43 replacement trees comprising 21

street trees and 22 on-site trees, as set out indicatively below with final landscape details and species to be secured by condition.

The development will provide a biodiversity net gain of 62.50% and achieve an Urban Greening Factor of 0.4.

Indicative tree proposals:

Roof top landscape

- 3 x Magnolia laevifolia 'Gail's Favourite'
- 2 x Spindle 'Euonymus europaeus'
- 1 x Wild Cherry 'Prunus avium'
- 1 x Amelanchier lamarckii

Courtyard

- 2 x Prunus avium
- 3 x Acer campestre
- 2 x Malus floribunda
- 1 x Liriodendron tulipifera
- 3 x Crataegus monogyna
- 1 x Cercidiphyllum japonicum
- 2 x Acer campestre 'red shine'
- 1 x Apple tree 'James Grieses'.
- 1 x Japanese flowering cherry (Existing tree retained)

Surrey Square

- 5 x Sorbus aucuparia
- 2 x Sorbus aucuparia 'Joan Joan'

Flinton Street

- 9 x Acer campestre 'Streetwise'

Aldridge Street

- 5 x Magnolia laevifolia 'Gail's Favourite'

29. Of key significance to the applicants, the landscape design was prepared in consultation with and respond to the suggestions of existing residents. A courtyard garden of 647 sqm is proposed at the centre of the site and intended to offer social areas for interaction. The shared amenity spaces are an important part of this scheme as Almshouse accommodation is intended to create opportunities to foster a strong community among residents. The scheme also features an accessible roof top amenity area for residents, including an external seating area and residents' lounge. A pergola structure and built in planters will add shelter and enhance privacy in views to and from the terrace across Surrey Square.
30. The development creates opportunities for interaction and socialising through the circulation spaces, including shared walkways on the courtyard and Aldridge Street elevations. This walkway features a built-in bench seat below the living room window of each flat, as well as deck access. Access walkways will be generously sized and designed as spaces for informal neighbourly interaction in line with HAPPI principles.

31. Landscape enhancements are proposed along the street/public facing edges of the site to soften the urban character of the proposed scheme. These landscape proposals will accommodate a wide range of viable habitats to enhance ecological benefit.

Appearance

32. The proposed development is intended to carefully articulate the appearance of the new building, with references to local heritage and architectural language of the surrounding area. The proposal utilises window detailing and varied materials, including lighter accents on the upper storeys and metalwork, to break up the visual mass of the development and add to its visual interest.
33. The façades to Flinton Street and Surrey Square are intended to appear as a “*protective shell*” around the visually softer inner courtyard. The outer façade features darker brick and the outer walkways features brick and panelling compared to the more visually permeable inner walkways. Triangular panels are added to each bay fronting Surrey Square to reflect rhythms and details found in the facades of the adjacent buildings including All Saints Hall. The Flinton Street façade has a simpler design with a symmetrical appearance with regularly spaced breaks between windows and doors. The design is intended to mitigate visual impacts of the scale by adding depth to the façade and adopting the stepped massing approach.
34. The south facing façade is more open and adjoins green spaces surrounding the site including the courtyard, Surrey Square Nature Garden and Surrey Square Park. The material palette of the southern facing façades is visually softer than the northern and eastern facades and incorporates more olive green coloured metal elements and a greater proportion of white brickwork. This complements the landscaping and climbing planters which together are intended to soften the urban character of the development.
35. The courtyard and Aldbridge Street elevations both feature a metal walkway structure with a lightweight expression. Integrated planters sit in front of the entrance door of each flat, with an open metal balustrade in front of the living room window and built in bench seat. This maximises light into this area and allow for views and connections out, even when seated.

Sustainability

36. The scheme is targeting a high level of environmental sustainability, including a carbon saving of 49.6 tonnes CO₂ equating to a 72% (above Part L) and Passivhaus accreditation. This will have particular regard to thermal insulation, airtightness and natural ventilation throughout. In addition, a number of carbon reduction measures and design options will be pursued to achieve net zero carbon through:
 - A highly efficient thermal envelope with triple-glazed windows, and minimised thermal bridging;
 - Meeting Southwark target in terms of building regulations compliance (Part L – regulated energy); and
 - An Air Source Heat Pump system will be installed to provide for heating and

cooling in combination with PVs.

37. Reduction of embodied carbon within the construction is proposed through reusing materials from the existing building as part of the circular economy strategy and utilising low carbon materials for façade systems.
38. The design intends to reduce pressure on public sewers by incorporating rainwater harvesting, blue and green roofs, permeable paving, attenuation crates, and drought tolerant planting to the relevant elements of the development.

Transport

Cycle parking

39. A cycle and scooter storeroom is proposed centrally in the site, at ground floor between the two stair and lift cores. This is accessed via the main entrance and courtyard garden meaning it is secure and will be designed with ease of use and accessibility in mind. 8 long-stay spaces are proposed which will be located in a shared bike and scooter store. Of the 8 long-stay spaces, 2 are allocated for larger cycles. 9 mobility scooter spaces are also proposed as part of the ground floor storeroom to meet the needs of residents. 3 short-stays cycle parking spaces for visitors are proposed next to the main entrance on Surrey Square.

Car parking

40. The site currently provides an informal car parking area on the hard standing which is accessed from Flinton Street for up to 5-6 cars, with no designated blue badge spaces provided. The accompanying Transport Assessment indicates there is scope to remove the parking spaces given low occupancy levels. The proposed development will be car-free. However, the creation of two on-street blue badge parking spaces are proposed for those unable to access other forms of transport.

Waste, Servicing and Deliveries

41. All servicing and deliveries will be accommodated on-street where there are three road frontages onto Aldbridge Street, Flinton Street and Surrey Square. The majority of delivery activity, including online purchases and postal deliveries, is anticipated at the main entrance to the building on Surrey Square.
42. Two rooms are proposed at ground floor level for waste storage which access to the street to support efficient waste collection. Bin stores are proposed directly next to each core to minimise the distance residents need to travel to dispose of waste while providing direct access for collection from Flinton Street.
43. Amendments to the application
44. In response to officer's comments, public comments and feedback from consultees, clarifying information was submitted in relation to sustainability, flooding and drainage, and ecology. The clarifying information supports the conclusions reached in of the originally submitted information, and accordingly no amendments were sought to the proposals.

Planning history of the site and adjoining or nearby sites.

45. 00/AP/0178 - i) Provision of new entrance door and infill panels to Surrey Square ii) Provision of ground floor infill panel and gate to Flinton Street. Approved

There is no other relevant planning history to this application site.

As set out previously in this report, this proposed strategy for decanting the existing residents is linked to other strategies for Almshouse delivery across the borough of Southwark including the applications for 220 Black Friars (Southwark Charities) and Appleby Blue shown below.

46. 220 Black Friars (Southwark Charities)
20/AP/3250 – Redevelopment of the site comprising demolition of the existing buildings and erection of a new part 22/part 15 storey building (with three levels of basement) comprising Office (Class E), Public House (Sui Generis), 66 flats (Class C3) and flexible Office/Community use (Class E/F2) together with public realm improvements and other associated works. – Approved 26/08/2021
47. Appleby Blue
15/AP/3508 – Demolition of the existing building and redevelopment to provide 57 extra care dwellings in a part 2/part 5 storey building; hard and soft landscaping; cycle and parking facilities; plant areas and other ancillary work. – Approved 21/12/2015

KEY ISSUES FOR CONSIDERATION

Summary of main issues

48. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
 - Affordable housing
 - Housing mix, density and residential quality
 - Residential design quality
 - Noise
 - Design
 - Heritage conservation
 - Landscape, trees, and urban greening
 - Ecology and biodiversity
 - Archaeology
 - Amenity impacts on surrounding occupiers and environment
 - Noise and vibration
 - Transport and highways
 - Environmental matters
 - Energy and sustainability
 - Planning obligations (S.106 undertaking or agreement)
 - Mayoral and borough community infrastructure levy (CIL)

- Consultation responses and community engagement
- Community impact and equalities assessment
- Human rights implications

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

Legal context

49. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021 and the Southwark Plan 2022. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
50. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are considered in the assessment at the end of the report.

Planning policy

51. The statutory development plans for the Borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework (2024) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.
52. The site is located within the:
 - Aylesbury Action Area: AV.01 Aylesbury Area Vision
 - Urban Zone (Policy P2 New Family Homes)
 - Borough View Wider Setting Consultation Area (View 1: The London panorama of St Pauls Cathedral from One Tree Hill)
 - Air Quality Management Area
 - Hot food takeaway secondary/primary school exclusion zone
 - Environment Agency Flood Zone 2 Area
 - Environment Agency Flood Zone 3 Area

ASSESSMENT

Principle of the proposed development in terms of land use

Relevant policy designations

53. The National Planning Policy Framework (NPPF) was updated in 2024. At the heart of the NPPF is a presumption in favour of sustainable development. The framework sets out a number of key principles, including a focus on driving and supporting sustainable economic development. Relevant paragraphs of the

NPPF are considered in detail throughout this report. The NPPF also states that permission should be granted for proposals unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole. A draft NPPF was published in 2025 and is a material consideration which officers have considered in writing this report and coming to the recommendation.

54. The Southwark Plan's area vision Aylesbury Action Area: AV.01 Aylesbury Area Vision supports growth with an objective of delivering 50% social rented and intermediate homes with a preference for social housing in accordance with Policy P1. The area vision supports the delivery of homes for residents at all stages in their lives, encouraging people to live and work locally with a priority for high quality social rented housing, including a range of different sized homes, generous space standards and provision of specialist housing. Further, the area vision supports the delivery of exemplary neighbourhoods and encourages all those who take decisions that affect our community to aspire to and maintain the highest standards.
55. The overarching thrust of policies within the development plan is to optimise and make effective use of land.
56. London Plan Policy H13 (Specialist Older Persons Housing) highlights that Boroughs should work positively and collaboratively with providers to identify sites which may be suitable for specialist older persons housing. Table 4.3 of Policy H13 identifies a need for the deliver 65 specialist older persons homes in Southwark per annum between 2017-2029. The policy also says that specialist housing should be well connected in terms of contributing to an inclusive neighbourhood, having access to relevant facilities, social infrastructure and health care, and being well served by public transport. Part B of Policy H13 supports that specialist affordable housing for older people should be affordable in accordance with London Plan Policies H4 and H5 and accessible and inclusive in accordance with London Plan Policies D7 and D5.
57. Southwark Plan Policy P7 (Housing for Older People) supports the provision of social housing in accordance with Policy P1 and, similar to the London Plan, supports that specialist housing should be highly accessible, well located, and provide communal areas for residents to congregate.
58. The principle of redeveloping the application site to provide an increased provision of specialist accommodation for older people, is acceptable as it would be consistent with the existing established use and the ambitions of the London Plan to deliver and increase the supply of affordable housing and specialist housing. The acceptability of each of the individual uses is considered below.

Housing

59. The Southwark Plan sets out the targets established by the London Plan. Policy ST1 'Development targets' of the Southwark Plan states that the Council *"will work with our partners, local communities and developers to ensure that developments deliver the required growth and improvements to achieve our targets including 40,035 homes between 2019 and 2036 (2,355 new homes per annum)"*. These targets feed

into the policies SP1 “Homes for all” and SP4 “A green and inclusive economy,” and the area visions. As set out above, the AV.01 Aylesbury Area Vision indicates a preference for social housing in accordance with Policy P1. As set out above, Table 4.3 of London Plan Policy H13 identifies a need for the deliver 65 specialist older persons housing units in Southwark per annum between 2017-2029.

60. The proposed housing would provide 71 affordable housing units which would be specialist accommodation for older people at a similar affordability rate to socially rented accommodation in an area with a PTAL rating of 4 which indicates a good level of connectivity to public transport. In addition to the 71 units, 4 ancillary rooms for visitors and 1 flat for staff would also be provided. The proposed dwellings would replace and increase the number of affordable, specialist housing units on the site through a modern high-quality development. Overall, the principle of the provision of an increased number of specialist affordable housing units for older people and the ancillary rooms is acceptable. This is subject to the dwellings meeting the relevant policies concerned with unit sizes, quality of accommodation, and standards of amenity. These matters are discussed in later sections of this report.

Conclusion on land use

61. The scheme would deliver major regeneration benefits, including a contribution to the borough’s housing targets through the provision of much needed affordable housing. The proposed land use accords with Southwark Plan Policy AV.01 Aylesbury Area Vision prioritises affordable housing at socially rented level and the provision of specialist accommodation for older people. Accordingly, officers consider the proposed land use contributes significantly to the positive development of this area, subject to a full assessment of the requirements of the development plan.

Affordable housing and development viability

62. The NPPF requires affordable housing as part of major residential developments. Policy H4 (Delivering affordable housing) of the London Plan sets out the strategic target that 50% of all new homes delivered across London are to be genuinely affordable. Policy P1 of the Southwark Plan ‘Social rented and intermediate housing’ requires development that creates 10 or more homes to provide the maximum viable amount of social rented and intermediate homes and the minimum amount should be 35%.

Housing					
Homes Aff. Equivalent to Socially Rented Homes	Aff. Hab. Rooms	Housekeep er Accom (2 bedroom)	Guest Accom	Total Accommo dation room	HR Total
71	142	1	4	76	149

(1-bedroom units)					
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63. P1 sets a requirement for a minimum of 25% of all the housing to be provided as social rented and a minimum of 10% intermediate housing to be provided, calculated by habitable rooms. In total, the development would provide 71 units and 142 habitable rooms plus additional ancillary guest and staff facilities. The development would provide 71 affordable housing units equivalent to social rented units (100%) and ancillary rooms provided a 1 housekeepers unit and 4 guest rooms.
64. This would equate to an equivalent of 100% of social rented habitable rooms, or 96% if the ancillary rooms were counted. The level of affordable housing provision is therefore acceptable and policy compliant and is considered to be a significant benefit of the proposed development, especially in this current economic climate.
65. The S106 legal agreement would secure the delivery of these units, including clauses to ensure rental rates are consistent with social housing rates, approval of a decantation strategy, and that the housekeeper accommodation is for ancillary use only and not available for private sale or rent.
66. The applicant has requested a 5 year implementation period for the consent due to the proposed rehousing strategy which relies on the completion of the associated almshousing at 220 Blackfriars. Given that this scheme provides over 40% affordable housing, it does follow the fast track route. This application is therefore not accompanied by a Financial Viability Assessment (FVA)..

Housing mix, density and residential quality

67. The quality of the proposed units, the acceptability of the height and massing, the architecture, the townscape impacts, the neighbour amenity impacts and transport implications are set out in detail in the relevant sections below. While the proposals would increase the density of development on this site, as assessed in full in the following sections of this report, the proposal would be sympathetically designed to respond to the surrounding character and feature a carefully tailored approach to landscaping which would further blend the development into the receiving environment.

Mix of Units

68. Southwark Plan Policy P2 'New Family Homes' seeks to ensure that a minimum of 20% of family homes with three or more bedrooms are provided in the Area Action Cores, which would apply to this site. The policy also requires a minimum of 70% of homes with two or more bedrooms in the Aylesbury Action Area Core. The policy then requires two-bedroom homes as a mix of two-bedroom 3 person and two-bedroom 4 person homes. The Mayors draft Affordable Housing LPG (2023) states that supported or specialised accommodation should be retained, refurbished or replaced with the same or similar type of housing to help meet the need for this accommodation in line with Policy H12. The Affordable Housing And Viability Supplementary Planning Guidance 2017 states that the Mayor expects existing affordable housing to be replaced on a like-for-like basis, meaning that, for example, homes at social rent levels should be replaced with homes at the same or similar rent

levels, or that specialist types of affordable housing should be replaced with the same type of housing.

69. The mix of units was reported earlier in this report, but for convenience this is set out below.

Affordable housing									
Type	NIA (m2)	Level 00	01	02	03	04	05	Total	%
1B2P M4(2)	55	5	14	15	15	10	3	62	87
1B2P M4(3)	65	1	1	2	2	1	2	9	13
Total		6	15	17	17	11	5	71	100

Other									
Type	NIA (m2)	Level 00	01	02	03	04	05	Total	%
2B4P Housekeeper	70	1	0	0	0	0	0	1	
Guest Rooms	20	2	2	0	0	0	0	4	

70. In terms of the main provision of affordable housing, the scheme provides 100% 1b2p flats, which does not meet the unit mix requirements of Policy P2. However, the proposed development would replace an existing almshouse which currently comprises 100% 1-bedroom flats. The proposed unit mix is typical of this variety of specialist accommodation, which is intended for older individuals only and not for families. Further, while Southwark Plan Policy P2 'New Family Homes' sets expectation for unit mix, Southwark Plan Policy AV.01 Aylesbury Area Vision supports the provision of specialist accommodation within this area. Accordingly, while there is a technical non-compliance with Policy P2, there is a level of conflict between Policy P2 and Policy AV.01 which supports the need for specialist accommodation including for older people which Officers consider can appropriately be provided as smaller units. As the site currently contains a mix of all 1-bedroom units, and as the provision of specialist accommodation is supported under Policy AV.01, the proposed mix of bedrooms is considered acceptable in this instance and is supported by Officers.

Wheelchair housing

71. Policy D7 of the London Plan 'Accessible housing' requires residential development to provide at least 10% of dwellings to meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and for the remaining dwellings to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. Southwark Plan Policy P8 'Wheelchair Accessible and Adaptable

Housing' of the Southwark Plan requires the 10% to be based on habitable rooms rather than unit numbers. It also states that where those homes are affordable wheelchair user homes, 10% of the social rented homes must meet Building Regulations M4(3)(2)(b) standard (wheelchair accessible dwellings). It sets out larger minimum floor areas which wheelchair accessible dwellings must meet.

72. The proposal will feature 13% M4(3) units as set out above, and the provision of these units as M4(3)(2)(b) units will be secured by condition. Accordingly, the proposals are considered to comply with Policy D7 of the London Plan and Policy P8 of the Southwark Plan. Subject to the inclusion of the recommended conditions, the wheelchair housing mix would be in accordance the relevant policies.

Residential design quality

Dwelling Sizes

73. London Plan Policy D6, in Table 3.1, requires one bedroom accommodation on one storey to provide a minimum of 50 sqm Gross Internal Area (GIA) or total enclosed space for one bedroom two-person unit spaces. A two-bed unit on one storey should be a minimum of 70 sqm GIA for a four-person home.
74. All the Almshouse flats are one bedroom in size and will accommodate up to two people. As referenced above, a two bed housekeepers' home is also provided together with four guest suites.
75. The application confirms that each Almshouse flat has a minimum size of 55 sqm Net Internal Area (NIA) or total usable space, meaning the proposed units will exceed the minimum GIA requirement. The two-bedroom housekeeper home is proposed at 70 sqm GIA. All the residential accommodation within the scheme therefore comfortably meets the minimum internal space standards as established in Table 3.1 of the London Plan and Policy D6 indicating its high quality.

Privacy

76. The relevant guidance referenced in London Plan (2021) Policy D6 at guidance paragraph 3.6.11, the 2016 Housing SPG, supports that a visual separation distance of 18m between facing homes should be achieved in order to appropriately preserve the amenity of current and future occupiers.
77. In terms of views from units within the scheme, the proposed courtyard will achieve a separation distance of approximately 24m from side to side which exceeds the minimum recommended separation distance in the GLA guidance. In terms of views from outside of the site, the building will be setback across the streets from the properties across Surrey Square, Flinton Street, and Aldbridge Street which is acceptable as this is consistent with the existing layout. To the Southwest, the application site adjoins the All Saints Church Hall which is not a residential development and a residential home at 45 Aldbridge Street. 45 Aldbridge Street is setback approximately 10m from the proposed development. However, the façade of 45 Aldbridge which faces the development does not feature any windows and accordingly no significant privacy impacts are anticipated to this property. Internally,

the development is considered to comply with minimum recommended separation distance in the GLA guidance and the relationships with the surrounding site is considered consistent with the existing site layout and street pattern. Objections were raised to loss of privacy including due to increased overlooking from the added height. This is considered further in the amenity impacts section of this report.

78. The proposal will feature deck access to the front and rear of the homes which means residents will walk past neighbouring windows and doors on the way to their homes. The purpose of this design is to maximise social interaction and combat loneliness. Further, the additional access is required for fire safety purposes. Accordingly, in light of these benefits, this design is considered acceptable and appropriate in the context of the proposed almshousing.

Dual aspect

79. All of the homes would be dual aspect achieving good ventilation and outlook for all units. The achievement of 100% dual aspect units is a direct result of the double deck access design, which enables the access to take place externally on the building as opposed to an internal hallway. Accordingly, the proposal is considered high quality and well designed in this regard.

Amenity Space

80. The application indicates that as specialist sheltered housing for older people is proposed, the usual requirements for child play space provision within the Development Plan are considered not applicable. Officers agree with this assessment as the homes are for older people.
81. London Plan Policy GG1 (Building Strong and Inclusive Communities) and Policy D3 require proposals provide access to good quality community spaces and amenities which promote social interaction. London Plan Policy D6 (Housing Quality and Standards) requires the provision of a minimum of 5 sqm of private outside space per 1–2-person unit 1 sqm for each additional person. Policy P15 of Southwark's Local Plan requires flatted developments to provide 10sqm of private amenity space per unit alongside the provision of 50sqm of communal amenity space per block. Where there is a shortfall in the 10sqm provision, this should be added to the communal amenity space.
82. There is a shortfall with the minimum private amenity space provision due to the dual deck access arrangement, which as noted above is intended to promote social interaction between residents and officers consider is a positive element of the scheme. However, a policy compliant provision of communal external amenity space of 767 sqm is provided, comprising sqm residents' garden at ground floor level and the 120 sqm residents' rooftop terrace space atop the Almshouse Building. The garden spaces are high quality and were carefully designed through consultation with existing residents, which resulted in a focus on the provision of spaces where access to sunlight has been maximised and where residents can do their own gardening. In addition to outdoor communal space, the development features generous internal communal area which can be used by all residents.

83. In light of these provisions, Officers consider the proposed approach to amenity space is high quality and in accordance with the Development Plan.

Conclusion on quality of accommodation

84. In summary, the development is considered to have good quality of accommodation in accordance with the London Plan and Southwark Plan standards.

Sunlight and daylight for the development including amenity space

Daylight

85. In relation to daylight, the overall performance of the scheme is good with 115 out of 149 rooms adhering the BRE guidance on daylight (77%). The report notes that all of the rooms which do not fully meet their daylight provision targets are located beneath the deck access walkways. As set out earlier in this report, the deck access design is required for fire safety purposes and overall is considered a positive feature of the development as it encourages social interaction and enables the provision of 100% dual aspect units. Further, the report indicates this design also enables better air circulation and better protection against overheating. Right of Light consider these features of the design should be taken into account on balance when assessing the sunlight and daylight performance of the scheme.
86. Officers consider that the overall performance of the development is acceptable, particularly taking into account that the non-compliance is a result of the dual deck access design and deep design of the dual aspect units which officers consider provide other benefits to the development.

Sunlight

87. The majority of units have south facing windows and accord with the BRE guidance. Where units do not have a southerly aspect, this is due to the orientation of the building which is similar to the existing almshouse on the site and constraints created by the stair cores. Where there is non-compliance, this is minimal and officers consider that the sunlight performance is likely similar to the existing almshouse on the site.

Overshadowing

88. In terms of overshadowing of amenity spaces, the BRE guidance states *"It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area that can receive two hours of sun on 21 March is less than 0.80 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March."*

89. An overshadowing assessment was undertaken for the communal courtyard and shows that 73% of this amenity space will receive at least two hours of sunlight on 21 March, which exceeds the minimum BRE target of 50%.

Heritage and Townscape

Impact on the Setting of Listed Buildings and non-designated heritage assets, Conservation Areas, and Townscape

90. Chapter 16 of the NPPF sets out the national guidance on conserving and enhancing the historic environment. The heritage policies set out in chapter 7 of the London Plan, including Policies HC1, HC3, and HC4, assert that development affecting heritage assets and their settings should conserve their significance by being sympathetic in their form, scale, materials and architectural details. The Southwark Plan, Policies P19, P20, P22 and P24 seek to protect listed buildings, conservation areas, borough views and World heritage Sites. Policy HC1 advises that development affecting heritage assets, and their settings should conserve their significance by being sympathetic in their form, scale, materials and architectural detail.
91. The council has a statutory duty with regard to heritage. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider the impacts of proposals upon a conservation area and its setting and to pay “special regard to the desirability of preserving or enhancing the character or appearance of that area”. Section 66 of the Act also requires the authority to consider the impacts of a development on a listed building or its setting and to have “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. In this context “preserving” means doing no harm.
92. The NPPF provides guidance on how these tests are applied, referring in to the need to give great weight to the conservation of the heritage asset, and the more important the asset, the greater the weight; evaluate the extent of harm or loss of its significance; generally refuse consent where the harm is substantial; and, where necessary, weigh the harm against the public benefits of the scheme. Paragraph 216 addresses non-designated heritage assets and the effect an application may have on its significance, directly or indirectly. It advises on the need for a balanced judgement, *“having regard to the scale of any harm or loss and the significance of the heritage asset.”*
93. The Built Heritage, Townscape and Visual Impact Assessment (HTVIA) (prepared by Turley dated July 2025) considers the effects on built heritage assets in proportion to the value of each heritage asset, and the degree and nature of the effects on their heritage significance, or the ability to appreciate that significance. The 10 verified views provided have been individually assessed in the visual assessment. All viewing positions were selected and agreed following consultation with Officers 2025. This report will not list every view that has been assessed but will provide an analysis and comment on those views that are most sensitive and have high heritage and townscape significance or prominence.

94. In terms of the impact on heritage assets off-site in the surrounding area, the following heritage assets and features have been considered albeit not all are named in the assessment below:
- Borough View Wider Setting Consultation Area (View 1: The London panorama of St Pauls Cathedral from One Tree Hill)
 - Thomas A'Becket and High Street Conservation Area
 - Listed buildings and structures, including:
 - Surrey Square, Numbers 20-54 and Attached Railings – Grade II
 - Raised Pavement in Front of Numbers 20-54, Surrey Square – Grade II
 - Former Fire Station – Grade II
 - The White House – Grade II and
 - Church of St Christopher and No.80 – Grade II; and
 - Other heritage assets including locally listed building, including:
 - Surrey Square School
 - Former Greig's Department Store, 194-202 Old Kent Road
 - Nos. 220-250 Old Kent Road
 - No.3 Surrey Square and
 - No.5 Surrey Square.

Assessment

95. The proposal is for a comprehensive redevelopment of a small group of almshouses constructed in the 1970s to provide a new larger almshouse development. The property is in a residential area between the Old Kent Road and the Aylesbury Estate
96. The area is characterised by the open space and church nearby as well as the historic townscape of the well-preserved Georgian terrace at its northern edge. Nearby are a mix of 1960s and 70s council housing.
97. The proposed development is designed as a U-shaped building enclosing a south-west facing landscaped courtyard. The development is 4-storeys tall on Surrey Square rising to 6 storeys on Flinton Street, reducing to 5-storeys with a set-back 6th storey on Aldbridge Street.
98. The property is not listed, not in a Conservation Area, and not Locally Listed. The nearest designated heritage assets include the Grade II listed Georgian terrace (Nos 20-54 – even) and pavement as well as the Thomas A'Becket and High Street Conservation Area immediately to the north on Surrey Square. The Conservation Area includes the Church Hall immediately adjacent to the site.
99. Chapter 16 of the NPPF requires the Local Planning Authority to ascertain if there is any harm arising to heritage assets and to assess the order of that harm. In this case the development has been designed to respond to the historic setting. The views submitted with the application demonstrates the effect of the development on the historic setting.
100. The application is accompanied by a comprehensive heritage statement (HTVIA) in accordance with NPPF para 207. This includes a number of close and wider views

from the surrounding area, both within the conservation area and across the open setting of Surrey Square Park itself.

101. In View 2 from the north along Surrey Square, the development on the left and centre of the view is seen together with the listed Georgian terrace and pavement on the right-hand side. In this oblique view, the parapet of the block facing onto Surrey Square mirrors the strong parapet line of the listed terrace. Its height is similar to that of the terrace and the close vertical rhythm of the structural colonnaded frontage echoes the close rhythm of the historic townscape.



Figure 3 View 2 in the northern approach on Surrey Square

102. Also visible in View 2 (see image above) is the 6-storey form of the Flinton Street frontage of the development which has been designed to match the 7-storey height of Leysdown House across Flinton Street to the north-east. This relation is shown more clearly in View 1 (below) which is taken from further north on Surrey Square. The effect of this wing is softened to a degree by the substantial set-back of the two topmost floors from Surrey Square as well as the 3-bay design and intervening 4-storey 'shoulder' of this façade at the corner of Flinton Street and Surrey Square. Notwithstanding this, this set-back 6-storey wing is likely to be visually dominant in this approach from the north and likely to give rise to some harm to the setting of the listed terrace on Surrey Square.



Figure 4 **View 1** in the northern approach on Surrey Square

103. Also View 1 (above) taken from further north on Surrey Square (at the junction with Old Kent Road) demonstrates that the 7-storey Leysdown House on Flinton Street masks the Flinton Street wing of the development in this approach. This means that any effect that the Flinton Street wing might have on the historic setting of Surrey Square is limited and incidental – extending to the 75-100m approach to the site from Old Kent Road.
104. In View 3 (see below) from the south along Surrey Square the 4-storey wing is more deliberately contextual. It appears to be just 1 storey taller than the characterful Church Hall in the foreground. In this view the building's strong parapet line demonstrates how the design of the Surrey Square facing façade is a more deliberate response to the listed Georgian terrace and associated listed pavement. The 6-storey wing on Flinton Street is less obvious in this view which demonstrates that its impact to the listed properties on Surrey Square is likely to be incidental – not enduring. There is a set-back pergola structure on the roof of the Surrey Square wing. This is well set back from the sensitive historic frontage and gives a sense of enclosure to the roof-top residents' terrace which overlooks the central landscaped courtyard. This pergola, due to its recessive and perforate design, is not considered to give rise to any harm to this historic setting.



Figure 5 **View 3** in the southern approach on Surrey Square

105. Also visible in View 3 is the 5-storey Aldbridge Street wing of the proposed development with its set-back 6th storey. This wing appears in the backdrop of this view, layered behind the historic townscape which is in the foreground of this view. It does not detract from the designated and undesignated heritage assets in the foreground.
106. As noted above, the HTVIA includes a number of wider views from the surrounding area, both further within the conservation area and across the open setting of Surrey Square Park itself. These all demonstrate that the complementary scale and articulated massing of the proposed development will not give rise to any wider harm to the character of the area.

Heritage balance

107. In accordance with paragraph 212 of the NPPF great weight should be given to the conservation of heritage assets and their settings. Beyond that, if harm is identified, then the LPA should give decision-makers a clear understanding of the order of the harm identified and, in accordance with paragraphs 214 or 215, to conclude whether that harm is Substantial Harm or total loss, or Less than Substantial Harm.
108. In this case the listed Georgian terrace is physically unaffected by the development. As such, while there may be an effect on its setting, its physical significance is untouched. The setting of the Georgian terrace and the conservation area are defined to a large degree by the cohesive and well-preserved nature of the Georgian terrace which can be appreciated along Surrey Square and as it is visible across the open space at Surrey Square Park and the approach on Flinton Street.

109. The full grandeur of the 17 Georgian properties on the north side of Surrey Square is best appreciated from the southern footway of Surrey Square where the development is behind the viewer. The development can be seen together with the historic townscape in the main approaches along Surrey Square, along Flinton Street and in the distance from Surrey Square Park. In these views the design demonstrates how it has tried to respond to the historic townscape. Bearing in mind that the existing building is 3-storeys tall topped by a pitched roof, the added impact of one additional storey on the Surrey Square is considered to give rise to a very low level of Less than Substantial Harm to the setting of the Listed Georgian terrace. This harm is arising due to the new alignment of the Surrey Square block – which is set slightly forward and is aligned with the Church Hall where the current building is set back.
110. Further, the limited and visual impact of the 6-storey Flinton Street wing of the development is considered to give rise to a very low level of Less than Substantial Harm to the setting of the Listed Georgian terrace. This is because this wing comes gradually into view in the approach from Old Kent Road and is largely masked by the 7-storey Leysdown House. Its effect is recessive and ameliorated by the 4-storey 'shoulder' and 3-bay design of the Flinton Street wing.

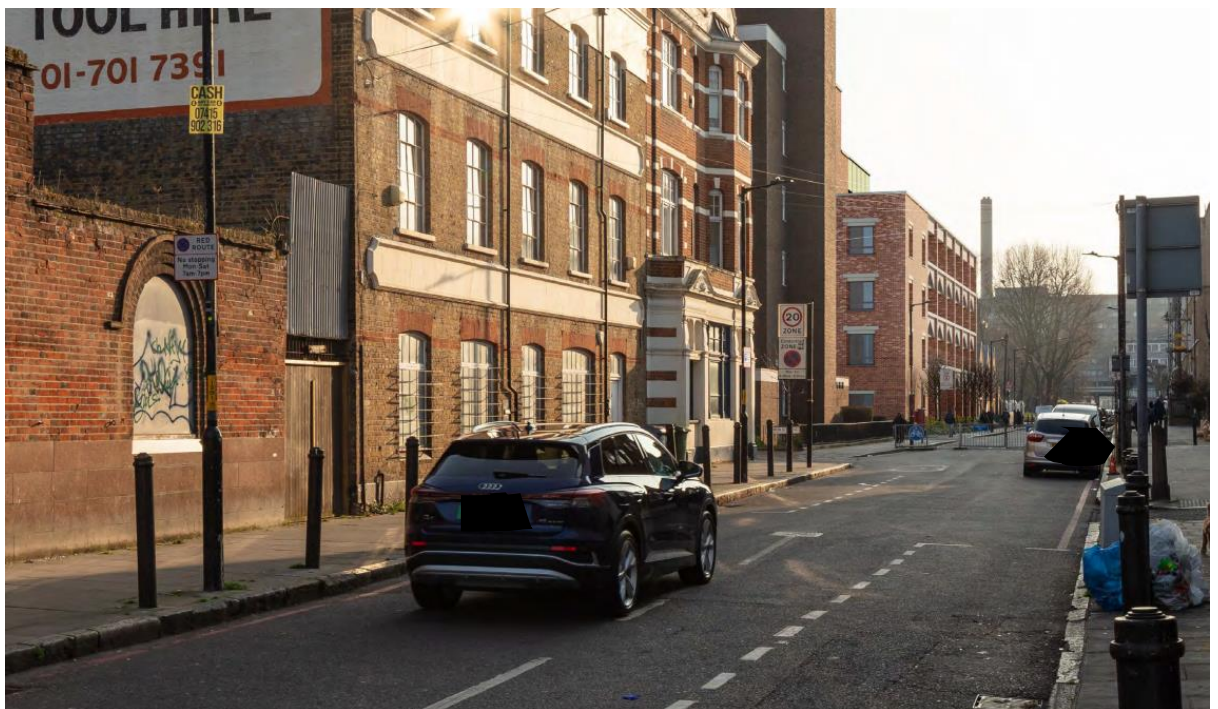


Figure 6 View 1 from Old Kent Road (Leysdown House is the first building on the left adjacent to the development)

111. Paragraph 213 of the NPPF states that any harm to a designated heritage asset should be avoided and should require clear and convincing justification. The NPPF goes on to direct decision-makers in paragraph 215 that: *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

112. The public benefits of the proposed development that should be considered in the balance include the public realm improvements, for example the widening of public footways along Surrey Square and Flinton Street, as well as affordable housing which in this case is 100%. It is considered that the low level of Less than Substantial Harm can be convincingly justified by the public benefits in this case taking all factors into account.

Protected views

113. Policy P22 (Borough Views) within the Southwark Plan 2022 identifies five Borough Views of significant landmarks and townscape. The policy encourages that these views should be preserved and where possible enhanced, also ensuring that the viewing locations for each view are accessible and well managed; and also seek opportunities to enhance the composition of the panorama across the Borough and central London as a whole.
114. The Site is located part within the Landmark Viewing Corridor (LVC) and Wider Setting Consultation Area (WSCA) of one Borough View, View 1 (the London panorama of St Paul's Cathedral from One Tree Hill) which is orientated north westwards towards the landmark cathedral. However, the HTVIA (Built Heritage, Townscape and Visual Impact Assessment (HTVIA) prepared by Turley dated July 2025) at paragraph 5.9 confirms that the proposed development would not be at any significantly taller height than its immediate built context (such as the seven-storey modern housing block of Leysdown House) and also would not exceed the threshold plane of the view's LVC. Therefore, the HTVIA finds that the proposed development would not be readily discernible as part of this long distance view, and would readily integrate with the established height, form and appearance of the townscape within the fore and middle-ground of this view. Therefore, the HTVIA finds there would be no discernible effect on the viewers ability to recognise and appreciate St Paul's Cathedral within the wider panorama from LVC View 1.
115. Considering the proposed heights of the development and the heights in the immediate context, Officers agree with the applicant's assessment that no impacts are anticipated to Borough View 1 (the London panorama of St Paul's Cathedral from One Tree Hill). Accordingly, the proposed development is considered in compliance with Southwark Plan Policy P22.

Design

116. Chapter 12 of the NPPF is the key national policy for design. It requires development to reflect local and national design policies, guidance and SPDs. It sets out that outstanding or innovative design should be given significant weight in decision making and requires development that is not well designed to be refused.
117. Chapter 3 of the London Plan deals with design related matters. Policy D3 promotes a design-led approach to making the best use of land. Policies D4 and D8 build on this, setting out the design principles for ensuring new development makes a positive contribution in terms of architecture, public realm, streetscape and cityscape.
118. London Plan Policy D4 requires all proposals exceeding 30 metres in height to have undergone at least one design review or demonstrate that they have undergone a local

borough process of design scrutiny. The proposed building would be approximately 25m tall and below the 30-metre threshold. The proposal is not a tall building but has undergone a design review panel at the pre-application stage.

119. The importance of good design is further reinforced by Policies P13 “Design of Places”, P14 “Design Quality” of the Southwark Plan. These policies require all new developments to:
- be of appropriate height, scale and mass;
 - respond to and enhance local distinctiveness and architectural character;
 - conserve and enhance the significance of the local historic environment;
 - take account of and improve existing patterns of development and movement, permeability and street widths;
 - ensure that buildings, public spaces and routes are positioned according to their function, importance and use;
 - improve opportunities for sustainable modes of travel by enhancing connections, routes and green infrastructure; and
 - be attractive, safe and fully accessible and inclusive for all.

Urban design – height scale and arrangement

120. The proposal is designed as a U-shaped building enclosing a south-west facing landscaped courtyard. The development is 4-storeys tall on Surrey Square rising to 6-storeys on Flinton Street, reducing to 5-storeys with a set-back 6th storey on Aldridge Street. In this way the scheme replicates the form and arrangement of the existing building, except where the current arrangement is inward-looking the new design addresses the street more directly.
121. As outlined in the Heritage section, the scale and massing have been deliberately tuned to respond to the immediate context. On Surrey Square the northern wing of the development is 4-storeys tall with a strong vertical rhythm of bays to reflect its subservience to the listed Georgian terrace. The main entrance is on this frontage and is denoted by a double-height bay.
122. On Aldridge Street, the southern wing drops back down to 5-storeys with a setback 6th storey. Aldridge Street has a more open setting with a large public play area to the south and over 50m separating the site from Barnham House, a large 5-storey mansion block to the south of the play area.
123. The proposal has responded to its urban context and therefore complies with the council’s adopted urban design policies. Its highly articulated form and massing have been tuned to reflect its immediate setting and ensures that the development will not appear out of place.

Architectural design, fabric, function and composition

124. The architectural design is defined by high quality brick finished with contrasting reconstituted stone lintels and cills and, on the principal Surrey Square and Aldridge Street frontages, a layered façade with deep-set galleries. The architectural quality will rely to a large degree on the choice of brick cladding and the detailing of the

façades to ensure that the designer's architectural intent is carried through to the construction on site. To support this, the continued involvement of the current architect is support through the proposed s106 heads of terms.

125. In considering how the facility will function, the design draws on the classical almshouse arrangement of sheltered housing arranged in a U-form around a landscaped communal courtyard. The flats all meet the council's adopted standards and beyond that the arrangement supports the creation of a sense of community, that is so important for their residents, is hard baked into the design. More could be achieved by making the internal galleries wider to enable communal interaction and a sense of ownership as has been done in similar facilities elsewhere in the borough. However, this has been balanced against maximising the usable space in the shared internal courtyard and this sunny, outdoor space was cited by existing residents as key benefit of the existing development which should be maintained.
126. The architectural composition is well mannered, with each façade (including the inward-facing courtyard façade) designed to respond to its setting. On Surrey Square the façade has been designed to reflect the order of this historic Georgian Street. The close vertical rhythm of the flats is reflected in the brick-built galleries and the inverted gabled handrails which would be finished in reconstituted stone. On Flinton Street, the 3-bay arrangement of the façade appears as a modern interpretation of the mansion-block tradition, typical of the Old Kent Road. The Aldridge Street façade is delicately layered with steel galleries forming a trellis across the front of the building and ensuring privacy of residents at the lower floors. Finally, the internal courtyard façade is designed to be in a lighter brick to reflect the light with the galleries and the u-shaped design gives this space a strong sense of enclosure and community.

Design Review Panel

127. The proposal was reviewed by the Southwark Design Review Panel in April 2025 at the pre-application stage and before the design was refined and submitted to the council. The Panel generally endorsed the design and applauded the ambitions of the client and their design team. They expressed confidence in the team and challenged them to refine their proposals concentrating mainly on the design of the walkways and galleries to make them into communal spaces, to improve the activation and public realm especially on Flinton Street, and to refine the architectural expression including the window and gallery design. The final design has included significant improvements in the architectural expression on all facades and the communal spaces.
128. In conclusion, the architectural design is high quality and conforms with the council's adopted design policies. The Design Review Panel has generally endorsed the scheme and expressed their confidence in the design. Conditions should be imposed requiring the approval of:
 - 1m x 1m sample panels of the cladding materials including the brick facades and reconstituted stone features; as well as

- 1:5 and 1:10 scale details of all architectural features, heads, cills and jambs of all openings, parapets and junctions with existing historic buildings.

These conditions are required in order to ensure that the design is constructed as shown in the design intent, that existing adjacent buildings are preserved, and the chosen materials are appropriate in context.

Inclusive Design

129. Policy D5 of the London Plan states that development proposal should achieve the highest standards of accessible and inclusive design. Southwark Plan Policy P14 states that development should be accessible and inclusive for all.
130. Amongst other best practice and Building Regulations Approved Document M, the various inclusive access measures within the proposal include:
 - Main entrances are generously sized and adhere with the detailed requirements of Part M.
 - Communal circulation areas have been designed to ensure unobstructed access and internal corridors have been designed with a generous widths.
 - Doors within communal circulation areas are lightweight with easy access handles for wheelchair users.
 - Apartments are open plan design where possible.
 - Lifts in each stair core are sized in accordance with Part M requirements.
 - Bathrooms and Toilets in communal areas have been designed to ensure accessibility.

As set out above, the proposal will feature 13% M4(3) wheelchair accessible units, and the provision of these units as M4(3)(2)(b) units and the remainder as M4(2) units will be secured by condition.

131. The principles of TfL's Healthy Streets and active travel is considered to be at the heart of the proposed development, and this is discussed in more detail in the Transport section of the report. The proposal is ambitious in its inclusive design principles creating a convenient and welcoming building and new public spaces that can be entered, used and exited safely, easily and with dignity for all.
132. The DAS at section 8.7 sets out that design was prepared in correspondence with the Metropolitan Police, and the DAS includes a detailed strategy related to safety and security features related to access and control, ground floor flats, access to ancillary spaces, external lighting and CCTV, and climbing prevention.
133. The Metropolitan Police were consulted on this application and have recommend a two-part condition that includes requiring a Secured by Design certificate to be submitted for approval.
134. Subject to the recommended conditions of consent and continued consultation with a Designing Out Crime Officer, and the use of correctly accredited and third party certificated products, this development should be able to achieve a Secured by Design award.

Fire Safety

135. The Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021 establishes that any relevant building is subject to Gateway 1 requirements. Relevant buildings are that which satisfy the 'height condition' and contain two or more dwellings or educational accommodation. The height condition is that (a) the building is 18 metres or more in height; or (b) the building contains 7 or more storeys. The Gateway 1 requirements outline that schemes which feature a relevant building must submit a fire safety statement form and the HSE must be consulted. The proposed building consists of 6 storeys with a top floor height of 17.6m measured from the ground level on the lowest side of a building to the top storey upper floor surface in accordance with HSE guidance Paragraph 004 Reference ID 71-004-20210624. Accordingly, as the proposed building is neither at or in excess of 18m in height or 7 storeys high, the Gateway 1 requirements are not applicable and HSE has not been consulted.
136. Policy D12 (B) of the London Plan requires that all major developments must submit a fire statement. The fire statement should demonstrate how the proposals respond to and contain information on the requirements of both parts A and B of the London Plan policy D12 on fire safety. This must be completed by a third-party, independent, suitably qualified person. This should be evidenced in the fire statement. The council accepts fire statements in good faith on that basis. The applicant has submitted a Fire Statement (prepared by Jensen Hughes, I JL9389/R1 Issue 2, dated 11/07/2025) compiled and reviewed by suitably qualified assessors.
137. The Fire Strategy outlines the building construction method, products and materials, evacuation measures, travel distances, passive and active fire safety measures, access and facilities for the fire and rescue service. Among other things, the Fire Strategy confirms that:
 - Building frame will be constructed of a reinforced concrete.
 - External walls will be constructed primarily of brickwork with non-combustible stone wool insulation.
 - The building will be sprinklered throughout to meet the Building Regulations guidance and building methodologies will be designed with consideration to fire safety of the neighbouring buildings and adjacent areas.
 - Emergency lighting and signage will be provided in accordance with relevant guidance.
 - Secondary source of power will be provided for all life safety systems.
 - Natural smoke shafts to lift lobbies and common corridors will be provided.
 - Two escape stairs serving the proposed building will be provided with a dedicated evacuation lift which will be available to occupants of reduced mobility who can either use the evacuation lift(s) to make their escape, or they can temporarily wait in the protected lobby.
 - Emergency voice communication systems will be provided which will allow residents to communicate with onsite staff or firefighters, who could assist if necessary.
 - Fire vehicle access to the proposed building will be via Surrey Square, Flinton Street and Aldbridge Street.

- Dry riser main with an outlet on each floor will be provided within the protected stair to assist firefighting operations.
138. It is advisable to consider the risk to fire safety due to the presence of electric scooter charging in the development which can contain lithium-ion batteries and to ensure that the necessary fire suppression measures have been considered and specified. This will need to be addressed at later regulatory stages by the applicants.
139. The London Fire Brigade have been consulted and have not commented on this application.
140. These fire safety details need to be considered in the Building Regulations stage as well. Overall, the proposal would comply with London Plan 12. The proposal also complies with London Plan policy D5 on inclusive design by providing at least one fire evacuation lift. A condition is proposed to require compliance with the submitted statement to ensure compliance with London Plan policy D12.
141. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer. The fire statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development.

Conclusion on design, heritage, townscape considerations

142. Officers consider the proposed development has a high design quality which will positively contribute to the existing townscape. While the proposed development will increase the height and density of development on this site, the scale, massing, and form of the building have been sensitively designed, and the result is a scheme which positively responds to and enhances the existing character. Overall, the architectural quality and materials are considered exemplary, and the development will incorporate high-quality sustainable design.
143. While there would be 'less than substantial' harm to a few locations in heritage terms, the development presents significant public benefits in the form of public realm improvement and an increased supply of affordable housing that outweigh this harm.

Landscaping, trees and urban greening

144. The approach to landscaping within and around the site is an important feature of the development which has greatly shaped the design and contributes to the intended communal nature the almshouse spaces. The layout of the space is discussed in preceding sections of this report. London Plan Policy G7 and Southwark Plan Policy P61 recognise the importance of retaining and planting new trees wherever possible within new developments. London Plan Policy G5 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

145. The landscape strategy was prepared by MRG Studios including in consultation with existing occupants of the almshouse and pre-application discussions with the Council. The DAS indicates that the proposed landscape strategy is intended to combat loneliness of residents through providing access to greenspace on their doorsteps which fosters positive relationships amongst residents and between them and their neighbours in the community. The primary entry for residents leads through the courtyard making it a natural meeting space and units at the ground floor level have doors leading directly onto the courtyard. While creating a sense of community is a priority, the landscape proposals are intended to provide a mix of both communal spaces as well as quieter spaces of retreat and reflection. The proposals maximise the microclimate created by the south-facing garden. This will maintain a sunny area for socialising in the garden which existing residents highly value and through providing varied habitats for local wildlife, ecological benefit, and ecosystem services.
146. In summary, the landscape proposals and strategy comprise:
- Ground floor main amenity courtyard which features spaces for socialising as well as places for residents to undertake their own gardening;
 - Streetscape planting with a Sustainable urban Drainage System that connects with the building with the surrounding environment as well as providing privacy screening to lower-level units;
 - Roof terrace with views over the courtyard and Surrey Square which provide a quiet place for residents to enjoy;
 - Biodiverse green roof treatment with Photo Voltaic Panels (not accessible by residents) which has ecological, ecosystem, and sustainability benefits;
 - Balcony planting that creates a sense of the green spaces at the ground floor moving up the building.

147. The full list of landscape proposals is shown in the figure below.

1. Surrey Square main entrance
2. Flinton Street proposed SuDS planting
3. Aldbridge Street proposed SuDS planting
4. Residents' private courtyard garden
5. Pergola within courtyard
6. Roof terrace amenity garden
7. Bio-solar green roofs
8. Non-amenity biodiverse green roofs

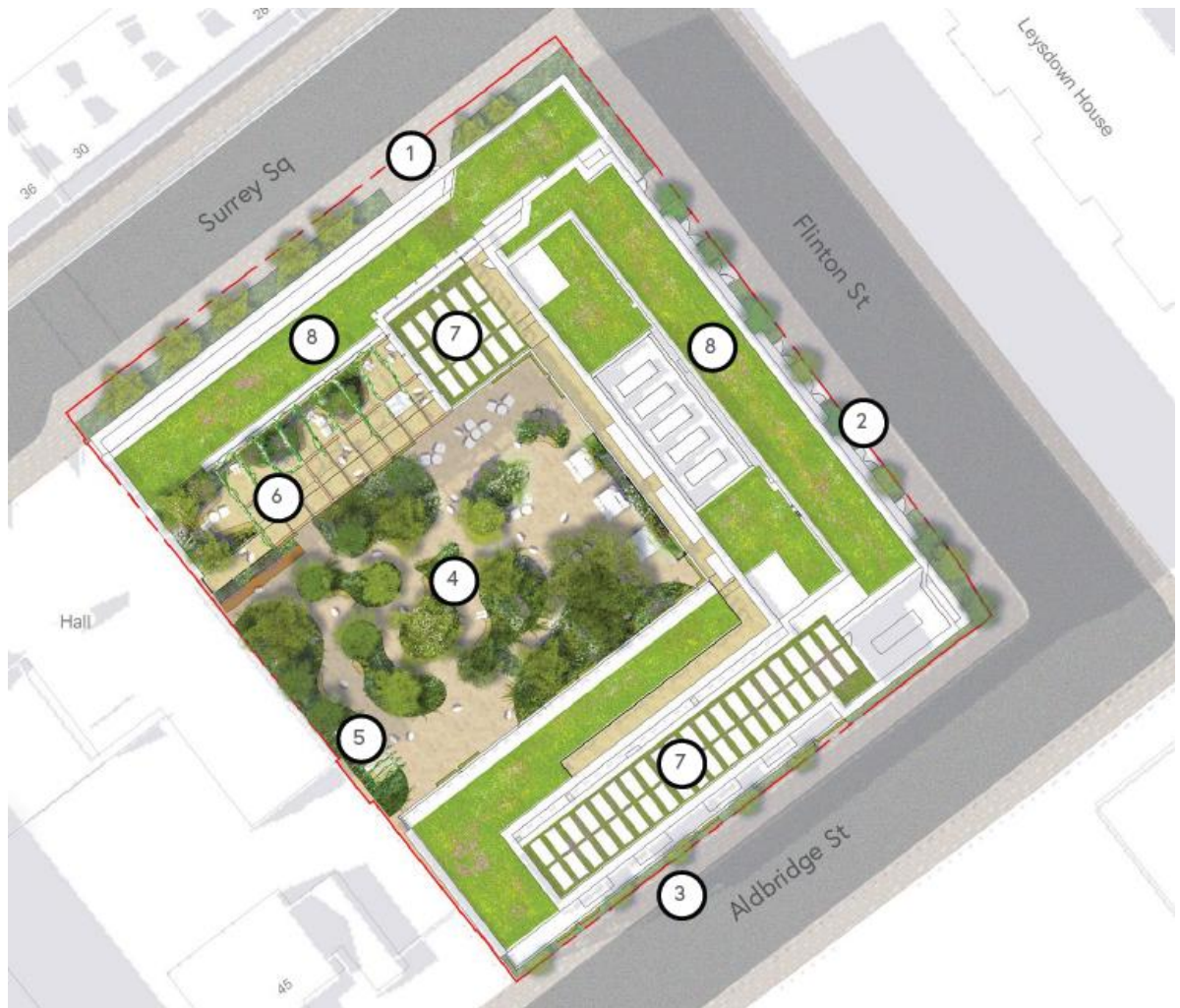


Figure 7 Landscape proposals as summarised in the Design and Access Statement

Trees

148. The applicant is supported by an Arboricultural Impact Assessment (AIA). The AIA identifies a total of 13 No. trees onsite. Of these, 12 trees are proposed for removal, comprised of 5 Street Trees and 7 other trees. The trees proposed for removal are shown below.

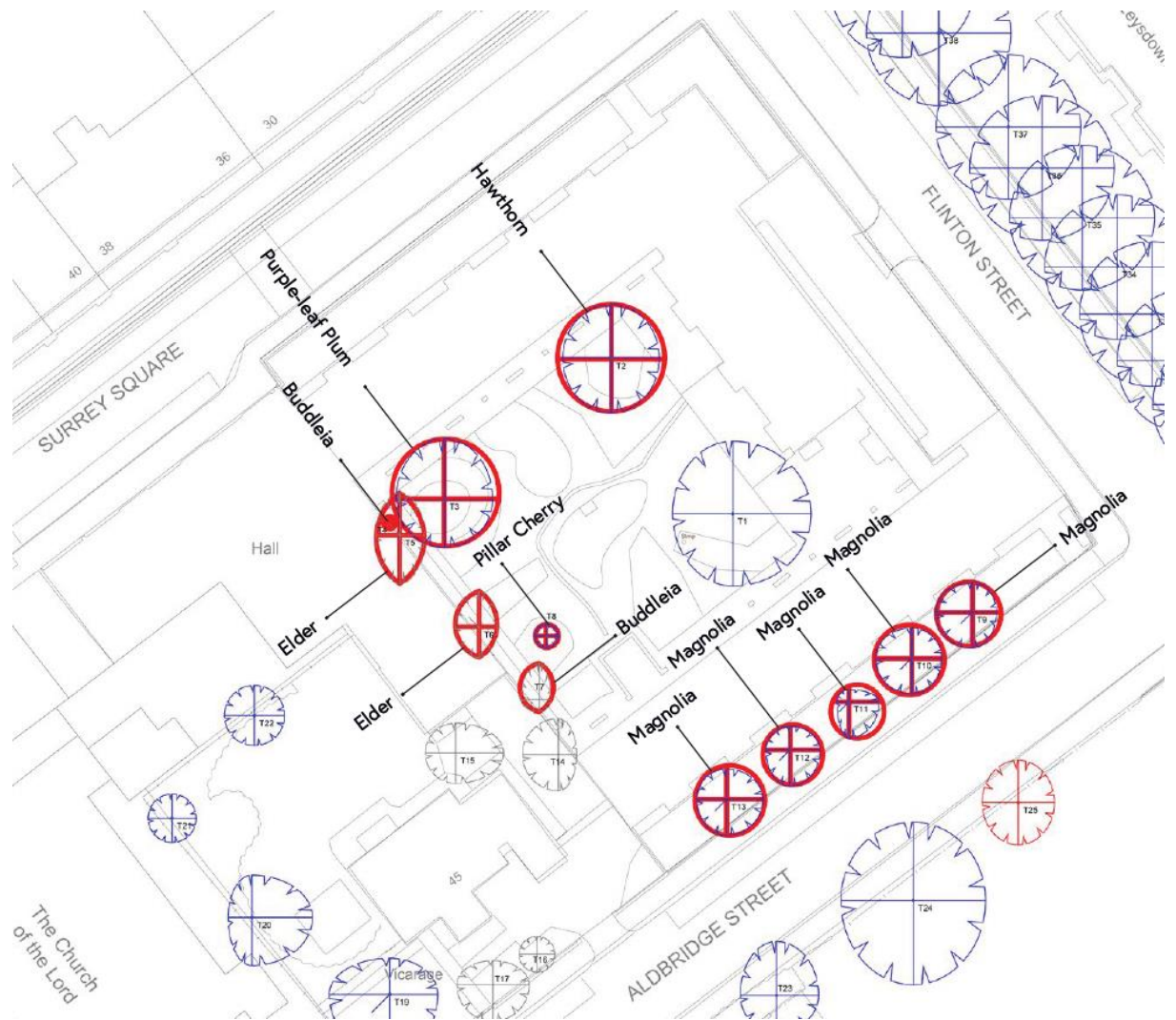


Figure 8 Trees proposed for removal shown in red

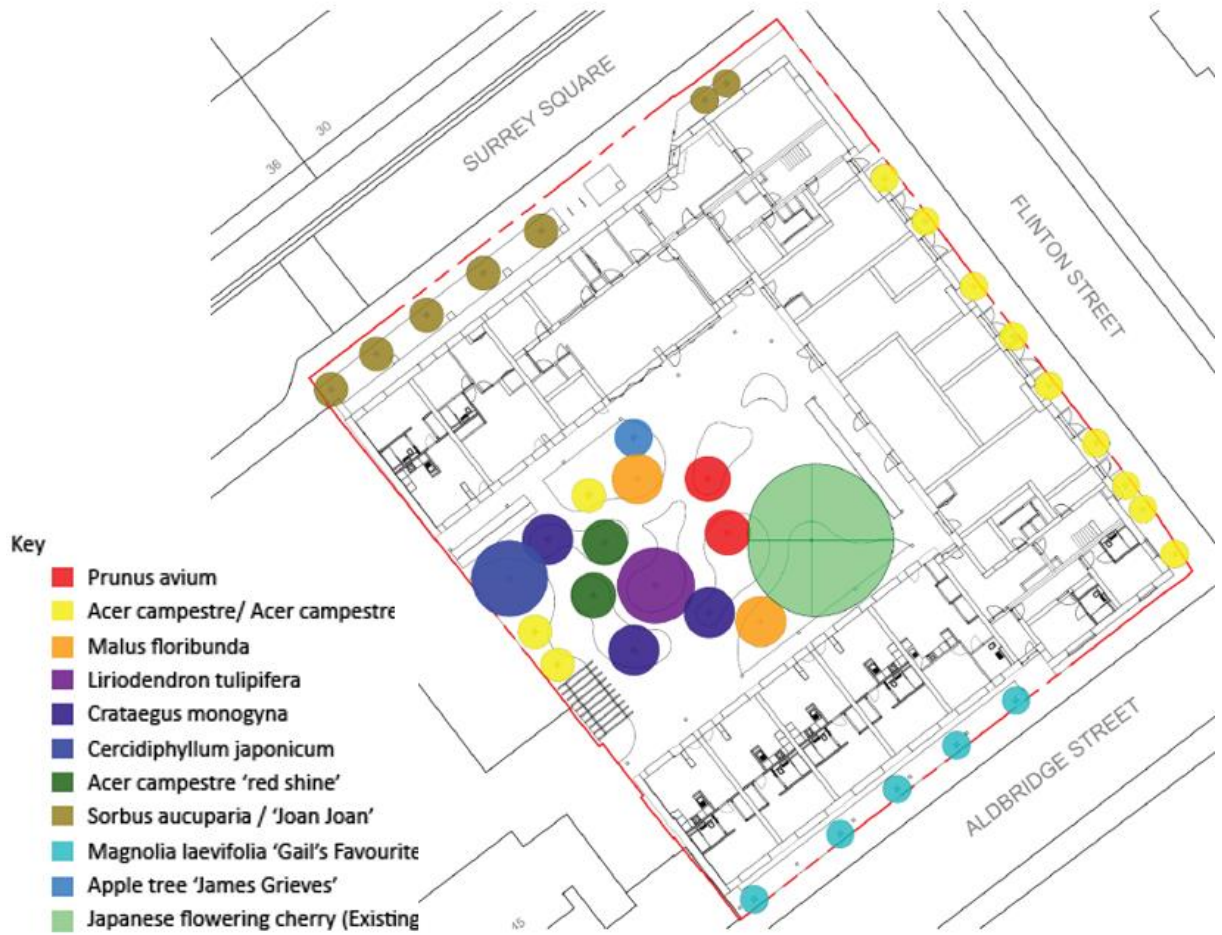


Figure 9 Aerial view of site (shown in thick red line) and existing trees, as well as relationship with neighbouring site shown in hatched red line

The quality of the trees proposed for removal are 9 Category B trees, 3 Category C trees, and 1 Category U tree. The 5 Street Trees proposed for removal are all semi-mature Category B Magnolias, and the loss of these trees is regrettable. However, a mature Japanese Flowering Cherry will be maintained within the communal courtyard

149. At the pre-application stage the applicant undertook extensive investigation into maintaining the existing street trees and other trees. The AIA confirms that retention is not possible which is in part to provide more affordable homes and to create a high quality courtyard for residents. Officers note that if a greater retention trees were achieved, this would come at the potential consequence of reductions in affordable housing provision, loss or reduction of usable space in the communal courtyard, and potential compromises to the sunlight and daylight provided to units and outdoor spaces within the development. Further, officers note that, were the scheme to redesigned to achieve greater retention, construction works would likely put great strains on these trees, and the retention and quality of these trees could not be guaranteed.
150. The development features a robust tree planting strategy which would provide 44 replacement trees with a total stem area on installation of 0.404 m² comprising 21 street trees and 23 trees within the development (as shown indicatively in section 7.16 of the Design and Access Statement). As shown below, the proposals will result in a significant introduction of 21 street trees on Surrey Square, Flinton Street, and Aldbridge Steet as well as the retention of one onsite tree within the courtyard. The full suite of tree protection conditions are recommended as well as securing final landscape details by condition. The Council's Urban Forester has supported the

proposal subject to the recommended conditions of consent and agreement of tree species. Accordingly, despite the proposed loss of trees, the development is anticipated to provide a high-quality landscaped environment subject to adherence with the replacement tree planting strategy and other recommended conditions.



Boundary treatment

151. The approach to the boundary treatment is shown below and overall is considered high quality. On Surrey Square, the development features a generous setback of 2.5m from the footway from the public highway, with a 2.8m public footway width including the public highway, as well as linear tree planting. This arrangement works with the architecture to well celebrate the main entrance of the development. The proposed landscaping on Flinton Street establishes linear tree planting and lower structured planting which appropriately soften the façade and service access at the ground floor level. The planting on Aldridge Street creates a continues green feature along the street which protects the privacy of residents and replaces the magnolia trees lost in this area with magnolia trees.

152.



Figure 10 Boundary Treatment



Figure 11 Surrey Square Landscaping



Figure 12 Flinton Street Landscaping



Figure 13 Aldbridge Street landscaping

Ecology and biodiversity

153. A Preliminary Ecological Appraisal and Preliminary Roost Assessment as well as a separate BNG assessment prepared by MKA Ecology which provide the baseline conditions relevant to the development and the assessment of potential impacts of the proposed development on ecology and biodiversity.
154. The desk study determined that there were no nationally designated sites within 2 km of the site. The nearest internally designated site is 9.5 km North and is not considered directly impacted by the proposals.
155. There are a number of Sites of Importance to Nature Conservation (SINCs) within the vicinity of the site. Nevertheless, the site itself is not within a SINC. There are unlikely to be any negative impacts on the SINCs as these are sufficiently separated from the proposed development with none directly adjoining the application site.
156. As set out above, the application site as currently existing comprises a U-shaped building surrounding a courtyard with a hardstanding parking area to the northeast. Overall, the site is broken down into four main habitat type which are:
 - Buildings,
 - Suburban mosaic of developed land and natural surfaces,
 - Developed land/ sealed surface, and
 - Modified grassland.

157. In terms of the Schedule 1 birds, while the site has a high likelihood of breeding birds being on-site, the site is assessed as having limited possibility of protected bird species on-site. The proposed tree removal would need to take this into account.
158. No records or evidence of badgers were identified on the site.
159. The building is assessed as having a having a low potential to support for roosting bats. Further, in regard to lighting, the appraisal recommends that a sensitive lighting scheme should be developed and secured through a planning condition to allow for suitable roosting and foraging areas for bats within the site. This requirement is secured by the recommended conditions of consent.
160. The communal garden, street level planting, and roof terraces will comprise areas of diverse planting that will be an ecological enhancement. Natural England has not raised any concerns with this application. The Council's Ecologist has reviewed the proposal and is satisfied with the ecological appraisal submitted in support of the scheme and has recommended the imposition of a number of conditions to cover the bat boxes, control of lighting for bats, and bird bricks. In addition BNG monitoring for 30 is secured by a payment in the agreed heads of terms. The proposals are considered acceptable and in compliance with the development plan, subject to the recommended conditions of consent and adherence with the proposed approach to landscaping and ecology.

Biodiversity Net Gain

161. *Biodiversity Gain Hierarchy*
Planning authorities must take into account how the Biodiversity Gain Hierarchy (set out in set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015) has been applied.
162. The Biodiversity Gain hierarchy sets out a list of priority actions:
 - first, in relation to onsite habitats which have a medium, high and very high distinctiveness, the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
 - then, in relation to all onsite habitats which are adversely affected by the development, the effect should be compensated by prioritizing the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.
163. Planning regulations require an assessment of whether the proposed habitat works to deliver biodiversity net gain onsite will deliver a significant increase in the biodiversity value of the site, compared to the pre-development biodiversity value. The distinctiveness, condition and size of the biodiversity habitat to be delivered are all considerations which must be balanced.
164. Non-significant enhancements are habitat enhancements whose loss will not

significantly decrease the development's biodiversity value.

165. The BNG to be provided as part of this development is considered to be significant. Government guidance (PPG Biodiversity, 2024) on determining whether BNG to be delivered on a development site is 'significant' sets out five factors. These are set out below.

Government Guidance on <u>Significance</u>;	Assessment
Does the proposed habitat delivered contain;	
Habitats of medium or higher distinctiveness in the biodiversity metric.	The following area based habitats are being created which have a distinctiveness of medium: -Biodiverse green roof 0.32 units -Urban tree 0.6 units
Habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development.	The low distinctiveness Intensive green roof proposes to deliver 0.19 units.
Habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development.	N/A
Areas of habitat creation or enhancement which are significant in area relative to the size of the development .	Biodiverse green roof and urban trees each account for 0.92 units and 0.23652 ha.
Enhancements to habitat condition e.g. from poor or moderate to good.	N/A

166. The baseline value of on-site habitats was calculated to be 0.64 biodiversity units. The on-site measures propose to deliver an increase to 1.08 biodiversity units, which equates to a net percentage change of 0.44 or an 62.50% BNG. The development therefore exceeds the national BNG target of 10% BNG achieving the requirements of London Plan policy G6 part D and Southwark Plan policy P60.
167. Habitats would be monitored to ensure correct establishment and growth, and remedial action would need to be taken if this does not proceed as expected, otherwise the target conditions used in the calculations may not be met and the predicted biodiversity units might not be achieved. A s106 obligation will therefore be

required to secure the biodiversity gain for 30 years. A monitoring fee will be required as part of the S106 agreement to cover the cost of periodic monitoring over 30 years. A Habitat and Management and Monitoring Plan will be required post-approval to set out the management arrangements.

168. Policy G5 of the London Plan states that urban greening should be a fundamental element of site and building design. It requires major developments that are predominantly commercial to achieve an Urban Greening Factor (UGF) score of 0.3 and those that are predominantly residential to achieve a score of 0.4.
169. The scheme would achieve a UGF score of 0.40 through a range of extensive and diverse planting within the landscape and the inclusion of green roofs on all new proposed blocks. This would meet the policy requirements and as such should be treated as a benefit of the scheme. A two-part condition will be imposed to ensure the development is built out to achieve the 0.40 UGF.
170. The Council's Ecologist and Urban Forester have reviewed the application information and deemed the proposal to be satisfactory. The greening and biodiversity improvement are therefore supported. Subject to the proposed conditions, the proposal would comply with policies G1, G5, G6 and G7 of the London Plan and policies P59, P60 and P61 of the Southwark Plan.

Archaeology

171. The applicants have considered archaeology within the submitted Desk Based Assessment prepared by RPS. The site is not located within Southwark Council's Archaeological Priority Area but the Tier 1 'North Southwark and Roman Roads' APA lies c 30m to the northeast at its closest point. The proposals are not considered to impacts World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, Protected Wreck sites or other known archaeological assets.
172. The Desk based Assessment indicates that based on the balance of the available evidence, a moderate archaeological potential for the Mesolithic to Roman periods can be ascribed to the site, especially for the central courtyard area which may possibly have been unaffected by the construction of the current almshouse, and a low potential for all other all past periods of human activity, the footprint of the site retains a low archaeological potential. The assessment highlights that the courtyard area is not going to be developed in the proposal. As there are no subterranean effects in the small central courtyard area, no further archaeological fieldwork is recommended by RPS in consideration of the proposed development proposal. In terms of archaeological impacts under the building, RPS indicate that any archaeological deposits that may have once survived on the site would have been at shallow depth and are unlikely to have survived the construction of the large almshouse building in 1969, and the excavation of the utilities trenches that border the site.
173. The council's archaeologist has supported that the conclusions reached in the desk based assessment appropriately indicate that no archaeological work is necessary

for this development. Further, they advise that the recommendation of a targeted watching brief may not deliver results commensurate to its cost to the development budget. Therefore, the council's archaeologist has advised that no archaeological work is necessary for this site. Accordingly, the scheme is considered to have an acceptable archaeological impact and to comply with Policy 23 of the Southwark Plan.

Impacts on surrounding occupiers and environment

174. Policy D6 of the London Plan requires developments to be designed to ensure there would be sufficient daylight and sunlight to new and surrounding houses that is appropriate for its context. Policy P56 of the Southwark Plan "Protection of amenity" states that development will not be permitted where it causes an unacceptable loss of amenity to present or future occupiers or users, considering the impacts on privacy, outlook, sense of enclosure, odour, lighting, daylight, sunlight and microclimate. The relevant guidance referenced in London Plan (2021) Policy D6, the Greater London Authority 2016 Housing SPG, sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Outlook and privacy

175. The relevant guidance referenced in London Plan (2021) Policy D6 at guidance paragraph 3.6.11, the 2016 Housing SPG, supports that a visual separation distance of 18m between facing homes should be achieved to appropriately preserve the amenity of current and future occupiers.
176. The proposals would replace the existing almshouse development with a similarly arranged development comprising an almshouse around a u-shaped south facing courtyard. While the configuration of the site would be similar, the development would increase residential density on this site and introduce new deck access and a roof terrace. The quality of accommodation section of this report had previously discussed the privacy distances between the proposed buildings and the surrounding sensitive receptors. As summarised in the Planning Statement, the following measures have been taken to protect residential privacy and outlook in the proposed development:
- Adequate separation distances between windows.
 - Deck access which provides a level of screening.
 - Planting and grading to create screens for privacy of ground-floor residents, housekeepers, and visitors.
 - A pergola structure on rooftop terrace which is set back from the building edge and with built in planters which provide further screening.
177. Although the proposed development would step slightly forward on the Surrey Square Frontage, overall, the proposed development would achieve consistent window-to-window separation distances when compared with the existing almshouse. While the development would introduce access walkways, including on the Surrey Square frontage, this is not considered a significant departure from the existing 3-storey development on the site which currently features three floors of bay windows in this location. Although the development introduces a rooftop terrace use, this has been sensitively designed with appropriate separation distances and with a pergola

structure and planting which would partially screen views and appropriately minimise privacy impacts. Accordingly, although the development would increase residential density on this site and introduce new deck access and a roof terrace, the development is considered acceptable with adequate mitigation measures incorporated into the design.

178. In terms of outlook, the view from the existing neighbouring residential properties will inevitably change. Nevertheless, the change in the view in this residential area does not mean a loss of outlook. Loss of outlook occurs where development would have an adverse overbearing effect that would result in an unduly oppressive living environment for existing and future residents. Given the separation distances, it is not considered that the proposed development would adversely impact on the outlook of the existing residential properties. There will be impacts in the daylight and sunlight to the nearby properties, which is discussed below.

Daylight and Sunlight

179. The NPPF sets out guidance with regards to daylight/sunlight impact and states *“when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)”*. The intention of this guidance is to ensure that a proportionate approach is taken to applying the BRE guidance in urban areas. Southwark Plan policies identify the need to properly consider the impact of daylight/sunlight.
180. The application is supported by an assessment, prepared by Right of Light Consulting dated 7 July 2025 of the likely significant effects of daylight, sunlight, overshadowing and solar glare as a result of the proposed development. From the review of the surrounding context, a 3D computer model was developed for the existing surrounding properties and amenity areas, as well as the existing conditions. Officers note that earlier revisions of plans (rev P01 as opposed to Rev P03) were used in the preparation of the assessment, however Right of Light and the architects have confirmed that the height, massing, and form of the development assessed are consistent with the later revision of the plans. Officers have reviewed the models shown in the submission and agree that the height, massing, and form of the development are consistent with the later revisions and that the assessment of sunlight, daylight, and overshadowing has been appropriately completed.

181. The assessment utilised the following methodologies outlined below.

VSC

The Vertical Sky Component assessment (VSC) is a test that considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27%, which is considered a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by approximately 20% of the original value before the loss is noticeable. Only those surrounding properties that have windows facing towards the site were included in the assessment. If a nearby property has no windows facing the site, these properties would not be affected by the proposed development in terms of daylight.

182. No Sky Line

The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method, which assesses the proportion of the room where the sky is visible and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of more than 20% (ratio of 0.8) in the area of sky visibility then daylight may be affected.

183. Sunlight availability to Windows

The BRE sunlight tests, Annual Probably Sunlight Hours (APSH) and Winter Probable Sunlight Hours (WPSH), should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

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

184. Overshadowing to Gardens and Open Spaces

The BRE guidance recommends that at least 50% of the area of each amenity spaces should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

185. The Right of Light Consulting assessment applies the BRE standard numerical guidelines for daylight, sunlight, and overshadowing to existing surrounding buildings and amenity spaces. In addition to the BRE criteria, professional judgement has been used to determine the nature and scale of effect to the sensitive receptors. The numerical criteria for determining the category of effect for VSC, NSL, APSH/WPSH,

and overshadowing (sun on ground) is based on percentage alterations from the baseline.

186. In terms of sensitivity for sunlight and daylight impacts, Right of Light Consulting have identified and assessed the impact of the development on the light receivable by the neighbouring properties at:

- 1 to 49 Leysdown House
- 1 to 30 Barham House
- 18b, 18a, 18, 20, 22, 24, 28 to 30 & 36 to 38 Surrey Square
- 45 Aldbridge Street
- All Saints Hall
- The Church of the Lord

Right of Light Consulting have confirmed that the nearest properties to the east and southeast of the scheme at 40 Surrey Square, 1-12 Ifield House, 1-20 Hadlow House and beyond were not assessed because windows approaching these properties comply with the BRE guidelines.

187.

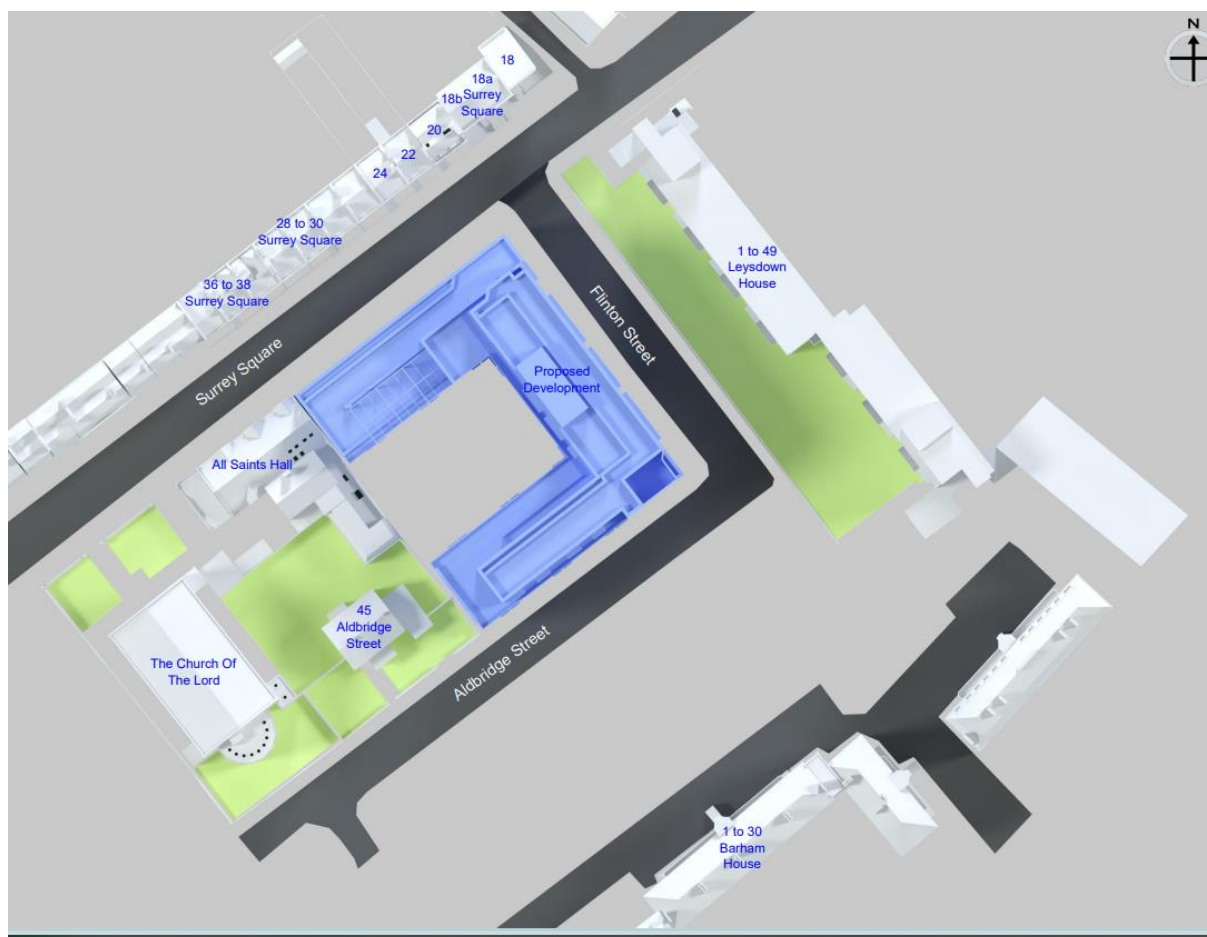


Figure 14 Identified sunlight and daylight receptors

188. In terms of sensitivity for overshadowing impacts, Right of Light Consulting have identified and assessed the impact of the development on the light receivable by the neighbouring properties at:

- 45 Aldbridge Street

- The Church of The Lord
- 1 to 30 Barham House
- 1 to 49 Leysdown House
- 18b, 18a, 18, 20, 22, 24, 28 to 30 & 36 to 38 Surrey Square

189. A detailed commentary of the daylight and sunlight effects to each group is given in the report, including the number of windows or rooms affected in that group and the magnitude of effect.
190. In terms of daylight, for VSC, 358 of the 489 (73%) windows assessed meet the BRE Guidelines criteria. However, not all windows are applicable for this test under the BRE guideline and taking into accounts rooms that can be excluded (for example hallways) 75 (15%) windows (which are relevant for assessment under the BRE guidelines) would experience daylight effects in exceedance of the BRE guidance. For NSL, 65 of the 90 (72%) rooms assessed meet the BRE Guidelines criteria.
191. The following group of properties would see some impact of the development on their daylight and are discussed in the more detailed commentary below.
- 1 to 49 Leysdown House
 - 1 to 30 Barham House
 - 22 Surrey Square
 - 24 Surrey Square
 - 28 to 30 Surrey Square
 - 36 to 38 Surrey Square

Where the windows or rooms are affected and very marginally exceed BRE guidance, the overall effect to the properties will be negligible and this is discussed below. Where impacts are minimal, including for 45 Aldbridge Street, The Church of The Lord, and 18b, 18a, 18, and 20 Surrey Square, no commentary is provided and the impacts are anticipated to be relatively insignificant.

192. The tables below summarise the VSC and NSL impacts to surrounding properties as a result of the proposed development being built out. Where results are more pronounced, their significance is discussed in more details further below. Some of the addresses are grouped together for ease as the conclusion for those properties have the same overall significance to the effects on daylight and sunlight.

Summary table

VSC and NSL										
Address	VSC					NSL				
	Total No. windows tested	Windows that pass	20-29.9% loss	30% - 39.9% loss	≥ 40% loss	Total No. rooms tested	Rooms that pass	20-29.9% loss	30% - 39.9% loss	≥ 40% loss
1 to 49 Leysdown House	149	114	22	13 ^a	0	12	11	0	1	0
1 to 30 Barham House	120	94	14	1b	11 ^c	11	0	0	0	0
18b Surrey Square	6	6	0	0	0	0	0	0	0	0
18a Surrey Square	6	6	0	0	0	0	0	0	0	0
18 Surrey Square	9	8	0	1 ^d	0	5	5	0	0	0
20 Surrey Square	15	14	1	0	0	8	7	1	0	0
22 Surrey Square	12	5	7	0	0	5	4	0	0	1
24 Surrey Square	13	5	7	0	1 ^e	7	4	2	1	0
28 to 30 Surrey Square	45	8	31	5 ^f	1 ^g	10	4	2	2	2
36 to 38 Surrey Square	33	28	5	0	0	7	7	0	0	0
45 Aldbridge Street	14	13	0	0	1 ^h	9	9	0	0	0
The Church of the Lord	42	42	0	0	0	8	8	0	0	0
All Saints Hall	25	15	0	2 ⁱ	8 ^j	8	6	2	0	0

- a. 5 hallway windows and 8 domestic windows
- b. Hallway
- c. Hallway windows
- d. Hallway window
- e. Hallway window
- f. 2 living room and 3 bedroom windows
- g. Hallway window
- h. Secondary window
- i. Non-domestic spaces
- j. Staircase, hallway and non-domestic spaces

193. 1 to 49 Leysdown House

This residential building is located to the east of the site, and 7 storeys have been considered for assessment. A total of 149 windows were assessed for daylight within this building.

For VSC, 114 of the 149 windows assessed would meet BRE's criteria. Of the thirty-five affected windows experiencing reductions below the BRE guidance, the majority (22) would experience an alteration in VSC between 20-29% which is considered a noticeable impact but materially close to the guidelines. The remainder, 13, are at ground and first floor and would experience impacts of 30% - 39.9% VSC change. The results indicate that 5 of these windows serve hallways only. All of these windows retain VSC in excess of 20% VSC which, while falling short of the 27% VSC target, is considered reasonable access to daylight particularly for units on the lower floors of a development such as this which features projecting balconies at an upper floor level.

For NSL, of the 12 assessed rooms, 1 bedroom was assessed as exceeding the BRE guidelines in the 30% - 39.9% loss range. NSL results were provided only where room layouts were known in accordance with the BRE guidance. As the remainder of the room layouts were not known, the applicant was unable to provide NSL results for all properties on this site. However, based on the achieved VSC levels, officers consider sufficient information was available in this instance to assess sunlight and daylight impacts.

194. 1 to 30 Barham House

This residential building is located south of the site, and 5 storeys have been considered for assessment. A total of 120 windows were assessed for daylight within this building.

For VSC, 94 windows of the 120 windows assessed would meet BRE's criteria. Of the twenty-six affected windows experiencing reductions below the BRE guidance, fourteen would experience alterations in VSC between 20-29%, which is considered a noticeable impact but materially close to the guidelines. Of the remaining windows, one would experience an impact of 30-39% and 11 would experience an impact of over 40%. Officers note that all of these remaining 12 windows are small windows

serving hallways, so these impacts are not considered to significantly impact living spaces in these properties. Further, officers note that these windows fall under overhanging balconies which make them more sensitive to change and this composition will have contributed to the recorded shortfall with the BRE guidance.

For NSL, of the 11 assessed rooms, all rooms were in accordance with the BRE guidance. NSL results were provided only where room layouts were known in accordance with the BRE guidance. As the remainder of the room layouts were not known, the applicant was unable to provide NSL results for all properties on this site. However, based on the achieved VSC levels, officers consider sufficient information was available in this instance to assess sunlight and daylight impacts.

195. 22 Surrey Square

This residential building is located north of the site, and 4 storeys have been considered for assessment, including the basement level. A total of 12 windows serving were assessed for daylight within this building.

For VSC, 5 of the 12 windows assessed would meet BRE's criteria. Of the 7 affected windows, all would experience an alteration in VSC between 20-29%, which is considered a noticeable impact but materially close to the guidelines. Only one of the windows on the northern face is assessed, however this window is at a lower level, and the results indicate no impact is anticipated. Accordingly, officers consider it is appropriate to exclude the other north facing windows from the test.

For NSL, out of the five assessed rooms, one would experience an alteration of $\geq 40\%$ loss. However, this serves a hallway and not a habitable space.

196. 24 Surrey Square

This residential building is located north of the site, and 4 storeys have been considered for assessment, including the basement level. A total of 13 windows were assessed for daylight within this building.

For VSC, 5 of the 13 windows assessed would meet BRE's criteria. Of the 8 affected windows, 7 would experience an alteration in VSC between 20-29%, which is considered a noticeable impact but materially close to the guidelines. The remaining window would experience an impact of greater than 40% loss and this window serves a hallway. Only two of the windows on the northern face are assessed, however these windows are at a lower level, and the results indicate no impact is anticipated. Accordingly, officers consider it is appropriate to exclude the other north facing windows from the test.

For NSL, there would be 7 affected rooms, with three experiencing alterations above the BRE guidelines, with two experiencing impacts in the 20-29.9% loss range (a hallway and landing) and one experiencing impacts in the 30% - 39.9% loss range (a landing).

197. 28 to 30 Surrey Square

This residential building is located north of the site, and 4 storeys have been considered for assessment, including the basement level. A total of 45 windows were assessed for daylight within this building.

For VSC, 14 of the 45 windows assessed would meet BRE's criteria. Of the 31 affected windows, 25 would experience an alteration in VSC between 20-29%, which is considered a noticeable impact but materially close to the BRE guidelines. 5 windows would experience impacts of 30% - 39.9% loss. All of these 5 windows are located at the basement level. Three of these windows serve bedrooms and two of the windows serve a living room space. All windows at the basement level maintain VSC levels in excess of 15% (with the living room windows maintaining 16-17% VSC). The remaining window would experience an impact of greater than 40% loss, falling from 17.7% VSC to 9.2%, and this window serves a hallway which is considered less sensitive to this change.

For NSL, there would be 6 affected rooms experiencing impacts above the BRE guidelines, with two experiencing an alteration of 20-29.9% loss, two experiencing impacts of 30% - 39.9% loss (one bedroom and one living room served by windows 115 & 116 and 119 & 120 respectively), and two experiencing impacts of $\geq 40\%$ loss (both bedrooms served by windows 121 and 122 and 123).

198. 36 to 38 Surrey Square

This residential building is located north of the site, and 4 storeys have been considered for assessment, including the basement level. A total of 33 windows were assessed for daylight within this building.

For VSC, 28 of the 33 windows assessed would meet BRE's criteria. Of the five affected windows, all five would experience an alteration in VSC between 20-29.9% loss%, which is considered a noticeable impact but materially close to the guidelines.

For NSL, 7 rooms were assessed with none experiencing impacts above the BRE guidelines.

199. All Saints Hall

This is a non-residential building adjoining the site to the west and 2 storeys have been considered for assessment. A total of 25 windows were assessed for daylight within this building.

For VSC, 16 of the 25 windows assessed would meet BRE's criteria. Of the 9 affected windows, seven would experience an alteration in VSC loss of $\geq 40\%$ and one window would expect impacts of 30% - 39.9% VSC. Of these windows, 6 serve staircases and hallways the other two are for non-domestic space. The remaining windows would experience a loss of 22% change and serves a non-domestic space.

For NSL, 8 rooms were assessed with two experiencing impacts above the BRE guidelines of 20-29.9% NSL loss.

Sunlight

200. The BRE guidance recommends that sunlight is tested on the basis of Annual Probable Sunlight Hours (APSH). It should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months. If a window receives less than 25% of the APSH or less than 5% of the APSH during winter, and is reduced to less than 0.8 times its former value during either period and has a reduction in sunlight received over the whole year of greater than 4%, then sunlight to the building may be adversely affected.
201. Of the 13 existing buildings assessed for sunlight, 100% of the windows would be in compliance with the BRE guidance for APSH and WPSH and therefore the effects are considered in accordance with the BRE guidance.
202. The tables below summarise the APSH impacts to surrounding properties as a result of the proposed development being built out in the present-day context.

APSH		
Address	Total No. windows tested	Windows that pass
1 to 49 Leysdown House	148	148
1 to 30 Barham House	1	1
18b Surrey Square	6	6
18a Surrey Square	6	6
18 Surrey Square	6	6
20 Surrey Square	13	13
22 Surrey Square	11	11
24 Surrey Square	11	11
28 to 30 Surrey Square	45	45
36 to 38 Surrey Square	33	33
45 Aldbridge Street	8	8
The Church of the Lord	27	27
All Saints Hall	13	13

203. Officers note that some level of non-compliance was identified to the Windows 117 (secondary living room window), 119 (secondary living room window), and 121 (bedroom window) at 28-30 Surrey Square; Window 160 (secondary dining/kitchen window) at 24 Surrey Square; and Window 173 (secondary study window) at 22 Surrey Square. Right of Light have confirmed that in respect of annual probable sunlight hours and when testing rooms with multiple windows, the BRE Guide advises that the best sunlit window should be taken. Windows 117, 119 and 160 serve rooms that are also served by windows which comply with the BRE guidelines and therefore overall, the rooms served by these windows are in compliance with the guidelines. Further, Right of Light have excluded impacts to Window 121 (bedroom) and 173 (study) as they do not consider these are main living rooms windows. Objectors have raised that the study is an artist's study and accordingly more sensitive to loss of sunlight.

Overshadowing

204. The BRE Guidelines suggest that 'sun hours on ground' assessment should be undertaken on the Equinox (21st March and 21st September) and recommends that at least half (50%) of an amenity area should receive at least 2 hours of sunlight on March 21st or the area which receives 2 hours of direct sunlight should not be reduced to less than 0.8 times its former value (i.e. there should be no more than a 20% reduction).
205. The results of Right of Light Consulting's assessment are summarised below which confirm all overshadowing impacts will be minimal and in accordance with the BRE guidelines. Objections were received in relation to potential for overshadowing impacts to the playground to the south of the development near the junction of Flinton Street and Aldbridge Street. Considering the placement of this playground to the southeast of the development and the separation distance to this playground, and also the good performance in terms of overshadowing impacts of the tested spaces, officers consider it reasonable to conclude the playground would continue to receive 2 hours of direct sunlight in accordance with the BRE guidance.

Address	% Area seeing 2+ hrs of sunlight on 21 st March		
	Base (%)	Proposed (%)	Base Vs Proposed % Loss
45 Aldbridge Street	Garden 1 - 96%	Garden 1 - 96%	0%
	Garden 2 - 78%	Garden 2 - 77%	1%
	Garden 3 - 92%	Garden 3 - 92%	0%
The Church of The Lord	Garden 4 – 6	n/a no change	0%
1 to 49 Leysdown House	Garden 33 - 100%	n/a no change	0%

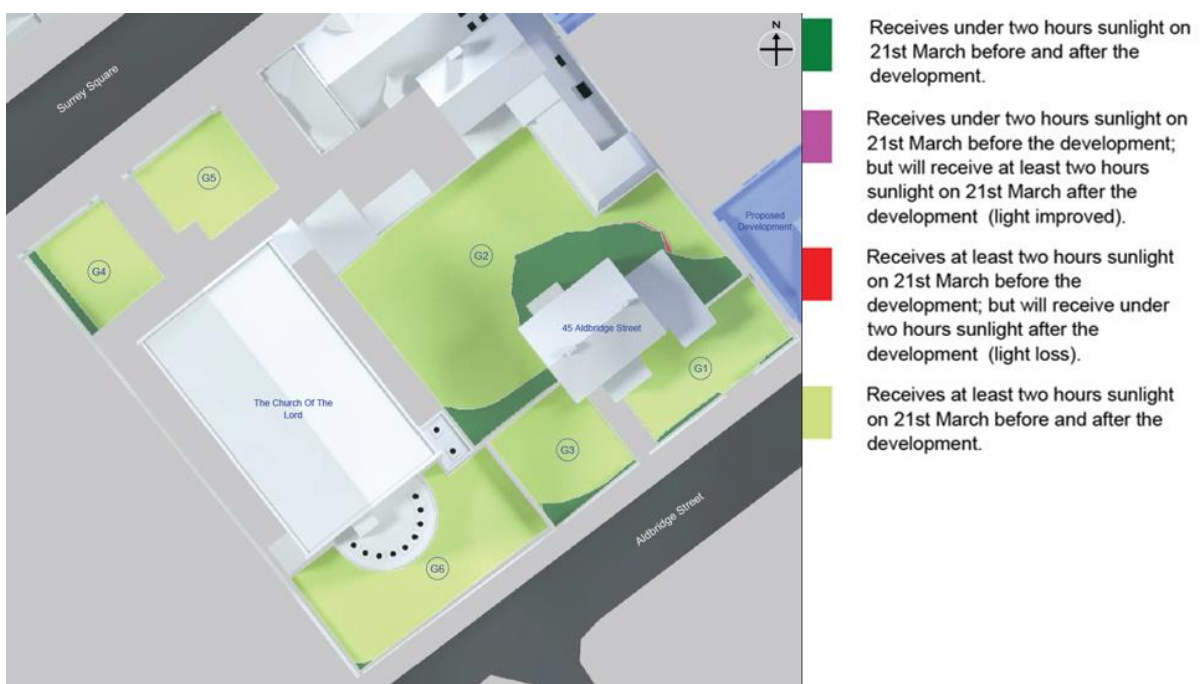


Figure 15 Overshadowing results 45 Aldbridge Street and The Church of The Lord

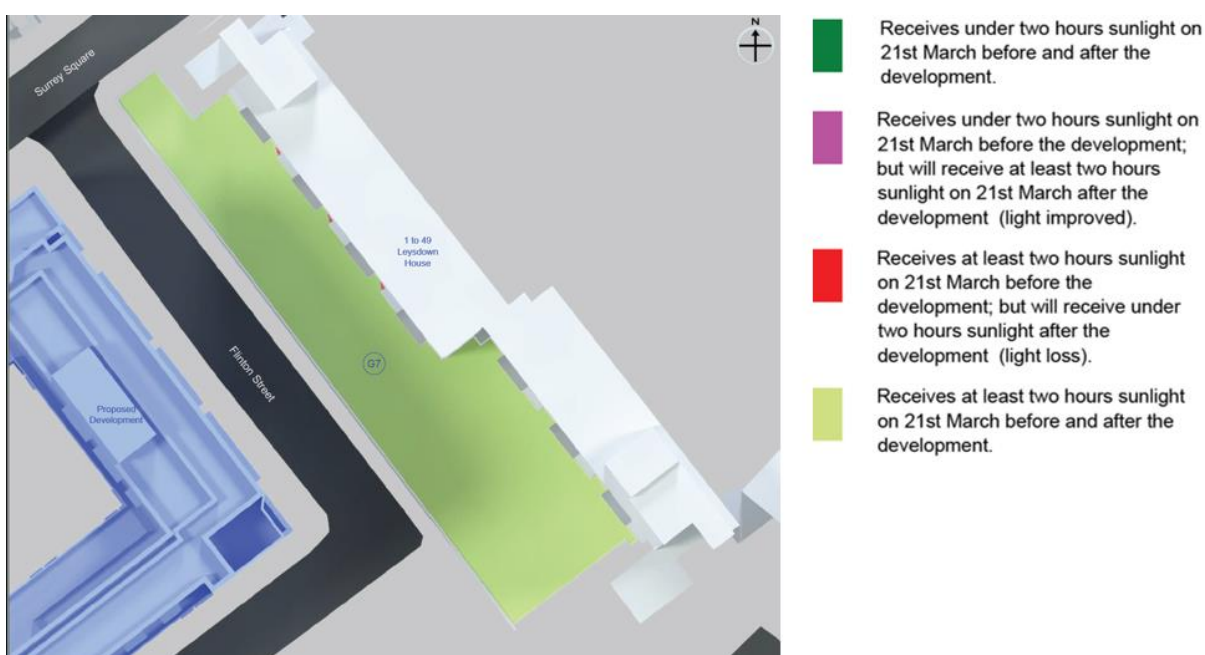


Figure 16 Overshadowing results 1 to 49 Leysdown House

206. Conclusion on daylight, sunlight, and overshadowing

Of the 489 windows assessed for daylight, 414 (85%) would experience either no impacts or impacts in accordance with BRE guidance. 75 (15%) windows (which are relevant for assessment under the BRE guidelines) would experience daylight effects in exceedance of the BRE guidance; however officers consider these properties would still receive reasonable levels of daylight in the majority of instances as discussed above.

Of the 13 properties assessed for sunlight, 100% would experience either no impacts

or impacts in accordance with BRE guidance other than the exception noted above.

Overshadowing impacts to amenity spaces will be minimal and all gardens and open spaces tested meet the BRE recommendations, including the playspace and nature garden to the south of the scheme.

In relation to daylight, sunlight and overshadowing, Members should note that these BRE guidelines are not a rigid set of rules but are advisory and need to be applied flexibly according to the specific context of a site. It is also important to note that the existing scale of development on the application site is low compared to the surrounding residential development, particularly to the east and south. As a result, reductions would be expected to result from any development here.

Noise and vibration

207. The proposals include some rooftop fixed plant which consists of condensers and air source heat pumps. The submission is supported by an acoustic assessment and confirms that the air source heat pumps will require individual acoustic enclosures, and the rooftop plant area will also require acoustic louvres on two sides to act as noise barriers.
208. A condition is recommended requiring the plant not to exceed the background sound level (LA90 15min) at the nearest noise sensitive premises, and for the specific plant sound level to be 10 dB(A) or more below the representative background sound level in that location, all to be calculated fully in accordance with the relevant Building Standard. The condition is considered sufficient to ensure that the proposed plant will not have an unacceptably adverse impact on existing neighbouring residents or the users of the building.

Transport and highways

209. London Plan policy T1 seeks to achieve a strategic target of 80% of all trips in London to be made by foot, cycle or public transport by 2041, and policy T2 requires developments to deliver improvements to support the ten Healthy Streets indicators, reduce the dominance of vehicles and be permeable by foot and cycle. Further policies in the London Plan set out cycle parking and car parking standards, and the management of safe deliveries and servicing. Southwark Plan policy P50 seeks to minimise highways impacts and maintain safety, while policies P49, P51, P52, P53, P54 and P55 set out further requirement on different aspects of transport.
210. Transport is considered in the submitted Planning Statement which is supported by detailed assessed in the form of a Transport Assessment prepared by TTP, Delivery and Servicing Plan prepared by TTP, Construction Logistics Plan prepared by TTP, and Travel Plan prepared by TTP.

Site layout

211. The overall site configuration is largely consistent with the existing situation with the primary change being the loss of 6-7 onsite car parking spaces on Flinton Street. Accordingly, because of this change, the proposed development will car-free with no

vehicular access. However, servicing, including refuse collection, will continue to be provided primarily off Flinton Street. There are two spaces made at ground floor level for waste storage associated with all kinds of residential waste. Waste collection will be from Flinton Street and likely be undertaken as part of the waste collection operators residential collections for the wider area, therefore not introducing a new trip to the network. Delivery and servicing activity will take place on-street, with vehicles stopping on the single yellow lines in front of the site. It is anticipated that the majority of delivery activity including online purchases and postal deliveries will take place at the main entrance to the building on Surrey Square. The scheme includes public realm improvements around the site's frontage through the provision of new street trees and planting on Surrey Square, Flinton Street and Albridge Street, activating the site's frontage and improving the street scene and natural environment.

Trip generation

212. Policy T4 of the London Plan requires development proposals to ensure the impacts on the capacity of the transport network are fully assessed and that any adverse impacts are mitigated. Policies P45, P49 and P50 of the Southwark Plan require developments to minimise the demand for private car journeys and demonstrate the public transport network has sufficient capacity to support any increase in the number of journeys by the users of the development.
213. The potential number of trips by residents associated with the proposed use has been estimated using information derived from the TRICS database, considering the location and type of accommodation, based on multi-modal trips rates from comparable schemes. Officers note that the assessment indicates the comparable data is based on schemes with a PTAL ratings of 5 or higher, however the scheme has a PTAL rating of 3-4. The applicant has confirmed that although the PTAL does differ, the transport consultant based the potential trip generation on traditional residential dwellings based on a trip rate per bedroom which presents a worst-case scenario, with more trips generated than the proposed almshouse development. Although the site has a lower PTAL rating than the selected comparison sites, it is highly unlikely to significantly impact results given that traditional residential would have much more residents travelling to / from work in the peak periods when compared to residents in the proposed almshouse development. Furthermore, the proposals are for a relatively small uplift in units.

214.

Time period	Change in Trip rates		Existing		Proposed	
	Arrive	Depart	Arrive	Depart	Arrive	Depart
7-8am	+1	+3	2	4	3	8
8-9am	+2	+9	3	13	5	22
9-10am	+3	+6	4	8	6	13
Morning (7-10am)	+6	+18	8	25	14	42
4-5pm	+7	+3	10	4	17	8
5-6pm	+5	+3	7	4	12	7
6-7pm	+6	+3	8	4	13	7
Evening 4-7pm	+18	+9	24	12	42	21

Total (7am-7pm)	+46	+49	63	67	108	116
*Based on existing 41 dwellings and proposed 71 dwellings						

215. The table above shows that the proposed development could generate 27 two-way trips in the morning peak hour (8 – 9am) and 25 two-way trips in the evening peak hour (4 – 5pm), an increase of 11 and 10 two-way trips respectively when compared to the existing scenario. Based on these results, the TA concludes that there would not be any significant daily impacts on the local highway or public highway network with the majority of trips anticipated by active/public modes of transportation which could readily be accommodated by the existing transportation network.
216. Officers consider this assessment is acceptable and concur that the increased trips to the site, none of which are anticipated by private motor vehicles, could easily be accommodated by the existing transportation network.

Construction traffic

217. Policy T4 of the London Plan requires development proposals to ensure the impacts on the capacity of the transport network are fully assessed and that any adverse impacts are mitigated. Policy P50 of the Southwark Plan requires developments demonstrate how the construction phase of the development that needs to use the public highway can be safely accomplished, and how vehicular movements will be minimised and strictly controlled to reduce danger to vulnerable road users.
218. The application is supported by a Draft Construction Logistic Plan and a Transportation Assessment (TA) which indicate that the construction programme is expected to last approximately 24 months. These documents set out a broad overview of the management of traffic during the construction period and a strategy to minimise the potential for disruption to local residents, businesses, and other users of the adjacent highway network. However, a finalised construction logistics plan (CLP) would be secured through the recommended conditions of consent. The overall aims of the draft CLP are to:
- Lower emissions;
 - Improved vehicle and road user safety; and
 - Reduce congestion and trips overall, especially in peak periods.
219. The draft CLP sets out that the site would be hoarded with a 1.5m pedestrian route will be maintained past the site at all times. All vehicle loading and unloading is proposed to take place on-street within the proposed loading area provided on Flinton Street. A minimum 3m clear carriageway width will be maintained at all times. An area of parking on Albridge Street will be suspended to support the turning movements when vehicles are departing, and turning movements would be supported by a banksman. The area of suspended loading would be available for use outside of the agreed delivery and collection hours i.e., overnight and at weekends.
220. The delivery of materials such as steel and timber would be delivered to the site by a mix of construction vehicles. This would include tipper lorries, hi-abs, panel vans,

skip lorries and Light Goods Vehicles (LGVs). Swept path analysis is included at Appendix C of the Draft CLP.

221. The Draft CLP proposes that the following vehicle routes would be utilised, as shown below:

- East Street Route: Vehicles would arrive via Old Kent Road – East Street – Exon Street – Freemantle Street – Surrey Square – Flinton Street; or when required,
- Surrey Square Route: Vehicles will arrive via Old Kent Road – Surrey Square – Flinton Street. This would require Banksmen to be at the Old Kent Road street closure during times of arrivals and departures of vehicles associated with this site, and to ensure the opening of this currently closed access is not abused by non-site traffic

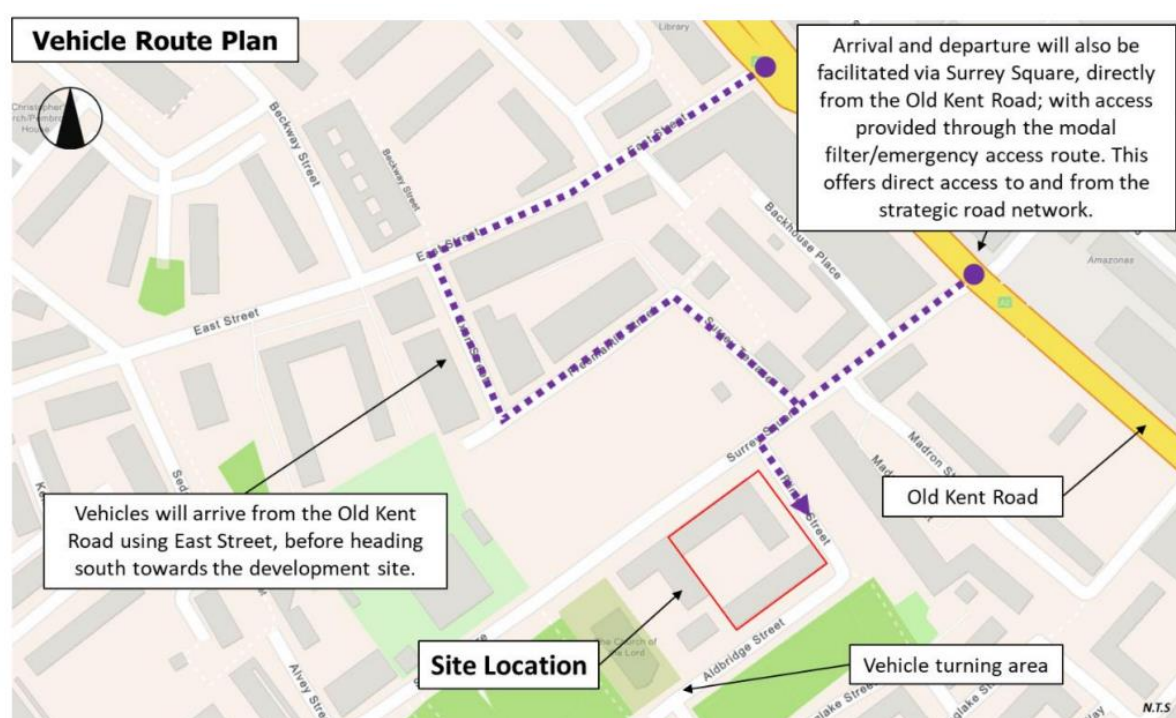


Figure 17 Proposed vehicle route plan

222. All vehicle loading and unloading is proposed to take place on-street within a proposed loading area provided on Flinton Street, in the form of a 10.2m x 2.5m on-street loading bay on the single yellow line as shown below. A minimum 3m clear carriageway width will be maintained at all times. There will be no vehicle access into the site, with materials transferred into the site. All requirements for concrete will be mixed on-site, except for large pours, which would be pumped into the site from the proposed loading area on Flinton Street. Construction deliveries to the site would be completed by a mix of construction vehicles including tipper lorries, hi-abs, panel vans, skip lorries and Light Goods Vehicles (LGVs) and swept path analysis has been provided.

223.

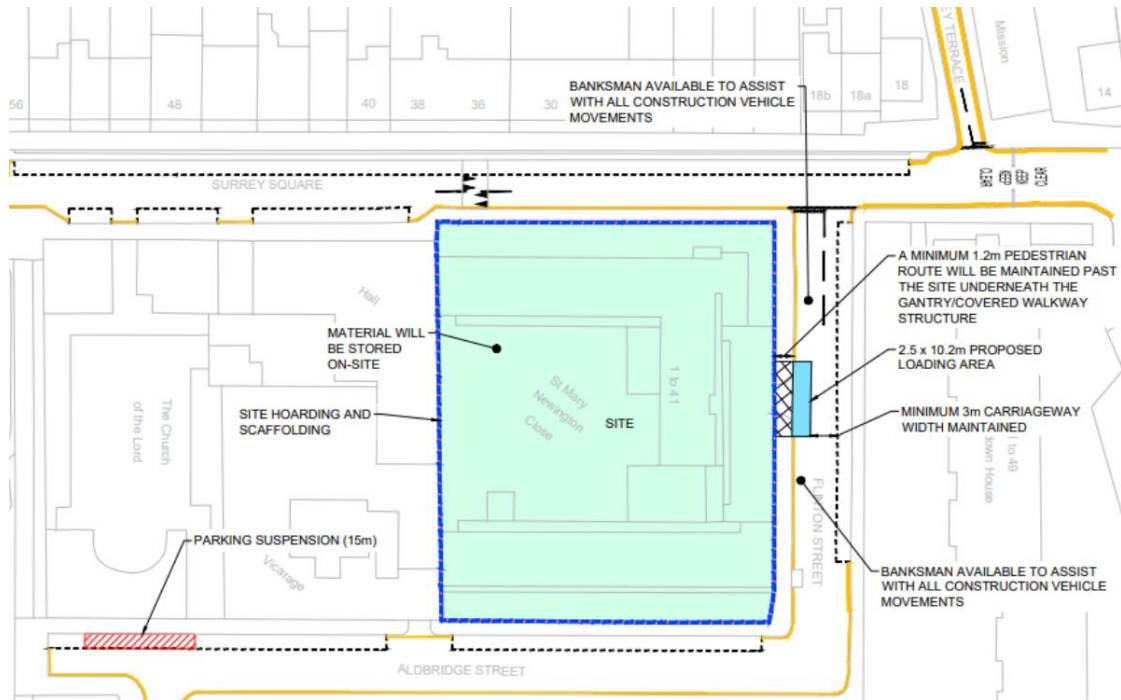


Figure 18 Proposed site arrangements with loading bay on Flinton Street

224. Work is proposed to be restricted to 08:00 and 18:00 on Mondays to Fridays and 09:00 to 14:00 on Saturdays with no work permitted on Sundays or Bank Holidays. Further, Vehicle movements will be scheduled to avoid school pick-up/drop-off periods (during term time), the designated pedestrian/cycle zone times, and to avoid peak periods. At peak times, vehicles movements are expected to be a maximum of approximately 8-10 trips daily.
225. The Council's Highways Officer has reviewed the Draft CLP and considers this provides sufficient details to assess the development and that the construction will be acceptable subject to the recommended conditions of consent, including securing the final CLP for approval by the Council.

Servicing and deliveries

226. London Plan Policy T7 deals with servicing and delivery arrangements during construction and end use. With respect to end use, the policy requires provision of adequate space for servicing, storage and deliveries to be made off-street, with on-street loading bays only used where this is not possible.
227. The Site is car-free with no delivery and servicing area provided on-site, and as such all delivery activities need to take place on-street. There are three road frontages onto Aldbridge Street, Flinton Street and Surrey Square. Based on reviewing deliveries from similar developments, the Transportation assessment anticipated fewer deliveries when compared to traditional residential, with on average 5 deliveries expected per day mainly associated with the delivery of post and delivered goods. The majority of delivery activity (80%) is anticipated to be undertaken by small to medium-sized vehicles such as a 3.5t Transit Van with infrequent Heavy

Goods Vehicles (HGVs) deliveries and mainly associated with residents moving in and out.

228. Officers agree that these estimates are realistic, and they consider these numbers would neither place undue strain on the highway network nor impact upon the amenity of nearby residential occupiers as they are likely to be linked trips associated with other deliveries and servicing activities in nearby streets.

Healthy Streets

229. London Plan Policy T2 requires development proposals to demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators in line with TfL guidance. These indicators are intended to inform design, management and use of public spaces to place people and people's health at the forefront of development decisions.
230. A day and night-time Active Travel Zone assessment has been completed, but no improvements to the identified routes have been proposed. It does conclude that whilst enhancements would benefit users, they are not deemed necessary to make the development acceptable. However, the assessment concludes that routine street cleaning and regular Council maintenance would bring about improved safety for all road users
231. TfL and the Council's Highways Officers have reviewed the ATZ assessment and, considering the scale and nature of the development, do not consider improvements to the surrounding street network are necessary in this instance.

Refuse storage arrangements

232. The application is supported by an Operational Waste Management Plan prepared by TTP Consulting dated May 2025. There are two bin stores with direct access to the internal courtyard for residents and Flinton Street for waste operatives (as shown below). Each Bin Store has 6 by 1,100ltr Eurobins with separate bins for waste and recycling, with the southern Store also accommodating Bulky Waste. Refuse collections will also take place on-street, with vehicles stopping on the yellow line space provided on Flinton Street, within proximity to the bin store.

64



Figure 20 Waste Collection (access points shown in red)

233. The Council's Waste Strategy Officer has been consulted and has confirmed they have not comments to make on the proposed strategy.

Car parking

234. According to London Plan Policy T6.1, residential development proposals delivering ten or more units must, as a minimum, ensure that for 3% of dwellings, at least one designated disabled persons parking bay per dwelling is available from the outset. Furthermore, applicants should demonstrate how an additional 7% of dwellings could be provided with one designated disabled person's parking space per dwelling in future. However, the applicant considers that the London Plan does not provide car parking standards for Specialist Older Persons Housing.

235. Section 8.1 of the DAS includes an assessment of the impact of providing two disabled car parks onsite, which the DAS indicates would be undesirable due to:
- Loss of affordable homes;
 - Result in single aspect unit;
 - Whilst it would be stated that residents would need to reverse into these spaces, in reality we would expect most Blue Badge users to reverse onto public highway with safety implication for road users and pedestrians;
 - Require the provision of a wide vehicle crossover in excess of 7.0m width, which would not meet SSDM DS 132 design requirements and would not align with Streets for People or the Mayor's Vision Zero objectives.
 - Undercroft parking would be detrimental to street streetscape; and
 - Reduced pavement width of 1.2m where a 2.4m minimum is required.

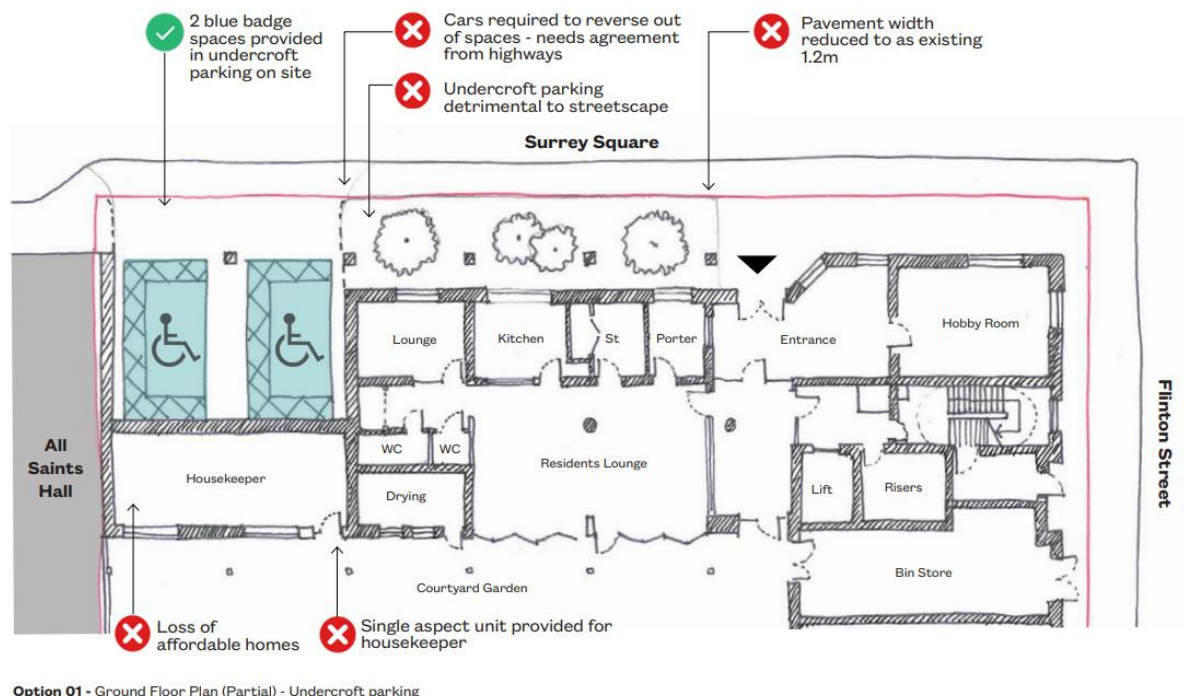


Figure 21 Impact of providing onsite disabled car parking

236. In addition to the above, the development proposes the two on street disabled parking bays which could be secured by s106 and s278 agreement to be positioned on Aldridge Street, which is a quieter street with no impacts on existing residential frontages on Surrey Square. Further, the submitted TA includes a parking stress survey which indicates that parking available is at approximately 50% on the surrounding streets during peak usage hours. Further to this, the application site is reasonably well served by public transportation options providing a good provision of 9 mobility scooter spaces and secure disabled bicycle / cargo bicycle parking spaces for those with mobility impairments whom may reside at the site in the future.
237. The principle of car free development on this site is accepted and on balance, and in

this instance noting the low parking stress numbers for the immediate local streets the provision of the two on street disabled parking bays is considered a suitable mitigation for the loss of onsite disabled bays.

Cycle parking and cycling facilities

238. London Plan Policy T5 sets minimum cycle parking standards for different uses. Southwark Plan Policy P53 sets out requirements that are generally higher than the London Plan standards.
239. Long stay cycle parking is proposed for 8 bicycles and Short stay cycle parking is proposed in the form of four cycle parking spaces in the form of two Sheffield stands next to the main entrance on Surrey Square. Of the long stay cycle parking spaces, two spaces are allocated for larger spaces. There are no specific cycle parking standards for Almhouses in the Southwark Plan or London Plan. The Council's Transport Policy team have reviewed the requirements for cycle parking for conventional residential and also care home uses, and considered that care home uses is more appropriate since the Almhouses exclusively house mature people who may have lower propensity to cycle than the general populous. However, officers do consider that cycle parking for some residents, and for on-site staff, is required. The provision proposed on site is focused on visitor and staff cycle parking, with some spaces provided for residents. The scheme is also supported by the provision of storage areas for mobility scooters. Whilst officers do expect some residents to take their mobility scooters into their own personal property, this provision at ground floor further supports independent travel and may provide a suitable alternative to car or taxi usage by some future residents. The provision of a small level of cycle parking is deemed acceptable for this residents usage.

Environmental matters

Construction management

240. The applicant has submitted a Draft Construction Management Plan explaining the proposals for the management of traffic during the construction period and a strategy to minimise the potential for disruption to local residents, businesses, and other users of the adjacent highway network. Chapters 3-7 of the document cover the construction programme and methodologies, vehicle routing and access, strategies to reduce impacts, estimated vehicles movements, and implementing, monitoring and updating. This document has been reviewed by the relevant transport and environment consultees, who have deemed it to be a satisfactory framework document.
241. The proposed construction works are anticipated to last approximately 24 months in total. While the start date is subject to planning permission, the intention is to start works in Q1 of 2026 with completion in approximately January 2028, subject to review once a contractor is appointed.
242. As set out above in the assessment of transportation matters, impacts of construction traffic are considered acceptable subject to the imposition of conditions of consent related to construction environmental management and construction logistics.

243. Work is proposed to be restricted to 08:00 and 18:00 on Mondays to Fridays and 09:00 to 14:00 on Saturdays with no work permitted on Sundays or Bank Holidays.
244. A project manager will be appointed who will be responsible to implementing the and monitoring construction management plan once approved and will act as a resident liaison, including providing a 24-hour emergency contact number. This will ensure that there are regular communications with the local neighbourhood organisations and residents during the works, and to ensure they are kept fully updated of the various construction stages, abnormal deliveries or activities, and other activities associated with the construction.
245. The council's Environmental Protection Team (EPT) have been consulted on this application and the proposed conditions of consent and have not many any comments at the time of writing. Subject to the recommended conditions of consent, officers consider that construction impacts would be appropriately managed throughout the duration of the works.

Water resources

Flood risk

246. The NPPF 2024 states that planning decisions must take into account the current and long-term implications for flood risk to minimise the vulnerability of communities and improve resilience. Where development is necessary in higher risk areas, development should be made safe for its lifetime without increasing flood risk elsewhere. Certain steps need to be followed when reaching a planning decision on development in higher risk areas, with risks managed through suitable adaptation measures. The advice of flood risk management authorities also needs to be taken into account.
247. The Environment Agency (EA) have been consulted and confirmed that they have no objections to the proposed development. The Southwark Flood Risk Team (Lead Local Flood Authority) have reviewed the submission and recommends that the proposal would be acceptable overall, subject to conditions securing the approval of a SuDs strategy and a drainage verification report.

Site Context

248. The development site is in Flood Zone 3 as identified by the Environment Agency flood map. Zone 3 is highest risk, which indicates a high probability of flooding. Paragraph 170 of the NPPF advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).
249. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. In line with the NPPF, the council has a Strategic Flood Risk Assessment which acknowledges that

development within Flood Zone 3 is required and is allowed with the application of the Exception Test set out the NPPF.

Sequential Test

250. A sequential test forms part of a flood risk assessment (either strategic or site-specific). It directs development towards the least vulnerable areas for flood risk by assessing the risk from all sources of flooding, now and in the future, taking account of the impacts of climate change. The flood risk assessment should apply the Sequential Test. If this has shown that there are no reasonably available, lower-risk sites, suitable for the proposed development, the Exception Test should be applied.
251. The whole of the site and much of the borough is situated in a Zone 3a and benefits from existing Flood Defences to the River Thames. Therefore, it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), and the exception test may have to be applied.
252. A sequential test was carried out in London Borough of Southwark Strategic Flood Risk Assessment (2017). The Environment Agency have reviewed the proposed development and have advised that although the site is located in Flood Zone 3 (and protected by the River Thames tidal flood defences), the Environment Agencies most recent flood modelling (December 2017) shows that the site is not at risk if there were to be a breach in the defences. Therefore, the Environment Agency consider the development will be at low risk of flooding.
253. NPPF paragraph 181 states development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
 - a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
 - b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
 - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
 - d) any residual risk can be safely managed; and*
 - e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

254. The scheme does not propose a basement. The majority of habitable rooms and more vulnerable uses would be above ground floor level. A SuDs strategy and verification report will be secured by condition by recommendation of the Lead Local Flood Authority. Flood warning, resilience and resistance are discussed in the Flood Risk Assessment although a formal Flood Warning and Evacuation Plan and a Flood Resistance and Resilience Report have not yet been prepared. These documents can be secured as a condition of the planning approval. In light of the advice from the Environment Agency that the development will be at low risk of flooding, and subject to the recommended conditions of consent, the proposed development is considered acceptable in this location

Exception Test

255. NPPF paragraph 177 states that the need for the Exception Test will depend on the vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification in Annex 3 of the NPPF.
256. Developments for buildings used for dwelling houses, student halls of residence, drinking establishments are considered 'More Vulnerable' uses within Annex 3 of the NPPF. 'More Vulnerable' developments are considered to be appropriate within Flood Zone 3a providing it meets the Exception Test.
257. As set out above, in light of the advice from the Environment Agency that the development will be at low risk of flooding, and subject to the recommended conditions of consent, the proposed development is considered acceptable in this location.

Land contamination

258. Whitby Wood has completed a Desk Study review and site inspection to understand potential sources of contamination from current uses and other potential environmental constraints. The assessment draws upon data from nearby boreholes, Envirocheck and BGS datasets, and visual inspection of the site. No site-specific ground investigations have been carried out on site. The qualitative risk assessment carried out in this Desk Study is based on available information of the site and its surroundings, such as the historical and present use and the relevant resources stated above.
259. Given the site's industrial history, there are potential risks of onsite contamination. Contaminants such as asbestos may be present based on previous use of the site and the age of the current structure. Due to the site's location, investigation for Unexploded Ordnance is recommended. Based on these considerations, Whitby Wood recommend an environmental investigation, geotechnical investigation, and UXO investigation be completed. These recommendations and the risks identified in relation to asbestos are addressed through the recommended conditions of consent.
260. The council's Environmental Protection officer has been consulted on the proposed

development and the recommended conditions of consent and have not made any comments. Subject to the recommended conditions of consent, officers consider issues of land contamination will be suitable addressed.

Air quality

261. The Air Quality Assessment concludes that, subject to the proposed mitigation measures, the effects on air quality during construction and operation are considered negligible. Compliance with these mitigation measure would be secured by condition. The council's Environmental Protection officer has been consulted on the proposed development and the recommended conditions of consent and have not made any comments. Subject to the recommended conditions of consent, officers consider the development would be compliant with London Policy SI 1 and Southwark Plan Policy P65.

Energy and sustainability

262. The submission aims to meet the energy and sustainability policy requirements outlined in the London Plan and the Southwark Plan, while also considering the Building Regulations, specifically Part L (conservation of fuel and power) and the Part O overheating).

Carbon emission reduction

263. The submitted Energy Strategy has been prepared in accordance with the Mayor's energy hierarchy (Be Lean, Be Clean, Be Green, Be Seen) and this is considered below. In addition, the development is supported by a Stage 2 Passivhaus Feasibility report which sets out how development has been designed to meet Passivhaus requirements. Passivhaus is considered a best practice energy efficiency and comfort standard for buildings. Passivhaus sets targets for how much heat and energy a building can use by reducing heating energy consumption, building fabric performance, and overall reduced energy use. The aspiration to meeting Passivhaus requirements is welcomed as this would be in addition to and in exceedance of the minimum thresholds set for sustainability and energy performance in the Development Plan and therefore would align with the Development Plan's sustainability and net zero aspirations.

Be Lean (use less energy)

264. The 'be lean' tier of the hierarchy requires development to reduce energy demand through passive design and energy efficient measures to improve the energy performance of the development.
265. The Energy Strategy and Stage 2 Passivhaus Feasibility report demonstrate that the development incorporates energy-saving measures through passive design elements. These include highly efficient specification materials and construction in regard walls, glazing, air permeability, and ventilation. Additionally, energy-efficient lighting and heating will be implemented.

266. Overall, through 'be-lean' measures, the scheme achieves a 25% reduction in CO₂ emissions for residential spaces and 22% for non-residential spaces. These reductions exceed the requirements required by the London Plan policy S12, which is 10% residential emissions reduction and 15% non-residential emissions reduction.

Be Clean (supply energy efficiently)

267. London Plan policy SI 3, part D, sets out that major development proposals within Heat Network Priority Areas should have a communal low-temperature heating system. Southwark Plan policy P70, part 7, sets out that major development must be designed to incorporate decentralised energy in accordance with the following hierarchy outlined below:
1. Connect to an existing or planned decentralised energy network; then
 2. Be future-proofed to connect to a planned decentralised energy network; or
 3. Implement a site-wide low carbon communal heating system; and
 4. Explore and evaluate the potential to oversize the communal heating system for connection and supply to adjacent sites and, where feasible be implemented.
268. The application site is in a heat network priority area (HNPA) and is located approximately 724m to the south of the existing Elephant Park District Heat Network (DHN). There are currently no new planned district heating systems or planned extensions to the Elephant Park DHN. Positively, however, the submission indicates that correspondence has been undertaken with Elephant Park (Heygate Energy Centre) to discuss a potential connection to the heat network regarding recent projects and discussions are still underway. The submission of a feasibility study exploring future DHN connection would be secured by s106 agreement and is part of the agreed heads of terms set out in this report.
269. A decentralised energy generation plant (either a Combined Heating or Power (CHP) system or Combined Cooling Heating and Power (CCHP) system) was considered for the development. However, through the analysis undertaken by L and P Group, the use of a CHP/CCHP was not considered desirable as these systems typically rely on gas boilers which create greater emissions than the proposed electric air source heat pump.
270. According, although capacity for potential connection to a District Heating Network would be secured, no improvements to emissions are proposed at the Be Clean stage. Although no savings are proposed at the Be Clean Stage, the development at the 'Be Lean' stage improves on the Target Emission Rate (TER) set by Building Regulations, through a highly efficient approach to construction and materials. Therefore, in this instance the development is considered acceptable in regard to the Be Lean and Be Clean requirements.

Be Green (Use low or carbon zero energy)

271. The 'Be Green' tier of the hierarchy requires development to maximise opportunities for renewable energy by producing, storing and using renewable energy on-site. With respect to the 'Be Green' tier of the hierarchy, the applicant has proposed the

following technologies:

- Air Source Heat and Water Pumps for active cooling and back up energy source, and
- Photovoltaic (PV) panels at roof level across the buildings.

The 'Be Green' measures would reduce carbon emissions by a further 32.2 % resulting in an overall reduction of 72% against the TER for the total development.

Summary

272. London Plan policy S12 requires a minimum on-site reduction of at least 35% beyond Building Regulations for major development. Residential developments should achieve 10% and non-residential development should achieve 15% of this reduction from energy efficient measure. The Southwark Plan policy P70, part 4 & 5, requires major residential proposals to achieve a 100% reduction (i.e. net zero) and major non-residential development to achieve a minimum 40% on site savings, beyond the Part L baseline. Where it is demonstrated this cannot be fully achieved on-site, any shortfall should be provided through a cash in lieu contribution or provided offsite.
273. Through the measures outlined above, in accordance with the energy hierarchy set out by Policies SI 2 and P70, the proposed development will achieve a regulated carbon saving of 73% (25% be lean, 0% be clean, 48% be green) over Part L (2021) for the residential portion of the development. For the non-residential part of the development (communal areas etc.), a 58% regulated carbon reduction will be achieved (22% be lean, 0% be clean, 38% be green). The development would achieve an overall on-site reduction of 72% of carbon emissions on site.
274. This development meets the overall minimum on site reductions required by the London Plan and Southwark Plan. However, due to a shortfall in meeting the net zero emissions target, the proposed level of emissions must be offset by a payment in lieu.
275. After Be Lean, Be Clean and Be Green measures are applied, the development emits 19.2 Tonnes CO₂/year of regulated emissions. The development is therefore required to pay a £54,720 payment, in accordance with London Plan guidance. This cost assumes a building lifetime of 30 years and a carbon offset price of £95 per tonne of carbon dioxide. Taking this offset payment into account, the development will be zero carbon. This would be secured through a S106 agreement and these requirements are included in the agreed heads of terms.

Be Seen (Monitor and review)

276. Introduced as part of the London Plan 2021, 'be seen' requires developments to predict, monitor, verify and improve their energy performance during end-use operation. The submission indicates that monitoring will be provided to meet Part L, BREEAM and London Plan Be Seen requirements.

The development's energy performance would be monitored, verified and reported on through to post construction in accordance with the GLA's Be Seen Monitoring

platform. This monitoring would be secured through a S106 agreement and these requirements are included in the agreed heads of terms.

Whole life cycle and carbon capture

277. Whole life cycle carbon (WLC) assessments are monitored at the pre-application, submission and post-construction stages. The submitted whole life carbon assessment for the planning application evaluates both the operational and embodied carbon of the proposal throughout its life cycle, including construction, use, and deconstruction.
278. The assessment demonstrates that the proposed development has been calculated to be consistent and slightly lower than the GLA target for the upfront carbon and 2% lower than the benchmark for carbon over life emissions. Therefore, the WLC intensity of the Proposed Development is 13 kgCO₂e/m² below GLA benchmark of 1200 kgCO₂e/m². A compliance condition requiring adherence with the proposed strategy is recommended.

Circular economy

279. London Plan Policy SI 7 (Reducing waste and supporting the circular economy) part B states that “Referable applications should promote circular economy outcomes and aim to be net zero-waste. In addition, Southwark Plan policy P62 states that a Circular Economy Statement should accompany planning applications referable to the Mayor.
280. While this application is not referable to the Mayor, a Circular Economy Statement has been submitted with the application, which sets out strategic approaches, specific commitments and the overall implementation approach and indicates that Circular Economy has formed a fundamental part of the design process of the Proposed Development. The statement sets out that the circular economy decision tree from the GLA’s Circular Economy Statements LPG (2022) has been followed to determine the approaches for existing buildings on site.

The table below sets out the approach to the existing buildings on site:

Circular Economy Approach	Existing building / structure	
Retain & Retrofit	N/A	The report includes a detailed summary of finding or a feasibility assessment which determined that retaining and retrofitting the existing structure is not a viable option for the proposed development. Officers consider this is acceptable in this instance.
Partial Retention & Refurbishment	N/A	
Disassemble /	Skin/Shell & Space	25% of the materials at the existing

Deconstruct and Reuse		site have been identified for reuse.
Demolish / Deconstruct and Recycle	Substructure, Superstructure, Services, Space	Concrete on site should be segregated and can be crushed to produce recycled concrete aggregate. The steel reinforcement to be separated and to be assessed if it can be reused off site or sent for recycling. On site existing building materials to be recovered where practical and either reused on site or recycled off sit

281. Specific targets committed to by the applicant (in line with the circular economy principles, and London Plan policy S17) include:
- diverting at least 95% of the demolition waste from going into landfill;
 - making beneficial use of at least 95% of excavation waste;
 - diverting at least 95% of the construction waste from landfill;
 - Minimum 65% recycling rate by 2030;
 - Ensuring that a minimum of 20% of the total value of the selected products and materials include recycled and/or reused content; and
 - Completion of a post construction Circular Economy Statement.
282. The application has addressed the requirements of London Plan Policy SI7, Southwark Plan policy P62, and has referenced the GLA's guidance in producing the Circular Economy Statement. Conditions are proposed requiring post-construction reporting.

Overheating

283. London Plan policy SI 4 and Policy P69 of the Southwark Plan set out the cooling hierarchy that should be followed when developing a cooling strategy for new buildings. The six-step hierarchy is as follows:
- I. Reduce the amount of heat entering the building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls
 - II. Minimise internal heat generation through energy efficient design
 - III. Manage the heat in the building via exposed internal thermal mass and high ceilings
 - IV. Passive ventilation
 - V. Mechanical ventilation
 - VI. Active cooling systems
284. A Thermal Comfort Assessment was submitted for the residential dwellings and associated communal spaces. The following paragraphs explain how the development is designed following the six-step process outlined above and in policy.

285. Reduce the amount of heat entering the building
The development design incorporates self-shading to the facades due to multiple walkways per floor. This allows for reduced solar gain to reduce overheating in Summer.
286. Minimise internal heat generation
Internal gains are minimised through use of energy efficient fixtures and fittings. This includes:
- a. LED lighting fixtures and daylight management
 - b. Low G-value glazing to reduce solar gains in summer
 - c. BREEAM compliant energy efficient fixtures and fittings where applicable.
287. Manage the heat within the building
The design looks to manage heat as effectively as possible through use of high efficiency building fabric and a BREEAM Passive Design Analysis undertaken as part of the Energy Strategy.
288. Use passive ventilation
Typical floors were modelled to demonstrate whether the provision of natural ventilation will allow the dwellings to meet the thermal comfort requirements, and mechanical ventilation is also proposed. The measures described above to reduce internal and external gains are employed to aid the natural ventilation in gaining thermal comfort.
289. Use of mechanical ventilation
Mechanical ventilation is proposed to provide a level of background ventilation at all times, with windows closed. This will aid in providing fresh air whilst minimising heat losses through a heat recovery system in winter whilst in summer, the background ventilation helps to ensure a good air change rate in occupied spaces to reduce the internal temperature.
290. Use active cooling systems (low carbon)
Following the results gained with both natural and mechanical ventilation, it is deemed that active cooling is not required.
291. Summary
The project has adhered to the cooling hierarchy and avoids the need for active cooling measures. The energy demands of the proposed cooling measures have been incorporated into the energy assessment, with the resulting carbon emissions summarized above. Subject to the proposed conditions and obligations related to the energy aspects, the issue of overheating would be adequately addressed.

Digital Connectivity Infrastructure

292. The NPPF recognises the need to support high-quality communications infrastructure for sustainable economic growth and to enhance the provision of local community facilities and services.
293. London Plan policy SI6 on digital connectivity infrastructure requires the provision of sufficient ducting for full fibre connectivity to all end users in new developments. Southwark Plan policy P44 requires delivery of fibre to the premises broadband or equivalent technology for future occupants and users. A compliance condition is attached to ensure each building has fibre connection to ensure all residential end users can benefit.

Utilities

294. A utilities strategy is contained within the Drainage Strategy Report (foul sewerage) and utilities are considered within the DAS (at page 26 which demonstrates the locations of utility constraints).
295. The submitted Utilities Strategy sets out the existing utilities that service the site (electricity, potable water, gas and telecommunications), and assesses the potential impacts of the proposed development on the wider networks, including the potential provision of additional services that may be required to deliver the proposals.
296. With regards to water Thames Water has not raised any objections but has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. As such they have requested a condition preventing any properties being occupied until confirmation has been provided that either all water network upgrades required to accommodate the additional flows from the development have been completed; or a housing and infrastructure phasing plan has been agreed with Thames Water. This is secured as part of the recommended conditions and accordingly the proposed development is considered acceptable in regard to utilities.

Planning obligations (S.106 agreement)

297. IP Policy 3 of the Southwark Plan and Policy DF1 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. IP Policy 3 of the Southwark Plan is reinforced by the Section 106 Planning Obligations SPD 2015, which sets out in detail the type of development that qualifies for planning obligations. The NPPF emphasises the Community Infrastructure Levy Regulation 122 which requires obligations be:
298.
 - necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development
299. The following heads of terms would be secured in planning obligations to ensure the revised proposal complies with planning policies, and to secure the mitigation needed to minimise the adverse effects of the development.

Planning Obligation	Mitigation	Applicant Position
Housing		
Affordable Housing	To secure the provision of 100% provision of affordable housing, excluding the no. 4 visitors' rooms and the no. 1 care takers room: Social Rented Housing: • 71 x 1 bedroom 2 person units • Total Habitable rooms 142 Other: • Restrict use of guest flats to prevent use as permanent accommodation • Restrict use of caretakers flat to staff • Submission of re-housing strategy to manage impacts of proposal on existing residents.	Agreed
Affordable housing monitoring	Monitoring results of affordable housing delivery.	Agreed
Wheelchair housing	Level of fit out for wheelchair units to be secured.	Agreed
Local Economy and jobs		
Construction phase jobs and training	To require the submission of an employment, skills and business support plan to detail the methodology, targets, mechanism and local supply chain activity . This development must deliver: - 14 sustained jobs to unemployed Southwark residents For every 500 sqm (GEA), one unemployed Southwark resident is employed for a minimum of 26 weeks. - 14 short courses For every 500 sqm (GEA), one Southwark resident trained on a short course.	Agreed

	- 4 construction industry apprentices during the construction phase. For every 2,000sqm (GEA), one new apprenticeship. Or meet the Employment and Training Contribution which, at maximum would be £107,000 (£77,000 against sustained jobs, £2,800 against short courses, and £28,000 against construction industry apprenticeships). - £5,500 per unemployed Southwark resident not employed against the target for sustained jobs - £200 per resident not trained against the short course target - £2,000 per apprenticeship not delivered against the target	
Business support plan	Business support plan, including: 1. Methodology for delivering the following: a. Identified 'construction workplace coordinator' role(s) responsible for on-site job brokerage through the supply chain and coordination with local skills and employment agencies; b. Pre-employment information advice and guidance; c. Skills development, pre- and post-employment; d. Flexible financial support for training, personal protective equipment, travel costs etc; e. On-going support in the workplace; f. Facilitation of wider benefits, including schools' engagement, work experience etc. 2. Targets for construction skills and	Agreed

	employment outputs, including apprenticeships, which meet the expected obligations; 3. A mechanism for delivery of apprenticeships to be offered in the construction of the development; 4. Local supply chain activity - we would expect methodologies with KPIs agreed to: a. provide support to local SMEs to be fit to compete for supply chain opportunities; b. develop links between lead contractors, sub-contractors and local SMEs; c. work with lead contractors and sub-contractors to open up their supply chains, and exploration as to where contract packages can be broken up and promote suitable opportunities locally.	
Supporting the local economy	£3,710 charged to applications which are required to provide jobs and training	Agreed
Local procurement	Commitment to prioritise local business for the procurement of goods and services by use reasonable endeavours to procure from businesses and organisations based in Southwark either: • 10% of the total value of the construction contracts or, • 10% of the total number of construction contracts tendered in relation to the development.	Agreed
Landscape and open space		
Biodiversity net gain	A monitoring fee of £12,874 to cover the cost of periodic monitoring over 30 years.	Agreed

	A Habitat and Management and Monitoring Plan will be required post-approval to set out the management arrangements.	
Design		
Architect design team	Securing of MAE Architects to deliver detailed design unless otherwise agreed in writing.	Agreed
Energy		
Carbon offset payment and energy towards Green Buildings Fund	Require a feasibility study for its connection to the district heating network. Carbon Offset Contribution of £54,720 before implementation or such recalculated sum at: total carbon shortfall (Tonnes of CO₂) × Cost of Carbon (£95 per tonne) × 30 years (the assumed lifespan of the building), and potential in kind or the off-set payment. Submission of Pre-commencement Energy Pro-Forma to track any changes to the energy performance of the development as a result of changes to the design. Before occupation, design estimates for the London Plan's Be Seen energy performance indicators will need to be submitted via the GLA online portal. Annual in-use energy performance will be required 1 year after occupation and for the following 4 years.	Agreed
Be Seen monitoring	Post-construction monitoring and reporting.	Agreed
Highway works and transport contributions		
CPZ Permit	CPZ parking permit restriction for all residential units, excluding no.2 CPZ parking permits for care takers unit and guest rooms.	Agreed
Cycling	To provide annual membership to the cycle hire scheme for every residential unit for 3 years from first occupation of that unit upon request.	Agreed, at residents request

S278 Highway works	Not to implement above grade works in the development until the S278 Highway Works Specification has been submitted and approved by the council. Not to commence the highway works until entering into the S278 Highway Agreement has been entered into with the Council. Not to occupy the development until the S278 Highway Works approved have been completed to the reasonable satisfaction of the council. Works to include: - Repave the footway including new kerbing fronting the development on Surrey Square, Flinton Street and Aldbridge Street using precast concrete slabs and 150mm wide granite kerbs. - Upgrade the existing pedestrian crossing to raised site entry table on Flinton Street junction with Surrey Square. - Reinstate the redundant vehicle crossover on Flinton Street as footway. - Install dropped kerbs fronting the refuse bin stores on Flinton Street. - Upgrade street lighting to current LBS standards within the vicinity of the site. - Refresh all road markings following kerb installation. - Any ancillary works that the Highway Authority may reasonably require. - Repair any damage to the highway (including but not limited to kerbs, pavements, inspection chambers, street furniture) due to construction activities for the Development including construction work and the movement of construction vehicles. - 2 on-street Blue Badge Parking Spaces laid out in accordance with good practice guidance and to be provided with fully connected and operational electric or hybrid vehicle charging points.	Agreed
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Administration		
Monitoring fee	Administration fee to cover costs of monitoring the obligations: £15,000	Agreed

300. In the event that an agreement has not been completed by 1 December 2026, the committee is asked to authorise the director of planning and growth to refuse permission, if appropriate, for the following reason:

“The proposal, by failing to provide for appropriate planning obligations secured through the completion of a S106 agreement, fails to ensure adequate provision of mitigation against the adverse impacts of the development through projects or contributions, contrary to: Policy DF 1 (‘Planning Obligations’) of the London Plan 2021; Policy IP3 (‘Community Infrastructure Levy (CIL) and Section 106 Planning Obligations’) of the Southwark Plan; and the Southwark ‘Section 106 and Community Infrastructure Levy SPD’ 2025”.

Mayoral and borough community infrastructure levy (CIL)

301. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material ‘local financial consideration’ in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark’s CIL will provide for infrastructure that supports growth in Southwark.
302. The proposal is a CIL chargeable development because it comprises dwellings. The site is located within Southwark CIL Zone 3 and MCIL2 Band 2 Zone. Based on the applicants’ CIL Form 1 dated 30-Jul-2025, the gross amount of CIL is £ 594,870 (pre-relief). It should be noted that this is an estimate and subject to change, floor areas will be measured and checked when related CIL Assumption of Liability is submitted after planning approval has been secured. Potentially 100% of CIL charitable relief can be claimed before commencement of development if all eligibility criteria are met and CIL Form 10 (Charitable Exemption Claim Form) is submitted on time.

Community involvement and engagement

Development Consultation Charter

303. The applicant provided a Statement of Community Involvement, and the completed Development Consultation Charter’s (DCC) engagement summary to explain the ways in which the applicant has engaged with the community and stakeholders ahead of submitting this application.
304. Prior to the submission of this current application, the applicant had carried out extensive pre-application consultation exercises with key stakeholders and residents

during 2025.

305. In summary, the submission documents confirm that since March 2025 there were:
- Regular in-person meetings with existing residents of the Almshouses.
 - A public consultation was held at the existing Almshouse at St Mary Newington Close carried out over two days on Thursday 8th May 2025 between 4-8pm and Saturday 10th May 2025 from 10am-2pm with over 500 invitations distributed via leaflet.
 - Presentation to the Walworth Society during March 2025.
 - Presentations to the residents of Surrey Square (24th March 2025).
 - Letter and leaflet drop to local stakeholders (within 150m of the site) including all the nearby residential occupiers and local businesses.
 - Formal pre-application meetings with LBS (4 in number).
 - LBS Design Review Panel.

306. As a result of feedback received, the application confirms that the proposals and submission incorporate the following features:

Inconvenience and Disturbance during construction

This will be addressed as follows:

- Contractor to liaise regularly with neighbours
- Adoption of Considerate Constructors Scheme code

Overshadowing of Neighbouring Properties

- Submitted Daylight and Sunlight Report confirms that effects of the proposed development on neighbouring daylight are limited and largely confined to a limited number of basement flats along Surrey Square.

Height of the proposed properties and effects on Surrey Square Park

- The proposed increase in height is contextual with neighbouring residential properties and characteristic of the area. The proposed development will have a temporary effect on the existing ecology on the site, but this will be enhanced as part of proposed landscape and ecological enhancements.

Council's consultation and engagement

307. In terms of the community engagement by the council, once the application had been submitted and was valid, neighbour letters were posted in November 2025 to properties within 100m of the site. Site notices were published on 19 November 2025. A press notice was also published and consultation letters sent to internal council teams and external consultees.
308. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process.
309. **Consultation responses from members of the public and local groups**
310. At the time of writing, a total of 14 objections and 0 support had been received.

311. **Objecting comments**

The objections received from the public are summarised in the below headings and all these matters are addressed in the relevant sections of this report.

312. **Building Design and Height**

- Development too high / over development
- Out of keeping with character of area (inappropriate scale, height, massing, and materiality)
- Heritage impacts
- Design not suitable for older people
- Objection to daylight / sunlight levels within proposed scheme
- Low design quality

Impact to Surrounding Occupier Amenity

- Impact on daylight
- Impact on sunlight
- Overshadowing impacts including to children's playspace to the south
- Loss of privacy and potential for overlooking
- Loss of views to Shard / City
- Too close to adjoining development
- Increased pollution
- Noise nuisance

Biodiversity, Ecology, and Greenspace Impacts

- Affect local ecology (including impacts to SINC)
- More open space needed on development
- Loss of trees (particularly 5 magnolia trees on Aldbridge Street)
- Objection to loss of greenspace
- Objection due to increased demand for Greenspace locally due to cumulative schemes in area including Aylesbury regeneration

Construction Impacts

- Construction impacts and construction noise (impacts to residents, parking, residents, narrow roads etc)

Heritage ImpactsInfrastructure and Services

- Inadequate access
- Inadequate parking provision / Loss of parking
- Impact on utilities
- Too close to pavement

Not enough information given in applicationGeneral Dislike of proposalObjection to due level of consultationConflict with local planEqualities impact age / disabilityObjection due to mental health impacts to adjoining residents313. **Supporting comments**

While no comments of support were submitted, multiple objectors recognised the need for housing and particularly affordable housing.

Local groups and businesses

314. Comments of objection were received from representatives of the Kinglake Tenants and Residents' Association and Friends of Surrey Square Park. The focus of these objections is included in the themes summarised above.

Consultation responses from external and statutory consultees315. London Underground/DLR Infrastructure Protection

I can confirm that London Underground/DLR Infrastructure Protection has no comment to make on this planning application.

Officer response: Noted.

316. Historic England

Historic England have confirmed they have no comments.

Officer response: Noted.

317. TfL Spatial Planning- TfL Spatial Planning confirmed TfL have no comment to make on this application.

Officer response: Noted.

318. MET Police – Designing Out Crime Officer

Summary:

It is advised that both Pre-Commencement and Pre-Occupation conditions are considered to ensure end to end compliance with Secured by Design requirements.

Officer response: Noted. The requested conditions have been included within this recommendation.

319. Environment Agency

Summary:

The site lies in Flood Zone 3 and is located within an area benefitting from flood defences. Whilst the site is protected by the River Thames tidal flood defences up to a 1 in 1000 (0.1%) chance in any year, our most recent flood modelling (December 2017) shows that the site is not at risk if there were to be a breach in the defences. Therefore, we consider that the development will be at low risk of flooding.

Officer response: Noted.

Consultation responses from internal consultees

320. Waste Management

Waste Management have confirmed they have no comments.

Officer response: Noted.

321. Local Employment Team (LET)

No objection subject to the recommended planning obligations.

Officer response: The LET's requested obligations are included in the recommended heads of terms and have been agreed by the applicant.

Urban Forester Officer

322. The design is as shown and discussed at pre-app with landscaping of design merit to encourage and support social engagement within the enclosed courtyard garden, roof terraces and defensible space. The UGF exceeds the policy requirement by incorporating blue/green roofs and SUDs.

323. A total of 10 category B and C semi mature hawthorn, plum, elder, cherry and magnolia are removed to facilitate development, with one B category cherry retained and managed as a previously reduced specimen.
324. As requested, suitable tree planting mitigates loss such that this satisfies policy P61 Trees in relation to stem girth, with replacements along boundary street elevations within the redline, and avoiding services.
325. Conditions are recommended to secure the quantum and quality of landscaping aspired to is provided.
326. Changes to the tree species schedule can be agreed via condition.
327. *Officer response:* Noted. The proposed conditions have been included in this recommendation.

Council Archaeologist

328. The conclusions reached in the desk based assessment indicate that no archaeological work is necessary for this development. The recommendation of a targeted watching brief may not deliver results commensurate to its cost to the development budget. Therefore, no archaeological work is necessary for this site.
329. *Officer response:* Noted

Community impact and equalities assessment

330. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
331. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
332. 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.
333. The protected characteristics are race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
 334. The PSED requires public authorities to have due regard to the aims of the duty when making decisions and setting policies. As set out in the council's Development Consultation Charter (DCC), the PSED does not apply to developers however; to be compliant with the DCC, the council require developers to support the council in meeting and discharging this important duty by providing a proportionate Equalities Impact Assessment (EQIA) of the impacts of the development. The EQIA must illustrate how the proposal will remove or minimise disadvantages suffered by people due to their protected characteristics, what steps have been taken to meet the needs of people from protected groups where these are different from the needs of other people, and detail positive equalities impacts.
 335. The applicant has completed the council's EQIA template and has provided an EQIA and an EQIA Addendum. The data provided in the EQIA is from accurate and reputable sources and the data provided is thorough and identifies all protected characteristics and their representation in the area.
 336. The EQIA focuses on the local impact area ('LIA') surrounding the proposed development to establish the baseline demographic and socio-economic profile and identify the priority groups, which consists of the following five wards – Borough and Bankside, St George's, Chaucer, London Bridge and West Bermondsey, and North Walworth. The potential impacts on the groups during both construction and operational phases used defined significance criteria on a matrix basis from major adverse to major beneficial, representing the scale of impacts over and above the baseline position.

Potentially affected groups

337. Having considered the above information alongside the characteristics of the proposed development, it is anticipated that equalities impacts might arise in terms of the following protected characteristics:
 - Age
 - Disability
 - Gender reassignment
 - Race
 - Sexual orientation
338. The paragraphs below will look at the potential impacts the scheme may have.

Impacts on existing operators and users

339. The existing onsite almshouse serves individuals over 55 years old and in financial hardship or distress. The proposal will result in the demolition of existing affordable housing and the displacement of existing residents, and accordingly has the potential to displace this community of 55+ aged residents some of whom may be disabled. However, the applicant is committed to rehousing the existing residents in another development within their control, 220 Blackfriars, and to offering residents the opportunity to return to Surrey Square once the development is completed. To ensure the existing resident population are appropriately rehoused and offered the right to return, a decantation strategy is secured for approval by the Council in the agreed s106 HoTs.

Impacts on disabled users of proposed development

340. All homes would be built to accessible standards as a minimum and 10% would be wheelchair accessible. The proposed 13% wheelchair accessible housing will be secured by condition. Additionally, Southwark Charities expects to provide the following for tenants:
- a 24/7 telecare response system;
 - provision of emerging technologies for resident security/safety/monitoring;
 - a live-in housekeeper;
 - flexible accommodation for a nurse/carer/family member to live-in temporarily in the form of 4 guest suites; and
 - inclusive reduced mobility support in all aspects of the living/shared space design.
 - Provision of two additional on street blue badge parking bays as well as the opportunity for disabled residents to secure CPZ parking/
341. These modern design standards offer significant improvements in accessibility over the existing site conditions and would benefit potential future residents or visitors with disabilities, older people with mobility difficulties, and other groups such as parents with children.
342. In addition to the above, final landscape details and a refinished footway will be secured by the recommended conditions and legal obligations. Subject to the recommended conditions and s106 obligations, and adherence with the proposed approach design, the needs of disabled users are considered appropriately provided for in the design of the building.

Age and independent living restrictions

343. Opportunities to live in the proposed development will be exclusive to residents who are 55+ years in age and who are capable of living independently. While this creates an opportunity to exclude some individuals based on age, as discussed previously in this report, the provision of specialist housing and including housing for older people is consistent with the aspirations of the Development Plan including the Area Vision in this area. Accordingly, although there is potential for excluding people by age, this

housing would be acceptable as it would be meeting an identified local need within the borough.

344. Although the housing would not be available to those incapable of living independently, which may disproportionately impact some individuals with disabilities, this is a result of the nature of the proposed housing which, although it includes temporary accommodation which could be used by carers on a short term basis, does not include sufficient facilities to support long term managed care or living in nurses. Although this does disproportionality impact individuals who fall in this category, officers note that not all accommodation is suited for this purpose and the exclusion of this group of people is to ensure they seek housing in facilities better suited to their needs. As noted above, specialist housing for older people is supported by the Development Plan and is considered to meet and identified local need.
345. Officers are satisfied that equality implications have been carefully considered throughout the planning process and that Members have sufficient information available to them to have due regard to the equality impacts of the proposal as required by Section 149 of the Equality Act 2010 in determining whether planning permission should be granted.

Human rights implications

346. This planning application engages certain human rights under the Human Rights Act 1998 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
347. This application has the legitimate aim of redeveloping the site to provide four buildings comprising residential dwellings, flexible commercial and community floorspace, children's playspace, public realm improvements, landscaping and other associated works. 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

348. The council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
349. The council provides a pre-application advice service that is available to all applicants to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.
350. **Positive and proactive engagement: summary table**

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

CONCLUSION

351. The topic sections in the assessment above identify incidences of harm caused by the proposed development, harm which cannot be mitigated through the imposition of planning conditions nor obligations. These harms included losses to daylight, sunlight to nearby residential properties. As explained in the report, the BRE guidelines are not a rigid set of rules but are advisory and need to be applied flexibly according to the specific context of a site. It is also important to note that the existing scale of development on the application site is low in comparison to the existing built form to the east and south of the development.
352. There would also be incidences of heritage harms, but as outlined in the report, the public benefits would outweigh the 'less than substantial' harm to the heritage assets and heritage setting. The buildings would contribute positively to the local townscape through optimised active frontages providing an engaging and animated interface at street level with high quality landscaping.
353. The development would provide 100% affordable housing exceeding a policy compliant level and comprised of 100% social rent equivalent units. The accommodation would be of a high and supported by high quality external amenity space.
354. The car-free scheme with the exception of wheelchair parking spaces is welcomed for this site and the scheme would have a travel plan and car parking management plans secured. The provision of cycle stores and contribution towards cycle docking station would encourage the existing and future residents to use this sustainable mode of transport. Adequate measures would be secured to improve local bus infrastructure and construction impacts would be managed by condition.
355. The council's public consultation generated a number of responses, with the majority of objections citing concerns around the height, density, harm on heritage assets and impacts on daylight and sunlight. The report summarises these concerns, and sets out where these could be addressed by conditions or other mitigation. Taking all of the issues into account, it is concluded that this would constitute a sustainable form of development which complies with a large number of development plan policies.

Nevertheless, Officers also acknowledge there would be some reductions in sunlight and daylight to adjoining properties and low level of harm to the setting of nearby heritage assets.

356. Paragraph 125 of the NPPF states that planning decisions should “*give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land*”.
357. The scheme comes with a significant package of planning benefits, including the delivery of key Southwark Plan policies in relation to the provision of new housing affordable housing at 100% social rent equivalent. In addition, the scheme would secure approximately financial contributions through the section 106 agreement and significant amount of CIL. The public benefits must be weighed with the identified harms when reaching a decision on this application.

BACKGROUND DOCUMENTS

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

APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision 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	Andy Sloane, Senior Planner		
Version	Final		
Dated	6 March 2026		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director, Resources	No	No	
Strategic Director, Environment, Sustainability and Leisure	No	No	
Strategic Director, Housing	No	No	
Date final report sent to Constitutional Team		6 March 2026	

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	Mr C Wilson Edward Edwards Development Company Limited	Reg. Number	25/AP/2862
Application Type	Major application		
Recommendation	GRANT permission	Case Number	PP-14215814

Draft of Decision Notice

planning permission is GRANTED for the following development:

Redevelopment of the site comprising demolition of the existing Almshouse Building and erection of a replacement part 4-6 storey Almshouse Building (Class C3) together with amenity spaces, and other associated works incidental to the development

42 St Mary Newington Close Surrey Square London Southwark

Conditions

Permission is subject to the following Approved Plans Condition:

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

Reference no./Plan or document name/Rev.

Received on:

SMNC - MAE - XX - 00 - DR - A - 04001 SITE LOCATION PLAN (Rev: REV P 03 / S 3)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-0510003 DEMOLITION PLAN (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-00-DR-A-06100 PROPOSED GROUND FLOOR PLAN (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-01-DR-A-06101 PROPOSED FIRST FLOOR PLAN (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-02-DR-A-06102 PROPOSED SECOND FLOOR (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-03-DR-A-06103 PROPOSED THIRD FLOOR PLAN (Rev: REV 00)	03/10/2025
SMNC-MAE-XX-04-DR-A-06104 PROPOSED FOURTH FLOOR PLAN (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-05-DR-A-06105 PROPOSED FIFTH FLOOR PLAN (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-RF-DR-A-06106 PROPOSED ROOF PLAN (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-06001 PROPOSED SITE PLAN - GROUND (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-06002 PROPOSED SITE PLAN ROOF (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-06200 PROPOSED SECTION PLAN (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-06205 PROPOSED SECTION AA (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-06206 PROPOSED SECTION (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-06207 PROPOSED SECTION PLAN (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-06208 PROPOSED SECTION PLAN (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-06209 PROPOSED SECTION EE (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-06210 PROPOSED SECTION PLAN (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-06300 PROPOSED ELEVATION (FRONT) (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-06301 EXISTING ELEVATION -	03/10/2025

SOUTHEAST AND SOUTHWEST (REAR) (Rev: REV P03)	
SMNC-MAE-XX-ZZ-DR-A-06305 PROPOSED ELEVATION (SIDE) (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-06306 REV PROPOSED NORTHEAST ELEVATION PLAN	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-06307 PROPOSED SOUTHEAST ELEVATION (REAR) (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-06308 PROPOSED SOUTHWEST ELEVATION (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-06400 TYPICAL FLAT TYPES (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-22400 PROPOSED BAY STUDY - SURREY SQUARE	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-22401 EXTERNAL ENVELOPE, PROPOSED BAY STUDY - FLINTON STREET (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-22402 PROPOSED BAY STUDY - ALDBRIDGE STREET CORNER (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-22403 EXTERNAL ENVELOPE, PROPOSED BAY STUDY - ALDBRIDGE STREET (Rev: REV P03)	03/10/2025
SMNC-MAE-XX-ZZ-DR-A-22404 EXTERNAL ENVELOPE, PROPOSED BAY STUDY - COURTYARD (Rev: REV P03)	03/10/2025
240 - SMNC - MRG - ZZ - 00 - DR - LS - 01000 LEVEL 00	03/10/2025
240 - SMNC - MRG - ZZ - 00 - DR - LS - 02200 LANDSCAPE LEVELS PLAN - LEVEL 00	03/10/2025
240 - SMNC - MRG - ZZ - 00 - DR - LS - 02501 TREE REMOVAL PLAN - LEVEL 00	03/10/2025
240 - SMNC - MRG - ZZ - 00 - DR - LS - 05101 SECTIONS - STREETSCAPE (Rev: REV 00)	03/10/2025
240 - SMNC - MRG - ZZ - 00 - DR - LS - 05102 SECTIONS - COURTYARD (Rev: REV 00)	03/10/2025
240 - SMNC - MRG - ZZ - 04 - DR - LS - 01040 PLAN - LEVEL 04 (Rev: REV REV 00)	03/10/2025
240 - SMNC - MRG - ZZ - 04 - DR - LS - 05103 SECTIONS - ROOF TERRACE (Rev: REV 00)	03/10/2025
240 - SMNC - MRG - ZZ - 05 - DR - LS - 01050- PLAN - LEVEL 05 (Rev: REV 00)	03/10/2025
240 - SMNC - MRG - ZZ - 06 - DR - LS - 01060 PLAN - LEVEL 06 (Rev: REV 00)	03/10/2025

240 - SMNC - MRG - ZZ - ZZ - DR - LS - 01070- ALL LEVELS (Rev: REV 00)	03/10/2025
SMNC-LAP-XX-ZZ-DR-J-700000_P02. ENABLING WORKS LAYOUT	18/11/2025
SMNC-LAP-XX-ZZ-DR-J-700001_P02 INCOMING UTILITY SERVICES	18/11/2025
SMNC-MAE-XX-ZZ-DR-A-06400_P03 TYPICAL FLAT TYPES SMNC-MAE-XX-ZZ-DR-A-06400_P03 TYPICAL FLAT TYPES	18/11/2025
SMNC-MAE-XX-ZZ-SH-A-08001_P01.02 ACCOMMODATION SCHEDULE SMNC-MAE-XX-ZZ-SH-A-08001_P01.02 ACCOMMODATION SCHEDULE	18/11/2025
SMNC-MAE-XX-ZZ-SH-A-08002_P01.02 AREA SCHEDULE. SMNC-MAE-XX-ZZ-SH-A-08002_P01.02 AREA SCHEDULE	18/11/2025
SMNC-MAE-XX-RF-DR-A-06106_P03 PROPOSED ROOF PLAN.PDF SMNC-MAE-XX-RF-DR-A-06106_P03 PROPOSED ROOF PLAN.PDF	04/02/2026

Reason:

For the avoidance of doubt and in the interests of proper planning.

Permission is subject to the following Time Limit:

2. Time Limit

The development hereby permitted shall be begun before the end of five 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)

4. Preliminary risk assessment

a) Prior to the commencement of any development, a phase 1 desktop study of the historic and current uses of the site and adjacent premises shall be carried out together with an associated preliminary risk assessment including a site walkover survey, identification of contaminants of the land and controlled waters and develop a conceptual model of the site with conclusion and recommendations whether a Phase 2 intrusive investigation is required. This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

b) If the phase 1 site investigation reveals possible presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development works, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.

c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

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

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the

National Planning Policy Framework (2024); Policy P56 (Protection of amenity) and Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan (2022).

5. Construction Logistics Plan

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

Reason: To ensure that construction works do not have an adverse impact on the transport network and to minimise the impact of construction activities on local air quality, in accordance with the National Planning Framework (2024), Policy T1 (Strategic Approach to Transport), Policy T4 (Assessing and Mitigating Transport Impacts), Policy T7 (Deliveries, Servicing and Construction) and Policy SI 1 (Improving Air Quality) of the London Plan (2021) and Policy P56 (Protection of amenity) of the Southwark Plan (2022). Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

6. Construction Environmental Management Plan (CEMP)

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

- o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- o Site perimeter continuous automated noise, dust and vibration monitoring;
- o 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.;

- o 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.)
- o 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.;
- o 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

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

Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2024) and 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).

16. Arboricultural Method Statement

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

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

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

facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

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

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

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

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

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

33. Biodiversity: habitat management and monitoring plan

Prior to the commencement of any development hereby consented (including any works of demolition and site clearance), a Habitat Management and Monitoring Plan (HMMP) prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by, the Local Planning Authority. The HMMP shall include:

- a non-technical summary;
- the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;

and

- the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority.

Reason: To ensure the development delivers a biodiversity net gain on site conforming to the details approved at planning application stage, in accordance with: Schedule 7A of the Town and Country Planning Act 1990; the National Planning Policy Framework 2024; Policies G1 (Green Infrastructure), G5 (Urban Greening), G6 (Biodiversity and Access to Nature), and SI 13 (Sustainable Drainage) of the London Plan 2021; and Policies P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

Permission is subject to the following Grade Condition(s)

3. Piling

No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the

terms of the approved piling method statement and piling layout plan.

Reason: To ensure adequate protection of water utility infrastructure in accordance with Policy P67 (Reducing water use) of the Southwark Plan (2022). The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

7. Hard and soft landscaping

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including roof terraces, planters, base planting, cross sections, surfacing materials of any 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 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).

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with the National Planning Policy Framework 2024; Policy G5 - Urban Greening and G7 -Trees and Woodlands of the London Plan 2021; and Policies P13 - Design of Places and P61 - Trees of the Southwark Plan 2022.

8.

Biodiversity: commencement of the habitat management and monitoring plan works

Prior to the commencement of the Habitat Management and Monitoring Plan (HMMP) works, the Local Planning Authority shall be notified in writing of the commencement.

Reason: To ensure the development delivers a biodiversity net gain on site conforming to the details approved at planning application stage, in accordance with: Schedule 7A of the Town and Country Planning Act 1990; the National Planning Policy Framework 2024; Policies G1 (Green Infrastructure), G5 (Urban Greening), G6 (Biodiversity and Access to Nature), and SI 13 (Sustainable Drainage) of the London Plan 2021; and Policies P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

9. Bat provisions

(i) 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 fewer than 4; bat tubes, bricks or boxes shall be provided and the details shall include the exact location, specification and design of the habitats.

(ii) Full details of the roost features and mapped locations to meet the requirements of (i) shall be submitted to and approved in writing by the Local Planning Authority

(iii) Evidence shall be submitted in writing to the Local Planning Authority to show that the roost features have been installed in full in accordance with part (ii)

(iiii) 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 and maintained in perpetuity

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

10. Bird boxes

Prior to above grade works commencing (excluding demolition), details of four bird boxes shall be submitted to and approved in writing by the Local Planning Authority.

No fewer than two generic species nest boxes and two bird boxes suitable for starlings shall be provided. Details shall include the exact location, specification and design of the bird boxes.

Full details of the nest/roost features and mapped locations to meet the requirements of (i) shall be submitted to and approved in writing by the Local Planning Authority.

Evidence shall be submitted in writing to the Local Planning Authority to show that the nest/roost features have been installed in full in accordance with part (ii).

The bird 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 and maintained in perpetuity thereafter.

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

11. Material samples/sample-panels

Prior to above grade construction commencing, material samples/sample-panels/sample-boards of all external facing materials including finish and details of colouration, 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 2024; Policy D4 - Delivering Good Design of the London Plan 2021; and Policy P14 - Design Quality of the Southwark Plan 2022.

12. Section detail-drawings

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

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the National Planning Policy Framework 2024; Policy D4 - Delivering Good Design of the London Plan 2021; and Policy P14 - Design Quality of the Southwark Plan 2022.

13. Material samples

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 be presented on site (or an alternative location agreed with the Local Planning Authority) 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 that the Local Planning Authority may be satisfied as to the design and details in accordance with the National Planning Policy Framework

2024; Policy D4 - Delivering Good Design of the London Plan 2021; and Policy P14 - Design Quality of the Southwark Plan 2022.

14. Cycle storage

Before the first occupation of the development hereby approved, the cycle facilities (including cycle storage, showers, changing rooms and lockers where appropriate) as shown on the drawings hereby approved SMNC-MAE-XX-00-DR-A-06100 Rev P01.14 (as shown in Appendix A of the Transportation Assessment prepared by TTP Consulting dated May 2025) shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason: To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2024); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

15. Tree planting

Prior to works commencing of above grade works, full details of all proposed tree planting, with no less than 44 trees with a total stem area on installation of 0.404 m² comprising 21 street trees and 23 trees within the development (as shown indicatively in section 7.16 of the Design and Access Statement), shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species (subject to review of Council's Urban Forester), sizes, nursery stock type, supplier and defect period.

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

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

For stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm. The landscape

management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

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

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

Reason: So that the Local Planning Authority may be satisfied that the proposed tree planting scheme is in accordance with the National Planning Policy Framework (2024); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening) and Policy G7 (Trees and Woodlands) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

17. Internal noise levels

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

Bedrooms - 35dB LAeq T x, 30 dB L Aeq T*, 45dB LAFmax T *

Living and Dining rooms- 35dB LAeq T x

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

x - 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 in accordance the National Planning Policy Framework (2024); Policy P56 (Protection of amenity); and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

18. Sustainable Drainage Systems (SuDS)

No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Drainage Strategy prepared by Whitby Wood (dated 6/01/2026 ref: P451678-WW-XX-XX-RP-C-0002). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

19. Accessible and Wheelchair Dwellings

Prior to commencement of above grade works, the applicant shall submit and obtain approval from the Local Planning Authority, sufficient details including written confirmation from the appointed Building Control body that the following standards in the Approved Document M of the Building Regulations 2015 (As Amended) would be met for the units / habitable rooms as set out below.

- o Nine (9) units to be constructed as M4(3)(2)(b) and in full accordance with the standards set out in Southwark Plan (2022) Policy P8 Table 5: Wheelchair homes design and access standards
- o M4 (Category 2) 'accessible and adaptable':- all remaining units

The development shall be carried out in accordance with the details thereby approved.

Reason: In order to ensure the development complies with Policy D7 (Accessible housing) of the London Plan (2021) and Policy P8 (Wheelchair accessible and adaptable housing) of the Southwark Plan (2022).

20. Digital Connectivity Infrastructure

Prior to commencement of above ground works (with the exception of demolition to ground level, site clearance, and investigations), detailed plans shall be submitted to and approved in writing by the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with the approved plans and maintained as such for the lifetime of the development.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness, in accordance with the National Planning Policy Framework (2024); Policy SI 6 (Digital Connectivity Infrastructure) of the London Plan (2021) and Policy P44 (Broadband and digital infrastructure) of the Southwark Plan (2022).

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

21. Schedule of site supervision

Prior to occupation, the completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained project or pre-appointed tree specialist.

Works shall comply to BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) - Tree

Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard.

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with the National Planning Policy Framework (2024) Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land), 12 (Achieving well-designed places), Chapter 14 (Meeting the challenge of climate change), and chapters 15 & 16 (Conserving and enhancing the natural and historic environment); Policy G7 (Trees and Woodlands) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

22. Secured by Design Certification

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

Reason: In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework 2024; Policy D11 - Safety Security and Resilience to Emergency of the London Plan 2021; and Policy P16 - Designing out Crime of the Southwark Plan 2022

23. Drainage verification report

Drainage verification report: No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant), as detailed in the Drainage Strategy prepared by Whitby Wood (dated 6/01/2026 ref: P451678-WW-XX-XX-RP-C-0002), and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and

outfalls. The report shall also include details of the responsible management company.

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

24. Lighting design strategy

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

- a) identify those areas/features that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. Prior to the new development being first brought into use/occupied a bat friendly Lighting Plan shall be submitted to and approved by the Local Planning Authority.

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

25. Urban Greening Factor

- a) Prior to first occupation of the development hereby consented, an interim report/letter (together with any supporting evidence) from a suitably qualified landscape specialist shall be submitted to and approved in writing by the Local Planning Authority. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby approved will, once completed, achieve the agreed UGF score of 0.4.

b) Within six months of first occupation of the development hereby permitted, a post construction certificate prepared by a suitably qualified landscape specialist (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 UGF score of 0.4 as been met.

Reason: To ensure the proposal complies with the National Planning Policy Framework (2024); Policy G5 (Urban Greening) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P69 (Sustainability standards) and Policy P70 (Energy) of the Southwark Plan (2022).

26. Whole Life-Cycle Carbon Assessment

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

The Post-Construction Assessment should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to occupation of the development.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in compliance with the National Planning Policy Framework (2024); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan 2021 and Policy P70 (Energy) of the Southwark Plan (2022).

27. Passivhaus certification

The development hereby approved shall seek to achieve Passivhaus certification or an equivalent independent measure of energy performance and sustainability. Where any element does not achieve certification any deviation will require written agreement by the Local Planning Authority. Post completion Passivhaus certification (or equivalent certification), issued by an independent third-party assessor, that confirms that the development has been completed in accordance with all agreed Passivhaus performance

criteria shall be submitted to the Local Planning Authority for approval within three months of first occupation of the development.

Reason: To ensure the development minimises its operational carbon dioxide emissions and achieves the highest levels of sustainable design and construction in accordance with Policy P70 (Energy) in the Southwark Plan (2022).

28. Post Construction Monitoring Report

Prior to the occupation the development, a Post Construction Monitoring Report should be completed in line with the GLA's Circular Economy Statement Guidance. The Post Construction Monitoring Report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to occupation of the development.

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

29. Transmission of sound

The habitable rooms within the development sharing a party wall element with adjoining habitable spaces shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

34. Biodiversity: completion report and ongoing monitoring for the habitat management and monitoring plan works

(i) Before the first occupation of any part of the development hereby consented:

- the habitat creation and enhancement works set out in the approved Habitat Management and Monitoring Plan (HMMP) shall be completed; and
- a completion report evidencing the completed habitat enhancements shall be submitted to, and approved in writing by, the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved Habitat Management and Monitoring Plan.

(ii) Biodiversity Net Gain Monitoring Reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved Habitat Management and Monitoring Plan (HMMP).

(ii) Not until the final Biodiversity Net Gain Monitoring Report has been submitted to and approved in writing by the Local Planning Authority will this condition have been discharged in full.

Reason: To ensure the development delivers a biodiversity net gain on site conforming to the details approved at planning application stage, in accordance with: Schedule 7A of the Town and Country Planning Act 1990; the National Planning Policy Framework 2024; Policies G1 (Green Infrastructure), G5 (Urban Greening), G6 (Biodiversity and Access to Nature), and SI 13 (Sustainable Drainage) of the London Plan 2021; and Policies P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

Permission is subject to the following Compliance Condition(s)

30. Sound level from any plant

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

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

31. Overheating strategy

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

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

32. The Biodiversity Gain Plan shall be prepared in accordance with the following document submitted as part of this planning application and hereby approved:

- BNG Assessment prepared by MKA Ecology and dated 29/01/2026 (UPDATED APPENDIX 3 -MKA ECOLOGY LTD - 164124 - ST MARY, NEWINGTON CLOSE, LONDON)

- BNG metrics spreadsheet submitted 29/01/2026 (UPDATED APPENDIX 3 - STATUTORY METRIC - 2.0.XLSM)

Reason: To ensure the development delivers a biodiversity net gain on site conforming to the details approved at planning application stage, in accordance with: Schedule 7A of the Town and Country Planning Act 1990; the National Planning Policy Framework 2024; Policies G1 (Green Infrastructure), G5 (Urban Greening), G6 (Biodiversity and Access to Nature), and SI 13 (Sustainable Drainage) of the London Plan 2021; and Policies P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

Biodiversity Net Gain Condition

Development may not be begun unless:

- (a) a biodiversity gain plan has been submitted to the planning authority; and
- (b) The planning authority has approved the plan.

Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

- 1 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.

- 2 Thames Water - Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

- 3 Public sewers are crossing or close to your development. Build over agreements are required for any building works within 3 metres of a public sewer and, or within 1 metre of a public lateral drain. This is to prevent damage to the sewer network and ensures we have suitable and safe access to carry out maintenance and repairs. Please refer to our guide on working near or diverting our pipes:
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Please ensure to apply to determine if a build over agreement will be granted.

- 4 Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://www.thameswater.co.uk/help/home-improvements/how-to-connect-to-a-sewer/sewer-connection-design>

- 5 There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your

development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

- 6 If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](https://www.thameswater.co.uk/buildingwater).
- 7 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.
- 8 Prior to works commencing on site (including any demolition), a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact the HDM Team at HighwaysDM@southwark.gov.uk to arrange.

APPENDIX 2**Relevant Planning Policies****National Planning Policy Framework**

The revised National Planning Policy Framework ('NPPF') was published on 12 December 2024 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. Paragraph 231 states that the policies in the Framework are material considerations, which should be taken into account in dealing with applications. The following chapters are relevant:

Chapter 2 Achieving sustainable development
 Chapter 4 Decision Making
 Chapter 5 Delivering a sufficient supply of homes
 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 16 Conserving and enhancing the historic environment

A draft NPPF was published in 2025 and is a material consideration which officers have considered in writing this report and coming to the recommendation.

New London Plan 2021

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

GG1 Building strong and inclusive communities
 GG2 Making the best use of land
 GG3 Creating a healthy city
 GG4 Delivering the homes Londoners need
 GG6 Increasing efficiency and resilience
 Policy SD1 Opportunity Areas
 Policy SD10 Strategic and local regeneration
 Policy D1 London's form, character and capacity for growth
 Policy D2 Infrastructure requirements for sustainable densities
 Policy D3 Optimising site capacity through the design-led approach
 Policy D4 Delivering good design
 Policy D5 Inclusive design
 Policy D6 Housing quality and standards
 Policy D7 Accessible housing
 Policy D8 Public realm
 Policy D11 Safety, security and resilience to emergency
 Policy D12 Fire safety
 Policy D14 Noise
 Policy H1 Increasing housing supply
 Policy H4 Delivering affordable housing
 Policy H5 Threshold approach to applications
 Policy H6 Affordable housing tenure
 Policy H7 Monitoring affordable housing
 Policy H8 Loss of existing housing and estate redevelopment

Policy H10 Housing size and mix
 Policy H12 Supported and specialist accommodation
 Policy H13 Specialist older persons housing
 Policy HC1 Heritage conservation and growth
 Policy HC3 Strategic and Local Views
 Policy HC4 London View Management Framework
 Policy G1 Green infrastructure
 Policy G4 Open space
 Policy G5 Urban greening
 Policy G6 Biodiversity and access to nature
 Policy G7 Trees and woodlands
 Policy G8 Food growing
 Policy SI 1 Improving air quality
 Policy SI 2 Minimising greenhouse gas emissions
 Policy SI 3 Energy infrastructure
 Policy SI 4 Managing heat risk
 Policy SI 5 Water infrastructure
 Policy SI 6 Digital connectivity infrastructure
 Policy SI 7 Reducing waste and supporting the circular economy
 Policy SI 8 Waste capacity and net waste self-sufficiency
 Policy SI 12 Flood risk management
 Policy SI 13 Sustainable drainage
 Policy T1 Strategic approach to transport
 Policy T2 Healthy Streets
 Policy T3 Transport capacity, connectivity and safeguarding
 Policy T4 Assessing and mitigating transport impacts
 Policy T5 Cycling
 Policy T6 Car parking
 Policy T7 Deliveries, servicing and construction
 Policy T9 Funding transport infrastructure through planning
 Policy DF1 Delivery of the Plan and Planning Obligations

Southwark Plan 2022

ST1 Southwark's Development targets
 ST2 Southwark's Places
 SP1 Homes for all
 SP2 Southwark Together
 SP3 Great start in life
 SP4 Green and inclusive economy
 SP5 Thriving neighbourhoods and tackling health inequalities
 SP6 Climate Change
 Area Vision - AV. 01 Aylesbury Area Vision
 P1 Social rented and intermediate housing
 P2 New family housing
 P3 Protection of existing housing
 P7 Housing for older people
 P8 Wheelchair accessible and adaptable housing
 P13 Design of places
 P14 Design quality
 P15 Residential design
 P16 Designing out crime
 P18 Efficient use of land
 P19 Listed buildings and structures

P20 Conservation areas
 P21 Conservation of the historic environment and natural heritage
 P22 Borough views
 P23 Archaeology
 P26 Local list
 P28 Access to employment and training
 P44 Broadband and digital infrastructure
 P45 Healthy developments
 P49 Public transport
 P50 Highways impacts
 P51 Walking
 P53 Cycling
 P54 Car Parking
 P55 Parking standards for disabled people and the mobility impaired
 P56 Protection of amenity
 P57 Open space
 P59 Green infrastructure
 P60 Biodiversity
 P61 Trees
 P62 Reducing waste
 P64 Contaminated land and hazardous substances
 P65 Improving air quality
 P66 Reducing noise pollution and enhancing soundscapes
 P67 Reducing water use
 P68 Reducing flood risk
 P69 Sustainability standards
 P70 Energy

Mayors SPD/SPGs

Accessible London: Achieving an Inclusive Environment (October 2014)
 The control of dust and emissions during construction and demolition (July 2014)
 Housing Design Standards LPG (June 2023)
 Support for Housebuilding LPG Draft November 2025
 Affordable Housing LPG (draft - May 2023)
 Affordable Housing and Viability SPG (August 2017)
 Housing SPG (March 2016)
 Urban greening factor LPG (February 2023)
 Character and Context (June 2014)
 Sustainable Design and Construction (April 2014)
 Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)
 London View Management Framework (March 2012)
 Planning for Equality and Diversity in London (October 2007)

Southwark SPDs/SPGs

Heritage SPD (2021)
 Affordable housing SPD (2025)
 Local List

Design and Access Statements (2007)

S106 and CIL (2015) S106 and CIL Addendum (2017) / Section 106 and CIL SPD (2025)

Climate and environment SPD (2025)

APPENDIX 3**Planning history of the site and nearby sites**

	Planning history of the site and adjoining or nearby sites.
1.	00/AP/0178 - i) Provision of new entrance door and infill panels to Surrey Square ii) Provision of ground floor infill panel and gate to Flinton Street. Approved There is no other relevant planning history to this application site. As set out in the main report, this proposed strategy for decanting the existing residents is linked to other strategies for Almshouse delivery across the borough of Southwark including the applications for 220 Black Friars (Southwark Charities) and Appleby Blue shown below.
2.	220 Black Friars (Southwark Charities) 20/AP/3250 – Redevelopment of the site comprising demolition of the existing buildings and erection of a new part 22/part 15 storey building (with three levels of basement) comprising Office (Class E), Public House (Sui Generis), 66 flats (Class C3) and flexible Office/Community use (Class E/F2) together with public realm improvements and other associated works. – Approved 26/08/2021
3.	Appleby Blue 15/AP/3508 – Demolition of the existing building and redevelopment to provide 57 extra care dwellings in a part 2/part 5 storey building; hard and soft landscaping; cycle and parking facilities; plant areas and other ancillary work. – Approved 21/12/2015

APPENDIX 4**Consultation undertaken**

Site notice date: 19/11/2025

Press notice date: 27/11/2025

Neighbour consultation letters sent: 18/11/2025

Internal services consulted

LBS Highways Licensing

LBS Design And Conservation Team [Surgery Consultation]

LBS Transport Policy Team

LBS Archaeologist

LBS Design And Conservation Team [Formal Consultation]

LBS Local Economy

LBS Ecology Officer

LBS Planning Enforcement Team

LBS Highways Development & Management

LBS Ecology Officer

LBS Housing Regeneration And Delivery Division

Flood Risk Management & Urban Drainage Team

LBS Urban Forester

LBS Waste Management Team

LBS Community Infrastructure Team

LBS Planning Policy [Formal Consultation] - General

LBS Environmental Protection Team

LBS Building Control Division

Statutory and non-statutory organisations

London Underground
 Natural England - London Region & South East Region
 Transport For London
 Transport For London
 Environment Agency
 Historic England - Heritage
 London Fire & Emergency Planning Authority
 Metropolitan Police Service (Designing Out Crime)
 Thames Water
 UK Power Networks

Neighbour and local groups consulted:

Flat 2 5 Surrey Square London
 22A Freemantle Street London Southwark
 Church Of The Lord 25 Surrey Square London
 Flat F 6 Surrey Square London
 Surrey Terrace Mission 16 Surrey Square London
 Flat 5 214 Old Kent Road London
 220 Old Kent Road London Southwark
 Flat 6 214 Old Kent Road London
 Flat E 6 Surrey Square London
 216 - 218 Old Kent Road London Southwark
 222 Old Kent Road London Southwark
 208 - 210 Old Kent Road London Southwark
 212 Old Kent Road London Southwark
 214 Old Kent Road London Southwark
 Flat 1 214 Old Kent Road London
 Flat 2 214 Old Kent Road London
 Flat 3 214 Old Kent Road London
 Flat 4 214 Old Kent Road London
 Flat A 224 Old Kent Road London

Flat B 224 Old Kent Road London

Flat C 224 Old Kent Road London

29 Madron Street London Southwark

Surrey Square Primary School Surrey Square London

1 Freemantle Street London Southwark

10 Freemantle Street London Southwark

11 Freemantle Street London Southwark

12 Freemantle Street London Southwark

13 Freemantle Street London Southwark

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22B Freemantle Street London Southwark
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36B Surrey Square London Southwark
36C Surrey Square London Southwark
38A Surrey Square London Southwark
38B Surrey Square London Southwark
38C Surrey Square London Southwark
40A Surrey Square London Southwark

27B Madron Street London Southwark

Flat 1 Leysdown House Kinglake Estate Madron Street

Flat 10 Leysdown House Kinglake Estate Madron Street

Flat 11 Leysdown House Kinglake Estate Madron Street

Flat 12 Leysdown House Kinglake Estate Madron Street

Flat 16 Leysdown House Kinglake Estate Madron Street

Flat 13 Leysdown House Kinglake Estate Madron Street

Flat 14 Leysdown House Kinglake Estate Madron Street

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Flat 58 Amery House Kinglake Street

Flat 6 Amery House Kinglake Street

Flat 7 Amery House Kinglake Street

Flat 8 Amery House Kinglake Street

Flat 9 Amery House Kinglake Street

1 Minnow Street London Southwark

27A Madron Street London Southwark

Flat 1 Crispin Court 17 - 19 Freemantle Street

Flat 2 Crispin Court 17 - 19 Freemantle Street

Flat 3 Crispin Court 17 - 19 Freemantle Street

Flat 4 Crispin Court 17 - 19 Freemantle Street

Flat 5 Crispin Court 17 - 19 Freemantle Street

Flat 6 Crispin Court 17 - 19 Freemantle Street

10 Surrey Square London Southwark
18 Surrey Square London Southwark
18A Surrey Square London Southwark
18B Surrey Square London Southwark
14 Surrey Square London Southwark
Flat 1 21 Madron Street London
Flat 2 21 Madron Street London
Flat 3 21 Madron Street London
Flat 4 21 Madron Street London
Flat 3 46 Surrey Square London
All Saints Hall Surrey Square London
Flat B 6 Surrey Square London
Flat 2 46 Surrey Square London
Flat 4 46 Surrey Square London
Flat 5 46 Surrey Square London
Flat 2 48 Surrey Square London
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13 Madron Street London Southwark
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31 Madron Street London Southwark
33 Madron Street London Southwark
37 Madron Street London Southwark
Basement To Third Floor Flat 44 Surrey Square London
Flat D 6 Surrey Square London

Flat 1 5 Surrey Square London

Flat 1 3 Surrey Square London

Flat 2 3 Surrey Square London

Flat 3 3 Surrey Square London

Basement Flat 27B Madron Street London

Flat C 6 Surrey Square London

Flat 3 5 Surrey Square London

1 St Mary Newington Close Surrey Square London

2 St Mary Newington Close Surrey Square London

3 St Mary Newington Close Surrey Square London

4 St Mary Newington Close Surrey Square London

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40 St Mary Newington Close Surrey Square London

41 St Mary Newington Close Surrey Square London

Basement Rear 216 - 218 Old Kent Road London

Community Room Laundry And Stores St Mary Newington Close Surrey Square

224 Old Kent Road London Southwark

52 Surrey Square London Southwark

Flat 18 Barham House Kinglake Estate Kinglake Street

Flat 1 Hadlow House Kinglake Estate Kinglake Street

Flat 10 Hadlow House Kinglake Estate Kinglake Street

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220A Old Kent Road London Southwark

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

LBS Design & Conservation Team [Surgery]

LBS Transport Policy

LBS Archaeology

LBS Design & Conservation Team [Formal]

LBS Ecology

LBS Highways Development & Management

LBS Ecology

LBS Urban Forester

LBS Community Infrastructure Levy Team

LBS Planning Policy

Statutory and non-statutory organisations

Transport for London

Environment Agency

Metropolitan Police Service

Thames Water

Neighbour and local groups consulted:

Unit 22 Wouldham Court Mina Road London

68 Ann Moss Way London Southwark

22 Surrey Square London Southwark

28 Surrey Square London Southwark

30 Surrey Square London Southwark

45 Aldbridge Street London Southwark

28A Surrey Square London Southwark

36B Surrey Square London Southwark

38C Surrey Square London Southwark

Flat 26 Barham House Kinglake Estate Kinglake Street

Flat 24 Barham House Kinglake Estate Kinglake Street

Flat 5 Keston House Kinglake Estate Kinglake Street London

30 Surrey Square London Southwark

OPEN

COMMITTEE:

PLANNING COMMITTEE (MAJOR APPLICATIONS) A

MUNICIPAL YEAR 2025-26

NOTE:

Original held in Constitutional Team; all amendments/queries to Gerald Gohler, Constitutional Team, Tel: 020 7525 7420

OPEN

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	1		
		COMMUNICATIONS TEAM (Electronic) Eddie Townsend	
		LEGAL TEAM Kamil Dolebski, Specialist Planning Lawyer 2nd Floor, Hub 2	1
		CONSTITUTIONAL TEAM Gerald Gohler (incl. chair's copy) 2nd Floor, Hub 2	3
		TOTAL PRINT RUN	10
		List Updated: 2 March 2026	