

Planning Committee (Smaller Applications)

Monday 8 September 2025

7.00 pm

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

Membership

Councillor Cleo Soanes (Chair)
Councillor Jane Salmon (Vice-Chair)
Councillor Sabina Emmanuel
Councillor Sam Foster
Councillor Nick Johnson
Councillor Richard Livingstone
Councillor David Parton

Reserves

Councillor Ketzia Harper
Councillor Darren Merrill
Councillor Victoria Mills
Councillor Emily Tester
Councillor Joseph Vambe

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

Babysitting/Carers allowances

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

Access

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

Contact

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

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 28 August 2025



Planning Committee (Smaller Applications)

Monday 8 September 2025

7.00 pm

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

Order of Business

Item No.	Title	Page No.
1. APOLOGIES	To receive any apologies for absence.	
2. CONFIRMATION OF VOTING MEMBERS	A representative of each political group will confirm the voting members of the committee.	
3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4. DISCLOSURE OF INTERESTS AND DISPENSATIONS	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5. MINUTES	To approve as a correct record the minutes of the meeting held on 1 July 2025.	1 - 5
6. DEVELOPMENT MANAGEMENT	6.1 DULWICH SPORTS CLUB, GIANT ARCHES ROAD, LONDON SE24 9HP	6 - 10
		11 - 43

Item No.	Title	Page No.
6.2	10 LOVE WALK, LONDON SE5 8AE	44 - 156

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: 28 August 2025



Planning Committee (Smaller Applications)

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

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

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

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

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

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

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

Please note:

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

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

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

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



Planning Committee (Smaller Applications)

MINUTES of the Planning Committee (Smaller Applications) held on Tuesday 1 July 2025 at 7.00 pm at Ground Floor Meeting Rooms - 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Jane Salmon (Vice-Chair) Councillor Richard Livingstone (In the Chair for items 6.1 and 6.2) Councillor Sabina Emmanuel Councillor Sam Foster Councillor David Parton
OTHER MEMBERS PRESENT:	Councillor Adam Hood (ward member) Councillor Margy Newens (ward member)
OFFICER SUPPORT:	Dennis Sangweme (Assistant Director, Development Management) Michael Feeney (External Legal Counsel, FTB Chambers) Sonia Watson (Team Leader, Major and New Homes) Andre Verster (Team Leader, Major and New Homes) Bill Legassick (Principal Environmental Health Officer) Alokiir Ajang (Transport Planner) Beverley Olamijulo (Constitutional Officer)

1. APOLOGIES

Apologies were received from Councillors, Cleo Soanes (chair) and Nick Johnson.

2. CONFIRMATION OF VOTING MEMBERS

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

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

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

meeting:

- Addendum report relating to items 6.1 and 6.2 – development management item, and
- Members pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

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

Agenda item 6.1 – South Dock Marina, Rope Street, London SE16 7SZ

Councillor Jane Salmon, non-pecuniary as the application was in her ward. She would address the meeting in her capacity as a ward member, withdraw from the committee as a voting member and take no part in the debate or decision of the application.

5. MINUTES

RESOLVED:

That the minutes for the planning Committee (Smaller Applications) meeting held on 6 May 2025 be approved as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

Members noted the development management report.

RESOLVED:

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

6.1 SOUTH DOCK MARINA, ROPE STREET, LONDON SE16 7SZ

At this point, Councillor Jane Salmon withdrew from the top table as chair and sat

with the audience.

A motion for Councillor Richard Livingstone to take the position as chair of the committee for item 6.1 was proposed, seconded, put to the vote and declared carried.

Planning application reference 23/AP/3273

Report: See pages 10 to 22 of the agenda pack and addendum pages 1 to 8.

PROPOSAL

Refurbishment of South Dock Marina boatyard to include demolition and removal of all buildings and structures on site, renew services infrastructure, new electricity substation, underground drainage, and hard standings and provide new workshops, studios, toilets showers laundry and associated landscape. Construct new covered boat repair areas with associated gantry and staircase. Removal of the existing crane and replace with new crane, pontoon adjacent to the crane and associated public realm works to the crane area. Addition of new trees to the river walk.

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

There were objectors present who addressed the committee and responded to questions from members.

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

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

Councillors, Adam Hood and Jane Salmon addressed the committee in their capacity as ward members. They responded to questions from members of the committee.

At this point, Councillor Jane Salmon left the meeting room.

A motion to grant the application subject to conditions and an amended condition set out in the officer's report, and the addendum report, that were presented during the hearing, was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted subject to conditions, as set out in the report and the addendum report; and for the applicant to enter into an appropriate S106 legal agreement.

2. That in the event the requirements of paragraph 1 above are not met by 6 August 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 263 of the report.

6.2 DULWICH SPORTS CLUB, GIANT ARCHES ROAD, LONDON SE24 9HP

At this point, Councillor Jane Salmon re-joined the committee.

Planning application reference 24/AP/1532

Report: See pages 23 to 146 of the agenda pack and addendum pages 8 to 11.

PROPOSAL

Construction of outdoor playing facilities and a sports pavilion at Dulwich Sports Club.

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

The principal environmental health officer was present to respond to questions from members.

There were objectors present who addressed the committee and responded to questions from members.

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

A supporter who lived within 100 metres of the development site addressed the committee and responded to questions from members.

Councillor, Margy Newens addressed the committee in her capacity as a ward member. Councillor Newens responded to questions from members of the committee.

A motion to grant the application subject to conditions and an amended condition set out in the officer's report, and the addendum report, was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted subject to amended conditions set out in the report, and the addendum report and for the applicant to enter into an appropriate legal agreement.

2. That if the requirements of paragraph 1 above are not met by 6 January 2026, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 263 of the report.

The meeting ended at 10.57 pm.

CHAIR:

DATED:

Agenda Item 6.

Meeting Name:	Planning Committee (Smaller Applications)
Date:	8 September 2025
Report title:	Development Management
Ward(s) or groups affected:	All wards
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Proper Constitutional Officer

RECOMMENDATIONS

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

BACKGROUND INFORMATION

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

KEY ISSUES FOR CONSIDERATION

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

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

- b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
 - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.
6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Assistant Chief Executive – Governance and Assurance

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

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

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

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

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

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

BACKGROUND DOCUMENTS

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

APPENDICES

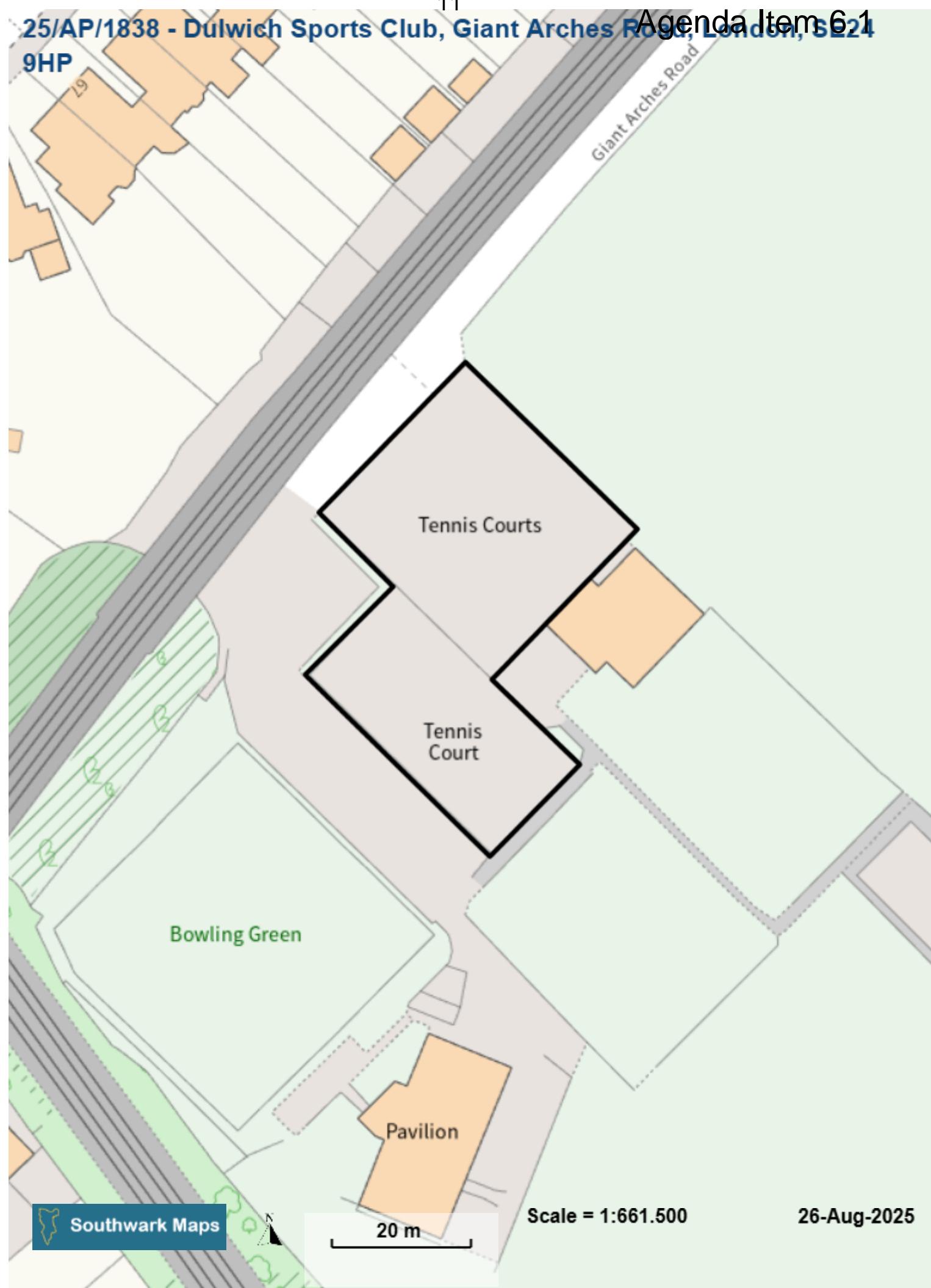
No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Alex Godinet, Lawyer, Finance and Governance Beverley Olamijulo, Constitutional Officer	
Version	Final	
Dated	28 August 2025	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Assistant Chief Executive – Governance and Assurance	Yes	Yes
Director of Planning and Growth	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	28 August 2025	

25/AP/1838 - Dulwich Sports Club, Giant Arches Road, London, SE24

9HP



Meeting Name:	Planning Committee (Smaller Applications)
Date:	8 September 2025
Report title:	<p>Development Management planning application: Application 25/AP/1838 for: Full Planning Application</p> <p>Address: Dulwich Sports Club, Giant Arches Road London</p> <p>Proposal: Retention of flood lighting / lamps, on tennis court 1 and replacement of existing flood light poles and flood lighting / lamps, on tennis courts 2 and 3</p>
Ward(s) or groups affected:	Dulwich Village
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Director of Planning and Growth
Application Start Date: 02.07.2025	Application Expiry Date: 26.08.2025
Earliest Decision Date:	01.08.2025

RECOMMENDATION

1. That planning permission be granted subject to conditions.

EXECUTIVE SUMMARY

2. The application involves retention of 6.7m high flood lighting / lamps on tennis court 1 and replacement of six existing 10m high flood light poles with nine 8m high flood light poles and flood lighting / lamps on tennis courts 2 and 3.

BACKGROUND INFORMATION

Site location and description

3. Dulwich Sports Club (DCS) is a member-run not-for-profit sports organisation. DSC is currently a 5 sport club: Tennis, Croquet, Squash, Cricket, and Hockey

(Hockey played off site). With permission recently granted for the introduction of Padel Tennis.

4. The site comprises 3.17hectares and there are 3 Croquet lawns, 4 unlit grass tennis courts, 2 unlit hard court tennis courts, 2 floodlit hard court tennis courts, 3 floodlit artificial clay tennis courts, squash courts, cricket practice nets and a cricket pitch.
5. The site is designated as Metropolitan Open Land (Burbage Road Playing Fields) and is adjacent a Site of Importance for Nature Conservation (Sydenham Hill and West Dulwich Railsides Site).
6. The site is in a Public Transport Accessibility Level (PTAL) 4. The primary access is via Giant Arches Road (off Burbage Road) which is not a classified road, but a private road, and which is not within the red line of the application site. The site is not within a Controlled Parking Zone (CPZ) but the Dulwich Village CPZ, to the north east has been in operation since January 2025. Giant Arches Road is within the Herne Hill CPZ which operates 12-1400 Monday to Friday. Giant Arches Road is in a CPZ, but the hours above are not enforceable as it is a private road. Bollards, a utility box, street trees and street lighting columns are within the public highway to the frontage of the property, along Burbage Road. There 2 zebra crossings on Burbage Road and pedestrian refuge crossing on Turney Road. The site is within a Conservation Area and adjacent to the Southwark Dulwich Village phase 2 Low Traffic Neighbourhood.
7. Historically the club has used the floodlights on courts 1,2 and 3 from 06:00 hours in the morning to 22:30 hours or later in the evening, on all days of the week, since 1962.

Image: Existing site layout plan



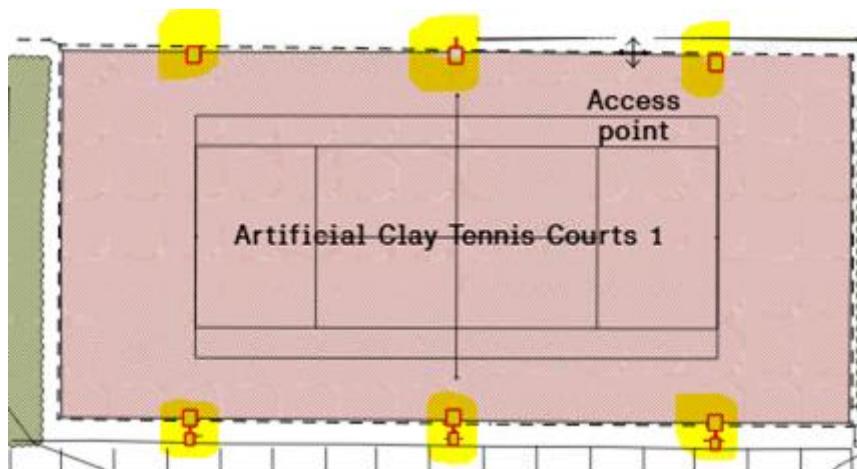
Details of proposal

8. It is proposed to retain the six 6.7m high poles and flood lighting / lamps on tennis court 1 and replace six existing 10m high flood light poles with nine 8m high flood light poles and flood lighting / lamps on tennis courts 2 and 3. The new lighting / lamps on courts 2 and 3 would be similar to the existing lighting / lamps on courts 6 and 7.

Image: Existing lighting / lamps on courts 6 and 7



Image – 6 existing flood light poles on court 1 (to be retained)



9. The total number of floodlit tennis courts would remain 3. The proposed operating times of floodlighting for the 3 tennis courts would be: 08:00-22:00 Monday to Saturday and 08:00 to 20:30 on Sundays and Bank

Holidays. This would align courts 1,2 and 3, in terms of flood lit playing times, with the approved times for new padel and tennis courts applied for under application reference number 24/AP/1532.

Image – location of existing flood light poles on courts 2 and 3

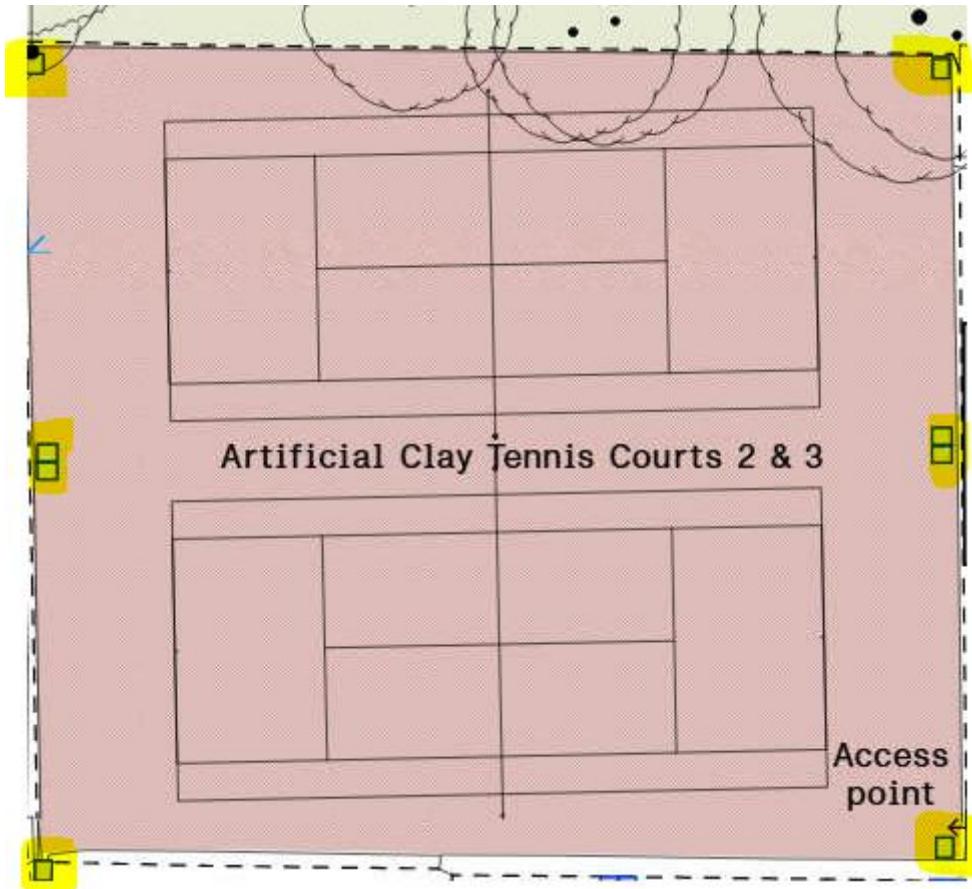
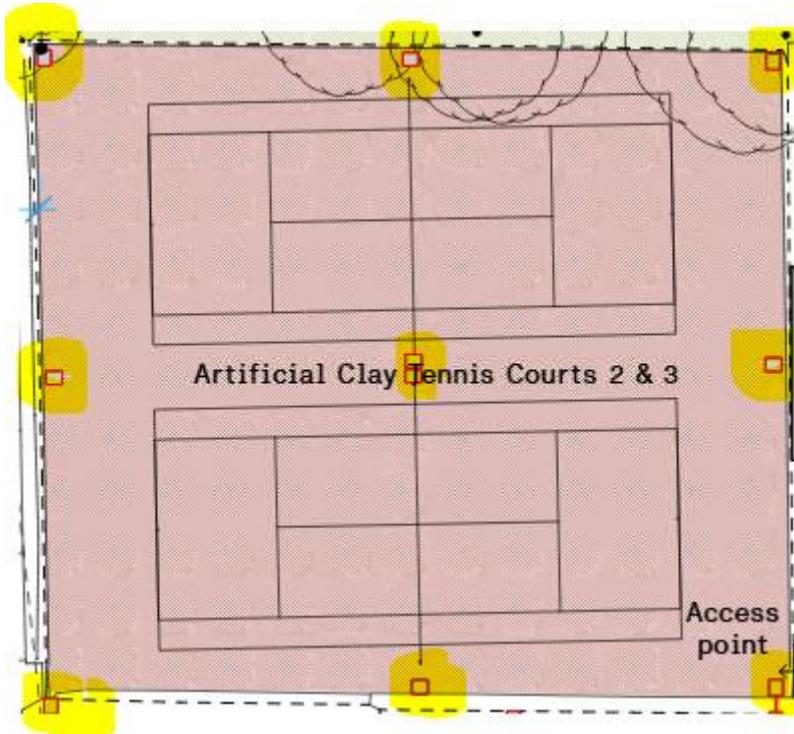


Image – location of 9 proposed flood light poles on courts 2 and 3



Amendments to the application

10. Fire Safety Strategy: Reasonable Exception Statement – 31 July 2025

Consultation responses from members of the public and local groups

11. The Local Planning Authority: One rounds of consultation has taken place on 11 July 2025 and the application was advertised in the press on 17 July 2025.
12. 4 comments have been received in response to neighbour notification, comprising 3 objections and 1 support comment.
13. The objections raise the following material planning considerations:
14. Amenity
Noise nuisance
Out of keeping with character of area
Hours of use of floodlighting on courts 1, 2 and 3
15. The letter of support raised the following material planning considerations:
16. The historic nuisance of glare of the existing floodlights is going to be addressed.

Planning history of the site

17. Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report. A fuller

history of decisions relating to this site, and other nearby sites, is provided in Appendix 2.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

Legal context

20. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021 and the Southwark Plan 2022. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
21. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

22. The statutory development plans for the Borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework (2023) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to

this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

23. The site is located within the:

Metropolitan Open Land
 Borough Open Land
 Dulwich Village Conservation Area
 Critical Drainage Area
 Flood Zone 1 as identified by the Environment Agency flood map, which indicates a low risk of flooding however it benefits from protection by the Thames Barrier
 Air Quality Management Area
 LVMF/Conservation Areas/Listed buildings/protected views.

ASSESSMENT

Principle of the proposed development in terms of land use

Metropolitan Open Land

24. According to Chapter 13 of the National Planning Policy Framework (NPPF) the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
25. Paragraphs 153 and 154 of the NPPF state:
26. 153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
27. 154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:
- a) buildings for agriculture and forestry
 - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces

- e) limited infilling in villages
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it.

These are:

- mineral extraction
- engineering operations
- local transport infrastructure which can demonstrate a requirement for a Green Belt location
- the re-use of buildings provided that the buildings are of permanent and substantial construction
- material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

28. Policy G3 (Metropolitan Open Land) of the London Plan 2021 affords Metropolitan Open Land (MOL) the same status and level of protection as the Green Belt and states MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt. Policy G2 (London's Green Belt) of the London Plan 2021 states development proposals that would harm the Green Belt should be refused except where very special circumstances exist.
29. Policy P57 (Open space) of the Southwark Plan 2022 states that development will not be permitted on Metropolitan Open Land (MOL). In exceptional circumstances development may be permitted when:
1. It consists of ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and if it does not affect its openness or detract from its character. Ancillary facilities on MOL must be essential for outdoor sport or recreation, cemeteries or for other uses of land which preserve the openness of MOL and do not conflict with its MOL function; or
 2. It consists of the extension or alteration of an existing building providing that it does not result in disproportionate additions over and above the size of the original building or
 3. It consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces.

- 30. The proposal would not be inappropriate development as the following exceptions of paragraph 154 (b) of the NPPF applies: the provision of appropriate facilities (in connection with the existing use of land), including buildings, for outdoor sport...as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.'
- 31. Flood lights associated with the racket courts, which is essential for outdoor sport, the proposal would be appropriate development and officers support the proposal. The proposed development would also be in keeping with point B.2 of London Plan 2021 Policy G3 Metropolitan Open Land as it would include open air facilities for sport. Policy G3 also states: Boroughs should designate MOL by establishing that the land meets at least one of the following criteria – criteria 2 is relevant in this case:
 - 2) it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London.
- 32. The proposed floodlights would provide an essential function to the use of the sports facilities already in existence. The proposed lighting columns would be modest in scale with a very limited footprint. The proposal would include open air facilities and the design of the proposed lighting columns would therefore represent an appropriate development by not compromising the openness of MOL.

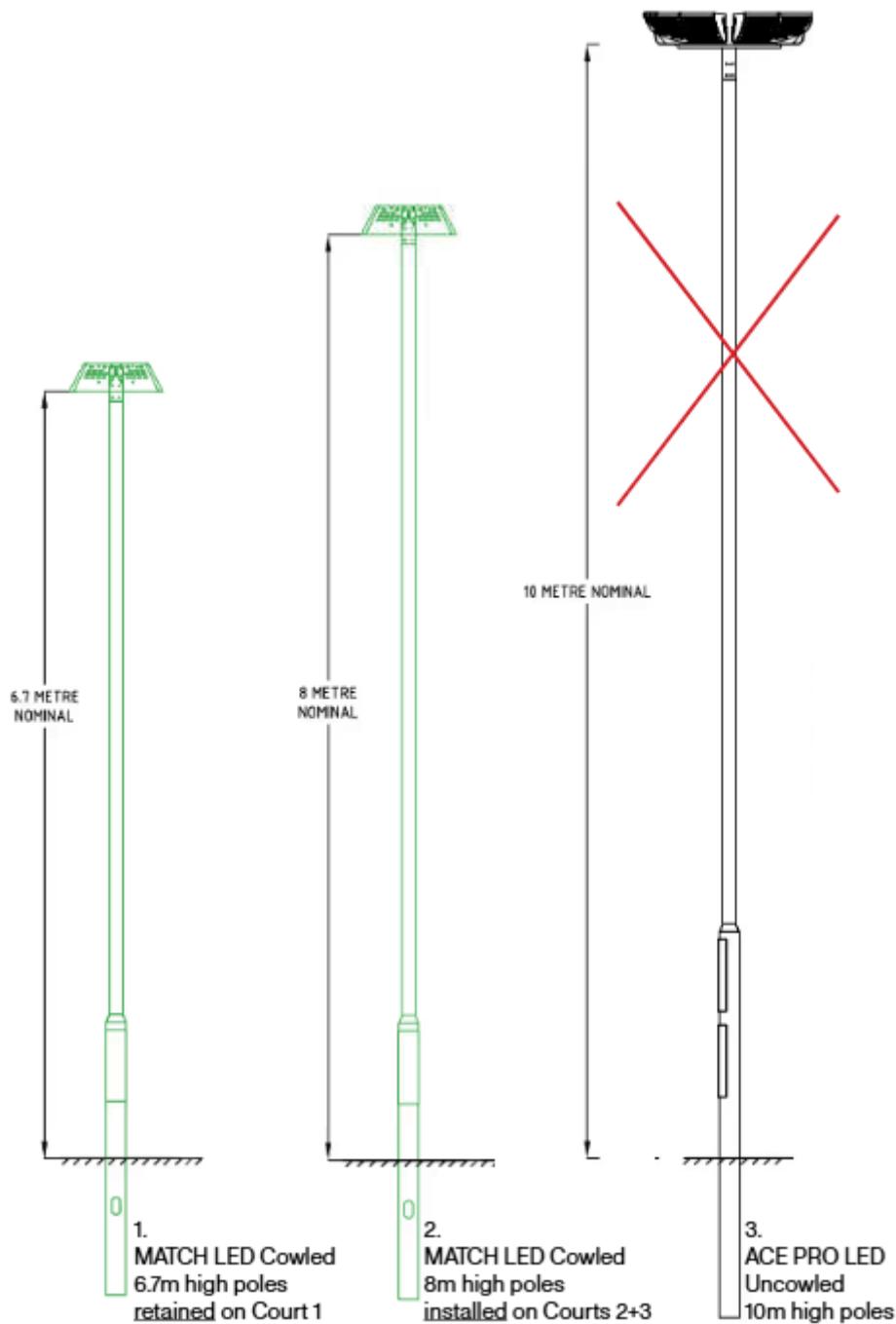
Environmental impact assessment

- 33. Not required due to the small scale of the application.

Design

- 34. The six 6.7m high poles and flood lighting / lamps on tennis court 1 are appropriate and of a standard and functional design associated with outdoor sports. The proposed replacement of six existing 10m high flood light poles with nine 8m high flood light poles and flood lighting / lamps on tennis courts 2 and 3 would be similar to the existing lighting / lamps on courts 6 and 7. The proposed lighting columns, albeit increasing from six to nine, would be modest in scale with a very limited footprint and would be an appropriate and functional design associated with outdoor sports. The 3 existing tennis court are open air facilities and the design of the existing and proposed lighting columns do and would represent an appropriate development by not compromising the openness of MOL. Planning officers consider that the proposal would not have an adverse effect on the Dulwich Village Conservation Area or the locally listed railway bridge over Turney Road or the Herne Hill Velodrome.

Image – existing and proposed flood light poles



Landscaping, trees and urban greening

35. There would be no impact on landscaping and trees.

Ecology and biodiversity

36. Our ecologist initially advised that an ecological assessment advice note is recommended for inclusion with the application. This is due to the close proximity of habitat that is expected to be utilised by protected species including bats. However, upon further consideration our ecologist recommend permission be subject to a condition in relation to details of wildlife friendly lighting.

Biodiversity Net Gain

37. In England, Biodiversity Net Gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.
38. In this case the site does not have priority habitat and planning officers consider the de minimis exemption apply as the development would not impact on any onsite habitat.

Designing out crime

39. Planning officers have not identified any issues regarding security and safety.

Fire safety

40. The applicant submitted a Reasonable exception form, stating 'the development is external only and has no impact on the existing club pavilion, or fire safety measures.'

Heritage considerations

41. Planning officers consider that the proposal would not have an adverse effect on the Dulwich Village Conservation Area or the locally listed railway bridge over Turney Road or the Herne Hill Velodrome.

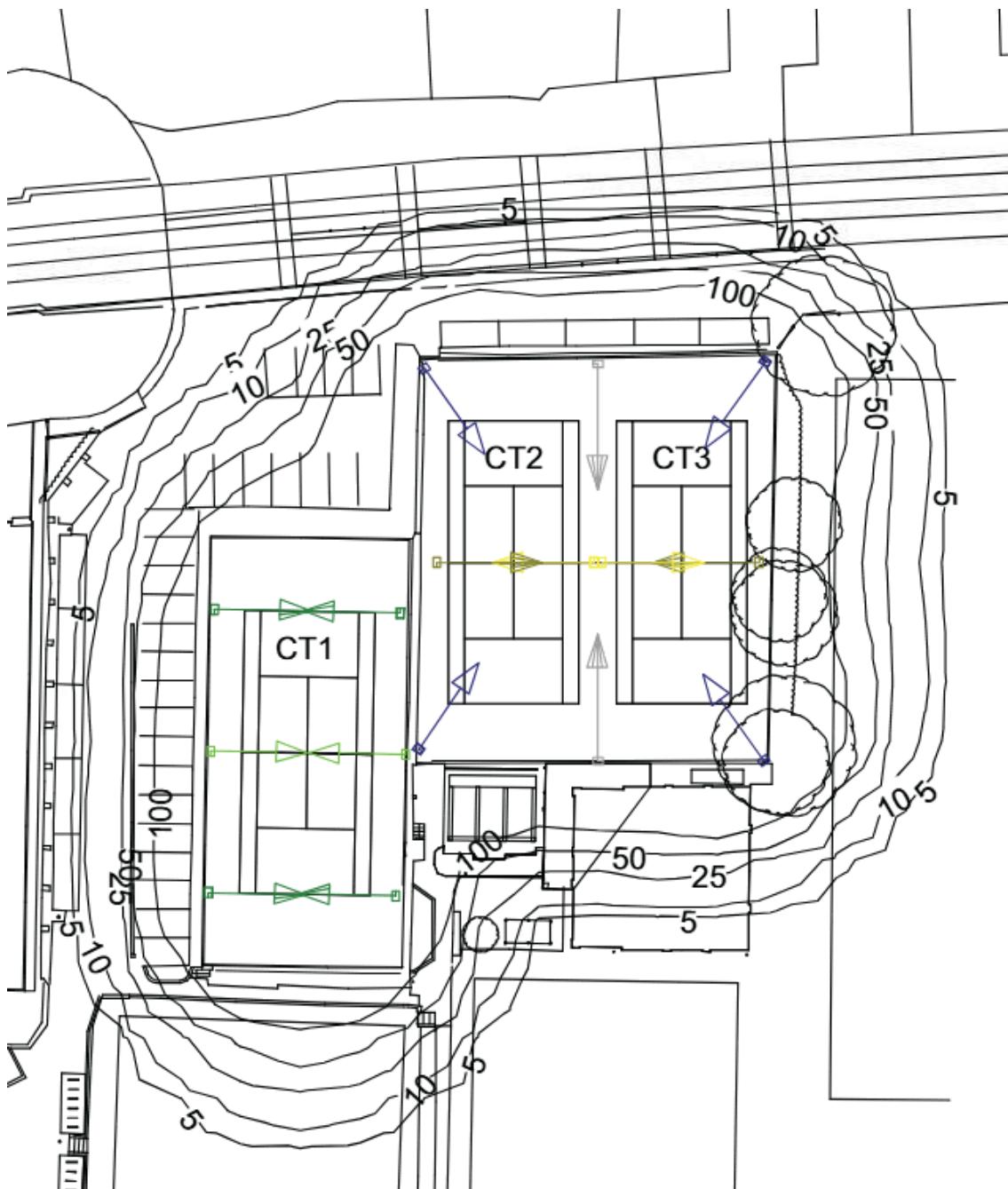
Impact of proposed development on amenity of adjoining occupiers and surrounding area

Noise and light pollution

42. The maximum height of the existing flood lights poles on court 1 is 6.7m and the maximum height of the proposed flood light poles on courts 2 and 3 would be 8m.
43. The Dulwich Society and neighbouring residential properties raised concerns that the proposal would be out of keeping with character of area as the proposed hours of use of the flood lights would lead to noise nuisance. Objectors raised concerns that the current proposal is asking for floodlights to be used until 22:00 hours.
44. The number of floodlit tennis courts on the site would remain 3. The applicant confirmed that existing tennis courts 1,2 and 3 have flood lighting available until 22:00 all year round, as has been the case since 1962.

45. Objectors pointed out 'the floodlight tennis courts at Alleyns club (across the field to the northeast) have planning approval for the floodlights with latest time of use as 21:00 hours (20:30 hours at weekends).' Objectors consider that 21:00 hours would be an appropriate time for the flood lights to be switched off.
46. Planning officers note the following in terms of floodlight times were also locally permitted in Southwark:
- Old College Tennis Club floodlights used from 08:00 to 21:30 as per 21/AP/2615 permission granted February 2022
 - Camber Tennis Club floodlights to 22:30 – at junction of Lordship Lane / South Circular. Planning permission 11-AP-0106 granted April 2011; and
 - North Dulwich Tennis Club floodlights run to 21:30 Monday to Saturday - Planning permission 14/AP/2675 granted November 2014:
 - 08:00-21:00 Monday to Saturday and 08:00-20:30 on Sundays and Bank Holidays between 11 May and 8 June and 11 July and 17 August; and
 - 08:00 to 21:30 Monday to Saturday and 08:00 to 20:30 on Sundays and Bank Holidays for the remainder of the year.
47. The applicant notes 'it appears that a record of any planning granted circa 1962 no longer exists and tennis has been played until after 22:00 hours on these courts for many years, but post-Covid, the club itself has instigated a 22:00 hours curfew. The applicant also advised that they are committed to being good neighbours and that play on existing tennis courts is now limited to the following, and this would continue on courts 1, 2 and 3 if planning permission were granted: No lights before 08:00 hours (so no play in winter before 08:00 hours). Play in summer allowed from 7am (i.e. no lights allowed in the early mornings).'
48. The applicant advise hours of operation of the lights would be enforced by their booking system which has an automatic cut-off circuit to turn floodlights off at the end of the latest court booking time i.e. at 22:00 hours.
49. The applicant states 'replacement floodlights on courts 2 and 3 would create a lower level of light spillage than the existing installation that has been in place for many years. The proposed floodlighting will have defined hours of use with an earlier cut-off time' than the historical hours. The applicant also states that the flood light / lamp and lighting pole specification is fully compliant to British Standard BS 12193:2018 and the vertical Illuminance is at its maximum only 0.5% off permitted levels and the Luminous Intensity is at its maximum only 2.5% off permitted levels – a negligible impact on neighbouring houses. The applicant also states the proposed flood light / lamp has been specifically tested to ensure negligible glare.

Image - simulated lighting plots - Vertical Illuminance and Luminous Intensity levels



50. The Environmental Protection team is satisfied with the lighting assessment report and advise:
- If the lighting is installed in accordance the design, then there should be no loss of amenity to the adjacent residential properties in Stradella Road.
 - A condition should be placed on any decision notice to limit the hours of use for the floodlights.
 - Permission should also be subject to a condition to ensure that the 3 tennis courts will be the last to be used.
51. Planning officers recommend permission be subject to a condition to control the hours when the flood lights would be used; and that permission be granted subject to a condition stating that the use of floodlights on courts 1, 2 and 3 be

limited to 08:00-22:00 Monday to Saturday and 08:00 to 20:30 on Sundays and Bank Holidays. This would be in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers.

52. Planning officers however consider the suggested condition to control the booking order of the 3 tennis courts would not be enforceable as it would not be practical to monitor the use of the tennis courts, which are generally booked in 90-minute slots.

Loss of privacy

53. The separation distance between the site and neighbouring properties currently does not lead to a loss of privacy due to overlooking. The application would not alter the current situation.

Proximity to adjoining properties

54. The Dulwich Society raised concerns that the proposal would not be an adequate distance from other properties and would be detrimental to the amenity of neighbouring properties.
55. The location of tennis courts 1, 2 and 3 and the distance of the existing and proposed lights from the closest residential properties would remain the same. The boundary of the proposed location of flood lights would be approximately 23 metres away from the rear boundary of residential properties along Stradella Road. The location and use of this space as tennis courts is established and planning officers consider that the proposed flood light poles and lights would be an improvement to the current arrangement on tennis courts 2 and 3. The impact of the proposal is assessed in detail in the amenity section of this report. Planning officers have not identified any issue with regard the proximity of the proposed development to neighbouring properties.

Transport and highways

56. The application would not increase the usage of the existing flood-lit tennis courts. As the number of flood-lit tennis courts will remain 3 and the use would not increase planning officers have not identified any transport or highways impacts.

Access

57. The applicant states 'the majority of light poles have been replaced in the same locations as existing. The extra poles needed across the centre of courts 2 and 3 will be placed to allow wheelchair tennis players to change ends unimpeded. DSC has recently made Court 1 fully accessible for all wheelchair sizes directly from the car park.'
58. Planning officers have not identified any issues with regards access to the tennis courts.

Environmental matters

Construction management

Given the modest scale of the works proposed planning officers consider that it would not be necessary to grant permission subject to a construction management condition. Our transport team did not suggest such a condition.

Flood risk

59. The surfaces of the 3 existing tennis courts would not change and as such planning officers consider that the proposed development would not increase the risk of flooding.

Energy and sustainability

60. Policy P70 (Energy) of the Southwark Plan 2022 states that all development must minimise carbon emissions on site in accordance with the energy hierarchy: Be Lean, Be Clean and Be Green.
61. The applicant states 'replacement LED flood lights on courts 2 and 3 use about one third the electrical energy of the old Halogen units, representing a significant reduction in energy use for the sports club.' The scope of this application is limited in terms of energy impacts and officers welcome the use of more energy efficient lights.

Planning obligations (S.106 agreement)

62. None identified.

Mayoral and borough community infrastructure levy (CIL)

63. 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 investments in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this instance no Mayoral CIL payment or Southwark CIL payment is due.

Community involvement and engagement

64. The local planning authority published a press notice on the 27 June 2025 and sent consultation letters to neighbouring properties on the 27 June 2025.

Consultation responses from external and statutory consultees

65. None consulted.

Consultation responses from internal consultees

66. Environmental Protection Team:
67. Satisfied with the lighting assessment report. If the lighting is installed in accordance the design, then there should be no loss of amenity to the adjacent residential properties in Stradella Road. A condition should be placed on any decision notice to limit the hours of use for the floodlights. Permission should be subject to a condition to ensure that the 3 tennis courts will be the last to be used.

Officer comment:

Recommend permission be subject to a condition to limit the hours of use for the floodlights and a condition to ensure that the 3 tennis courts will be the last to be used.

Community impact and equalities assessment

68. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
69. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
70. 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.

71. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
72. There are 5 existing floodlit tennis courts on the site and planning officers consider that the works to replace the flood light poles and flood lights on courts 1, 2 and 3 would not take an excessive amount of time and the 2 other courts, 6 and 7, would be available at all times.

Human rights implications

73. 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.
74. This application has the legitimate aim of applying for planning permission to retain the flood light poles and flood lights on tennis court 1 and for the replacement of six flood light poles and flood lights on courts 2 and 3 with nine flood light poles and flood lights .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

75. 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.
76. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

77. **Positive and proactive engagement: summary table**

Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to	YES

the scheme to improve its prospects of achieving approval?	
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	YES

CONCLUSION

The proposed flood lights/ lamps would lead to a reduction in light spillage and glare, sustainable energy use improvements, and fixed cut-off times to ensure that the amenity of neighbouring properties are protected. The proposal would conform with planning policy and it is therefore recommended that planning permission be granted, subject to conditions.

BACKGROUND DOCUMENTS

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

APPENDICES

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Andre Verster, Senior Planning Officer	
Version	Final	
Dated	18 August 2025	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Resources	No	No
Strategic Director, Environment, Sustainability and Leisure	No	No
Strategic Director, Housing	No	No
Date final report sent to Constitutional Team	21 August 2025	

APPENDIX 1

Recommendation

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

This document is not a decision notice for this application.

Applicant	Susie Giles Dulwich Sports Club Council	Reg. Number	25/AP/1838
Application Type	Minor application	Case Number	
Recommendation	GRANT permission		

Draft of Decision Notice

Planning permission is GRANTED for the following development:

Retention of flood lighting / lamps, on tennis court 1 and replacement of existing flood light poles and flood lighting / lamps, on tennis courts 2 and 3

Permission is subject to the following Approved Plans Condition:

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

Reference no. / Plan/document name / Revision:	Received on:
--	--------------

124_002 P2 Plans - Proposed	25.06.2025
124_016 P2 Plans - Proposed	25.06.2025
124_036 P2 Plans - Proposed	25.06.2025
124_045 P2 Plans - Proposed	25.06.2025

Reason:

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

Permission is subject to the following Time Limit:

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

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

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

3. Ecologist Wildlife friendly lighting:

Prior to the use of the flood lighting hereby approved, 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.

Permission is subject to the following Compliance Condition(s)

4. The use of floodlights on courts 1, 2 and 3 hereby approved shall be limited to 08:00-22:00 Monday to Saturday and 08:00 to 20:30 on Sundays and Bank Holidays.

Reason: In the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, in accordance with the National Planning Policy Framework (2024) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

APPENDIX 2

Relevant planning policy

National Planning Policy Framework (NPPF, 2024)

The revised National Planning Policy Framework ('NPPF') was published on 12 December 2024 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives - economic, social and environmental.

Paragraph 231 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

The relevant chapters from the Framework are:

Chapter 2 Achieving sustainable development
 Chapter 8 Promoting healthy and safe communities
 Chapter 11 Making effective use of land
 Chapter 12 Achieving well-designed places
 Chapter 13 Protecting Green Belt land
 Chapter 16 Conserving and enhancing the historic environment

The London Plan (2021)

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

Policy D4 Delivering good design
 Policy D12 Fire safety
 Policy HC1 Heritage conservation and growth
 Policy G2 London's Green Belt
 Policy G3 Metropolitan Open Land
 Policy G6 Biodiversity and access to nature
 Policy G7 Trees and woodlands
 Policy SI2 Minimising greenhouse gas emissions
 Policy S1 12 Flood risk management
 Policy T4 Assessing and mitigating transport impacts

Southwark Plan (2022)

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

- Policy P13 Design of places
- Policy P14 Design quality
- Policy P20 Conservation areas
- Policy P56 Protection of amenity
- Policy P57 Open space
- Policy P60 Biodiversity
- Policy P61 Trees
- Policy P65 Improving air quality
- Policy P68 Reducing flood risk
- Policy P69 Sustainability standards
- Policy P70 Energy

SPDs

Of relevance in the consideration of this application are:

- Heritage SPD 2021
- Dulwich SPD 2013

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

Reference	Status	Date	Proposal
24/AP/1532	Pending decision		Construction of outdoor playing facilities and a sports pavilion at Dulwich Sports Club

APPENDIX 4**Consultation undertaken****Notices:**

- Site • A Site
- Notice: Notice was not displayed.
- Press • Date • Expiry Date of Notice: 07.08.2025
- Notice: Notice was published: 17.07.2025

Consultation Letters to Neighbours and Local Groups:

Recipient Address:

Date Letter Sent:

- First Floor Flat, 27 Turney Road, London
- 73 Burbage Road, London, Southwark
- 212 Croxton Road, London, Southwark
- 224A Croxton Road, London, Southwark
- 85 Stradella Road, London, Southwark
- 204 Croxton Road, London, Southwark
- 105 Stradella Road, London, Southwark
- 91 Stradella Road, London, Southwark
- Flat, 91 Stradella Road, London
- 131 Turney Road, London, Southwark
- 85 Turney Road, London, Southwark
- Ground Floor Flat, 83 Turney Road, London
- 135 Turney Road, London, Southwark
- 105 Turney Road, London, Southwark
- 75 Burbage Road, London, Southwark
- Railway Arches 24 To 39, Giant Arches Road, London
- 150 Croxton Road, London, Southwark
- 83 Turney Road, London, Southwark
- 71 Burbage Road, London, Southwark
- 188 Croxton Road, London, Southwark
- 59 Turney Road, London, Southwark
- 109 Turney Road, London, Southwark
- 29 Turney Road, London, Southwark
- 182 Croxton Road, London, Southwark
- 152 Croxton Road, London, Southwark
- 32 Giant Arches Road, London, Southwark
- 101 Burbage Road, London, Southwark
- 220 Croxton Road, London, Southwark
- 79 Stradella Road, London, Southwark
- 31 Giant Arches Road, London, Southwark
- Under The Willow Nursery, 198A Croxton Road, London
- 69 Burbage Road, London, Southwark
- Railway Arch 42, Burbage Road, London

- 77 Stradella Road, London, Southwark
- 27 Turney Road, London, Southwark
- 63 Burbage Road, London, Southwark
- 67 Stradella Road, London, Southwark
- 196B Croxted Road, London, Southwark
- 146B Croxted Road, London, Southwark
- Nellys Nursery, Dulwich Sport Ground, 102 - 106 Turney

31.07.2025

Road

- 51 Burbage Road, London, Southwark
- 232 Croxted Road, London, Southwark
- 230A Croxted Road, London, Southwark
- First Floor Flat, 83 Turney Road, London
- 39 Turney Road, London, Southwark
- 31 Turney Road, London, Southwark
- 146A Croxted Road, London, Southwark
- 164 Croxted Road, London, Southwark
- 148 Croxted Road, London, Southwark
- 156 Croxted Road, London, Southwark
- Alleyn Sports Ground Rear Of 83 To 85, Burbage Road,

London

- 91 Turney Road, London, Southwark
- 71 Turney Road, London, Southwark
- 77 Turney Road, London, Southwark
- Abbeyfield House, 89 - 91 Stradella Road, London
- Second Floor Flat, 236 Croxted Road, London
- Flat B, 212 Croxted Road, London
- First Floor Flat, 236 Croxted Road, London
- 192A Croxted Road, London, Southwark
- Storage Unit 26sf, 35 Giant Arches Road, London
- 83 Stradella Road, London, Southwark
- 99 Burbage Road, London, Southwark
- 95 Stradella Road, London, Southwark
- 97 Burbage Road, London, Southwark
- 103 Burbage Road, London, Southwark
- Flat A, 212 Croxted Road, London
- 196A Croxted Road, London, Southwark
- Flat, 89 Stradella Road, London
- Ground Floor Flat, 236 Croxted Road, London
- 230B Croxted Road, London, Southwark
- 89 Turney Road, London, Southwark
- 75 Turney Road, London, Southwark
- 73 Turney Road, London, Southwark
- 93 Turney Road, London, Southwark
- 87 Turney Road, London, Southwark
- 79 Turney Road, London, Southwark
- 81 Turney Road, London, Southwark
- 67 Turney Road, London, Southwark
- 117 Turney Road, London, Southwark
- 194 Croxted Road, London, Southwark
- 55 Turney Road, London, Southwark
- 47 Turney Road, London, Southwark
- 41 Turney Road, London, Southwark

- 25 Burbage Road, London, Southwark
- 91 Burbage Road, London, Southwark
- Flat 1, 206 Croxted Road, London
- Room 4, 228 Croxted Road, London
- 87 Burbage Road, London, Southwark
- 77 Burbage Road, London, Southwark
- 55 Burbage Road, London, Southwark
- 31 Burbage Road, London, Southwark
- 45 Turney Road, London, Southwark
- 73 Stradella Road, London, Southwark
- 166 Croxted Road, London, Southwark
- 158 Croxted Road, London, Southwark
- 69 Turney Road, London, Southwark
- 65 Turney Road, London, Southwark
- 127 Turney Road, London, Southwark
- 119 Turney Road, London, Southwark
- 101 Turney Road, London, Southwark
- 59 Burbage Road, London, Southwark
- 89 Burbage Road, London, Southwark
- 81 Burbage Road, London, Southwark
- 79 Burbage Road, London, Southwark
- 180 Croxted Road, London, Southwark
- 123 Turney Road, London, Southwark
- 43 Turney Road, London, Southwark
- 57 Burbage Road, London, Southwark
- 39 Burbage Road, London, Southwark
- 35 Burbage Road, London, Southwark
- 95 Burbage Road, London, Southwark
- Room 3, 228 Croxted Road, London
- Room 8, 228 Croxted Road, London
- 37 Burbage Road, London, Southwark
- 184 Croxted Road, London, Southwark
- 113 Turney Road, London, Southwark
- 133 Turney Road, London, Southwark
- 121 Turney Road, London, Southwark
- 107 Turney Road, London, Southwark
- 37 Turney Road, London, Southwark
- 35 Turney Road, London, Southwark
- 33 Turney Road, London, Southwark
- 115 Turney Road, London, Southwark
- 129 Turney Road, London, Southwark
- 93 Stradella Road, London, Southwark
- 97 Stradella Road, London, Southwark
- 87 Stradella Road, London, Southwark
- 71 Stradella Road, London, Southwark
- 75 Stradella Road, London, Southwark
- 65 Stradella Road, London, Southwark
- 101 Stradella Road, London, Southwark
- Rear Of, 186 Croxted Road, London
- 206 Croxted Road, London, Southwark
- Flat 2, 206 Croxted Road, London
- Room 5, 228 Croxted Road, London

- Room 6, 228 Croxton Road, London
- Room 7, 228 Croxton Road, London
- Room 1, 228 Croxton Road, London
- Room 2, 228 Croxton Road, London
- Staff Flat, 228 Croxton Road, London
- 67 Burbage Road, London, Southwark
- 53 Burbage Road, London, Southwark
- 49 Burbage Road, London, Southwark
- 234 Croxton Road, London, Southwark
- 93 Burbage Road, London, Southwark
- 57 Turney Road, London, Southwark
- 125 Turney Road, London, Southwark
- 103 Turney Road, London, Southwark
- 63 Turney Road, London, Southwark
- 111 Turney Road, London, Southwark
- 45 Burbage Road, London, Southwark
- 226 Croxton Road, London, Southwark
- 218 Croxton Road, London, Southwark
- 224B Croxton Road, London, Southwark
- 81 Stradella Road, London, Southwark
- 103 Stradella Road, London, Southwark
- 186 Croxton Road, London, Southwark
- 178 Croxton Road, London, Southwark
- 192 Croxton Road, London, Southwark
- 69 Stradella Road, London, Southwark
- 61 Turney Road, London, Southwark
- 99 Stradella Road, London, Southwark
- 85 Burbage Road, London, Southwark
- 208A Croxton Road, London, Southwark
- 208B Croxton Road, London, Southwark
- 190 Croxton Road, London, Southwark
- 198 Croxton Road, London, Southwark
- 162 Croxton Road, London, Southwark
- 160 Croxton Road, London, Southwark
- 154 Croxton Road, London, Southwark
- 146 Croxton Road, London, Southwark
- 29 Burbage Road, London, Southwark
- 47 Burbage Road, London, Southwark
- 33 Burbage Road, London, Southwark
- 41 Burbage Road, London, Southwark
- 210 Croxton Road, London, Southwark
- 236 Croxton Road, London, Southwark
- 222 Croxton Road, London, Southwark
- 65 Burbage Road, London, Southwark
- 61 Burbage Road, London, Southwark
- 230 Croxton Road, London, Southwark
- 216 Croxton Road, London, Southwark
- 214 Croxton Road, London, Southwark
- 228 Croxton Road, London, Southwark
- 105 Burbage Road, London, Southwark
- 83 Burbage Road, London, Southwark

Re-consultation Letters to Neighbours and Local Groups:

None.

Consultation Letters to Internal Consultees:

- | | |
|--------------------------------|------------|
| • LBS Environmental Protection | 11.07. YES |
| | 2025 |
| • LBS Planning Enforcement | 11.07. No |
| | 2025 |
| • LBS Ecology | 28.07. YES |
| | 2025 |

Re-consultation Letters to Internal Consultees:

No re-consultation was carried out

Consultation Letters to External Consultees:

No consultation was carried out consultees.

Re-consultation Letters to External Consultees:

No re-consultation was carried out consultees.

Site Visit

Case officer site visit date:	30.05.2024
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APPENDIX 5

Consultation responses received

Internal services

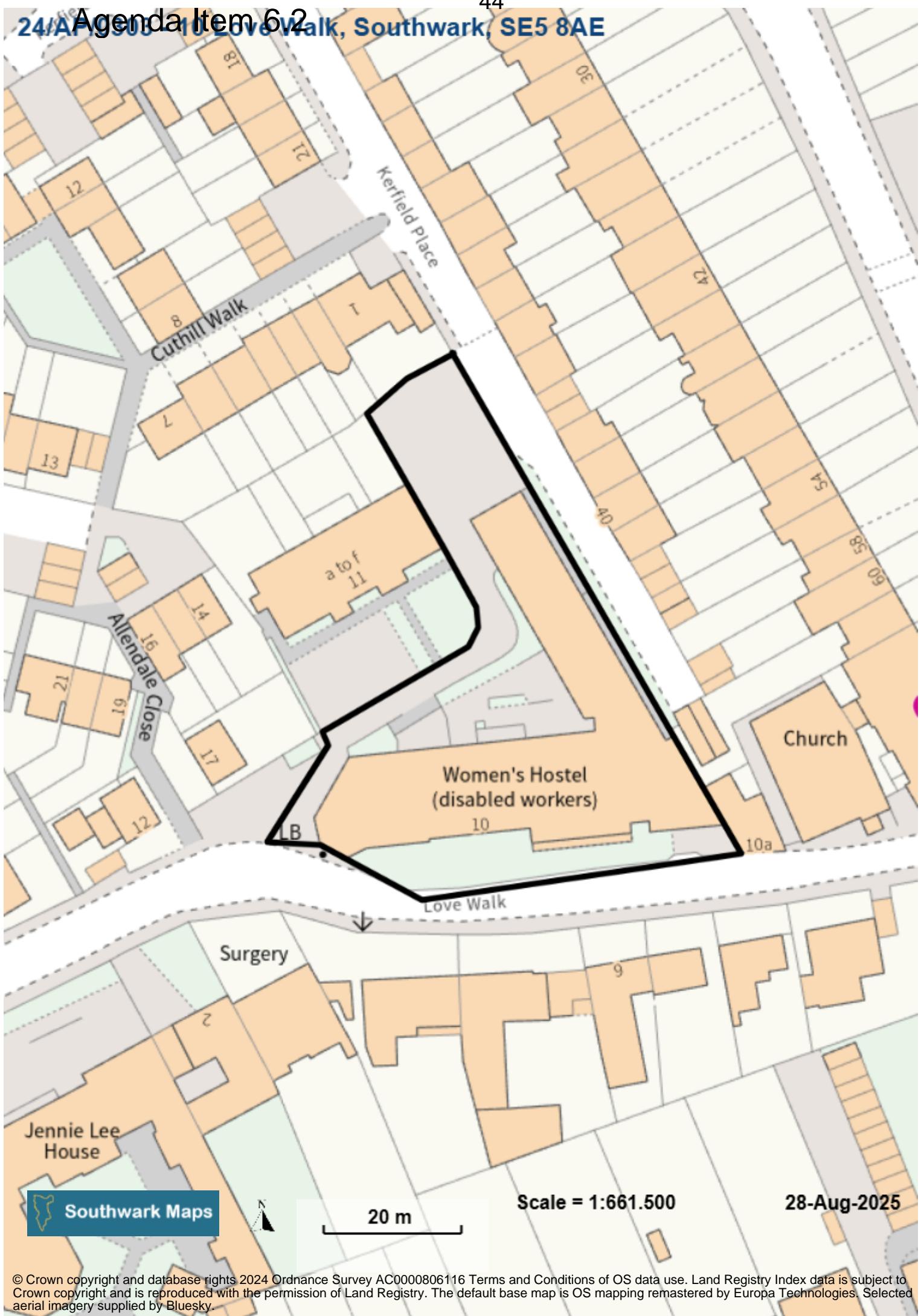
LBS Environmental Protection
LBS Ecology

Statutory and non-statutory organisations

None.

Neighbour and local groups consulted:

59 Stradella Road London Southwark
61 Stradella Road London Southwark
67 Stradella Road London Southwark
5 Frank Dixon Way London Southwark



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Meeting Name:	Planning Committee (Smaller Applications)
Date:	8 September 2025
Report title:	<p>Development Management planning application: Application 24/AP/0303 for Full Planning Application</p> <p>Address: 10 Love Walk, London SE5 8AE</p> <p>Proposal: Demolition of all buildings on site and comprehensive redevelopment to provide a part three and part-four storey (including ground) plus basement new care home (Class C2 - Residential Institutions), including cycle parking, refuse/recycling storage, mechanical and electrical plant, new sub-station, landscaping and green/living walls, amenity areas, perimeter treatment and associated ancillary works.</p>
Ward(s) or groups affected:	St Giles
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Director of Planning and Growth
Application Start Date:	06/02/2024
Application Expiry Date:	05/12/2025
Earliest Decision Date:	07/05/2024

RECOMMENDATION

1. That planning permission be granted subject to conditions and the completion of S106 Legal Agreement.
2. In the event that the requirements of paragraph 1 above are not met by 31 March 2026, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 291.

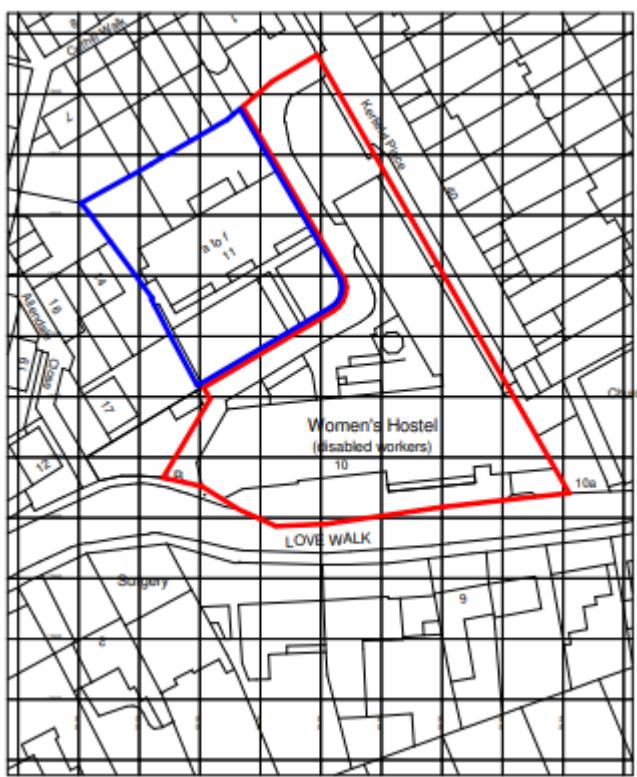
BACKGROUND INFORMATION

Site location and description

3. The application site measures 0.23ha and comprises a two-storey L-shaped

former care home building which fronts onto Love Walk. The care home closed in July 2023 and has been vacant since this time. There were 31 bedrooms within the building (6 on the ground floor, 13 on the first floor and 12 in the Dorothy Morris Wing), and care was provided to adults living with physical disabilities. The existing building was built in the 1960s, and was extended to the rear along Kerfield Place in 1975 (Dorothy Morris Wing).

4. The site slopes up from north to south. The existing care home is a traditional masonry construction with concrete beams spanning between walls and concrete slabs that form the floors and flat roof. On the applicants instructions, a structural survey was carried out and a design appraisal undertaken to explore if the existing building could be altered, refurbished or extended. The report concluded that the property is too old and does not meet best practice in care provision.
5. The surrounding area is predominately residential, to the north-west of the site is an access road which leads to Nos. 11 A-F Love Walk, a two-storey residential block comprising of two terraced houses and four flats. Immediately to the east and adjoining the site is 10A Love Walk which is a two storey dwelling. To the east of the site is Kerfield Place, which contains a mixture of garages belonging to the properties on Grove Lane and converted garages which are now used as residential dwellings. Within the wider area are a mix of other land uses, including buildings relating to Kings College Hospital (Jennie Lee House), Maudsley Hospital and the Institution of Psychiatry, Psychology and Neuroscience.
6. The site is located just outside the Camberwell Grove Conservation Area and there are a number of listed and locally listed buildings in close proximity to the site including:
 - Nos. 18-60 Grove Lane and area railings (Grade II Listed)
 - Nos. 49-55 Grove Lane (Grade II Listed)
 - 2-9 Love Walk (Locally Listed)
7. Site Location Plan



8. There is an existing Tree Preservation Order (NULL 240) which covers a mature London Plane tree to the south of the existing building on Love Walk. There are also a number of other trees within the site including a Goat Willow, Flowering Cherry and Silver Birch.
 9. The site is subject to the following designations
 - Air Quality Management Area
 - Critical Drainage Area
 - TPO 240 – London Plane tree
 - Smoke Control Zone
 - Camberwell Area Vision AV.05

Previous planning permission – 23/AP/0330

10. The Council previously granted planning permission for the demolition of the existing care home on the Site, and its replacement with a specialist dementia care home, on 14 November 2023, on application ref.23/AP/0330, made by Mission Care. The Council decided to grant planning permission having considered objections from residents, spearheaded by the Grove Lane Area Residents Association (“GLARA”).
 11. Subsequently, the council then agreed that the permission granted should be quashed by the High Court following a claim for judicial review brought by a local resident. The council agreed to the quashing after the Deputy High Court

Judge had granted the claimant permission to proceed to judicial review on the following grounds:

- Grounds 1 and 2: heritage and design - primarily whether the council had given lawful regard to advice from Historic England; and whether Planning Committee was correctly advised regarding that advice and the steps taken in relation to that advice.
- Ground 3: Permission was refused for judicial review on the claimant ground 3 (concerning the public sector equality duty ("the PSED") owed by the council pursuant to s.149 of the Equality Act 2010. The council was able to see off Ground 3 because of thoughtful consideration of the matter by members at committee.

12. The Application 23/AP/0330, in its original form, sought planning permission for the following:

Demolition of all buildings on site and comprehensive redevelopment to provide a part-three and part-four storey new care home (Class C2Residential Institutions), including up to 63 bedrooms each with wet room, plus cycle parking, refuse/recycling storage, mechanical and electrical plant, new sub-station, landscaping and green/living walls, amenity areas, perimeter treatment and associated ancillary works.

13. Following the quashing of planning permission, the description of the amended development proposed on the face of the revised application form of 8 April 2025 is this:

Demolition of all buildings on site and comprehensive redevelopment to provide a part-three and part-four storey (including ground) plus basement new care home (Class C2 - Residential Institutions) including cycle parking, refuse/recycling storage, mechanical and electrical plant, new sub-station, landscaping and green/living walls, amenity areas, perimeter treatment and associated ancillary works.

Details of amended proposal

14. Demolition of all buildings on site and comprehensive redevelopment to provide a part three and part-four storey (including ground) plus basement new care home (Class C2 - Residential Institutions), including cycle parking, refuse/recycling storage, mechanical and electrical plant, new sub-station, landscaping and green/living walls, amenity areas, perimeter treatment and associated ancillary works.

15. Other features of development:

- Maximum height: c.13.9m (up to the lift overrun)
- Total GIA: 4176 sqm
- A reduction in the number of bedrooms from 63 to 62 bedrooms with ensuites
- Three stair and lift cores
- Communal facilities across, basement, ground, first and second floors providing multipurpose rooms, seating areas and outdoor amenity space
- Atrium entrance with café.

16. The amended application was accompanied by revised supporting documentation including design and access statement, heritage statement and many other revised assessments and reports, as well as updated plans and drawings.
17. *Proposed Site Plan*



18. The proposal has been amended during the lifetime of the application, which the applicant explains has been conducted to address comments raised by objectors and consultees. The changes include both external and internal alterations.
19. External alterations

- Removal of the top floor of the building (4th floor) along the Love Walk frontage

- Amendments to the materiality of the proposed atrium entrance whereby it would now be brick piers with window infill panels.
- Addition of two basement areas; 460sqm along Kerfield Place and 120sqm beneath the staircore (SC01) at the western end of the Love Walk frontage.
- Alterations to the fenestration following internal reconfigurations of bedrooms
- Ground floor terrace and landscape area at the eastern end of the Love Walk frontage has increased by 10sqm
- Building line to bedrooms at first floor level at the eastern end of Love Walk has extended 1m and the terrace has been reduced by 10sqm.
- Design of bedroom windows on the southern elevation has been revised to incorporate recessed brick panels below cil level and double mullion and mid panel details
- Building has been raised by 150mm to provide level access to the atrium from Love Walk
- Raising of zinc parapet on the eastern Kerfield Place elevation by 150mm
- Reduction in the main lift over-run by 110mm
- Zinc roofing and gutter detailing amended from secret gutter and 400mm fascia to an external gutter and 200mm fascia
- Timber cladding and projecting fins have been incorporated into the external treatment of the new . second floor lounge at the northern end of the building on Kerfield Place.

20. Internal alterations

- Reconfiguration of the ground floor atrium to incorporate the lobby in the main atrium design
- Reconfiguration of bedrooms on ground, first and second floors to accommodate the loss of the 3rd floor bedrooms.
- Reconfiguration of the bedroom layout facing Kerfield Place whereby 6 instead of 7 bedrooms will be provided which has resulted in an overall increased in bedroom size in this part of the building.
- Addition of 3rd evacuation lift within staircase SC02 adjacent to Kerfield Place as requested by the London Fire Brigade
- Relocation of the kitchen from ground floor into the basement
- Relocation of staff accommodation from ground floor into the basement
- Introduction of multi-purpose room into the basement
- Introduction of laundry facilities, LV plantroom and sprinkler tanks into the basement
- Introduction of an additional lounge into the second floor of the atrium. The ground floor of the atrium will remain as a double height space.

21. The amended application was consulted (published) on through neighbour letters, site notices, press notices and through the online planning register.

Initial consultation dates

22.	Neighbour Letters	Site Notice	Press Notice	Planning Register
	18 June 2024 - 19 July 2024	Displayed – 18 June 2024	13 February 2024	Indefinitely

Reconsultation dates

23.	Neighbour Letters	Site Notice	Press Notice	Planning Register
	28 April 2025 - 20 May 2025	Displayed – 24 April 2025	29 April 2025	Indefinitely

24. Site visits have been undertaken by the Council on the following dates:

Visit For	Date of visit
Previous application – 23/AP/0330	Wednesday 15 March 2023
Previous application – 23/AP/0330	Wednesday 3 May 2023
Current application – 24/AP/0303	Tuesday 18 June 2024
Current application – 24/AP/0303	Tuesday 13 August 2024
Current application – 24/AP/0303 (following receipt of amendments)	Wednesday 23 April 2025

Community Involvement and Engagement

Development Consultation Charter

25. In accordance with the Statement of Community Involvement (LBS, June 2025) and Development Consultation Charter (LBS, June 2025), an 'Engagement Summary' - SCI document (Statement of Community Involvement by PLMR) has been submitted. This provides a summary of the engagement which has been undertaken by the applicant with local residents and stakeholder groups.

Paper and electronic communications

26. • *41 letters sent to immediate neighbours*



27. • *Template Letter sent to immediate neighbours:*

Dear Neighbour,

Mission Care redevelopment of the Love Walk residential care home

I am writing to you as one of our closest neighbours to update you on Mission Care's proposals to redevelop the existing residential care home on Love Walk.

As you may remember, in November 2023 Mission Care received approval from Southwark Council for the redevelopment of the site to deliver a four-storey care home. This decision was subsequently challenged through the Judicial Review process. We then submitted a further application in February 2024, which was materially the same as the first, which is currently pending determination.

Following detailed discussions with Southwark Council, and consultation with Historic England, we have undertaken a comprehensive technical exercise, alongside specialist experts, to review the proposal. This has sought to reduce the massing of the building while maintaining the design quality and optimising the internal configuration to ensure the project's viability.

We are now able to propose a significantly altered scheme, which seeks to remove the top floor and make amendments to the material of the atrium at the front of the building. This will reduce the building to three storeys, with a small fourth storey lift pop up. The amended plans propose an extended basement floor to ensure the viability of the development.

This significant change to the proposed building will allow us to deliver a scheme which is viable and in line with our design principles while directly responding to a key amendment sought by the local community.

This would not only mean the much-needed retention and enhancement of care on the site, but also provide the below benefits:

- Replacing the existing buildings, which are no longer fit-for-purpose, with a modern, sustainable new care home of high quality and which reflects best practice and the latest thinking in care provision, providing residents with best living outcomes.
- The design is of high quality which is sympathetic to its surroundings and in keeping with Camberwell, with a thoughtful and attractive design, improving on the current buildings on site.

- The proposed care home will be a much more sustainable and energy efficient building including the use of Air Source Heat Pumps and solar panels and targeting BREEAM "Excellent".
- The proposal would help contribute to improved local economic prosperity. The families of residents and care home staff will contribute to Camberwell's economy, bringing additional expenditure to local shops and amenities.
- The development would revitalise a site which has been out-of-use for some time, attracting squatters and anti-social behaviour, creating a more positive frontage onto Love Walk.

We will shortly be launching a public engagement period to update the community on our amended proposals. Ahead of this, we would welcome the opportunity to speak with our closest neighbours, as we appreciate that you will be most affected by the proposals. We would therefore like to invite you to arrange a meeting with the project team at a time of your convenience to present the design amendments in detail, and discuss any questions or concerns you may have. Should you be interested in this, please do get in touch by emailing info@missioncarelovewalk.co.uk or calling 0800 368 6343.

Our public engagement period is scheduled to run from Thursday 13th February until Wednesday 12th March 2025. As part of this, we will be holding an information session drop-in on Thursday 27th February, between 4pm and 8pm, at the United Reform Church on Love Walk.

I hope that this letter is helpful. Should you have any questions or want to take us up on the offer of a meeting, please do not hesitate to get in touch with us by email at info@missioncarelovewalk.co.uk or calling 0800 368 6343.

Yours sincerely,

28. *1527 residential and business addressed received leaflets*



29. *- A dedicated email address and phone number – 39 emails were received during the consultation period and 1 phone call*

In-person consultation events

30.

Date	Event Type
21 February 2025	Meeting with representatives of GLARA
27 February 2025	Meeting with residents of 10A Love Walk
27 February 2025	Open neighbourhood event at Camberwell Green United Reformed Church (66 attendees)
14 March 2025	Meeting with Local Ward Cllrs
26 March 2025	Meeting with residents of 11E and 11F Love Walk
27 March 2025	Meeting with residents of Grove Lane representing Kerfield Place
1 April 2025	Meeting with representatives of GLARA

31.

Ongoing

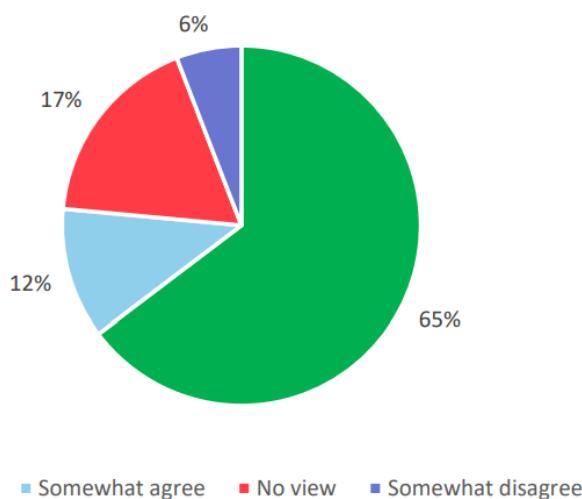
- Active website for information: www.lovelovewalkconsultation.co.uk – allowing residents to fill out contact form and subscribe to mailing list. The website also includes public contact details of the project team which can be contacted on phone (0800 368 8101) and email (info@missioncarelovelovewalk.co.uk)

32.

The SCI also provides information on the results of the survey which asked questions on the updated proposals – results as shown:

33.

Q: To what extent do you believe that the removal of the fourth floor from the building design is an improvement on the previous scheme?



34.

The SCI document provides details of the responses in section 6, including a

summary and response to feedback in section 7. The document also includes all relevant Appendices which evidences the consultation undertaken by the applicant. The Council are satisfied the contents of the SCI document, meet the requirements set out in the Development Consultation Charter (2025).

Consultation carried out by the Council and consultation responses from members of the public and local groups

35. An initial public consultation was carried out from 18 June to 9 July 2024. This included the displaying of site notices and sending neighbour letters to local residents. A press notice was published on 13 February 2024 and the application has also been available to view on the public planning register.
36. Following the receipt of amended documents and drawings as outlined in paragraphs 19 and 20, a reconsultation was conducted by the council. The reconsultation ran between 28 April 2025 to 20 May 2025, site notices were redisplayed, and neighbour letters were sent to local residents again – a press notice was published on 29 April 2025.
37. In deciding upon a reconsultation, Officers considered whether the amended proposals could proceed as an amendment to this application, or if a new application would be required. Officers concluded that the amendments were not substantive, and that they would not require a new application; so long as the full reconsultation was conducted.
38. A summary of matters raised by members of the public and local groups are provided below. The matters raised by members of the public and local groups are addressed in the relevant parts of this report. Additional officer comments have been provided in relation to the comments raised by local groups.
39. As of 20/08/2025, the breakdown of contributions received from members of the public (residents) are as follows:

Support	Neutral	Objections
5	0	173

40. Should any more contributions be received after the publishing of this report, the council will produce an addendum with the updated information.

Summary of support comments

41. The main issues raised by members of the public supporting the proposed development are set out below:

- It is important to have sufficient housing for older people in need of care.
- Care beds are critically needed in the community
- Perfect use of the space and the sort of responsible development we need
- The existing care home is in a poor state of repair and has a negative impact on the street scape on Love Walk and does not make a positive contribution to the conservation area
- The proposal exceeds building regulation standards and will help to meet the zero carbon 2050 targets
- A fantastic opportunity to redevelop an underused site.

Summary of objecting comments from neighbours

42. The main issues raised by members of the public objecting to the proposed development are set out below:

43. Principle of development

- *The council have rejected proposed developments in the area for the last 35 years, with the exception of small-scale developments. Argues that if this were anything but a care home then the proposal would be rejected*
- *Current scheme fails to comply with Southwark's planning policies for design quality, residential standards, conservation area protection and amenity protection.*

44. Quality of accommodation

- Inadequate quality and size of accommodation. Residents are squeezed into proposed space due to emphasis on quantity over quality of accommodation Proposed bedrooms and bathrooms give minimal space affecting the quality of life for residents especially due to accessibility requirements of residents
- Poor quality of design indicates that vulnerable inhabitants will not receive a high standard of living. The plan demonstrates a lack of design experience
- Insufficient communal space for care home residents
- The bedrooms in the north wing are facing in the wrong direction. Residents with more advanced dementia who spend a lot of time in their rooms will never see the sun, leading to a lack of sunshine warmth and evening light
- The garden is the least accessible. All the corridors, doors, rooms and lifts to get to the garden will make it inaccessible for residents that struggle to

move

- Dementia care should not be provided in this type of environment; it should be in small scale environments.
- Smaller care homes are regarded as better for providing high quality care
- The communal rooms are only just bigger than the bedrooms they intend to serve. Only one dining room is provided on the ground floor
- There is very little outdoor space for residents, the proposed garden in the north of the site is remote
- Better light needs to be provided to the communal spaces
- Concern regarding the orientation of the bedrooms which are facing north
- Size of ensuite wetrooms are inadequate for wheelchair users
- Still concerns regarding the quality of accommodation, the CQC and Care Inspectorate consider the best care homes to provide no more than 50 bedrooms
- The proposed terraces are unusable, and the garden is northern part of the site.

45. Design quality - scale, height, architecture and layout

- Concerns about a lack of elevation onto Love Walk, with the objection suggesting improved elevation to make the design fit in more with the local context and character.
- The site should be brought down by at least a storey as is too high and dwarfs surrounding area.
- Poor design quality which ignores opportunities for inhabitants to experience an uplifting building design which appreciates the local context and historic character.
- The plan layout is 'not good enough' and like the CQC assessment of Mission Care "needs much improvement."
- Future residents deserve better oriented rooms allowing more light accessibility.
- There are concerns that due to the size of the project, the development could come across as an 'institution' as opposed to a homely care home.
- Suggestions that form and design takes more inspiration from locally listed and classically inspired buildings etc Love Walk villas and Grove Lane

terrace.

- Inappropriate choice to tarmac end of Kerfield Place rather than use more sympathetic and permeable surfaces such as gravel. Would align with Southwark's SuDS guidance.
- Has been raised that the height and massing are incongruous in the context of the neighbouring buildings and conservation area.
- The exterior design of the building does not in any way enhance the local area - it is to the detriment of the look and feel of the surrounding area much of which is conservation area with listed buildings. The proposal is a mish-mash of mediocre design, full of incoherent architectural features
- The proposal is the same as the previous application and doesn't address comments from Historic England
- The proposed building is disproportionate to the scale of buildings in the area, particularly the lift cores which increase the height further
- Represents over development / the site is too cramped - Height is not sympathetic to the surrounding area, it should be reduced by one storey
- The proposed building should follow the building line of the existing care home
- Should be following the same example as Love Walk Church
- Unjustified as to why they need to increase the number of bedrooms and size of the building
- Application should be reviewed by the Design Review Panel
- In reality it is still a four-storey building
- Does not consider the change in levels along Kerfield Place.

46. Design – Heritage and Impact on conservation area

- Will detrimentally impact the character of the conservation area
- An improved external design would mitigate overly harmful aesthetic views from Camberwell Grove conservation area.
- Does not take into account the architectural heritage of the special and historic area in which it is located in.
- Light pollution from the atrium particularly during night time.
- Additional views are required to understand the impact of the proposed development on setting of conservation area
- Would still negatively impact the character and appearance of the conservation area
- Will detract from views over Denmark Hill.

47. Impact on residential amenity

- Overshadowing, with a loss of privacy. Development directly overlooks local residents' houses which can be argued is invasive.
- The site should be brought down by at least a storey as is too high and

dwarfs surrounding area.

- There are worries that the enclosed bulky nature of the proposals will adversely affect the peaceful enjoyment of their homes by the occupants of 11A to 11F Love Walk in particular.
- There are already residents with complex health issues living locally. The increase of noise, air pollution and light decrease will have adverse impacts on their health.
- Excessive loss of light to neighbouring residents, in particular 11a-11f Love Walk, with applicants own assessment showing up to a 50% loss of height.
- The density of the development means a much noisier environment, due to the increase in residents, staff and delivery cans in shared entrance area.
- The wing closest to 11F Love Walk is currently only single storey, this will increase by almost three storeys causing overlooking, loss of privacy and loss of daylight and sunlight.
- Concern that the proposal will affect the disabled car parking spaces at 11 A-F Love Walk.
- Concern that the proposal will affect the granted permission at 10A Love Walk. The increased height will also tower over the existing dwelling.
- Increased light pollution due to the amount of glazing
- Increased noise pollution due to plant on the roof as new roof fans are being proposed
- Condition should be applied to ensure that the 2nd floor roof terraces can only be used at certain times of the day and screening provided to prevent overlooking.

48. Traffic and transport

- Increased traffic in area due to construction harms community as gatherings in local area were common.
- A new road made would create runoff and drainage issues.
- Inadequate provision for parking, the proposed plan only appears to include parking for 5 vehicles. The current space allows parking for up to 15.
- The nature of a super enlarged care home will significantly increase deliveries and traffic to and from the proposed home at all hours of the day or night creating noise and high traffic volume.
- There are concerns over applicants rights to alter a private road that they do not own.
- Elderly residents concerned that extra traffic will add onto their mobility stress.
- The height of the building on the SW boundary would render the footpath on the northern side of Love Walk unusable, discouraging walking.

- 'Love Walk is a very narrow cul de sac off a quiet road which makes it totally unsuitable for heavy vehicle access and use which will be needed for supplies, staff and patients for this facility.'
- 'The 3x increase in traffic on Love Walk would be a health and safety hazard due to risk of accidents and increased particulate pollution, as well as a massive inconvenience due to traffic build-up. There are already problems with bottlenecks of traffic as it is only single lane, due to dedicated residential parking on one side of the road, so this could only get worse.'
- The pavement adjacent to the site should be widened, the width would currently renders it unusable
- There are concerns that emergency services will be unable to access the site and properties to the rear.
- The footpath proposed on the northern side of Love Walk should be removed
- Still concerns regarding traffic and deliveries as only one drop-off bay is proposed
- The applicant does not have the legal rights to use Kerfield Place, the right of access belongs to 62 Grove lane.
- An effective CEMP needs to be agreed as a pre-condition of the planning application:
 - Due to the increase in number of bedrooms it will result in increased demand for on-street parking.
 - There is insufficient parking provided for residents and staff.

49. Landscaping and loss of trees

- The proposal will result in the loss of mature trees and vegetation which will have a negative impact on the area.
- Concern regarding how the 0.4 UGF will be achieved as green walls require maintenance.
- Loss of tree(s) along Kerfield Place.

50. Lack of consultation

- The consultation undertaken by the developer is misrepresentative, they refused to recognise important issues.
- The community engagement that was undertaken was poor.
- The applicant has been unwilling to meet with residents.

51. Ecology and biodiversity

- Residents currently tend to the vegetation in the area, creating more greenery and biodiversity in the area. Residents disappointed that the tree survey dismissed tree quality in the area.

- Residents argue that proposed development right next to Camberwell Grove Conservation Area does not pay attention to this conservation site and significantly diminishes the area through overdevelopment and aesthetics, despite not being directly within the area.
- Concern about reliance on green walls and inaccessible roof gardens to achieve UGF, as these require high maintenance.
- The net loss of six trees on sight is contrary to the initial assurances that no trees would be removed.

52. Other

- Concern regarding emergency access as many of the fire escape exits have stairs.
- Inadequate Equalities Impact Assessment
- The application should be referred to the GLA
- The application is incorrectly validated
- The proposal would be contrary to the Mayor of London's sustainability and green agenda, the existing building should be refurbished.

Summary of comments from Local Groups (GLARA, CAAG, SPAG)

53. GLARA: Consultation response from Grove Lane Residents Association (GLARA) – Objection. GLARA raised the following concerns in their representation dated 9 July 2024 and 30 May 2025.

54. GLARA Objection – 9 July 2024

- a. There has been no engagement with residents by the applicant in relation to this application. Our request to meet with the CEO of Mission Care and their planning adviser, to discuss the proposals and a scheme the community could support, was turned down. The applicant is looking to the council for guidance to get the scheme approved rather than engaging the local community.
- b. The application does not include any illustrations properly showing the proposed building in relation to its context at street level.
- c. The above means the application does not comply with Southwark's Development Consultation Charter and specific requirements for planning applications.
- d. Despite this non-compliance and lack of engagement, Southwark council has validated the application and is now considering it. This means GLARA's only option to get a better scheme that it could support is to object to the proposals.
- e. *This community objection is based on 3 areas of planning policy*
 1. *Heritage - harm to conservation area / failure to meet policies*
 2. *Design - poor quality design – both internal and external*
 3. *Loss of amenity - unjustifiable loss of light*

- f. GLARA has commissioned two independent expert reports (attached): 1. Pollard Thomas Edwards architects (PTE) conducted a design review which examined how well the proposed care home designs meet national guidance and best practise for care home design 2. Donald Insall Associates (DIA) prepared a report on the heritage impacts and the extent which these meet national/local policies which included a review of the applicant's Heritage report.
- g. The DIA heritage report confirms Historic England's objections to the duplicate application. It also highlights additional areas where the proposals fail to comply with national and local policy. The applicants Heritage statement contains a series of unexplained/erroneous points and adopts an approach that is wrong in principle.
- h. The PTE design report highlights several examples where important statements and claims made by the applicants in the Design and Access Statement are either not reflected in the plans or fall short of best practise for care homes.
- i. We note the applicant is currently unwilling to attend Southwark's Design Review Panel which suggests a lack of confidence in their proposals on design – this scheme must be reviewed by the DRP before the planning committee meets.
- j. GLARA would support the scheme if the following changes were made
 - 1. Reduce the height by 1 storey across the entirety of the development which would still deliver >50% more care beds on site
 - 2. Remove glass atrium entrance and improve external design and fenestration to better reflect local design context.
 - 3. Set the building line back at the western end of the scheme facing Love Walk and remove the pavement to the north of Love Walk to reduce the level of harm to the Conservation Area.

55. GLARA Objection – 30 May 2025

This application should NOT be approved because:

- 1) The evidence clearly shows that granting permission would contravene national, regional and local planning policy in multiple ways.
- 2) The proposed development would bring some benefits. But no reasonable basis has been identified for saying that those benefits are so weighty and important as to justify the multiple breaches of policy.

The three relevant policy areas are these:

- (1) Design quality

- (2) Heritage
- (3) Local amenity

It is possible for this site to be redeveloped to deliver a high-quality care home, fit for future residents, which conserves and enhances the character and appearance of the area and does not cause unacceptable loss of amenity, whilst providing substantially the same public benefits.

GLARA would support such proposals if they came forward. The expert evidence clearly demonstrates ways in which this could be achieved. The proposed harm and failure to meet many local planning policies of the current application cannot be justified and the only option is to object.

56. **Applicant Response to Design objections raised by GLARA.**

Design Change Request	Applicant Response
<i>Reduce height by one floor across whole scheme</i>	<i>In direct response to this request, the top floor of the proposed building on the Love Walk elevation has been removed. This means that the proposed building is three storeys with a part fourth floor providing the stair/lift overrun and plant area. The main lift overrun itself has also been reduced in height by 110mm.</i>
<i>Remove the glass atrium to the front and improve the external designs and fenestrations onto Love Walk</i>	<p><i>The materiality of the front atrium has been significantly amended in response to the request. The proposals originally included fully glazed curtain walling with solid infill panels to cloak the structure. However, this has now been amended to significantly reduce the amount of glazing through the inclusion of brick piers and window infill panels. The second floor to the atrium and windows facing Love Walk also now incorporate timber fenestration. This offers a lighter aesthetic, whilst also creating a relationship between the building and the neighbouring trees.</i></p> <p><i>Further feedback on the atrium design was provided as part of the consultation, with GLARA requesting that this have a more rectangular appearance and more closely resemble the entrance to the United Reformed Church. The design team spent a significant amount of time reviewing the atrium design to explore options for a redesign. The rectangular</i></p>

	<p>form provided a much larger appearance to the atrium, which it was deemed to be more imposing and inappropriate in its setting. The Applicant then looked at ways to remove the entrance foyer pop out to internalise this. This was achieved and a more streamlined appearance to the atrium is now proposed, which seeks to directly respond to resident concerns by reducing the massing of this onto Love Walk.</p>
<p><i>Push the building line back at the western end of Love Walk frontage to allow more space onto the road and reduce the impact upon the conservation area</i></p>	<p><i>The furthest extent of the western end of the proposed building is set back 4m from the line of the existing care home facing down Love Walk. In conjunction with the removal of the fourth floor to the wing fronting Love Walk, the stair tower and roof level, lift overrun at the western end of the proposed building were also reduced in height by one storey. They now sit below the parapet level of the revised wing fronting Love Walk. This has significantly reduced the scale and massing of this part of the building and its visual effect from Love Walk and possible impact the adjacent Conservation Area.</i></p>
<p><i>Remove the pavement onto Love Walk to the north side to allow for a larger garden area and green space, fitting in with the conservation area context and allowing for the fact the pavement doesn't run along the entire length of Love Walk</i></p>	<p><i>The northern portion of proposed footpath along Love Walk, from the drop off bay up to the boundary with 10A Love Walk, has been removed following consultation with the owners of 10A Love Walk who were concerned with potential privacy/safety issues with people being able to look straight into their property through the ground floor window. This area of pavement has been replaced with landscaping which is not accessible. The terrace and landscaped area on the eastern end of Love Walk has increased by circa 10sqm.</i></p>
<p><i>Amend the windows to be vertical rather than horizontal</i></p>	<p><i>The orientation of the windows has needed to remain horizontal, to achieve good daylight in the bedrooms. A taller, or vertical, configuration may not achieve this given wider ceiling and sill height considerations. They would also not work with the room layouts.</i></p> <p><i>There have however been some changes to the windows. The windows on Love Walk have been revised to incorporate a recessed brick panel below the sill level, together with a double mullion and mid panel detail, to create a more rectangular, overall appearance. These have been adjusted to incorporate a 'punched' window design within the brickwork. The windows have been designed to</i></p>

	<p><i>achieve the required daylight levels within each bedroom.</i></p> <p><i>The windows on the Kerfield Place elevation have also been revised to respond to internal bedroom amendments and provides a more traditional residential terrace appearance. The Applicant has also now introduced vertical panels in the windows and additional recessed brick work panels above and below the window openings to increase the vertical emphasis of the window arrangement and proportion, to directly respond to feedback throughout the consultation.</i></p>
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57. GLARA also sought clarification by the council on material points raised in a document titled '22 Questions'. The council responded to these questions; a copy of the response is published on the public planning register, dated 26 June 2025. With regards to the point on GLA referral, the council sought clarification from the GLA and do not consider the application referable.
58. **CAAG: Consultation response from Conservation Area Advisory Group (CAAG). Objection.** CAAG raised the following concerns in their representation dated February 2024 and May 2025.
59. **CAAG Objection – February 2024**

This is an application very similar to 23/AP/0330 that the panel considered at its meeting on 20 March 2023. In the current application the building has been realigned in relation to Love Walk, but otherwise appears little changed. Much of the panel's earlier comment therefore remains relevant. It was again noted that the site lay outside the CA, but has some impact on it.

It was noted that the development is relatively big and bulky. It involves loss of a significant number of trees and green area. An effort should be made to find locations to incorporate more of both.

The group was advised that the nature of the accommodation proposed here is not that of a conventional old peoples' care home, as they had understood it to be, but a more specialist building providing the greater levels of care needed by eg. patients with dementia and Alzheimer disease. Thus, the accommodation is not "domestic" in character or size and cannot provide for the levels of social interaction within and outside, desirable in a conventional "old peoples' care home".

60. **CAAG Objection – May 2025**

There is to be lounge/dining room on each floor instead of a dining room

serving all the residents on the ground floor. The bedrooms are bigger. There has been a reduction in the height of the building from four storeys to part three, part four storeys, but this is still much bigger than the adjacent locally listed houses at 2-9 Grove Lane. It would have an adverse impact on the architectural heritage of Camberwell, in terms of scale, set-back and external appearance. It has a large complex plan that does not follow the line of Love Walk. Its windows adopt a horizontal form, unlike the windows in adjacent houses, which are predominantly vertical.

The three-storey glazed entrance atrium, at nine metres tall, would dominate the street without apparently contributing anything useful to the interior life of the care home. The application claims that the objective of the design is to provide domestic scale groupings of bedrooms with shared facilities which would make the residents feel at home.

This stated objective has not been achieved by this design: The bedrooms are arranged along corridors, two thirds of which are internal, without daylight or views out. There is extremely limited access to outdoor space, impossible to access by residents with mobility difficulties or dementia. There are no social areas linking the bedrooms, or facilities for residents or staff to make drinks or snacks for visitors, only featureless corridors more like a hotel than a home. CAAG concluded that a radical re-design is needed if a new care home on this site is to be successfully integrated into this historic part of Camberwell and to successfully cater for its proposed residents.

61. **SPAG: Consultation response from Southwark Pensioners Action Group (SPAG). Objection.** SPAG raised the following concerns in their representation dated August 2025, which included a commissioned response from the University of Stirling. (Please note that due to GDPR and DPA (2018) – elements of private and sensitive information has been removed for privacy protection as this report is public).

62. SPAG Objection – August 2025

Southwark Pensioners Action Group (SPAG) welcomes the development of a dementia nursing home on this site and does not in principle object to this use. However, it has a number of objections to the design of the building which it believes will affect the quality of the care and would like these aspects to be improved. We have been in regular contact with Council members and officers in Adult Services over many years expressing views about the provision of care.

SPAG has consulted the University of Stirling and the advice is attached in full to the Council. SPAG has a wealth of experience through its members who have visited people in residential care homes and nursing homes and are also involved in the Age-Friendly work in the borough.

Finally, we think this application should be evaluated against Southwark Plan policy P7(2): "Provide excellent accessibility and amenity for residents and

adequate communal areas and space for on site services and facilities" and the Council's public sector equality duty, which requires the council to have due regard to minimise disadvantage suffered by those with protected characteristics, including age.

Aspects of the design which SPAG considers problematic:

1. Number of rooms / size of the units
2. Linear corridors
3. Only one assisted bathroom per floor
4. Size of ensuite bathrooms
5. Lack of kitchen area
6. Lack of storage for hoists
7. Lack of outside space on first floor
8. Position of toilet in ensuite bathrooms, disabled toilets and assisted
9. Position of entrance door to assisted bathrooms
10. Bedroom doors being directly opposite each other

63. NOTE: An objection was also received from Southwark Dementia Action Group (SDAG) which repeated the points raised by SPAG, objecting to the proposal.

Ward Councillor query regarding Design Review Panel

64. There was a query on whether this planning application should have been referred to the Design Review Panel (DRP). As noted, others also made that point. However, it is not mandatory to take a scheme of this scale to DRP. The DRP's terms of reference are available on the council's website. Those explain that the types of proposals that are referred to the DRP will generally meet certain criteria. These are: proposals which are significant because of their size or uses they contain (examples are given, beginning with such as large buildings or groups of buildings such as courts, large religious buildings, museums or art galleries, hospitals, shopping and leisure complexes, and office or commercial buildings, then infrastructure projects, major changes in the public realm and council-led regeneration schemes); proposals which are significant because of their site (examples are given such as proposals which affect important views, such as into or from a World Heritage Site, or whose siting gives rise to exceptional effects from their locality, examples of which are given, such as siting at an important street junction, in a square, on the river Thames, or the approach to an urban area); and proposals with an importance greater than their size, use or site would suggest (examples are given, beginning with proposals likely to establish the planning, form or architectural quality for future large-scale development or re-development and which are out of the ordinary in their context or setting because of their scale). The list of proposals that will be referred to the DRP is deliberately not exhaustive, but nonetheless it is considered that these proposals are not a 'mandatory' proposal to the DRP. The council did invite the applicant to present the proposals to the DRP, but it declined.

65. The DRP is not a decision-making body like the planning committee which will consider all aspects of the scheme including its design and its impact on the heritage in the round. The design and conservation officers have reviewed the proposal at the pre-application stage as well as providing comprehensive comments on this full planning application.

Planning history of the site

66. Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report. A fuller history of decisions relating to this site, and other nearby sites, is provided in Appendix 3.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

67. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use
 - Quality of residential care accommodation
 - Equalities Impact Assessment (EQIA)
 - Design quality and heritage
 - Impact upon amenity of neighbours
 - Transport and highways
 - Trees and landscaping
 - Ecology and biodiversity
 - Environmental matters
 - Energy and sustainability
 - Fire safety
 - Summary of public benefits
 - S106 Planning Obligations and CIL
68. These matters are discussed in detail in the 'Assessment' section of this report.
69. As noted, some consultation responses criticised the council's validation of the application. As the council has already explained in response to questions from the public, when it is considering whether an application meets the validation requirements, the council does not consider the merits of the contents of the application submission, in the sense of whether or not the council agrees with the case being advanced for the proposals, only whether the contents meet the validation requirements. The council was (and is) satisfied the application was validly made (and no legal challenge has been brought to its validation decision). It is also the case that since validation, the

application has been amended and a substantial quantity of additional information provided. As part of, or alongside, the criticisms made of the council's validation of the application, specific criticisms have been made of the (amended) Design and Access Statement, which it is said fails to meet the requirements of the council's Design and Access Statement SPD (2007). However, it is considered the amended DAS meets the requirements of the SPD, and similarly that the many other documents submitted as part of or in support of the application meet the relevant requirements, including the council's own guidance as well as statutory requirements.

Legal context

- 70. 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.
- 71. There are also specific statutory duties, including in respect of the Public Sector Equalities Duty and certain designated heritage assets, which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

- 72. 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.
- 73. In terms of other material considerations, the Section 106 and Community Infrastructure Levy SPD (2025), Climate and Environment SPD (2025) and Heritage SPD (2021) have also been considered as part of this assessment.

ASSESSMENT

Principle of the proposed development in terms of land use

- 74. The application site comprises of a disused care home facility which according to the applicant, has ceased operation since 2023. The redevelopment of a site for the construction of a new care home facility would continue the previous use of the site within the use class of C2

Residential Institution and therefore, there is no objection to the proposed development in terms of land use.

75. Policy P7 (Housing for older people) of the Southwark Plan (2022) states that development for such specialist housing should be subject to need as determined by the council, provide excellent accessibility and amenity for residents with adequate on-site provision of services and be located in areas close to town centres. Policy H13 (Supported and specialised accommodation) of The London Plan (2021) states that Boroughs should work collaboratively with providers to identify sites suitable for specialist older persons housing, with particular the increasing need for accommodation suitable for people with dementia.
76. The council's Strategic Housing Market Assessment (SHMA) dated September 2019 sets out the housing requirements for specific groups. Paragraph 29 of the SHMA states that the number of people over 65 with dementia is forecast to reach 2369 by 2030. Since 2011, the Borough has seen an overall reduction of 46% of care home and dementia places. It states that an additional 867 care beds are required by 2029.

Demand for Nursing Care as identified by Applicant

77. The applicant has commissioned a report by Caterwood (dated March 2025) which assesses the need for the care home facility. The report concludes that:
- By 2028, the earliest the care home facility could be available, in the local catchment area (3 mile radius from the site and the London Borough of Southwark local authority area) there will be a net need for 1,193 standard bedrooms in the 3 mile catchment and 592 in Southwark.
 - There will be a shortfall of 309 dementia care bedrooms in the 3 mile catch and 222 in Southwark. Which indicates a considerable under-provision of dementia care bedrooms.
 - By 2038 this is expected to rise to 1,759 standard bedrooms in the 3 miles catchment and 874 in Southwark. For dementia care this is 771 for the 3 mile catchment and 417 in Southwark.
 - There is currently no planned supply of new care home beds either with extant permission or pending decision within 3 miles of the site or within the wider Southwark local authority area.
 - The number of “blocked beds” in Southwark is well above the average with approximately 290 “delayed discharges” per 50,000 population, whereas the average in England is approximately 140.
78. The applicant has been in discussions with the Director of Adult Social Care at the council who has confirmed that the proposal would respond to twenty-first century expectations and will continue providing the Southwark residents

with care facilities. The proposal would also accord with the AV05 Area Vision for Camberwell as being an important health hub, given its location close to Kings College Hospital and Maudsley Hospital campuses.

Demand for Nursing Care as identified by Southwark Council Adult Social Care

79. The table below shows the predicted demand for nursing care placements over the next 10 years. Data has been sourced from POPPI, the GLA and current placement information from Southwark Council.

80.

PROJECTED DEMAND FOR NURSING CARE PLACEMENTS

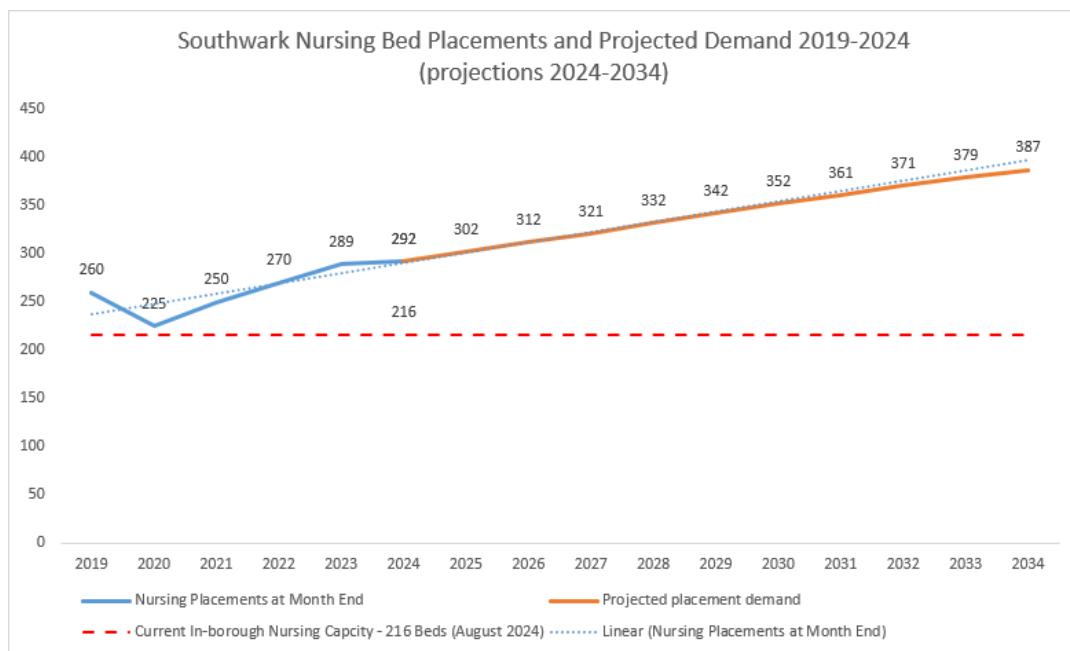
	2024	2025	2026	2027	2028	2029	2030	2034
Adults aged Under 55	13	13	13	13	13	13	13	13
Aged 55-64	34	34	34	34	34	33	33	33
Aged 65 or over	246	255	255	274	285	305	314	341
Total nursing care placements	292	292	332	312	321	320	387	387

Additional bed demand from 2024



81. The table below describes the predicted rise in demand for nursing care placements in Southwark and demonstrates this rise in demand against the current in borough capacity. Demand is currently outstripping supply, and additional nursing placements are being sourced outside of Southwark.

82.



83. The opening of a new care home will help meet the rising demand for nursing care provision in Southwark. Additionally, the new nursing care provision will also ensure that fewer Southwark residents will be placed out of borough, as Southwark will have more local nursing care provision that can support residents with more complex nursing care needs to age well within Southwark.
84. The proposed development is expected to create 85 FTE employment opportunities.
85. Overall, the principle of development to provide a new care facility for adults is supported, and would align with the aims of policy P7 (Housing for Older People) of the Southwark Plan (2022) and policy H13 (Supported and specialised accommodation) of The London Plan (2021).

Quality of residential care accommodation

86. There are no specific policies within the Southwark Plan (2022) or The London Plan (2021) which outlines standards for care home accommodation/facilities. Instead, officers have taken a reasonable approach to assess the development against policies P14 (Design quality) and P15 (Residential Design) of the Southwark Plan (2022) which is closest in regarding assessment of quality of accommodation for developments.
87. The applicant has confirmed in the Care Quality Statement, Design and Access Statement and Planning Needs Assessment that the internal and external layout has been carefully designed in accordance reference to Health Building Note 08-02 – “Dementia-friendly Health and Social Care environments” – published by the Department of Health, Care Homes for

Adults Design Guide, Care Quality Commission (CQC) requirements and the fire consultants recommendations.

88. In total, 62 bedrooms are proposed within the new care home. 8 lounge area spaces and multi-purpose areas are located throughout the building, including a 'tree-top' lounge on the second floor of the atrium and a garden lounge at the end of each floor of the wing running parallel to Kerfield Place. The basement will provide multi-purpose room. Every bedroom is 20sqm with an additional 4sqm wet room. The applicant has stated that the bed number to communal space ratio is 7sqm. All areas of the proposed building, including outdoor environments, are fully wheelchair accessible and designed to meet the needs of all users, including those with physical, sensory and cognitive impairments.
89. Concern has been raised by objectors regarding the quality of accommodation. Officers have therefore consulted and met with specialist departments within the Council to discuss the quality of accommodation, this has included:
- *Public Health (no concern raised about quality of accommodation after discussions with applicant and Adult Social Care)*
 - *Occupational Health (no concern raised about quality of accommodation after discussions with applicant and Adult Social Care)*
 - *Adult Social Care (provided statement confirming they are satisfied with quality of accommodation).*

Outcome of these discussions are explained further.

Quality of bedroom accommodation

90. All bedrooms will measure 20sqm with a 4sqm ensuite (wet-room DDA friendly). The Southwark Residential SPD (2025) states that residential bedrooms should be a minimum of 12 sqm (double) and 7sqm (single). The bedrooms provided are therefore considered to be a generous size for specialised accommodation. The ensuite wet-rooms would allow sufficient turning space for wheelchair users and this has been demonstrated in diagram form on the submitted plans.
91. During the determination of the application there have been amendments to the size of bedroom windows to maximise natural light into bedrooms. Low windowsills are proposed to allow people who are seated or in bed to see out. Full height blinds are provided within bedroom spaces.

92. The supporting daylight sunlight assessment demonstrates that all of the habitable rooms would meet BRE targets in terms of daylight illuminance, as outlined in BRE (Site layout planning for daylight and sunlight, 2022). Four shared amenity spaces (one per floor) will fully comply with BRE targets, 3 of the shared amenity spaces will deviate slightly, however this is due to their position behind the proposed atrium. Overall, it is considered that this arrangement would be acceptable as residents would have access to at least one fully compliant amenity space per floor.
93. In relation to sunlight exposure, 58% of the bedrooms would experience sunlight levels in line with the BRE targets. The bedrooms which do not meet the targets are those with a northerly outlook. 5 out of the 7 amenity spaces would experience sunlight levels in line with BRE targets. Whilst the bedrooms would fall short of meeting the target levels, the majority of the main living spaces are located in areas with high sunlight exposure which overall would provide a good quality of accommodation for residents throughout the day. The proposed internal daylight and sunlight levels would be slightly higher than the previous scheme 23/AP/0330, which represents an improvement in the quality of accommodation.
- Ancillary internal space
94. The internal layout is arranged in an L-shape with corridors and walkways measuring between 2.4m and 3.15m in width. Seating areas have been provided within the corridors for residents and other users to pause and reflect, and to facilitate social interaction.
95. As aforementioned, 8 lounge area spaces and multi-purpose areas are proposed throughout the building. The positioning of the communal areas on both the northern and southern facing elevations and within the basement of the building provides a range internal amenity space for residents and their visiting families. It is of note that the dining rooms have been removed from the current application and instead residents will be able to use the lounge and multi-purpose areas for dining or dine within their rooms.
96. The double height atrium entrance will include a bistro/caf  and meeting space for families and at second floor level of the atrium the 'tree top lounge' will provide further space for residents with views of the London Plane tree and Love Walk.
97. In addition to providing the care facilities ancillary areas for staff are provided in the basement, this includes staff breakout spaces, offices and ancillary facilities for the functioning of the care facility.

External amenity space

98. A mixture of ground floor amenity space and roof terraces are provided within the new development:

- Ground floor garden areas fronting Love Walk: 237.49 sqm
- Ground floor garden to the rear courtyard: 153.70 sqm
- 1st floor roof terraces: 27.72 sqm
- 2nd floor roof terrace: 71.56 sqm

Following the reduction of the third floor, the roof terrace has also been removed from the proposal. Instead, the roof space will be used for mechanical plant, solar panels and green/biodiverse roof.

99. The scheme also includes planted areas in front of all of the ground floor bedrooms and the edge of the rear courtyard overlooking 11A-F Love Walk. All of the ground floor amenity space will be demarcated by a boundary wall measuring a minimum of 1350mm in height, which is recommended as best practice for dementia care and a requirement by the Care Quality Commission (CQC). It is recommended that the details of the boundary treatments is secured via condition.
100. The external amenity spaces provides a variety of spaces for residents to enjoy and responds to the internal layout of the proposed building whereby direct access is provided from the communal lounges.

Secure by Design

101. The applicant states that the care home has been designed in accordance with Secured by Design principles and is secured via secure boundaries around the building along with CCTV. All windows and doors will also be specified and supplied to the Secured by Design standard.
102. The Metropolitan Police Designing Out Crime Officer has been consulted on the application. They have commented that it is encouraging to see reference to security and adhering to Secured by Design guidance. There has not been any correspondence with the South-East Designing Out Crime Unit to discuss the proposal, however, overall it is considered that the development could achieve the security requirements of Secured by Design. It is recommended that a two part condition is attached to ensure that further details are submitted and Secured by Design Certification is achieved.

Conclusion on residential care accommodation

103. The applicant commissioned a report conducted by Carterwood (dated 6 June 2025), which sought to provide an independent verification of the quality of

accommodation proposed. It concluded that the development combines “spatial generosity, operational efficiency, and thoughtful design to deliver a high-quality, modern care environment aligned with the best examples in London”. Officers agree with the conclusions of this report, in that the scheme provides good quality care accommodation.

104. As previously mentioned, given the specialist type of accommodation, the Planning Department engaged with the Council Adult Social Care (ASC) and Public Health (PH) teams in reviewing the quality of the proposed development.
105. Representatives from ASC and PH have met with Mission Care’s project managers and architects to review the internal design and clarify the design specifications, with particular attention to the size and features of bedrooms, bathrooms, and communal areas. ASC and PH have raised no concerns regarding the internal layout, or the space allocated for these areas.
106. For the purposes of engagement and in order to relate to relevant examples, the ASC and PH teams visited Greenhill Nursing Home in Bromley run my Mission Care in July 2025. The home is currently rated ‘Good’ by the CQC (Care Quality Commission).
107. The ASC and PH teams were satisfied with the environment and facilities, use of technology and quality of accommodation provided. They observed a high level of cultural sensitivity, comforted and free religious and pastoral support and active participation of social engagement and family involvement. The staff and leadership were also observed to be friendly, welcoming and well informed about the residents they supported.
108. Whilst the above observations are not strictly planning considerations, it does provide a level of comfort to the council that the applicant provides good quality care, in a safe and high-quality environment with use of enhanced technology to deliver care to residents. Officers take this contribution from LBS ASC and PH, who are supportive of the development and consider the proposal of this development, to meet appropriate standards of quality needed for a modern 21st century care home facility.
109. As stipulated by policy P14 (Design Quality) of the Southwark Plan (2022), developments must provide high standards of design, demonstrate innovative solutions to the specific site, along with designing sustainable building spaces to ensure good quality accommodation for future residents. The scheme is considered to positively create a building inclusive in design and promotes activity for a positive user experience. The scheme is considered to comply with the requirements of P14 (Design Quality) of the Southwark Plan (2022).
110. As stipulated by policy P15 (Residential Design) of the Southwark Plan

(2022), developments must achieve exemplary standards of residential design. For the relevant sections of this policy (as not C3 residential scheme), the development would provide all residents to access on-site facilities. The accommodation created would provide acceptable levels of natural light by providing windows in each bedroom and provide access to shared communal amenity spaces. The scheme is considered to comply with the requirements of P15 (Residential Design) of the Southwark Plan (2022).

111. Overall, the quality of accommodation provided is judged to provide good high quality care provision, demonstrating good use of facilities – and ensuring the development creates exemplar design accommodation for future occupiers. Officers are satisfied that this meets the requirements of policies P14 (Design Quality) and P15 (Residential Design) of the Southwark Plan (2022) and policy D5 (Inclusive design) of The London Plan (2021).

Equalities Impact Assessment

112. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights. The council has given due regard to the Equalities Act (2010) where relevant, and the Developer has engaged as required by the Planning Authority in identifying and respond to such issues.
113. 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. 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.

- 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.
114. The applicant has provided a completed EQIA (LBS Template dated June 2025).

Summary of the document

115. Purpose –

An updated Equality Impact Assessment (EQIA) for the redevelopment of Love Walk Residential Care Home, following design changes during the planning process.

116. Key stakeholders:

- (1) Mission Care
- (2) Existing and future residents
- (3) Care home staff and visitors
- (4) Local community and residents

Main Equality Impact identified

- 117.
- **Age:** Strong positive impacts for older people (better dementia provision, improved layout, safety features). Temporary negative impacts during construction (dust, noise), mitigated through a Demolition, Construction, Environmental Management Plan (CEMP).
 - **Disability:** Inclusive design (step-free access, dementia-friendly layout, accessible facilities). Some daylight impact on neighbouring disabled residents mitigated through design changes.
 - **Gender reassignment, Sexual orientation, Sex:** Neutral or positive impacts, with inclusive employment practices and gender-neutral facilities
 - **Pregnancy and maternity:** Positive site accessibility for visitors, minor temporary risks during construction (air quality, noise) mitigated by CEMP.

- **Race and Religion/belief:** Emphasis on culturally competent care, dietary and personal preferences respected, multi-faith prayer spaces available.
- **Human Rights:** Neutral impact. Privacy safeguarded with blinds, frosted glazing, and controlled lighting.
- **Socio-economic factors:** Additional care capacity relieves pressure on local authority services, reduces hospital admissions, and provides employment opportunities (increase from 31 to 85 FTE roles).

Mitigation measures

118. • CEMP to limit construction noise, dust, and disruption
 • Servicing management plan to avoid vehicle conflicts
 • Privacy features: blinds, frosted glass, night-time lighting controls
 • Staff training on dementia care, disability awareness, cultural competence, anti-discrimination, and gender sensitivity
 • Communication to ensure local parking for residents is protected.

Assessment against PSED and Equalities Act (2010)

119.	Requirement	Assessment
	Eliminating unlawful discrimination, harassment and victimisation	Due regard to discrimination – the scheme has been designed to remove barriers for older and disabled residents, with explicit measures to prevent adverse impacts to other protected groups.
	Advancing equality of opportunity between people who share a protected characteristics and those who do not	Advancing equality – the design actively promotes independence, accessibility and dignity for residents with dementia or disabilities. The uplift in inclusive employment opportunities also supports equality in the workforce.
	Fostering good relations between people who share a protected characteristic and those who do not	Fostering good relations – the facility is integrated into the community, with opportunities for local engagement and volunteering. Cultural and religious inclusivity is embedded in operational practices.

120. The Equality Act (2010) protects against discrimination across five protected

characteristics; age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion/belief, sex and sexual orientation.

121. **Direct discrimination avoided** – No group is excluded from services or employment opportunities.
122. **Indirect discrimination addressed** – Potential adverse construction and operational impacts (e.g. on older and disabled neighbours) are mitigated to prevent any disproportionate effects.
123. **Reasonable adjustments for disability** – Inclusive layout, step-free access and sensory-friendly features meet the Equality Act's reasonable adjustment duty.
124. **Positive duty** – The design goes beyond minimum compliance by incorporating dementia friendly features, cultural competence and flexible working practices.

Conclusion on EQIA

125. The EQIA demonstrates compliance with the PSED. Mitigation actions and training commitments show that equality considerations are embedded both in design and future operations. Officers consider the EQIA to be comprehensive, evidence based and transparent. The proposed mitigation is appropriate and proportionate to the identified risks which would be temporary or localised. If delivered, the development would advance equality of opportunity for older and disabled people while maintaining neutral or positive impacts for all other protected groups. The scheme aligns with the Equality Act (2010), with no evidence of unlawful discrimination and clear steps to meet the Act's anticipatory duty toward disabled users.

Design quality and heritage

Introduction – Site Context

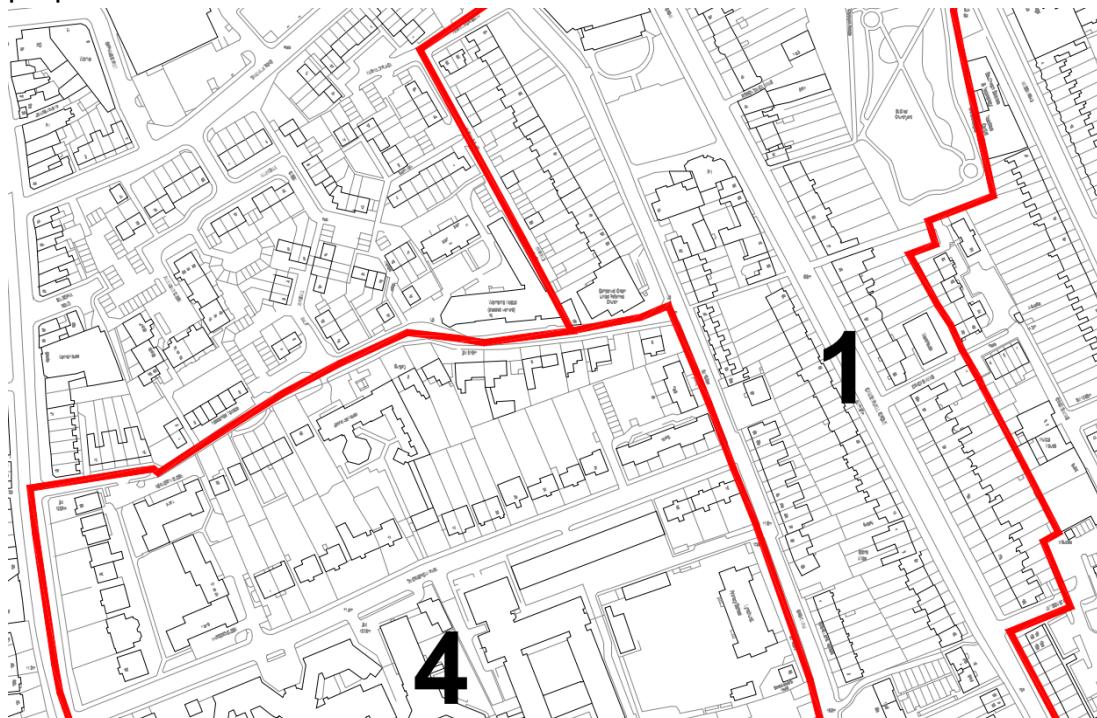
126. The site is located on the northern side of Love Walk and is currently occupied by a two storey care home constructed in the 1960s with brick with glazing to the front elevation and pitched tiled roof. The building spans the plot frontage, roughly east/west, with the south elevation facing the street. To the rear is a single storey wing, running north from the main block. The principal pedestrian access is to Love Walk and with parking/servicing to the rear courtyard, accessed via Love Walk. The building is set back from the street to allow for a mature landscaped area with trees, plus small brick wall with metal fencing. The site is not listed nor does it lie within a conservation

area, it is however immediately adjacent to the Camberwell Grove conservation area, which covers the southern side of Love Walk, and to the east, and north, including 10a Love Walk, the Camberwell Green United Reformed Church, Kerfield Place and the grade II listed buildings on Grove Lane.

127. *Camberwell Grove Conservation Area Map*

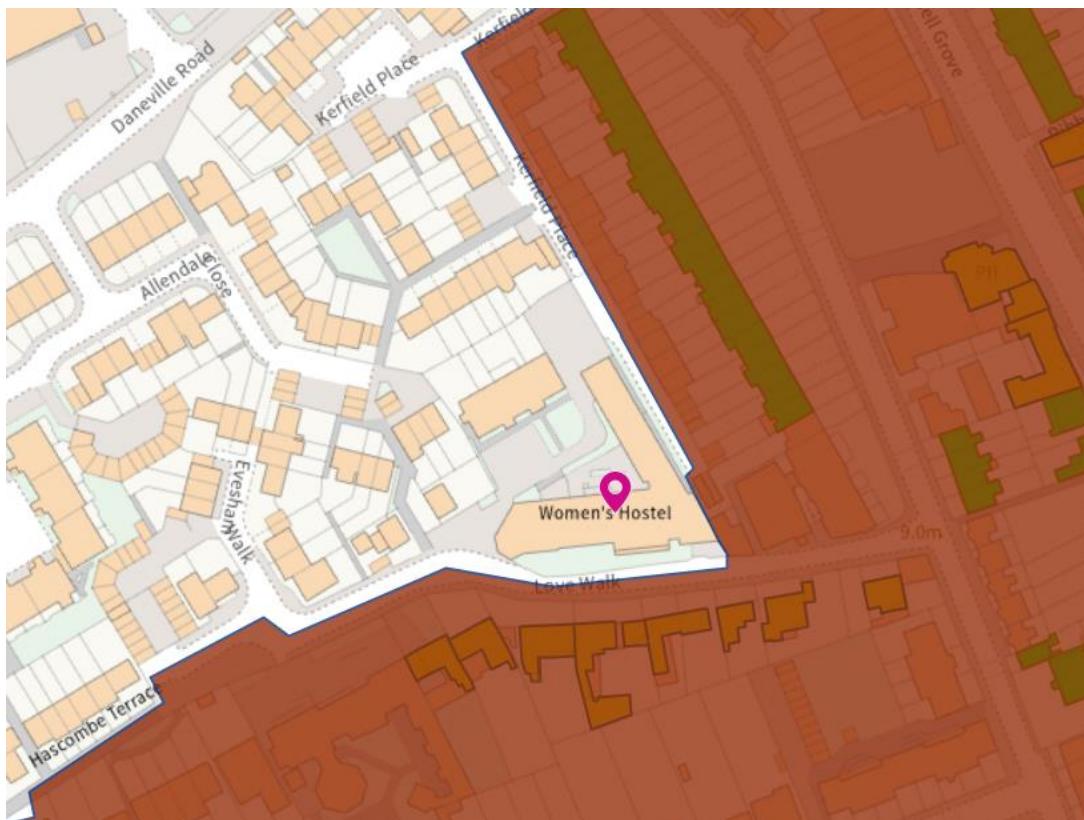
There were several inaccuracies on the published map of the conservation at the time of the first proposal. These have now been corrected. It appears that the boundary of the Camberwell Grove Conservation Area – when it was first digitized around 2005 – was roughly drawn and did not follow the exact line of the designation. This might have been a ‘slip of the mouse’ in the original digitization. Officers also took the opportunity to follow the current protocol and practice to ensure that the boundary line goes down the middle of a road and does not include parts of properties that are clearly outside the Conservation Area. This means the digitised Conservation Area boundary has shifted from along the eastern boundary of the Site/the western boundary of Kerfield Place, to the middle of Kerfield Place.

128. Below is an extract from the published Camberwell Grove Conservation Area Appraisal (published Aug 2003) showing the property at 10 Love Walk outside the CA and the CA boundary in the middle of Kerfield Place and Love Walk. This is the updated map relevant to the assessment of this amended proposal.



Extract of the Conservation Area Map published in the Camberwell Grove Conservation Area Appraisal (2003)

129.



Extract of the Conservation Area Map published on Southwark Maps. (the properties coloured green are Grade II Listed and those coloured in yellow are Locally Listed)

130. The Camberwell Grove Conservation Area Appraisal (2003) describes Love Walk as: "a quiet and informal interlude between the busy streets of Grove Lane and Denmark Hill. The area of historic interest is at the eastern end, in the group of detached brick Victorian villas between nos. 2 and 9. They are double fronted, with overhanging eaves and large sash windows divided with margin panes. No. 9, on the corner of Grove Lane, has a basement, hipped roof and boundary railings, to make a good strong visual statement in a key location. The others are set in small front gardens behind high boundary hedges, creating a sense of privacy and shelter." These date from c1860 and are a good example of Victorian suburban housing.
131. The appraisal continues: "North of Love Walk there has been recent housing redevelopment, [Allendale Close and Evesham Close] but its intimate scale is in keeping with the historic part of the street. The heavy 1960s concrete framed block of Jennie Lee House is in contrast, quite out of scale with its environment, but tree and hedge planting in front of it provide visual mitigation".
132. To the north of the site is a small terrace of two two-storey houses and four flats facing the rear service car park for the care home. To the north east is the historic "mews" lane of Kerfield Place. Historically this was the service road for the Georgian townhouses of Grove Lane, and historic maps indicate

there were a number of small garden structures, probably ancillary garaging/stabling or accommodation to service the dwellings on Grove Lane. The terrace of dwellings on Grove Lane (18-60) are grade II listed Georgian townhouses, set back from the street behind mature gardens and to the rear have long private gardens backing onto Kerfield Place. The Camberwell Green Congregational Church at the corner of Grove Lane and Love Walk includes rebuilt terraced façade facing Grove Lane and high quality contemporary extension to the Love Walk frontage in buff brick. Immediately adjacent to the site is a two storey former Victorian stabling/small warehouse building (10A Love Walk) in brick with timber hoist door and garage doors at ground floor - this was converted sensitively to a dwelling in 2015.

133. Development of the site would affect the setting of the Grade II Listed terraces on Grove Lane and the setting of Camberwell Green Conservation Area. Details of this and impact upon locally listed and non-heritage assets are considered further below. The historic development of the area is well documented in the Heritage Statement (ref: KM-Heritage dated April 2025) accompanying the application.

Height, scale and massing

134. The proposed development is arranged in an L-shape to follow the shape of the site. Its height, scale and massing increases slightly over the existing southern wing from 2 storeys to 3 (with a fourth storey plant enclosure). Notwithstanding this, the slight increase in height would be noticeable by the increased parapet height and the new alignment of the building which angles gently away from Love Walk towards the west to create a landscaped forecourt and preserve an existing mature tree. This would result in a more prominent building in this suburban side street, although it would be partially screened from view by landscaping to the front. The northern wing and 3 storeys with landscaped car park and servicing area to the rear is more successful in integrating with the courtyard and wider suburban scale of Allendale Close. The building can be interpreted as a full 4 storeys from the north of Kerfield Place, due to the topography of the ground. This has been raised within objections and is commented on further in the report.

Detailed design

135. The design has evolved over the course of several pre-application meetings and during the determination of the current application. The design has been simplified and reordered to better reflect the local brick facades and vertical emphasis (see image montage below). The most noticeable change is the removal of the 4th floor to the Love Walk elevation, although a small plant enclosure remains at roof level. This has been prompted by the intervention of Historic England who did not object but raised significant concerns, among

other things, about the scale of the submitted scheme and its impact on the setting of the Camberwell Grove Conservation Area.

As listed below:

Illustrations 1-3: pre-application discussions

Illustration 4: previous 23/AP/0330 application

Illustration 5: current proposal 24/AP/0303

136.



1



2



3



4



137. Likewise, changes have been made to the design to assist win providing a legible entrance lobby and windows to the street. The reduction of the previous full fourth floor to the Love Walk elevation, coupled with detailed design changes to the façade helps to relate the design more closely to its immediate context, and softens the relationship with the conservation area. The new height better reflects the height of some of the large houses on Love Walk and marks a modest lift in scale when compared with the two smaller two-storey houses. The vertical emphasis of the fenestration pattern and the inclusion of traditional recessed rain-water down pipes and hoppers embed the features of a typical Georgian or Victorian terrace onto the façade of the northern wing. Opportunity is provided for outdoor activity for the residents by way of terraces and gardens. Active uses are concentrated primarily to the ground floor front elevation providing opportunities for overlooking the street.
138. The increase in scale of the development when compared with the existing building would have an impact on the intimate character of Love Walk. In addition to the reduced massing as seen on-site, the most obvious change of this prominent frontage is the significant reduction in the scale of the western stair-well. This was the tallest element of the original design and being located at the back edge of the pavement at the junction with Kerfield Place, one of its most prominent features. Topped with a pavilion roof and including accommodating the lift overrun the previous stair tower was a dominant feature of the design – the tallest element in the street at 4-plus storeys in height. In the amended design the western stair-well has been scaled back and is tucked below the parapet height of the building (excluding the plant enclosure at roof level).
139. It is recommended that conditions are attached to ensure samples of materials are submitted to the local planning authority for approval. These will include:
- *Proposed brick which should be a light buff yellow to match those on Love Walk;*
 - *Detailed sections of windows, doors;*
 - *Details of glazing to the lobby/atrium*
 - *Details of the window screens/fins on the northern lounges*

Impact on heritage assets and the Camberwell Grove Conservation Area

140. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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.
141. The desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.
142. Section 72 of the same Act provides that a local planning authority shall, with respect to any buildings or other land in a conservation area, pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
143. Whilst it is the case that, unlike the setting of a listed building under section 66(1), there is no statutory duty applicable to the setting of a conservation area (as section 72 is concerned with development within a conservation area and development that is outside a conservation area but affecting its setting is not covered by section 72(1)), planning policy concerning conservation areas in the Southwark Plan 2022 (P20 – Conservation Areas) and the NPPF extends the same protection to the setting of a conservation area (see below). See, again, the NPPF’s “great weight” to be attached to such harm. As such, not only will any harm to the heritage significance of a conservation area by reason of harm to its setting be a material consideration, it must also be given “great weight” (as with harm to the heritage significance of a listed building by reason of harm to its setting) and “robustly justified”.
144. The application site is not within the Camberwell Grove Conservation Area. Questions have been raised in the past about the accuracy of the boundary of the CA, and whether this was accurately shown on the Council’s published web-maps (which are digital documents). Officers have investigated this and referred to the original hand-drawn maps and published notices as explained earlier.
145. The London Gazette notices from July 1970, May 1975, Nov 1980 (part 1 and part 2) specific the addresses and have a description of the land within the conservation area. In July 1970, addresses in Love Walk were added, however no.10 is not listed. These are available on the Council’s website.

146. Policy P19 (Listed buildings and structures) and P20 (Conservation areas) of the Southwark Plan (2022) which emphasise the need to conserve and enhance the significance of listed buildings and conservation areas.
147. Chapter 16 (Conserving and enhancing the historic environment) NPPF (2024) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
148. Chapter 16 (Conserving and enhancing the historic environment) of NPPF (2024) states that, if a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, consent will only be granted where the harm is outweighed by the public benefits of the proposal.
149. To assist decision makers in matters of setting, Historic England has produced best practice guidance on setting titled "The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)". This guidance advocates a stepped approach to assessment and officers have followed this guidance in assessing the impact on the heritage assets:

Designated Heritage Assets

- *Camberwell Grove Conservation Area*
- *18-60 Grove Lane (Grade II Listed)*
- *49-55 Grove Lane (Grade II Listed)*

Locally Listed and Non-Designated Heritage Assets

- *Love Walk: Nos. 2-9 (consec.);*
- *Camberwell Grove: Nos. 26 (Grove House Tavern), 28, 30 & 32, 47, 57 & 59, and 89;*
- *De Crespigny Park: Nos. 1 & 3, 7, 9 & 11, 17 & 19, 21 & 23, 30-34 (even);*
- *Grove Lane: No. 16 (Crooked Well public house); former Mary Datchelor school 1926 block; Lyndhurst Primary School; and 79-81*

150. Listed buildings and conservation areas are designated heritage assets. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, decision-makers must give "special regard" to preserving their setting and significance.
151. Locally listed buildings and non-designated heritage assets have no statutory

protection. Their importance is only recognised in local policy however; the NPPF does require them to be “taken into account” in determining planning applications. Although does not require the same formal assessment as for designated heritage assets.

152. Paragraph 216 of the NPPF (2024) states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.

153. As no's 2 – 9 Love Walk are directly opposite the application site, they are considered and taken into account in the determination of this application.
154. The locally listed buildings with intervisibility of the site are no's 2-9 Love Walk. This grouping of locally listed buildings are mid-19th century double fronted villas, 2 storeys high, 3 bays wide. Materially they are made from yellow stock brick with detailed stucco doorcase and stucco architraves, window openings which are corniced on the ground floor and slate roofs with eaves. There is some variation within the group however, no' 6 is has an additional 2-storey rounded bay and a 1.5 storey modern side extension. No' 9 is larger being 3 storeys (including lower ground), no's 7 & 9 have hipped roofs. All are set behind small front gardens with boundary treatments comprising iron railings between brick piers.
155. The proposed development of 10 Love Walk will not harm these locally listed buildings physically or directly harm their heritage fabric. The proposed development does not involve demolition, alteration, or direct physical impact on any of the locally listed or non-designated heritage building(s). Any visual or contextual effects are considered indirectly through the wider conservation area assessment, rather than as a separate statutory test.
156. There is no statutory protection given to the setting of locally listed buildings or non-designated heritage assets. The Heritage SPD (2021) focusses on managing change sensitively rather than imposing the same “great weight” test used for statutory assets as outlined by Historic England. Officers are satisfied that the proposal is compliant with P26 (Local List) of the Southwark Plan (2022) and paragraph 216 of the NPPF (2024), as the locally listed buildings, which positively contribute to the local character and amenity of Love Walk are taken into account when assessing the proposed development.

Boundary wall facing Kerfield Place

- 157. The existing side wall to the rear of the site, along Kerfield Place is a yellow multi stock brick wall in English bond. In the northern most parts the wall has a pointed coping with tile detail draining towards the site and away from Kerfield Place. In other areas the wall has a modern coping. Beside the wall on Kerfield Place are a number of self-seeded trees, shrubs and ivy which obscure large parts of the wall.
- 158. The appearance of the wall using yellow stock brick and English bond suggests that the wall may be in part contemporary with the former houses on the site, shown on the 1879 map, since demolished in the 1960s and replaced with (in part) the building now known as 10 Love Walk.
- 159. The wall in part does have some historic merit; it includes material and to a design consistent with 19th century building practices; however it was always intended to be garden or rear wall; the historic mapping from the 19th century shows a line consistent with the existing boundary wall, and the plainness of the wall does not suggest a wall of particular high historic significance. It has also been altered with modern coping, mortar and lost completely to the north. While simple garden walls are a feature of 19th century landscapes, it has limited significance to wider conservation area.
- 160. The loss of the wall in part or wholly would therefore have a very minor impact on the significance of the conservation area.
- 161. The small trees and shrubs as existing may provide some screening to the properties on Grove Lane/Kerfield Place, but these are not intentional or garden planting that contributes positively the character and appearance of the conservation area.

Impact upon Camberwell Grove Conservation Area

- 162. **Step 1 – Identify which heritage assets and their settings are affected**

The setting of Camberwell Grove Conservation Area.

- 163. **Step 2 – Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated**

The Camberwell Grove Conservation Area is centred on Camberwell Grove and Grove Lane, which were largely developed between 1770 and 1850, and encompasses areas of historic interest in Champion Park, Denmark Hill and Grove Park. Camberwell Grove is an elegant residential avenue, enhanced by the very long straight prospect down-hill from its southern end and its mature

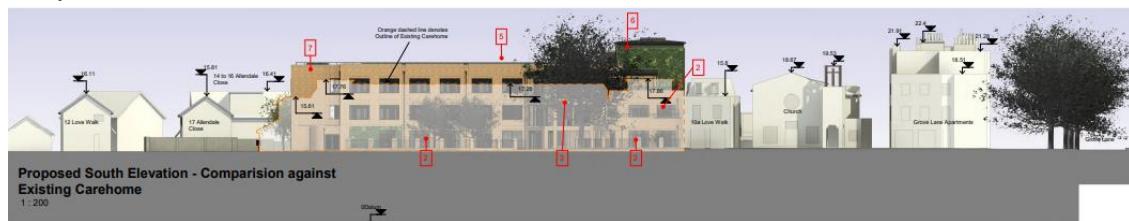
street trees. Grove Lane has a less imposing avenue character with smaller-scale residential development. Love Walk, similarly, has smaller-scale residential development, with two storey detached and semi-detached handsome Victorian dwellings set back from the street behind mature gardens. The conservation area character appraisal puts the site adjacent to sub area 4. This sub-area is of a more mixed character than the other sub areas and is principally focussed on the varied buildings of the Maudsley Hospital alongside a small number of 19th-century houses on the north side of De Crespigny Park and the south side of Love Walk. This part of the conservation area's significance lies in the mix of high quality Victorian dwellings, both detached and terraced, interspersed with some medical or care buildings associated with the Maudsley and King's Hospital's and Jenny Lee House, a large four storey 1960s block located in the centre of the south side of Love Walk, originally designed as care home. The significance of the south side of Love Walk is part of the later suburban Victorian development of Camberwell, of high quality dwellings set in a sylvan side street, off of the principal street, Grove Lane.

164. Step 3 – Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

The proposed development would be larger than the existing building on site, adding one further storey of mass to the block facing Love Walk and two further to the rear wing facing Kerfield Place. The development includes a fourth floor plant room, and from the end of Kerfield Place could be seen as one storey higher. From Love Walk, the impression of the development would be close to the same height as the terrace facing Grove Lane, with similar mass and bulk. The street-facing elevation submitted with the application includes the existing buildings on the north edge of Love Walk as well as an overlay of the existing properties opposite the development as a height comparator. This shows that overall the new development will be similar in height to the Grove Lane Apartments in the CA and in the main matches the height of the modern church nearby. It is one storey taller than the terrace of houses immediately across the road and well set-back from the street. While the development would be set back from the street and retains the tree and small area of the landscaping, the scale of the proposed development would add to the overall scale of the area when travelling from Grove Lane to the more intimate setting of Love Walk and where the group of Locally Listed buildings Nos 2 to 9 Love Walk contribute positively to its significance. At the eastern end of the street, the set-back lift and service core is likely to be visible over the rooftop of No 10A Love Walk development and to a minor degree cause harm to the sylvan character of Love Walk. Efforts have been made by the architects to lessen the impacts of the mass on street by adding traditional materials and details and simplifying the architecture, however the

proposals, by virtue of their scale and mass would still cause some limited harm to the eastern end of Love Walk, and impact negatively on the significance of the conservation area. This harm would be at the lower order of less than substantial and is based on the modest degree of the visibility over No 10A, and the visual effect of the new 3-storey block and conservatory on Love Lane when considered together with the mitigating effect of the screening offered by the landscaped forecourt and the traditional character and detailing of the design. The harm is also limited due to the varied nature of the conservation area in this location; part of the character of this subsection of the conservation area already includes some larger buildings of health and care use.

165. *Proposed South Elevation:*



166. In terms of Kerfield Place, the small lane character of the mews lane would be harmed by development which dominates the southern end, however this is only a small section of the lane and this impact again would cause less than substantial harm. In turn, because the significance of Kerfield Place is as the mews to the Georgian town houses on Grove Lane, their significance would also be impacted negatively to a very minor extent.

167. When considering the degree of harm arising to the setting of a conservation area decision-makers are advised to consider the significance of the heritage asset as well as the degree of change. Areas of the highest significance include frontages made up predominantly of statutory listed buildings. In this location the significance of the conservation area is defined by the group of Locally Listed buildings (Nos 2-9 Love Walk) on the southern side of Love Walk as well as the nearby unlisted 10a and the modern Church. The proposed development sits on the northern side of the street, away from the Locally Listed group and the development does not interrupt the viewer's appreciation of these important undesignated heritage assets. Notwithstanding this Officers consider a limited level of less than substantial harm to the setting of this discrete location of the conservation area arises in this case. This is mainly due to its scale and massing which arises due to its larger footprint – essentially relating to its larger site area when compared to the narrower rhythm of the residential properties in the CA. It is considered that this low level of less than substantial harm can be considered in the balance as set out below.

168. Paragraph 215 of the National Planning Policy Framework (2024) states:

“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.”

169. If the application demonstrates sufficient public benefit to outweigh the harm, then the application would meet the requirements of the NPPF. The public benefits from the proposal are set out in paragraphs 251-256 of this report. The redevelopment proposal delivers good and broad ranging public benefits – from enhanced dementia care and health equity to environmental sustainability, carbon reduction, job creation and inclusive design. These benefits meet the aims and strategic objectives of the Southwark Plan (2022) and the key provisions in the NPPF (2024) concerning heritage balance, sustainable development presumption and environmental enhancement. Under NPPF (2024) Chapter 16 (Conserving and enhancing the historic environment), any less than substantial harm to heritage is outweighed by the outlined public benefits. The proposal is therefore considered to contribute positively to Southwark.
170. **Step 4 – Explore ways to maximise enhancement and avoid or minimise harm.**

The scheme has been revised substantially in order to minimise the impact of the proposed development upon the conservation area. Historic England have been consulted throughout this application process. Their advice has helped the council to focus on the areas which caused the greatest degree of harm to the character and appearance of the conservation area. This include the elements of the set-back upper floor, the western stair-core and the architectural detailing and materiality of the south elevation. The design has changed substantially from the previous 23/AP/0330 application and from the initial iteration of this application. Historic England’s latest advice notes the design has been changed. Whilst noting limited harm overall, Historic England has not raised an objection. The council are satisfied that this step has been fulfilled.

171. **Step 5 – Make and document the decision and monitor outcomes.**

The planning application decision fulfils this step.

Impact upon 18-60 Grove Lane and area railings – Grade II Listed

172. **Step 1 – Identify which heritage assets and their settings are affected**

Nos 18-60 Grove Lane and area railings.

173. **Step 2 - Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated**

18-60 Grove Lane are grade II listed buildings. A north/south terrace of 22 Georgian townhouses of between 3 and 4 storeys built in the late 18th century. They are constructed from brick with timber framed windows in a classical style with arched headers at ground floor and flat headers above. A number have original mansards in slate and/or basements set down with lightwells to the front. While the terrace is not uniform in design it has a singular mass facing the street and in summer is partially obscured by mature trees and gardens to Grove Lane. Its significance is a good example of Georgian gentrification of Camberwell as part of London's suburban expansion in the late 18th century and early 19th century. The terrace saw some WWII damage and a number of facades indicate rebuilding of parapets and upper storey brickwork. The site is within the setting of the terrace, particularly the southernmost section. Kerfield Place to the rear houses some of the stabling and ancillary buildings that would have serviced the townhouses - although most are now late 20th century structures with the exception of no. 40, likely dating from the Edwardian period. There is a historic hierarchy between the two roads, which exists today.

174. **Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it**

The proposed development would cause some harm to the setting of the grade II listed buildings on Grove Lane by dominating Kerfield Place and harming the hierarchy of the pattern of historic development in the area. However this harm would be limited to the southern end of Kerfield Place and the southern end of the terrace fronting Grove Lane. This harm would be minor, at the lowest end of less than substantial range of harm.

175. Paragraph 215 of the National Planning Policy Framework (2024) states:

"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."

176. If the application demonstrates public benefit enough to outweigh the harm, then the application would meet the requirements of paragraph 215 of the NPPF. The public benefits from the proposal are set out in paragraphs 251-256 of this report. The redevelopment proposal delivers good and broad

ranging public benefits – from enhanced dementia care and health equity to environmental sustainability, carbon reduction, job creation and inclusive design. These benefits meet the aims and strategic objectives of the Southwark Plan (2022) and the key provisions in the NPPF (2024) concerning heritage balance, sustainable development presumption and environmental enhancement. Under NPPF (2024) Chapter 16 (Conserving and enhancing the historic environment), any less than substantial harm to heritage is outweighed by the outlined public benefits. The proposal is therefore considered to contribute positively to Southwark

177. ***Step 4 – Explore ways to maximise enhancement and avoid or minimise harm***

The scheme has been revised substantially in order to minimise the impact of the proposed development upon Nos 18-60 Grove Lane and area railings. Historic England have been consulted throughout this application process. Their advice has helped the council to focus on the areas which caused the greatest degree of harm to the character and appearance of the conservation area. This include the elements of the set-back upper floor, the western stair-core and the architectural detailing and materiality of the south elevation. The design has changed substantially from the previous 23/AP/0330 application and from the initial iteration of this application. Historic England's latest advice notes the design has been changed. Whilst noting limited harm overall, Historic England has not raised an objection. The Council are satisfied that this step has been fulfilled.

178. ***Step 5 – Make and document the decision and monitor outcomes***

The planning application decision fulfils this step.

Impact upon 49-55 Grove Lane (Grade II Listed)

179. ***Step 1: Identify which heritage assets and their settings are affected***

Grade II listed 49-55 Grove Lane. The buildings are a three storey plus lower ground floor and mansard/attic storey terrace townhouses built in London yellow stock brick with steps up to the timber panelled front door and arched fanlight. The ground floor front timber framed sash windows include arched headers, while the upper storeys are square headers. Cast iron railings lead up the front steps, plus first floor the balconies include cast iron railings and ground floor windows have “cake basket” style cast iron lattice work to the front. The attic storey is clad in slate with simple single window to the front. The buildings display classical hierarchy with principal rooms reflected externally with iron detailing and larger windows. This is typical of Georgian townhouses. The significance of the buildings are a good example of

Georgian townhouses built during the suburban expansion of Camberwell.

180. The setting of the terrace includes the small front gardens facing the street and private mature rear gardens. To the front the adjacent two storey 1920s dwellings are diminutive in scale, and the attached Georgian villa is built in a similar classical style but is double fronted and of two storeys above ground. These properties are not listed, locally listed nor designed as a heritage asset(s), although street is in the Camberwell Grove conservation area. The setting of the buildings can be described as "sylvan" with mature street trees and dwellings. From the junction with Love Walk, the character of the street is influenced by the Georgian (or mock Georgian) terraces, of which no. 49-55 Grove Lane is part of, while to south, the street includes a mixed character of later 19th century and 20th century two and three storey dwellings, some at right angles to the street.
181. ***Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated***

The formal Georgian character of Grove Lane contributes positively to the significance of 49-55 Grove Lane. Their scale and architectural design is typical of a principal street in the area, as Grove Lane is. They form a group with 18-60 Grove Lane (grade II Listed) and no. 47 Grove Lane (unlisted).

182. ***Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it***

The proposed development is located approx. 60 m to the west of the front boundary wall of the terrace. Between the terrace and the site is Grove Lane, plus front gardens of 64-68 Grove Lane, the 3 – 4 storeys of 64-68 Grove Lane, plus two storey contemporary Church building, and no.10A Love Walk. While there might be glimpses of the development from the private windows of the upper storeys of the terrace, the development would not be readily experienced in the intimate or wider setting of the listed buildings. The development would not impact harmfully on the ability to appreciate the significance of the buildings as a Georgian terrace in a suburban setting. The development would have a neutral impact on the significance of the listed terrace.

183. ***Step 4 – Explore ways to maximise enhancement and avoid or minimise harm***

The scheme has been revised substantially in order to minimise the impact of the proposed development upon Nos 49-55 Grove Lane. Historic England

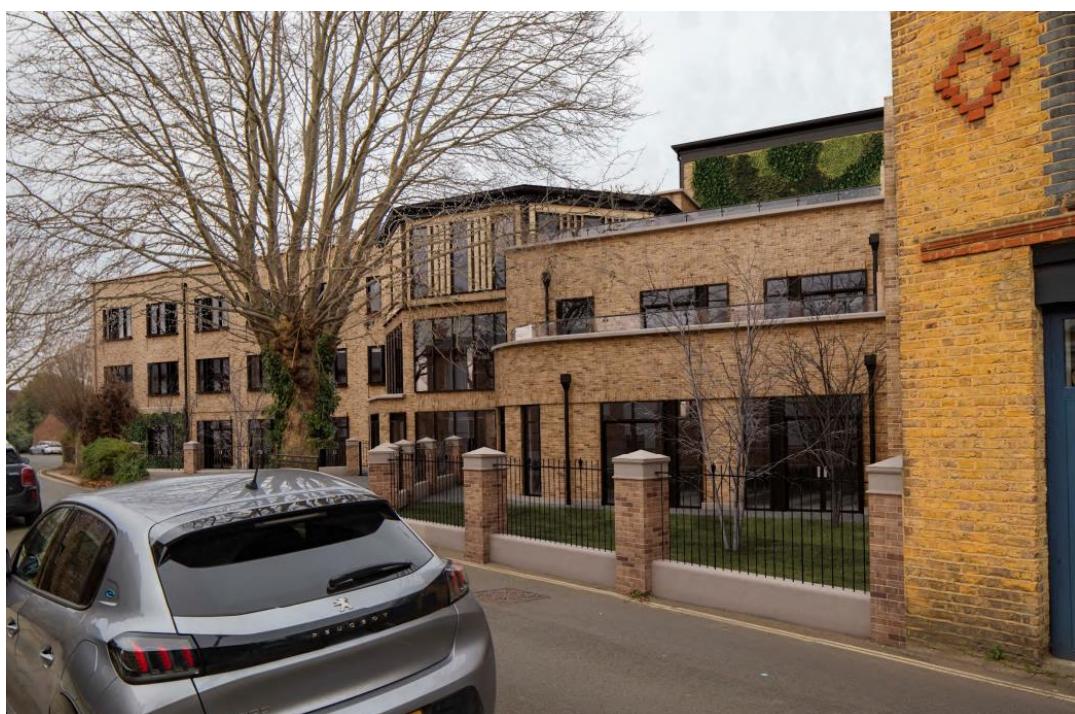
have been consulted throughout this application process. Their advice has helped the council to focus on the areas which caused the greatest degree of harm to the character and appearance of the conservation area. This include the elements of the set-back upper floor, the western stair-core and the architectural detailing and materiality of the south elevation. The design has changed substantially from the previous 23/AP/0330 application and from the initial iteration of this application. Historic England's latest advice notes the design has been changed. Whilst noting limited harm overall, Historic England has not raised an objection. The council are satisfied that this step has been fulfilled.

184. ***Step 5 – Make and document the decision and monitor outcomes***

The planning application fulfils this part of the process.

Views submitted

185. Given the sensitive historic context and the proximity of the Conservation Area views were required to be submitted with the application in the following three locations; eastern end of Grove Lane, Evesham Walk and Kerfield Place.
186. Accurate rendered visualisations have been submitted (ADD) and updated to reflect the final version of the design showing the development in the wider context of the conservation area. These are considered sufficient to assess the impact of the proposed development on its surroundings.
187. *Verified view 1–*



188. Verified view 2 –



189. Verified view 3 –

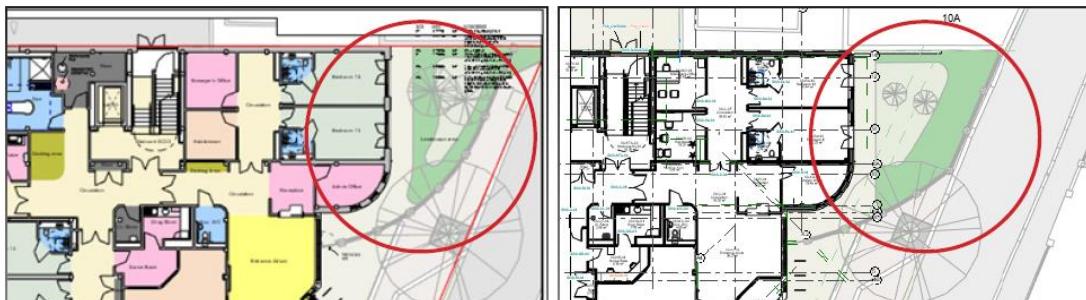


190. The views demonstrate that, whilst this will be a modern facility, the design has drawn from its context: including features and materials that are common in this area; arranged its massing to reflect the modest scale and prevailing heights of the conservation area; and incorporated the mature landscape which contributes to the character of this sensitive historic setting. These

views are useful for providing further context of the proposal and for highlighting the importance of ensuring that an appropriate material is chosen for the main brick of the new care home building.

Landscaping

191. Historic England (HE) initially responded in July 2024 stating that by building out to the plot boundary at a four storey scale, it would be detrimental to the existing character of Love Walk - as the locally listed no's 2-9 Love Walk are defined by front gardens set away from the pavement. They advised that a more generous landscaped area fronting Love Walk could potentially mitigate some of the impact allowing for the growth of larger trees. The scheme has been amended accordingly to mitigate this concern.
192. Omitting footpath on eastern entrance
(Left – previous 23/AP/0330 scheme. Right – current 24/AP/0330 scheme)



Heritage balance

193. As detailed above, where harm has been identified, the NPPF states in paragraph 215 that “where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weight against the public benefits of the proposal, including where appropriate, securing its optimum viable use”.
194. In this case, the heritage assessment has identified that there would be some minor harm to the setting of the Camberwell Grove conservation area and other designated heritage assets. The key public benefit in this case, which is given significant weight in the planning balance, is the provision of a specialist dementia care facility for adults which meets the local need in Southwark; in addition to providing this essential facility the proposal would provide an atrium café for residents, their families and local residents, and a 1.8m footway to the western end of Love Walk which would improve the pedestrian experience. When the limited order of harm is considered in the balance, both in relation to each heritage asset individually, and cumulatively, it is considered that the public benefits provide the clear and convincing

justification for the development sufficient to satisfy the test in the NPPF (2024). The public benefits are further assessed in paragraphs 251 to 256.

Conclusion on design and heritage with reference to policy

P13 – Design of places

195. The revised scheme demonstrates high-quality design with articulated façades, traditional detailing, and use of buff brick to reflect local character. The massing and height have been reduced and reordered through design iterations, improving its fit with the surrounding context. Landscaping and an active frontage to Love Walk enhance the public realm. Conditions requiring approval of materials (brick, windows, glazing) will ensure the development maintains high design standards. The scheme complies with policy P13 by delivering a contextual high-quality design.

P14 – Design quality

196. The internal layouts, terraces, and gardens provide good quality living conditions for future residents. The design incorporates inclusive and accessible features throughout the building. The scheme achieves BREEAM Excellent, promotes carbon reduction and active travel, aligning with Southwark's sustainability objectives. The scheme complies with P14 by providing high standard of accommodation and supporting sustainable development.

P19 – Listed buildings and structures

197. The development causes minor “less than substantial harm” to the setting of the Grade II listed terraces at 18–60 Grove Lane by dominating part of Kerfield Place and altering its historic hierarchy. The harm is at the lowest end of the NPPF spectrum and has been mitigated by:

- reduction of upper storey massing
- improved façade design and materiality
- consultation with Historic England (who raised no objection following revisions)

In line with P19 and NPPF Chapter 16, this harm must be weighed against the public benefits of the proposal. The scheme complies with P19 as the limited harm is outweighed by the substantial public benefits, which are further detailed.

P20 – Conservation areas

198. The development lies outside but within the setting of the Camberwell Grove Conservation Area. The scale and massing introduce limited less than substantial harm to the conservation area's sylvan and intimate character at the eastern end of Love Walk. Harm is reduced through:

- traditional design features and vertical emphasis
- retention of mature trees and landscaped forecourt
- reduction of upper floor and western stair-core bulk

The proposals do not disrupt key views or the appreciation of locally listed buildings opposite. Therefore the scheme does comply with P20, as the identified harm is limited and justified, by the substantial public benefits, which are further detailed.

Chapter 16 NPPF (2024)

199. Paragraphs 215–216 require that “less than substantial harm” to heritage assets is weighed against the public benefits of the proposal. The proposal’s public benefits include:

- provision of specialist dementia care meeting critical local demand
- health equity improvements consistent with Southwark Plan Strategic Policy SP5
- environmental sustainability (BREEAM Excellent, carbon reduction, urban greening)
- significant job creation (85 FTE posts)
- inclusive design and improved pedestrian experience along Love Walk

These benefits provide clear and convincing justification for the development and outweigh the limited heritage harm. The scheme complies with NPPF Chapter 16 as public benefits outweigh any heritage harm.

Overall policy position

200. The scheme is in full compliance with policies P13 and P14; and the identified harm is outweighed by the substantial public benefits as required by policies P19 and P20. Historic England have raised concerns, but do not object to the proposed development – allowing the Local Planning Authority to determine the design and heritage balance. The proposal satisfies the NPPF (2024) Chapter 16 tests, as limited heritage harm is clearly outweighed by the substantial public benefits. The scheme delivers a high quality, sustainable care home facility which meets local need. When assessed against the Southwark Plan (2022) and the NPPF (2024) heritage balance, the proposal is policy compliant.

Impact upon amenity of neighbours

201. Policy P56 (Protection of Amenity) of the Southwark Plan states that development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users. Amenity considerations which will be taken into account include privacy and outlook, overlooking, and day/sunlight impacts. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Daylight and Sunlight

202. The applicant has submitted a Daylight and Sunlight Report (ref: 5556 by EB7 dated 16 April 2025) which has been reviewed by Officers. It should be noted that there is no specific national planning policy related to day/sun-light matter; however, the BRE Report "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (June 2022) is an established guidance document detailing industry standard considered appropriate for urban development analysis. The two main measures to assess the impact of daylight from the development are VSC (Vertical Sky Component) and NSL (No Skyline) – follows a sequential test.
203. It should be emphasised that BRE guidelines are not fixed or mandatory standards, they should be applied flexibly at the discretion of the Planning Authority, weighed against other material planning considerations. Policy P56 (Protection of Amenity) of the Southwark Plan (2022) states that development will not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users. The amenity considerations include as outlined in section 1.4 of P56 – daylight, sunlight and impacts from window and on microclimate. In order to apply this policy methodically a two-stage process is undertaken. Firstly, measure the impacts on daylight and sunlight against the empirical numerical targets of the BRE guidelines - this is to establish whether there will be a material effect on amenity. Secondly, to factor in the specific circumstances to which the development relates, and to apply professional judgement as to whether that impact is acceptable or unacceptable in the context of those specific circumstances.
204. **VSC (daylight spot)** – assessment of all rooms/windows within surrounding buildings that both face and overlook the proposed development. If this Vertical Sky Component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the Vertical Sky Component with the new development in place is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building will notice the reduction in the amount of skylight. It should be noted that "notice" does not necessarily

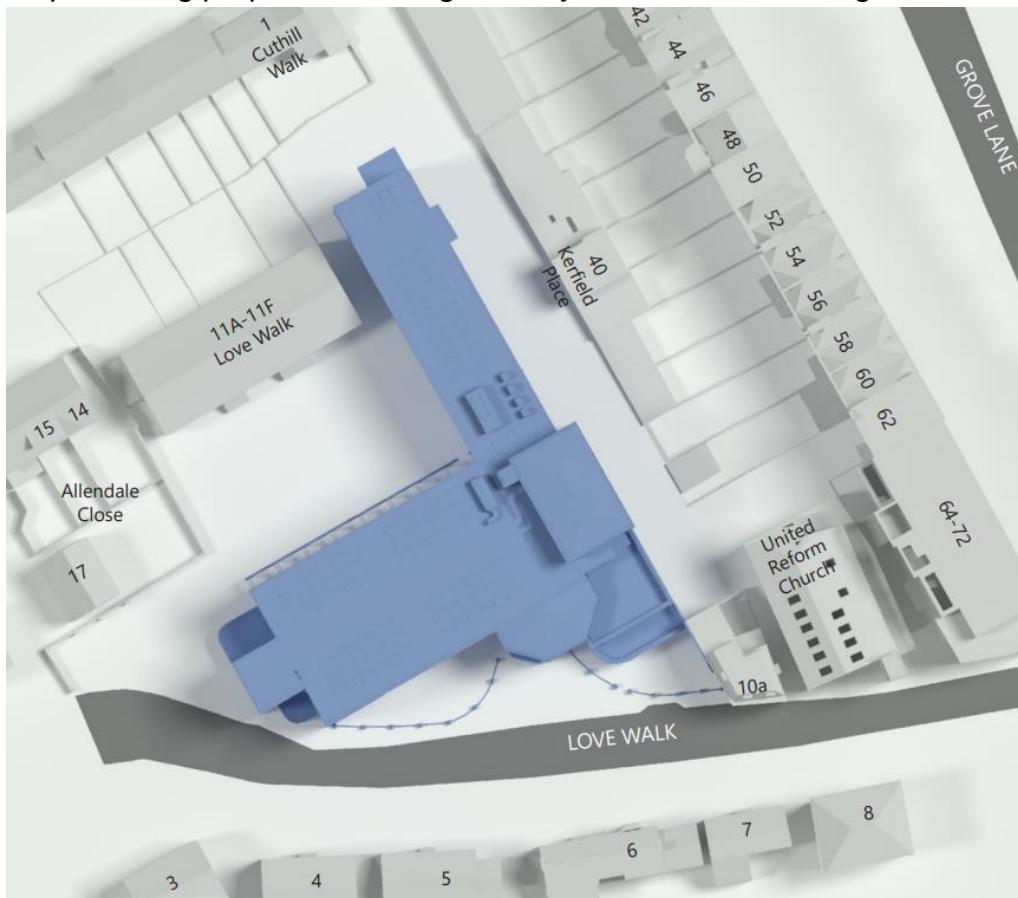
equate to the loss of light being a material reduction to the level of amenity enjoyed by the neighbouring building.

205. **NSL (No Skyline)** - is a measure of the distribution of diffuse daylight within a room. The NSL simply follows the division between those parts of a room that can receive some direct skylight from those that cannot. If from a point in a room on the working plane (a plane 850mm above the floor) it is possible to see some sky then that point will lie inside the NSL contour. Conversely, if no sky is visible from that point then it would lie outside the contour.

206. The residential buildings most impacted from this development would be:

- 6 Love Walk
- 11A-11F Love Walk
- 48 Grove Lane
- 40 Kerfield Place
- 54 Grove Lane
- 56 Grove Lane
- 58 Grove Lane

207. *Map showing proposed building and adjacent residential neighbours*



208. For the purpose of Planning, the tests within the BRE Guidelines are usually limited to habitable rooms within existing neighbouring residential buildings. A

“habitable” room is defined as a Kitchen, Living Room or Bedroom. Bathrooms, hallways and corridors are excluded from this definition. Nondomestic and commercial buildings are also excluded, as it is generally accepted that these uses normally rely primarily on supplementary artificial lighting throughout the day; and are therefore not dependent on natural light for their main source of amenity.

209. For all other neighbouring buildings where records drawings have not been available, reasonable efforts and assumed room layouts for the purpose of the No Skyline Daylight Distribution Analysis were based on an external inspection and general nature and typology of the buildings.

6 Love Walk

210. 6 Love Walk is a two storey residential property located to the south of the application site. The results of the VSC demonstrate full compliance with the BRE guidance, in line with the previous proposal 23/AP/0330. In terms of NSL five of the six rooms would comply with BRE guidance, however the ground floor study (W6), which is not a principal living space, would experience a reduction of 23.4% compared to the previous 33% in 23/AP/0330. It has been concluded that this is due to the depth of the room (which exceeds 6m), the result would remain in accordance with the aims of the BRE guidance which recognises that deep rooms are unlikely to meet the NSL targets. In terms of sunlight, all rooms would experience sunlight levels in line with BRE targets.

11A-F Love Walk

211. Located to the north of the application site, no's 11 A-F Love Walk comprises of a row of 2 x two storey terraces houses (western side) and 4 x 4 flat (eastern side). Officers undertook a site visit to three flats at 11 A-F Love Walk, to assess the relationship between the proposed development and the existing properties and to understand and verify the internal layout. It is confirmed that the bedrooms for the flats are located on the front of the building (southern side) overlooking the application site.

- 212.

Vertical Sky Component					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41% +
18	11	61%	3	4	0

213. This shows that 11 out of 18 windows would comply with BRE Guidelines. The 7 affected windows, 3 confirmed as bedrooms and the 4 other are unknown, therefore surveyed as worst-case scenario “habitable rooms”. None of the windows would experience significant losses (over 41%), of the

windows which fall below BRE Guidelines there would be 3 windows which would experience a reduction of between 20-30% which are not significantly beyond BRE Guidelines. The remaining 4 windows would experience moderate losses between 31-40%. Overall, this is an improvement from the previous proposal 23/AP/0330 where 9 out of the 18 windows passed and the reductions were slightly higher with 4 windows experiencing losses of 20-30% and 5 windows experiencing losses of 31-40%.

214.

No Sky Line Results					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41% +
18	10	55%	0	2	6

215. 10 of the 18 rooms would experience no noticeable change to NSL and would be compliant with BRE guidance. The 8 rooms that would be affected are on the ground floor and would experience reductions of between 37.8% - 48.1%. This reduction is influenced by the existing high NSL levels due to the open outlook over the carpark. Given that the windows serve bedrooms and the primary living spaces are to the rear of the building, the impact on this building is considered to be acceptable as the primary living spaces would be less impacted.

48 Grove Lane

216. Located to the east of the application site No. 48 Grove Lane is a four storey terraced property with a detached garage. In terms of daylight the results of the VSC analysis show that 11 of the 12 windows would comply with BRE Guidelines. The affected ground floor window located on the western elevation (W4) is a secondary window with the primary window located on the eastern elevation. The impact on the room would not be unacceptable as it would still comply with BRE Guidelines in terms of NSL. Overall it is considered that this result would still be in line with BRE guidance. It is of note that the reduction is the same as the previous proposal 23/AP/0330.

217. The results of the NSL analysis shows that 7 of the 8 rooms would experience no noticeable change to NSL. The affected ground floor room would experience a reduction of 21.5% which is considered to be a minor impact, it is also of note that the room is 5.6m deep. This would be an improvement on the previous proposal 23/AP/0330 which resulted in a reduction of 26% to this room. In terms of sunlight, all rooms would experience sunlight levels in line with BRE targets.

40 Kerfield Place

218. 40 Kerfield Place is a two storey residential property located to the east of the application site on Kerfield Place.

219.

Vertical Sky Component					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41% +
5	1	20%	0	0	4

220. The analysis show that 1 of the 5 windows would comply with BRE Guidelines, the remaining 4 windows would experience a reduction in VSC of 54% and 55%. The two ground floor windows affected serve a dual aspect kitchen/dining room (3 windows). The room would be served by a window with VSC levels of at least 20.7%. The remaining two affected windows would have a VSC of 18.7-19.0%. Whilst there would be a reduction, the retained VSC levels would still overall be in line the BRE Guidelines expected in an urban location. It is also of note that the results are a small improvement from the previous proposal 23/AP/0330.

221.

No Sky Line Results					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41% +
2	0	0%	0	0	2

222. The results show both rooms would experience noticeable reductions of 53% (ground floor) and 55% (first floor); however this is largely affected by the current open outlook from these windows. Therefore, it is considered on balance that the results would be acceptable given the existing context of the site and proposed development. In terms of sunlight, all rooms would experience sunlight levels in line with BRE targets.

54, 56 and 58 Grove Lane

223. Located to the east of the application site, Nos 54, 56 and 58 Grove Lane are four storey terraced properties. The results of the VSC demonstrate full compliance with the BRE guidance
224. In terms of NSL 15 of the 18 rooms would be in accordance with BRE guidance. One lower ground floor room within each property would experience a reduction of between 24.1-26.1%. These rooms are located at lower ground floor level and are already constrained, therefore the minor NSL reduction is considered on balance to be acceptable. It is of note that the results are a small improvement from the previous proposal 23/AP/0330.

225. In terms of sunlight, 16 of the 18 rooms would experience sunlight levels in line with BRE targets. The affected room is at 54 Grove Lane and is at lower ground floor level; it would experience retained sunlight levels of 23% and winter levels of 2%, compared to the target of 25% and winter target of 5%. This room is already constrained given its location at lower ground floor level.

Neighbouring sunlight amenity

226. The results demonstrate that the external amenity spaces at 42-60 Grove Lane, 1-2 Cuthill Walk, 11A-F Love Walk and 14-17 Allendale Close would retain sunlight levels in accordance with BRE guidance. No. 62 Grove Lane would experience a minor reduction of 26%, which is marginally better than the previous proposal 23/AP/0330.
227. Overall, whilst the proposed development would result in some impact on the daylight and sunlight levels at the neighbouring properties, the results for the current scheme are an improvement upon the previous proposal 23/AP/0330, and would remain broadly in line with the levels expected in this urban context and the flexibility of BRE guidance allowed for urban environments for such a development. Officers are satisfied that despite some impact to daylight-sunlight amenity, it would not cause any detrimental impact to neighbours in accordance with the BRE (2022) guidance.

Privacy, outlook, sense of enclosure

228. To prevent unnecessary problems of overlooking, loss of privacy and disturbance, the 2015 Technical Update to the Residential Design Standards SPD (2011) recommends that development should achieve the following distances:
- A minimum distance of 12m at the front of the building and any elevation that fronts on to a highway
 - A minimum distance of 21m at the rear of the building
229. The proposed building would be in a similar location to the existing care home building, it would be slightly closer to the neighbouring properties 4, 5 and 6 Love Walk which are located across a highway (Love Walk) from the application site. However, a separation distance of over 12 metres would still be maintained between these properties and the proposed development which accords with the guidance in the Residential Design Standards SPD.
230. No. 40 Kerfield Place located to the east of the application site and separated by Kerfield Place, an un-adopted highway. There would be separation distance of 9.2m. Although this falls below the guidance contained within the

Residential Standards SPD, this is slightly greater than the existing separation distance with the current care home which is also only 8.4m. The eastern boundary of the new development would also still be demarcated by a brick wall which would provide some privacy to the care home residents and residents of 40 Kerfield Place. The boundary demarcation will range from 1.64m to 1.49m high and at its lowest point will be 1.26m, it will follow the gently upward slope of Kerfield Place from north to south.

- 231. The reduction in the height of the building is on the Love Walk frontage rather than Kerfield Place, therefore the scale of the proposed northern part of the proposed building would still be higher than the existing building. It is considered on balance that an acceptable relationship would be maintained between the new care home facility and the existing residential property, No. 40 Kerfield Place, in terms of separation distances.
- 232. The proposed building would be located closer to Nos 11 A-F Love Walk which are to the north of the site and rear of the proposed care home. There would still be a separation distance of c.20m, which is 1m below the recommended minimum separation distance of 21m. Whilst a greater separation distance would be preferred, the minor deficiency is a result of the new building being set-back from the Love Walk frontage and is considered on balance to be acceptable. Likewise, the reduction in the height of the building on the Love Walk frontage (removal of the top floor) has assisted in reducing the overall dominance of the building on the front elevation of 11 A-F Love Walk.
- 233. Overall, it is considered that despite the minor shortfalls in separation distances between the proposed development and neighbouring properties 11A-F Love Walk and 40 Kerfield Place, the revised proposal has been well designed to be as far from these properties as feasible given the site constraints. The reduction in height on the Love Walk frontage has assisted in reducing the overall dominance of the building. The internal layout has also been carefully considered to place communal areas on the southern side of the building and frosted glass and timber panels incorporating slats/fins are proposed in the lounges at the end of Kerfield Place to provide screening and restrict direct views to the houses on Cuthill Walk. It is recommended that a condition is attached to ensure full details of the screening is provided. Overall, the proposal is not considered to give rise unacceptable levels of overlooking or loss of privacy.

Lighting and impact on neighbouring residential properties

- 234. Concern has been raised by local residents in relation to the lighting of the new care building, particularly the atrium entrance on the Love Walk frontage and lounges on Kerfield Place/Cuthill Walk.

- 235. The applicant has been confirmed that all lighting will be LED dimmable and linked to a time clock and local daylight sensor-methodology to reduce or even turn light off during the night-time hours. The proposed sensors will therefore assist in reducing light spill out of the atrium during hours of darkness.
- 236. The atrium and lounges to the north end of the building on Kerfield Place/Cuthill Walk will have full height blinds. There is also a risk of external lighting affecting neighbouring residential properties, therefore it is recommended that a condition is attached to ensure that any external lighting complies with the Institute of Lighting Professionals Guidance note.

Relationship between the proposed development and 10A Love Walk

- 237. 10A Love Walk was granted permission under 21/AP/1606 for the Construction of a mansard roof extension and terrace. Implementation of this permission has commenced.
- 238. The proposed development at 10 Love Walk does not over-sail the boundary with 10A Love Walk. There are two terraces/amenity areas on the first and second floors of the proposed care home which are adjacent to the boundary with 10A Love Walk. To ensure that there is no detrimental impact of overlooking it is recommended to attach a condition to ensure that details of balcony/terrace screens are submitted prior to the occupation of the new care home.

Transport and highways

- 239. The NPPF (2024) requires transport issues to be an integral consideration in the determination of development proposals. It places emphasis on locating new development within accessible and sustainable locations, maximising sustainable transport opportunities, reducing parking provision, ensuring safe and suitable access to sites can be achieved for all users and maximising opportunities to enhance access and permeability. These aims, combined with transport policies are critical to achieving high quality public realm and place-making objectives.
- 240. The site is located within a PTAL Zone 6A, which demonstrates excellent connectivity to TfL transport services. The applicant has submitted a Transport Assessment (ref: 25064-TS01 by Markides Associates dated April 2025), which Officers have reviewed.

Access and trip generation

241. Pedestrian access to the site will be the same as the existing arrangement from Love Walk. In relation to vehicle access, there is an existing access point to the west of the building which is also shared with Nos 11 A-F Love Walk, it is proposed that this access is still used for deliveries whilst also ensuring that access is retained for the existing residential properties.
242. Following requests from Highway Officers, a new 1.8m footway is proposed along the Love Walk frontage (southern boundary) of the site. In the previous proposal 23/AP/0330 the proposed footway extended right up to 10A Love Walk, however concerns have been raised by the owner of 10A Love Walk regarding the proximity of the footway to their side elevation of their property and loss of privacy/overlooking. Following consultation with Highways Officers the footway has been amended to terminate at the end of the drop-off bay.
243. The existing trip rates (for the 31-bed site), includes 11 vehicle trips (184 total daily trips). The proposed daily trip rate (for the 62-bed proposal) for vehicles is 22 (/368 total trips), with a max of 4 trips in peak periods. This is a net increase of 11 trips, or 100%. The table below summaries the access-trip generation as key metrics:

244.

Metric / Comparison	Existing (31 beds)	Proposed (62 beds)
Total trips	~ 184 daily two way (20 AM peak and 17 PM peak)	~ 368 two way (39 AM peak and 34 PM peak)
Vehicle trips	~ 11 daily (1 peak hour)	~ 22 daily (2 peak hour)
Public transport trips	~ 129 daily trips	~ 258 daily trips
Active travel (walk/cycle)	~ 44 daily	~ 90 daily

245. Impact Assessment –

- Walking/cycling: +3 peak hour trips – easily absorbed by existing foot/cycle network
- Public transport – Buses: +70 daily trips – less than 1 passenger per bus, therefore negligible impact
- Public transport – Rail/tube: +59 daily trips – less than 1 passenger per train, therefore negligible impact
- Highway: Minor increase in vehicle and servicing trips, fully accommodated by local roads without congestion or safety concerns.

Access arrangements are safe and policy compliant. Trip generation doubles with bed numbers, but absolute vehicle impact stays low. As such there are no significant effects on highways or public transport networks from access, deliveries, servicing and therefore no off-site transport mitigation is necessary.

but a Travel Plan will promote sustainable travel.

Car parking

- 246. The proposed development would be car-free which accords with the aims of Policy P54 (Cycling) of the Southwark Plan (2022). Staff and visitors to the care home will not have access to parking permits and therefore no parking on local streets governed by a CPZ will be permitted. A drop-off bay will be provided on the Love Walk frontage to allow for taxis/cars to drop off and pick up visitors and for emergency vehicles to attend to the site.
- 247. Taxi and drop-off activity (22 vehicles/day) would be accommodated in the drop-off bay, not on-street on Love Walk. There would be 1 vehicle approximately every 16.3 minutes. Transport Policy Officers do not anticipate issues (i.e. queuing on the public highway) with this frequency of trips. It is of note that there are four existing parking spaces located to the west of the vehicular access that are used by staff. The hardstanding area is owned by Southwark council. This area of hardstanding lies outside of the application site boundary and therefore does not form part of this planning application.

Cycle parking

- 248. The proposed development will provide 18 long-stay cycle parking spaces within a free standing store on the north-west side of the building adjacent to Nos. 11 A-F Love Walk and the proposed garden to the north of the new care home. 6 short-stay cycle parking spaces (3 x Sheffield Stands) will be provided adjacent to the Love Walk front entrance. A side access door will be provided so that staff can conveniently access the long stay cycle store from the ground floor of the new care home. A detailed plan of the proposed long stay cycle store has been provided which is considered acceptable by Transport Policy Officers.

Delivery and Servicing

- 249. Deliveries will take place to the rear of the building via the internal access road as per the existing arrangement for the current care home. Swept path analysis drawings have been provided to demonstrate larger vehicles entering this area. Trip generation data has been provided which states that there would be a net increase of 10 trips (9 existing and 19 proposed) which would be the worst case scenario. Transport Policy Officers have not raised concern regarding the increase in trips.
- 250. Concern has been raised by residents in relation to this arrangement, as it could restrict access to the parking area for Nos 11 A-F Love Walk. It has been confirmed with the applicant that the delivery and servicing

arrangements are per the existing arrangement and that most delivery vehicles are able to turn within the site or have to use the parking area at Nos 11 A-F Love Walk for turning.

251. The proposed tracking diagrams show that vehicles will park to the east of the resident parking area for Nos 11 A-F Love Walk and will only use this area for turning.
252. In relation to refuse and recycling, the bin store will be located on the western corner of the building adjacent to the internal access road within the site. It is proposed that the existing collection arrangements from Love Walk will continue, whereby refuse vehicles collect rubbish on the northern site of Love Walk and transport bins from the store.

Demolition Construction Environmental Management Plan

253. Due to the scale of development being proposed a Demolition, Construction, Environmental Management Plan is required to address how effects of construction on the environment will be avoided. Initial details for the CEMP have been provided by the applicant to demonstrate how construction using public highways can be safely accomplished and how vehicle movements will be minimised and controlled to reduce danger to vulnerable road users. A pre-commencement condition is recommended to ensure that a full CEMP is submitted.

Trees, landscaping, ecology and biodiversity

Trees and landscaping

254. There are 24 trees within and around the site and a TPO covers the large London Plane (T1) on the Love Walk frontage. Overall, the majority of the trees are growing in restricted locations and provide limited visual amenity. In total 17 trees are proposed to be removed - these comprise 12 Category C and 5 Category U trees. The higher value trees T1 (London Plane) and T18 (Tree of Heaven) will be retained.
255. The Urban Forester has reviewed the Arboricultural Impact Assessment and is satisfied with the approach. The applicant has undertaken a CAVAT valuation of the tree stock and a sum of £56,434 has been agreed towards planting trees in the Borough.
256. It is recommended that a pre-commencement condition is attached to ensure a site visit can be undertaken to allow for any on-site recommendations to be included in an amended method statement, particularly in relation to the mature London Plane tree and the proposed basement.

Ecology and biodiversity

257. The Ecological Assessment (ref: 10762.2025EcoAss.vf1 by Ecology Solutions dated April 2025) concludes that none of the trees present on the site are likely to offer potential opportunity for roosting bats, however there is a chance that gaps in the eaves could have roosting potential. In relation to birds, given the existing buildings and hardstanding cover the majority of the site there are negligible opportunities for birds. There is no evidence to indicate the use of the application site by other protected or notable species.
258. In terms of biodiversity net gain, Southwark Plan (2022) Policy P60 (Biodiversity) seeks to ensure that new development contributes to net gains in biodiversity. The proposal achieves a biodiversity net gain of 2.64%. As the application was submitted prior to 12 February 2024 it is not subject to the mandatory requirement to achieve 10% BNG and manage enhanced habitats for 30 years. The proposal achieves an Urban Greening Factor of 0.524 which exceeds the minimum 0.4 requirement in London Plan (2021) Policy G5 (Urban greening).
259. An initial bat survey was submitted in April 2024. The council's ecology officer requested a further survey be undertaken given the potential for bats to roost in the eaves of the building. The council received this further survey in August 2025, which concludes the results of the first dusk emergence survey. The report states:

“As the building has high bat roosting potential a further two dusk emergence surveys are required in line with the Bat Conservation trust guidelines (Collins, 2023) to confirm presence / absence”.

“The full suite of surveys has been commissioned by Gately Vinden on behalf of Mission Care. As each survey needs to be completed at least three weeks apart the second dusk survey will be completed in late August with the final survey completed in September.”

In the event that there is evidence of bat roosting, the council will apply appropriate conditions.

260. The Ecology Assessment has advised that stag beetles and hedgehogs are recorded locally, therefore the provision of a stag beetle logger and insect hotels/bee bricks would be supported. The Ecology Officer has recommended conditions for details of hard and soft landscaping, the green walls and roofs, external lighting, trees and nesting features, 3 bat bricks/tubes and 4 integral swift bricks to be submitted.

Environmental matters – noise, air quality, flood risk, land contamination and basement impact assessment

Noise

261. A Noise Impact Assessment (REF) has been submitted which has been reviewed by the council's Environmental Protection Team. Overall it is concluded that conditions should be attached to ensure that residential internal noise levels are maintained within the new accommodation. In relation to plant noise and to ensure compliance with the reports recommendation on Environmental Sound Criteria. A condition should be attached to ensure the rated sound level from any plant, together with any ducting, does not exceed the background sound level, excluding in the case of the use of an emergency generator. In relation to the surrounding properties a condition has been recommended to ensure a detailed noise impact assessment is submitted to safeguard the amenity of the neighbouring residential properties.

Air Quality

262. The Air Quality Assessment (ref: J10/14003C/10 by Air Quality Consultants dated January 2024) and technical note (April 2025) has been reviewed by the council's environmental protection team. This was requested from the applicant given the application site is located within the Southwark Air Quality Management Area (AQMA) – which is defined through annual mean exceedances of NO2 and 24-hour mean exceedance of PM10. This means that stricter air quality requirements exist for proposed developments within the AQMA designation.
263. The assessment has shown that the proposed development is air quality neutral. In terms of construction, the site has been designated as 'high risk' and mitigation is proposed for dust control. A condition has been recommended to ensure the development achieves full compliance with the mitigation measures set out in the air quality assessment.
264. An emergency standby generator is also proposed to support the proposed care home use, full details of the scheme for ventilation and extraction and particulates will be required to be submitted and to ensure that it does not cause harm to the nearby neighbouring properties in terms of fumes. It is recommended that a condition be attached.

Flood Risk

265. The application site is not located in a flood risk zone, though it is located within a Critical Drainage Area. A Flood Risk Assessment and Drainage

Strategy has been submitted with the application and has been reviewed by the LLFA.

266. The applicant has proposed two options for the drainage hierarchy; option 1 incorporates small rainwater harvesting techniques and infiltration; option 2 proposes to manage rainwater via rainwater harvesting and green infrastructure. SuDS features do not discharge into a watercourse, nor do they discharge into a surface water sewer. The drainage strategy also includes the maintenance task and frequencies, attenuation volumes and run-off rates which are considered acceptable subject to conditions to ensure full details of the proposed surface water drainage system, incorporating SuDS, are submitted to the Local Planning Authority and to ensure a drainage verification report is submitted prior to occupation of the care home.

Land Contamination

267. A Phase 1 Preliminary Risk Assessment Report has been submitted and concludes that the potential for high concentrations of contaminants of concerns to be present in soil and groundwater beneath the site is not considered to be significant, however, further analysis is required to confirm this. A condition has therefore been recommended requiring a full site investigation, remediation strategy and verification report to be submitted.
268. Given that the proposal involves the demolition of the existing care home building it is recommended that an asbestos survey is undertaken prior to the commencement of any demolition.

Basement Impact Assessment

269. A Basement Impact Assessment has been prepared by Curtins dated 28 April 2025; it is proposed that a condition is attached to ensure compliance with the details specific within the assessment and to request that further ground investigations are undertaken and submitted to the Local Planning Authority.

Energy and sustainability

270. The proposed scheme has been developed in-line with the energy policies within local and regional policy. The three step Energy Hierarchy has been implemented and the estimated regulated CO2 savings on-site are 42%. This exceeds the 35% target stated within Policy SI2 (Minimising greenhouse gas emissions) of the London Plan (2021).

Be Lean – use less energy

271. ‘Be Lean’ requires development to use less energy and managed demand

during operation. In order to reduce the demand for heating energy the proposed building will be constructed with a highly thermal efficient building envelope. In order to reduce energy consumption and CO2 emissions it is proposed that core areas including the bedrooms, en-suite/WC and lounges will be served by an Air Source Heat Pump (ASHP) emitted through underfloor heating. The ASHP will also provide hot water. Ventilation will be via an air handling unit and MVHR with heat recovery, all lighting will be LED with on-off control sensors. The proposed development envelope and services will be specified to exceed the minimum standards set in Part L. CO2 savings of 17% are achieved for the proposed development which exceeds with the 15% minimum reduction set in Policy SI2 (Minimising greenhouse gas emissions) of the London Plan (2021).

Be Clean – supply energy efficiently

272. 'Be Clean' expects development to exploit local energy resources and supply energy efficiently and cleanly. There are no district heat networks or planned district heat network within 500m of the development site, it is however recommended that the proposed development is left with spare connections capable for connection in the future. On-site heat generating technology such as Combined Heat and Power (CHP) was also considered, however it was not a suitable option for the proposed development site due to adverse impacts on air pollution and therefore would not be appropriate for the development given its location within an Air Quality Management Area. Overall, no Be Clean measures are incorporated as part of the proposed development.

Be Green – use low or carbon zero energy

273. 'Be Green' seeks to maximise opportunities for renewable energy by producing, storing and using renewable energy on site. Air Source Heat Pumps (ASHP) and Solar Photovoltaic panels will be included as part of the proposed development. It is proposed that 99 PV panels will be located on the south-west, south-east and north-west oriented roofs. Technologies such as Ground Source Heat Pump and Solar Hot Water have been discounted due to the cost and technical feasibility. The 'Be Green' measures would achieve a 25% saving in CO2. The proposed development meets the national, regional and local requirements for energy efficiency.

Be Seen – monitor and review

274. In accordance with the 'Be Seen' requirement of the London Plan (2021) and Southwark Local Plan (2022), the energy performance would also be monitored as part of the legal agreement.

Carbon Emission Reduction

275. Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan (2021) and P70 (Energy) of the Southwark Plan (2022) require all major development to be net carbon zero. Where it can be demonstrated that the development cannot achieve 100% on-site carbon savings beyond Part L of the Building Regulations, a financial contribution would be secured to offset the remaining carbon emissions. For non-residential development, a minimum of 40% savings beyond Part L of the Building Regulations must be met on-site, in accordance with Policy P70 (Energy) of the Southwark Plan (2022). At least 15% of these savings should be achieved through energy efficient measures (Be Lean).
276. It is estimated that the proposed development would have an overall carbon saving for non-domestic emissions of 42% below the Part L of the 2021 Building Regulations.
277. 17% of these would be through Be Lean measures and 25% through Be Green measures. In order to achieve zero carbon 18.40 tonnes of carbon would need to be offset. This would be offset through a £52,556 payment in lieu contribution secured via legal agreement.

Sustainability / BREEAM

278. Southwark Plan Policy P69 (Sustainability standards) states that non-domestic development over 500sqm must achieve a BREEAM rating of 'excellent'. The development has been assessed under the New Construction 2018 version V6.1, Residential Institution (long term stay) – Residential Care Home scheme as Fully Fitted. The target score is 74.60% which is a BREEAM "Excellent" rating which would accord with the policy requirement.

Fire safety

279. Fire safety details have been submitted in accordance with Policy D12 (Fire safety) of the London Plan (2021). The fire strategy outlines:
- *The occupants of the new care home will be elderly residents who will therefore require assistance from staff to evacuate should a fire occur in the building.*
 - *The evacuation strategy will be a progressive horizontal evacuation which allows for residents not directly affected by the fire to be left undisturbed. This includes subdividing the building into protected areas of no more than 10 bedrooms. Each floor will be compartmented into a minimum of 3 protected areas.*
 - *There is one travel distance on the first floor would be in excess of the*

recommended limit within ADM Vol 2[2]. It is proposed that this corridor is provided with a smoke control system.

- *In relation to vertical escape there are three lift cores and three protected staircases.*
- *In relation to passive fire safety measures, the structure of the building has been designed to comply with necessary periods of fire resistance, methods to prevent internal fire spread will be utilised along with compartmentation.*
- *Active Fire Safety Measures will be installed in accordance with BS 5839 Part 1, along with smoke control and fire suppression.*
- *Emergency access will be from Love Walk.*

280. Paragraph 3.12.9 supporting Policy D12 explains that Fire Statements should be produced by someone who is “third-party independent and suitably-qualified”. The council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer. Further Fire Safety checks during construction are dealt with at Building Regulations stage, which provides a thorough assessment of the fire risks relating to a new development.

Summary of public benefits

281. The redevelopment of Love Walk into a 62-bedroom care home directly supports strategic policy SP5 of the Southwark Plan (2022), with has the goal of improving health and wellbeing, extending opportunities for independent living among vulnerable residents, and enhancing access to healthcare facilities – particularly critical in addressing health inequalities for the elderly, disabled and dementia patients.
282. The council's Strategic Housing Market Assessment (SHMA) and the Caterwood Report both set out the demand for care home capacity within the Borough. The development would contribute to 7% (62 bedrooms) to the overall demand of 867 care beds required by 2029 (SHMA, LBS, 2019). This is a good contribution from one development scheme which demonstrates a positive public benefit.
283. The schemes high performance in BREEAM “Excellent” rating, carbon emission reductions, urban greening and provision of walking and cycling align with the Southwark Plans' overarching thrust towards sustainable neighbourhoods, climate resilience development, and improved green

spaces.

284. The provision of substantial full-time employment (85 FTE jobs) improved communal amenities, and accessible design reflects the Southwark Plans (2022) broader aims of resilient communities and equal opportunity through inclusive social investment.
285. In reviewing against the NPPF (2024), the proposal delivers less than substantial harm to heritage assets. Under paragraphs 215-216, such harm must be weighed against public benefits. The schemes benefits include addressing critical dementia care shortages, good quality design, sustainability and job creation.
286. In maximising sustainable outcomes, the NPPF (2024) refines presumption in favour of sustainable development, requiring it only to apply when relevant policies are out of date. Here, the proposed development design aligns with the current policies of promoting quality, sustainable construction and social value.
287. In conclusion, the redevelopment proposal delivers good and broad ranging public benefits – from enhanced dementia care and health equity, to environmental sustainability, carbon reduction, job creation and inclusive design. These benefits meet the aims and strategic objectives of the Southwark Plan (2022) and the key provisions in the NPPF (2024) concerning heritage balance, sustainable development presumption and environmental enhancement. Under NPPF (2024) Chapter 16 (Conserving and enhancing the historic environment), any less than substantial harm to heritage is outweighed by the outlined public benefits. The proposal is therefore considered to contribute positively to Southwark.

Planning obligations (S.106 agreement)

288. 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 2025, which sets out in detail the type of development that qualifies for planning obligations. The NPPF emphasises the Community Infrastructure Levy Regulation 122 which requires obligations be:
 - necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development
289. Following the adoption of Southwark's Community Infrastructure Levy (SCIL)

on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. Only defined site specific mitigation that meets the tests in Regulation 122 can be given weight.

290.	Planning Obligation	Mitigation
	Highway Works	<ol style="list-style-type: none"> 1. Introduction of footway on the western end of Love Walk up to the entrance drop-off and boundary treatment introduced on the eastern end of Love Walk using materials in accordance with Southwark's Streetscape Design Manual - SSDM 2. Upgrade the vehicular crossover on Love Walk to current SSDM standards. 3. Upgrade the vehicular access into the current car park area west of the development site to current SSDM standards 4. Provide a dropped kerb crossing point for pedestrians to the eastern side of the development on Love Walk. 5. Promote all necessary Traffic Management Orders (TMO). Works to include road markings and signage. 6. Repair any damage to the highway due to construction activities for the Development including construction work and the movement of construction vehicles. 7. Offer for adoption the strip of land between public highway boundary and building line as publicly maintained. To be secured via S38 Agreement.
	Energy: Carbon off-set	Payment of £52,556
	Trees: CAVAT	Payment of £56,434
	Transport: Travel Plan	Monitoring fee of £2790
	Transport: Delivery and Servicing Management Plan	Monitoring fee of £2790
	Environmental	Monitoring fee of £3200

Protection: Air Quality DCEMP	
S106 Admin Fee	£5000

291. In the event that an agreement has not been completed by 31 March 2026, the committee is asked to authorise the director of planning and growth to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to IP Policy 3 Community infrastructure levy (CIL) and Section 106 planning obligations of the Southwark Plan 2022; and Policy DF1 Delivery of the Plan and Planning Obligations of the London Plan 2021; and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015.

Mayoral and borough community infrastructure levy (CIL)

292. The site is located within Southwark CIL Zone 2 and MCIL2 Band 2 Zone. The proposal is a CIL chargeable development because it comprises over 100sqm of new build area. Based on floor areas provided within the agent's CIL Form 1 dated 11 April 2025, the gross amount of CIL is approximately £157,310 of Mayoral CIL and nil Borough CIL. It should be noted that this is an estimate, and the floor areas on approved drawings will be checked and the "in-use building" criteria will be further investigated, after planning approval has been obtained. Since the applicant Mission Care is a not-for-profit charity, CIL charitable relief might potentially be claimed, subject to the charity landowner meeting all eligibility criteria and CIL Form 10 (Charitable Exemption Claim Form) being submitted on time.

Human rights implications

293. 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.
294. This application has the legitimate aim of provide C2 Residential Institution development. 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

295. 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.
296. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

297. 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

298. It is therefore recommended that planning permission be granted, subject to conditions, the timely completion of a S106 Agreement.

BACKGROUND DOCUMENTS

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

APPENDICES

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Zaib Khan, Team Leader	
Version	Final	
Dated	28 August 2025	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Resources	No	No
Strategic Director, Environment, Sustainability and Leisure	No	No
Strategic Director, Housing	No	No
Date final report sent to Constitutional Team		28 August 2025

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	(As per agent) Mission Care	Reg. Number	24/AP/0303
Application Type	Major application		
Recommendation	GRANT – Subject to Legal Agreement	Case Number	PP-12747387

Draft of Decision Notice

for the following development:

Demolition of all buildings on site and comprehensive redevelopment to provide a part three and part-four storey (including ground) plus basement new care home (Class C2 - Residential Institutions), including cycle parking, refuse/recycling storage, mechanical and electrical plant, new sub-station, landscaping and green/living walls, amenity areas, perimeter treatment and associated ancillary works. (AMENDED DESCRIPTION AND DOCUMENTS RECEIVED)

10 Love Walk London Southwark SE5 8AE

In accordance with application received on 6 February 2024 and Applicant's Drawing Nos.:

Proposed Plans

PROPOSED PLANNING ELEVATIONS SHOWING BASEMENT EXTENTS SHEET 01 19236-SGP-B1-ZZ-DR-A-131306 REV P3 received 28/04/2025
 PROPOSED PLANNING ELEVATIONS SHEET 03 19236-SGP-B1-ZZ-DR-A-131305 REV P3 received 28/04/2025
 PROPOSED ELEVATIONS - COMPARISON AGAINST EXISTING 19-236-SGP-B1-ZZ-DR-A-131304 REV P8 received 28/04/2025
 PROPOSED CONTEXTUAL ELEVATIONS 19-236-SGP-B1-ZZ-DR-A-131303 REV P9 received 28/04/2025
 PROPOSED PLANNING ELEVATIONS - SHEET 02 19-236-SGP-B1-ZZ-DR-A-131302 REV P8 received 28/04/2025
 PROPOSED PLANNING ELEVATION - SHEET 01 19-236-SGP-B1-ZZ-DR-A-131301 REV P8 received 28/04/2025
 PROPOSED THIRD FLOOR PLAN 19-236-SGP-B1-03-DR-A-131103 REV P6 received 28/04/2025
 PROPOSED SECOND FLOOR PLAN 19-236-SGP-B1-02-DR-A-131102 REV P7 received 27/08/2025
 PROPOSED FIRST FLOOR PLAN 19-236-SGP-B1-01-DR-A-131101 REV P7

received 27/08/2025

PROPOSED GROUND FLOOR PLAN 19-236-SGP-B1-00-DR-A-131100 REV P10

received 27/08/2025

PROPOSED PLANNING ELEVATIONS SHOWING BASEMENT EXTENTS SHEET 02 19236-SGP-B1-ZZ-DR-A-131307 REV P3 received 01/05/2025

Other Documents

HARD AND SOFT LANDSCAPE GA (UPPER LEVELS) 221287-PEV-XX-XX-DR-L-0304 REV P10 received 28/04/2025

HARD AND SOFT LANDSCAPE GA (GROUND LEVEL) 221287-PEV-XX-XX-DR-L-0303 REV P10 received 28/04/2025

COMPREHENSIVE LANDSCAPE MASTERPLAN 221287-PEV-XX-XX-DR-L-0302 REV P09 received 28/04/2025

PROPOSED SECTIONS SHEET 04 19236-SGP-B1-ZZ-DR-A-131204 REV P2 received 28/04/2025

AREA PLANS - EXTERNAL GREEN AREAS 19-236-SGP-B1-ZZ-DR-A-920102 REV P8 received 28/04/2025

PROPOSED GROSS INTERNAL AREA PLANS 19-236-SGP-B1-ZZ-DR-A-920101 REV P6 received 28/04/2025

PROPOSED AXONOMETRIC VIEWS 19-236-SGP-B1-ZZ-DR-A-131901 REV P9 received 28/04/2025

PROPOSED SECTIONS SHEET 03 19-236-SGP-B1-ZZ-DR-A-131203 REV P5 received 28/04/2025

PROPOSED SECTIONS - SHEET 02 19-236-SGP-B1-ZZ-DR-A-131202 REV P6 received 28/04/2025

PROPOSED SECTIONS - SHEET 01 19-236-SGP-B1-ZZ-DR-A-131201 REV P7 received 28/04/2025

GROUND FLOOR SECTION 278 WORKS PLAN 19-236-SGP-B1-ZZ-DR-A-131003 REV P9 received 28/04/2025

PROPOSED SITE PLAN 19-236-SGP-B1-ZZ-DR-A-131001 REV P11 received 28/04/2025

PROPOSED BASEMENT PLAN 19-236-SGP-B1-B1-DR-A-131105 REV P8 received 28/04/2025

PROPOSED ROOF PLAN 19-236-SGP-B1-04-DR-A-131104 REV P10 received 28/04/2025

- 1) Development shall be carried out in accordance with the approved plans listed above.

Time limit for implementing this permission and the approved plans

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

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

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

3. DCEMP

No development shall take place, including any works of demolition, until a written DCEMP has been submitted to and approved in writing by the Local Planning Authority. The DCEMP 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 ' Site Waste Management ' Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
- 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

To follow current best construction practice, including the following:-

- o ' Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/construction>
- o ' Section 61 of Control of Pollution Act 1974,
- o ' The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- o ' The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- o ' BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',
- o ' BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'
- o ' BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,

- o ' BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- o ' Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>

All demolition and construction work shall be undertaken in strict accordance with the approved DCEMP 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 Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework (2024).

4. Land Contamination

a) 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.

b) 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.

c) 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.

d) 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-c 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 Southwark Plan (2022) Policy P56 (Protection of amenity); Policy P64 (Contaminated land and hazardous substances), and the

5. Asbestos Survey

Prior to the commencement of any demolition of the existing building or external structures on the site, an Asbestos Survey including an intrusive survey in accordance with HSG264, supported by an appropriate mitigation scheme to control risks to future occupiers must be submitted to and approved in writing by the Local Planning Authority. The mitigation scheme must identify potential sources of asbestos contamination and detail removal or mitigation appropriate to the proposed end use. The development must be carried out in accordance with the details thereby approved.

Reason: To ensure that risks from potential asbestos are appropriately managed, in accordance with Southwark Plan 2022 Policy P64 (Contaminated land and hazardous substances) and the National Planning Policy Framework (2024).

6. Construction Logistics Plan

No development shall take place, including any works of demolition, until a Construction Logistics Plan to manage all freight vehicle movements to and from the site in connection with the construction of the development has been submitted to and approved in writing 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 with the approved Construction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority. Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

Reason: To ensure that construction works do not have an adverse impact on the transport network in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P65 (Improving air quality), and the National Planning Policy Framework (2024).

7. Noise during construction

No development shall take place, including any works of demolition, until the developer provides a detailed noise impact assessment to be approved by the LPA. The contents of the noise impact assessment will include the following:-

- o ' Background noise levels representing the noise climate for the whole site (referencing to
 - o the NOISE ASSESSMENT 14003E-20-R01-01 REV 03 DATED 31/03/2025
 - o ' Noise from the ground-works phase
 - o ' Noise from the construction phase
 - o ' Noise from the use phase of each of the use classes proposed
 - o ' Noise from servicing

- o ' Proposed mitigation of identified sources where necessary.

Reason: To safeguard the amenity of neighbouring residential properties in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework (2024).

8. 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 or construction details and any proposed activity within root protection areas 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.

In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations. If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

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); Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of The Southwark Plan 2022: P56 Protection of amenity; P57: Open space; P58: Open water space; P59: Green infrastructure, P66 Reducing noise pollution and enhancing soundscapes, P13:

Design of places; P14: Design quality; P15: Residential design, P20: Conservation areas; P21: Conservation of the historic environment and natural heritage and P60 Biodiversity.

9. Basement Impact Assessment

Prior to the commencement of development (excluding demolition and site clearance) an addendum to the Basement Impact Assessment prepared by Curtins (081732.100-CUR-XX-XX-T-GE-0001 P9) dated 10 April 2025 shall be submitted incorporating the results of the updated ground investigations, including groundwater monitoring and borehole testing and approved in writing by the Local Planning Authority. The update should include an assessment of the continuation and fluctuations of groundwater flows, and whether the lowest point of the basement is above, or below the recorded groundwater levels recorded from the ground investigations, and any mitigation measures required. The development and mitigation measures shall be carried out in accordance with the approved details.

Further details on the preparation of BIA's for flood risk can be found in Appendix I of Southwark's Strategic Flood Risk Assessment:

27 www.southwark.gov.uk/environment/flood-risk-management/strategic-floodriskassessment-sfra?chapter=2. Please note that Basement Impact Assessments should be proportionate, and risk-based in terms of flooding.

Reason: In accordance with Policy P68 (Reducing flood risk) of the Southwark Plan 2022 to minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with the Southwark Strategic Flood Risk Assessment (2017) and the NPPF (2024)

10. Surface Water Drainage

Prior to the commencement of development (excluding demolition and site clearance) details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) shall be 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 Curtins (ref: Drainage and SuDS Strategy - Curtins Ref: 081732-CUR-XX-XX-RP-C-92002 P04 dated 18 June 2025). 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) and the NPPF (2024).

Permission is subject to the following Grade Condition(s)**11. Privacy Screening and Boundary Treatment**

Before any above grade works hereby authorised begins, details of the means of privacy screening for the first and second floor terraces (east side which is adjacent to 10A Love Walk) and boundary treatments around the amenity areas shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given. Privacy screen shall be retained at all times that the building is occupied.

Reason

In the interests of visual and residential amenity in accordance with The National Planning Policy Framework (2024), London Plan (2021) Policy D4 'Delivering Good Design' and Southwark Plan (2022) Policies P14 'Design Quality', P15 'Residential Design' and P56 'Protection of Amenity'

12. Emergency Generator

Before any above grade works hereby authorised begins details of particulars and details of a scheme for the extraction and ventilation of the standby generator shall be submitted to be approved in writing by the Local Planning Authority. The generator and associated flue should not be positioned adjacent or directly facing habitable windows to neighbouring properties. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that proposed emergency generator will not cause amenity impacts such fumes and will not detract from the appearance of the building in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P65 (Improving air quality), and the National Planning Policy Framework 2024.

13. Sample Materials

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

Reason: In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2024); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of Places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

14. Section Details

Prior to commencement of any works above grade (excluding demolition and site investigation works), detailed drawings at a scale of 1:5 or 1:10 through:

- i) all windows;
- ii) all doors;
- iii) the glazing to the lobby/atrium

shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the Local Planning Authority may be satisfied as to the quality of architectural design and details in accordance with Chapter 12 - Achieving well designed places of the NPPF (2024), Policy D4 (Delivering good design) of the London Plan, and Policies P13 (Design of places) and P14 (Design quality) of the Southwark Plan (2022).

15. Security Measures - Secure by Design

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority. Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason: In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2024); Policy D11 (Safety, security and resilience to emergency) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality) and Policy P16 (Designing out Crime) of the Southwark Plan (2022).

16. Green Roofs for Biodiversity

Part 1: Before any above grade work hereby authorised begins, details of the biodiversity green roofs shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green roofs shall be:

- biodiversity based with extensive substrate base (depth 80-150mm);
- laid out in accordance with agreed plans; and
- planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity green roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential

maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Part 2: Full Discharge of this condition will be granted once the green roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021; Policy P59 (Green Infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022) and the NPPF (2024).

17. Green Walls

Before any above grade work hereby authorised begins, details of the green walls shall be submitted to and approved in writing by the Local Planning Authority. The walls shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The green walls shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the Walls and Southwark Council agreeing in writing the submitted plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021; Policy P59 (Green Infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022) and the NPPF (2024).

18. Ecological Management Plan

Before any above grade work hereby authorised begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- Soft landscaping;
- Green roof;
- Green walls;
- Trees; and

- Nesting features.

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan.

19. Means of Enclosure

Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In the interests of visual and residential amenity in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2024); Policy D4 (Delivery good design) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P15 (Residential Design) and Policy P56 (Protection of Amenity) of the Southwark Plan (2022).

20. 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 cross sections, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2024; Policies SI 4 (Managing heat risk), SI 13 (Sustainable

drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space) and Policy P60 (Biodiversity) of the Southwark Plan (2022)

21. Cycle Parking

Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out otherwise in accordance with any such approval given.

Reason: In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2024); Policy T5 (Cycling) of the London Plan (2021); Policy P53 (Cycling) of the Southwark Plan (2022).

22. Refuse Storage

Before any above grade work hereby authorised begins, details (1:50 scale drawings), including storage capacity, elevation and external materials, of the facilities to be provided for refuse storage shall be submitted to and approved in writing by the Local Planning Authority.

The refuse storage arrangements shall be provided as detailed on the drawings approved and shall be made available for use by the occupiers of the building. The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason: To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2024); Policy D4 (Delivering good design) of the London Plan (2021); Policy P56 (Protection of amenity) and Policy P62 (Reducing waste) of the Southwark Plan (2022).

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

23. Condition: Operational Management Plan

The care home hereby approved shall not be first occupied until an Operational Management Plan (OMP) has been submitted to and approved in writing by the Local Planning Authority. The OMP shall include, but not be limited to:

1. Staffing and shift arrangements, including hours of operation and staff handover protocols;
2. Resident management procedures, including admission criteria and safeguarding measures;
3. Visitor management, including hours, access arrangements and parking controls;
4. Emergency procedures, including fire evacuation and on-site security measures; and
5. Neighbour amenity safeguards, including measures to minimise noise, traffic, and disturbance.

The care home shall thereafter be operated strictly in accordance with the approved Operational Management Plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To ensure that the use of the premises is appropriately managed in the interests of the safety of residents, the amenity of neighbouring occupiers, and the proper planning of the area, in accordance with P56 Protection of Amenity of the Southwark Plan (2022).*

24. Swift Features

Details of Swift nesting bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than 4 nesting bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The Swift nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2024); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open water space, P59 Green infrastructure, P60 Biodiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

25. Nesting Features

Details of bat nesting bricks/tubes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than 3 nesting bricks/tubes shall be provided and the details shall include the exact location, specification and design of the habitats. The

bricks/tubes shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting bricks/tubes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2024); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open Water space, P59 Green infrastructure, P60 Biodiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

26. Ecological Monitoring

Prior to the new development being first brought into use / occupied, a scheme for monitoring the effectiveness of the biodiversity mitigation and enhancement measures shall be submitted to and approved by the Local Planning Authority. This shall include:

The monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 30 years. Surveys should be undertaken in years 1, 3, 5, 7, 10, 15, 20, 25 and 30.

Species results will be submitted to the London Biological Records Centre, Greenspace Information for Greater London (GIGL).

Reason: to comply with the Biodiversity Net Gain requirements of the Environment Act 2021 and Southwark Plan Policy 2022 P60 Biodiversity and the NPPF (2024). To measure the effectiveness of biodiversity mitigation and/or enhancement measures, to see whether the measures achieve the expected biodiversity benefits.

27. Drainage Verification

Prior to the new development being first brought into use/occupied, 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 (REF) and the supporting documentation prepared (REF) 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) and the NPPF (2024).

Permission is subject to the following Compliance Condition(s)

28. Lighting Standards

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

Reason: In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with the Southwark Plan 2022 Policy P16 (Designing out crime); Policy P56 (Protection of amenity), and the National Planning Policy Framework 2024.

29. Internal Noise Levels

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

- o Bedrooms - 35dB LAeq T', 30 dB LAeq T*, 45dB LAFmax T *
- o Living and Dining rooms- 35dB LAeq T '
- o Night-time 8 hours between 23:00-07:00
- o Daytime 16 hours between 07:00-23:00.

Reason:

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

30. Plant Noise

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

Suitable acoustic treatments shall be used to ensure compliance with the above standard. A validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason

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

31. Vibration Transmission

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

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2024.

32. Air Quality

The development shall be carried out and meet the standards, including measures of the proposed mitigation as outlined within the Air Quality Assessment (ref: J10/14003C/10 by Air Quality Consultants dated January 2024) and Technical Note (April 2025)), unless otherwise approved in writing by the Local Planning Authority. The relevant mitigation measures should be incorporated into the Construction Environmental Management Plan.

Reason

To ensure that air pollutants do not have a direct or adverse impact upon the health, quality of life and life expectancy of individuals or the wider environment as required by policies P56 (Protection of Amenity) and P65 (Improving Air Quality) of the Southwark Plan (2022).

33. Boilers

Domestic gas boilers (AQMA only) ' standard. Any domestic gas boilers shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh.

Reason

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

Permission is subject to the following Special Condition(s)**34. 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) 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.

Reason: 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. To ensure that the development does not harm groundwater resources in line with the National Planning Policy Framework (2024) and Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan.

Informatics

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

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

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

Relevant planning policy

The relevant chapters in the NPPF (National Planning Policy Framework, 2024) are:

- *Chapter 2 - Achieving sustainable development*
- *Chapter 8 - Promoting healthy and safe communities*
- *Chapter 9 - Promoting sustainable transport*
- *Chapter 11 - Making effective use of land*
- *Chapter 12 - Achieving well designed places*
- *Chapter 16 - Conserving and enhancing the historic environment*

The relevant policies in The London Plan (2021) are:

- Policy CG1 – Building strong and inclusive communities
- Policy CG2 – Making best use of land
- Policy D1 – London's form, character and capacity for growth
- Policy D3 – Optimising site capacity through a design led-approach
- Policy D4 – Delivering good design
- Policy D5 – Inclusive design
- Policy D10 – Basement development
- Policy D12 – Fire safety
- Policy D14 – Noise
- Policy H12 – Supported and specialised accommodation
- Policy H13 – Specialist older persons housing
- Policy G5 – Urban Greening
- Policy G7 – Trees and woodlands
- Policy SI1 – Improving air quality
- Policy SI12 – Flood risk management
- Policy T4 – Assessing and mitigating transport impacts
- Policy T5 – Cycling
- Policy T6 – Car Parking
- Policy T7 – Deliveries, servicing and construction
- Policy DF1 – Delivery of the Plan and Planning Obligations

The relevant policies in the Southwark Plan (2022) are:

- Policy P7 – Housing for older people
- Policy P8 – Wheelchair accessible and adaptable housing
- Policy P13 – Design of places
- Policy P14 – Design quality
- Policy P15 – Residential design
- Policy P16 – Designing out crime
- Policy P18 – Efficient use of land
- Policy P19 – Listed building and structures
- Policy P20 – Conservation areas
- Policy P21 – Conservation of the historic environment and natural heritage
- Policy P26 – Local list

- Policy P50 – Highways impacts
- Policy P56 – Protection of amenity
- Policy P60 - Biodiversity
- Policy P61 - Trees
- Policy P64 – Contaminated land and hazardous substances
- Policy P65 – Improving air quality
- Policy P68 – Reducing flood risk
- Policy P69 – Sustainable standards
- Policy P70 – Energy

Planning history of the site and nearby sites**Reference and Proposal****23/AP/0330**

Demolition of all existing buildings on site and comprehensive redevelopment to provide a part-three and part-four storey new care home (Class C2 residential institutions) including up to 63 bedrooms each with wet room, plus cycle parking, refuse/recycling storage, mechanical and electrical plant, new sub-station, landscaping and green/living walls, amenity areas, perimeter treatment and associated ancillary works.

Status

GRANTED -

Major

Application

14/11/2023

Consultation undertaken

Internal services consulted

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

Statutory and non-statutory organisations

Historic England
 Metropolitan Police Service
 Thames Water
 Thames Water
 Historic England
 Metropolitan Police Service
 Thames Water

Neighbour and local groups consulted:

5 Hascombe Terrace, Love Walk, Southwark, SE5 8SQ
 2 Hascombe Terrace, Love Walk, Southwark, SE5 8SQ
 3 Hascombe Terrace, Love Walk, Southwark, SE5 8SQ
 4 Hascombe Terrace, Love Walk, Southwark, SE5 8SQ
 6 Hascombe Terrace, Love Walk, Southwark, SE5 8SQ
 7 Hascombe Terrace, Love Walk, Southwark, SE5 8SQ
 Flat 8 27 De Crespigny Park London
 Flat 2 17 De Crespigny Park London
 7 Kerfield Place London Southwark

19 Kerfield Place London Southwark
24 Allendale Close London Southwark
14 Kerfield Place London Southwark
11 Kerfield Place London Southwark
Flat 16 72 Grove Lane London
5 Evesham Walk London Southwark
Flat A 39 Grove Lane London
31 Love Walk London Southwark
Flat B 39 Grove Lane London
Flat 5 32 Camberwell Grove London
23B De Crespigny Park London Southwark
15 Kerfield Place London Southwark
65 Grove Lane London Southwark
Flat 20 72 Grove Lane London
14 Cuthill Walk London Southwark
Flat B 29 De Crespigny Park London
9 Allendale Close London Southwark
Flat A 43 Grove Lane London
Basement Flat 18 Grove Lane London
9 Kerfield Place London Southwark
11 Allendale Close London Southwark
28 Grove Lane London Southwark
30 Grove Lane London Southwark
32 Grove Lane London Southwark
54 Grove Lane London Southwark
64 Grove Lane London Southwark
66 Grove Lane London Southwark
66A Grove Lane London Southwark
66B Grove Lane London Southwark
17 Allendale Close London Southwark
United Reform Church Love Walk London
56-58 Grove Lane London Southwark
3 Love Walk London Southwark
62 Grove Lane London Southwark
70 Grove Lane London Southwark
7 Love Walk London Southwark
46 Grove Lane London Southwark
15 Allendale Close London Southwark
10B Love Walk London Southwark
34 Grove Lane London Southwark
60 Grove Lane London Southwark
48 Grove Lane London Southwark
40 Grove Lane London Southwark
11E Love Walk London Southwark
8 Love Walk London Southwark
4 Love Walk London Southwark
5 Cuthill Walk London Southwark
20 Allendale Close London Southwark
21 Allendale Close London Southwark
19 Allendale Close London Southwark
16 Allendale Close London Southwark
14 Allendale Close London Southwark

52 Grove Lane London Southwark
 50 Grove Lane London Southwark
 44 Grove Lane London Southwark
 42 Grove Lane London Southwark
 38 Grove Lane London Southwark
 36 Grove Lane London Southwark
 7 Cuthill Walk London Southwark
 6 Cuthill Walk London Southwark
 4 Cuthill Walk London Southwark
 11F Love Walk London Southwark
 3 Cuthill Walk London Southwark
 2 Cuthill Walk London Southwark
 1 Cuthill Walk London Southwark
 11D Love Walk London Southwark
 11C Love Walk London Southwark
 11B Love Walk London Southwark
 11A Love Walk London Southwark
 2 Love Walk London Southwark
 10A Love Walk London Southwark
 12 Love Walk London Southwark
 6 Love Walk London Southwark
 5 Love Walk London Southwark
 68 Grove Lane London Southwark
 68B Grove Lane London Southwark
 68A Grove Lane London Southwark
 Ground Floor Rear Flat 34 Grove Lane London
 Flat 13 72 Grove Lane London
 3 Evesham Walk London Southwark
 12 Evesham Walk London Southwark
 Flat A 32 Love Walk London
 11 De Crespigny Park London Southwark
 Flat D 25 De Crespigny Park London
 Flat 4 32 Camberwell Grove London
 23A De Crespigny Park London Southwark
 Flat 6 27 De Crespigny Park London
 35 Grove Lane London Southwark
 13-15 De Crespigny Park London Southwark
 2 Mary Boast Walk London Southwark
 5 Kerfield Place London Southwark
 Top Flat 55 Grove Lane London
 Flat 2 32 Camberwell Grove London
 4 Evesham Walk London Southwark
 Flat 23 72 Grove Lane London
 Ground Floor Flat 19 De Crespigny Park London
 Flat A 25 De Crespigny Park London
 30 Camberwell Grove London Southwark
 22 Allendale Close London Southwark
 67 Grove Lane London Southwark
 Flat 5 72 Grove Lane London
 Flat 3 72 Grove Lane London
 Flat 19 72 Grove Lane London
 Flat 1 72 Grove Lane London

5 Allendale Close London Southwark
 22 Grove Lane London Southwark
 45 Grove Lane London Southwark
 41 Grove Lane London Southwark
 The Crooked Well 16 Grove Lane London
 59 Grove Lane London Southwark
 12 Kerfield Place London Southwark
 7 Evesham Walk London Southwark
 8 Kerfield Place London Southwark
 23 Allendale Close London Southwark
 Basement Flat 19 De Crespigny Park London
 6 Kerfield Place London Southwark
 2 Kerfield Place London Southwark
 9 Cuthill Walk London Southwark
 62 Grove Lane London LONDON
 29 Kerfield Crescent London Southwark
 Flat B 43 Grove Lane London
 13 Evesham Walk London Southwark
 Flat 3 32 Camberwell Grove London
 Flat 24 72 Grove Lane London
 21 De Crespigny Park London Southwark
 16 Kerfield Place London Southwark
 Flat H 25 De Crespigny Park London
 Flat 1 32 Camberwell Grove London
 3 Kerfield Place London Southwark
 47 Grove Lane London Southwark
 Flat 9 72 Grove Lane London
 8 Allendale Close London Southwark
 7 Allendale Close London Southwark
 8 Hascombe Terrace Love Walk London
 10 Cuthill Walk London Southwark
 Flat A 29 De Crespigny Park London
 29E De Crespigny Park London Southwark
 34 Love Walk London Southwark
 10 Kerfield Place London Southwark
 12 Allendale Close London Southwark
 20 Grove Lane London Southwark
 Flat 21 72 Grove Lane London
 Flat 11 72 Grove Lane London
 8 Evesham Walk London Southwark
 10 Evesham Walk London Southwark
 1 Evesham Walk London Southwark
 12 Cuthill Walk London Southwark
 Flat 2 31 De Crespigny Park London
 Flat 4 31 De Crespigny Park London
 Flat F 25 De Crespigny Park London
 First Floor Flat 19 De Crespigny Park London
 24 Grove Lane London Southwark
 Flat 7 27 De Crespigny Park London
 Flat 3 27 De Crespigny Park London
 First Floor 39 Grove Lane London
 Flat B 49 Grove Lane London

Flat B 32 Love Walk London
4 Kerfield Place London Southwark
Flat 1 27 De Crespigny Park London
8 Cuthill Walk London Southwark
6 Allendale Close London Southwark
13 Allendale Close London Southwark
13 Kerfield Place London Southwark
1 Kerfield Place London Southwark
28 Kerfield Crescent London Southwark
2 Evesham Walk London Southwark
Flat E 25 De Crespigny Park London
Second Floor Flat 28 Camberwell Grove London
Store Rear Of 39 Grove Lane London
37 Grove Lane London Southwark
Living Accommodation 26 Camberwell Grove London
Flat D 29 De Crespigny Park London
Flat 5 27 De Crespigny Park London
Flat 2 27 De Crespigny Park London
Flat 1 17 De Crespigny Park London
Flat G 25 De Crespigny Park London
Flat 6 72 Grove Lane London
Flat 14 72 Grove Lane London
17 Kerfield Place London Southwark
Flat 17 72 Grove Lane London
26 Camberwell Grove London Southwark
18 Kerfield Place London Southwark
Flat C 29 De Crespigny Park London
Flat 12 72 Grove Lane London
Ground Floor Flat 41 Grove Lane London
Flat 4 27 De Crespigny Park London
61 Grove Lane London Southwark
57 Grove Lane London Southwark
53 Grove Lane London Southwark
Flat 2 72 Grove Lane London
Flat 10 72 Grove Lane London
6 Evesham Walk London Southwark
15 Evesham Walk London Southwark
9 Love Walk London Southwark
First Floor Flat 18 Grove Lane London
36 Camberwell Grove London Southwark
30 Love Walk London Southwark
First Floor And Second Floor Flat 34 Camberwell Grove London
20 Kerfield Place London Southwark
65A Grove Lane London Southwark
51 Grove Lane London Southwark
Flat 7 72 Grove Lane London
14 Evesham Walk London Southwark
11 Evesham Walk London Southwark
Flat C 25 De Crespigny Park London
21 Kerfield Place London Southwark
63 Grove Lane London Southwark
55 Grove Lane London Southwark

Flat 8 72 Grove Lane London
 Flat 22 72 Grove Lane London
 Flat 18 72 Grove Lane London
 9 Evesham Walk London Southwark
 Flat 3 31 De Crespigny Park London
 Flat 1 31 De Crespigny Park London
 Flat A 49 Grove Lane London
 13 Cuthill Walk London Southwark
 Flat 6 32 Camberwell Grove London
 Flat B 25 De Crespigny Park London
 Second Floor Flat 19 De Crespigny Park London
 Flat C 39 Grove Lane London
 26 Grove Lane London Southwark
 Flat 4 72 Grove Lane London
 11 Cuthill Walk London Southwark
 Flat 15 72 Grove Lane London
 10 Allendale Close London Southwark
 11F Love Walk London SE5 8AD
 57 Grove Lane London SE58SP
 Flat 29 Mary Datchelor House London
 15 Evesham Walk Camberwell SE5 8SJ
 3 Love Walk London SE5 8AD
 66A Grove Lane London SE5 8ST
 65A Grove Lane London
 Cliftonville 83 Grove Lane, Camberwell, Camberwell Camberwell London
 Bill 45 Grove Lane London
 8 Love Walk London SE5 8AD
 8 Love Walk London SE5 8AD
 8 Hascombe Terrace Love Walk Camberwell London
 62 Grove Lane London SE5 8ST
 55 Grove Lane London
 15 Allendale Close London SE5 8SG
 48 Grove Lane London SE5 8ST
 Flat 29 2A Camberwell Grove London
 51 Grove Lane Camberwell London
 6 Love Walk London SE5 8AD
 53A Champion Grove Denmark Hill LONDON
 44 Grove Lane London SE5 8ST
 6 Love Walk London LONDON
 56 Grove Lane London
 2B Camberwell Grove London SE5 8RE
 53 Grove Lane London SE5 8SP
 4 Kerfield Place London SE5 8SX
 44 Grove Lane London SE5 8ST
 44 Grove Lane London SE5 8ST
 5 Love Walk London SE5 8AD
 48 Grove Lane London SE5 8ST
 48 Grove Lane London SE5 8ST
 50 Grove Lane/40 Kerfield Place London SE58ST / SE58SX
 49 Grove Lane London SE58SP
 The Old School House Church Hill West Hoathly
 81, Grove Lane Camberwell London

20 Grove Lane London SE5 8ST
 White Cottage 65A Grove Lane London
 11E Love Walk London SE5 8AD
 62 Grove Lane London SE5 8ST
 50 Grove Lane London SE58ST
 59 Grove Lane London SE5 8SP
 40 Grove Lane London Se58st
 40 Grove Lane London SE5 8ST
 42 Camberwell Grove London SE5 8RE
 15 MARY DATCHELOR HOUSE 2D CAMBERWELL GROVE LONDON
 14 Kerfield Place London SE5 8SX
 15 Evesham Walk Camberwell SE5 8SJ
 30 Grove Lane Camberwell LONDON
 48 Grove Lane London SE5 8ST
 42 Camberwell Grove London SE5 8RE
 11C Love Walk London SE5 8AD
 53 Grove Lane Camberwell London
 14 Evesham Walk London SE5 8SJ
 28 Love Walk London SE5 8AD
 42 Camberwell SE5 8ST
 214 Camberwell Grove London SE5 8RJ
 81A Grove Park London SE5 8LE
 29 Love Walk London SE5 8AD
 Flat 37 Emperor Apartments 3 Scena Way London
 Flat 9, Peacock House 38 Saint Giles Road London
 Flat 16, Squire House 290 Camberwell Road Camberwell
 1 Cuthill Walk London SE5 8SH
 130 Herne Hill Road London Se240ah
 Flat B 17 Bushey Hill Road London
 Cray House 3 Maidstone Road Sidcup
 14 Streatley Rise Haslemere GU271AF
 18 Garden Flat Wilson Rd London
 59 Grove Lane London SE5 8SP
 6 Felday Road Lewisham SE13 7HJ
 10B Love Walk London SE5 8AD
 10B Love Walk London SE5 8ST
 21 Allendale Close Camberwell London
 66A GROVE LANE London London
 62 Grove Lane London SE5 8ST
 6 Felday Road London SE13 7HJ
 40 Grove Lane London SE5 8ST
 20 Allendale Close London SE5 8SG
 48 Grove Lane London SE58ST
 26 Grove Lane Camberwell London
 30 Love Walk Camberwell SE5 8AD
 5 Love Walk London SE5 8AD
 28 Grove Lane London SE5 8ST
 17 Allendale Close London SE5 8SG
 30 Love Walk London Se5 8ad
 34 Grove Lane London Se5 8ST
 40 Grove Lane London SE5 8ST
 46 Grove Lane London SE5 8ST

14 Cuthill Walk London SE5 8SH
 17 Allendale Close London SE5 8SG
 51 Grove Lane London SE58SP
 1 Kerfield Place London SE58SX
 26 Grove Lane London SE5 8ST
 11A Love Walk London SE5 8AD
 40 Grove Lane, Grove Lane Grove Lane London
 11 De Crespigny Park London SE5 8AB
 Flat 3 31 De Crespigny Park London
 9 Love Walk London London
 83 Grove Lane Camberwell SE5 8SP
 31 Love Walk London SE5 8AD
 9 Love Walk London London
 12 Kerfield Place London SE5 8SX
 34 Grove Lane London SE5 8ST
 52 Grove Lane LONDON SE5 8ST
 3 Love Walk London SE5 8AD
 Flat 3, 31 De Crespigny Park London SE5 8AB
 2 Evesham Walk London SE5 8SJ
 8 Cuthill Walk London SE58SH
 11 E Love Walk London SE5 8AD
 45 Grove Lane London SE58SP
 28 Grove Lane London London
 46 Grove Lane London Se5 8st
 28 Love Walk London SE5 8AD
 7 Love Walk London SE5 8AD
 4 Evesham Walk London SE5 8SJ
 117 Benhill Road London Se57lz
 Basement Flat 199 Grove Lane LONDON
 22 Oswyth Road London SE58NH
 3 Cuthill Walk London SE5 8SH
 10A Love Walk London SE5 8AD
 Flat 1 Sycamore Court 58 Valmar Road London
 Flat 4, 83A Grove Lane London Se5 8sn
 8 Ribbon Dance Mews London Southwark
 4 Datchelor Place Camberwell SE57AP
 17 Camberwell Grove London SE5 8JA
 176 Camberwell Grove London Se5 8rh
 120 Camberwell Grove London SE5 8RQ
 43 Camberwell Grove London SE5 8JA
 Flat 150, Ruskin Park House Champion Hill London
 2D Camberwell Grove London Se5 8fb
 62 Rockbourne Road Lower Floor London
 3 Cuthill Walk London SE58SH
 60 Camberwell Grove London SE5 8RE
 83C Grove Lane London Se58sn
 80 Shenley Road London SE5 8NQ
 200 Paulet Road London Se59jf
 Flat 3 34A East Dulwich Road London
 148 Camberwell Grove Camberwell SE5 8RH
 8 Talfourd Place Peckham SE15 5NW
 13 Harden House McNeil Rd London

56 Grove Lane London
11A Dagmar Road London SE5 8NZ
206A (basement Flat) Paulet Rd London SE5 9JF
5A Wilson Road Camberwell London
24 Graces Mews London SE5 8JF
43 Camberwell Grove London SE5 8JA
29C De Crespigny Park London SE5 8AB
Flat 5 83A Grove Lane London SE5 8SN
111 Shenley Road Ground Floor Flat London
1 Grove Lane Terrace London Se58sw

Consultation responses received

Internal services

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

Statutory and non-statutory organisations

Historic England
 Metropolitan Police Service
 Historic England
 Metropolitan Police Service
 Thames Water

Neighbour and local groups consulted:

Springbank House 81A Grove Park London	6 Love Walk London Southwark 9 Love Walk London Southwark
48 Grove Lane London Southwark	48 Grove Lane London Southwark
50 Grove Lane London Southwark	56-58 Grove Lane London Southwark
Flat C 29 De Crespigny Park London	48 Grove Lane London Southwark
44 Grove Lane London SE5 8ST	79 Grove Lane London Southwark
83 Grove Lane London Southwark	54 Grove Lane London Southwark
5 Love Walk London Southwark Flat 33, Jephson Street, Camberwell, SE5 8SZ	10A Love Walk London Southwark 46 Grove Lane London Southwark
62 Grove Lane London Southwark London	46 Grove Lane London Southwark 30 Grove Lane London Southwark
52 Grove Lane London Southwark	10 Alledale Close SE5 8SG
73 Grove Lane London Southwark	Flat 1 97 Camberwell Grove London 44 Grove Lane London Southwark
	62 Grove Lane London Southwark

51 Grove Lane London Southwark
 15 Mary Datchelor House 2D
 Camberwell Grove London
 11E Love Walk London Southwark
 42 Grove Lane London Southwark
 48 Grove Lane London Southwark
 5 Love Walk London Southwark
 4 Kerfield Place London Southwark
 12 Camberwell Grove London SE5 8RE
 3 Love Walk London SE5 8AD
 4 Datchelor Place London SE57AP
 1A Anderton Close Champion Hill
 London
 14 Allendale Close London SE5 8SG
 91 Camberwell Grove London SE5 8JH
 11 Cuthill Walk Camberwell SE5 8SH
 40 Grove Lane London
 4 Kerfield Place London London
 2, STONE VILLAS, 76, CAMBERWEL
 London SE58RL
 2 Love Walk London SE58AD
 21 Allendale Close Camberwell London
 112B Crofton Road London SE5 8NA
 24 Barforth Road London SE15 3PS
 27 Love Walk London SE5 8AD
 158 Camberwell Grove London SE5
 8RH
 4 Evesham walk London se5 8sj
 38 grove lane london se5 8st
 16 Allendale Close Camberwell London
 SE5 8SG
 66A Grove Lane London Southwark
 17 Allendale Close London Southwark
 42 Mary Datchelor House 2D
 Camberwell Grove London
 20 Allendale Close London Southwark
 50 Grove Lane London Southwark
 10b Love Walk London SE5 8AD
 50 Grove Lane London SE5 8ST
 8 Hascombe Terrace Love Walk London
 11F Love Walk London SE5 8AD
 3 Love Walk London SE5 8AD
 8 Love Walk London SE5 8AD
 156 Camberwell Grove London SE5
 8RH
 14 Camberwell Grove London SE5 8RE
 62 Grove Lane London SE5 8ST
 15 Allendale Close London SE5 8SG
 48 Grove Lane London SE5 8ST
 6 Love Walk London SE5 8AD
 44 Grove Lane London SE5 8ST
 53 Grove Lane London SE5 8SP

44 Grove Lane London SE5 8ST
 44 Grove Lane London SE5 8ST
 5 Love Walk London SE5 8AD
 48 Grove Lane London SE5 8ST
 81, Grove Lane Camberwell London
 11E Love Walk London SE5 8AD
 50 Grove Lane London SE58ST
 40 Grove Lane London SE5 8ST
 42 Camberwell Grove London SE5 8RE
 28 Love Walk London SE5 8AD
 81A Grove Park London SE5 8LE
 6 Felday Road Lewisham SE13 7HJ
 20 Allendale Close London SE5 8SG
 48 Grove Lane London SE58ST
 26 Grove Lane Camberwell London
 28 Grove Lane London SE5 8ST
 Flat 3 31 De Crespigny Park London
 34 Grove Lane London SE5 8ST
 52 Grove Lane LONDON SE5 8ST
 3 Love Walk London SE5 8AD
 2 Evesham Walk London SE5 8SJ
 45 Grove Lane London SE58SP
 28 Grove Lane London London
 46 Grove Lane London Se5 8st
 4 Datchelor Place Camberwell SE57AP
 17 Camberwell Grove London SE5 8JA
 9 Love Walk London White '
 British/English/Welsh/Scottish/Northern
 Irish
 18 Grove Lane Camberwell London
 55 grove lane London SE5 8SP
 18 Camberwell Grove London
 Garden Flat 97 Camberwell Grove
 London
 18 Camberwell Grove London SE5 8RE
 12 Camberwell Grove Southwark,
 London SE5 8RE
 The Old School House, Church Hill West
 Hoathly East Grinstead
 53 Grove Lane London SE58SP
 67 Camberwell Grove London SE5 8JE
 8 love walk London Se58ad
 11D Love Walk London SE5 8AD
 75 bavent rd Camberwell London
 7 Love Walk London Se5 8ad
 White Cottage, 65a Grove Lane, 65a
 Grove Lane London
 111 Grove Lane London Southwark
 61 Grove Lane London SE58SP
 83 Grove Lane London SE58SP
 182 Camberwell Grove London SE5
 8RH

107 grove park London Se5 8le
 35 Camberwell Grove Camberwell
 London
 London & Quadrant Housing Trust 29-35
 West Ham Lane, Stratford London
 2 Harbord Close London Southwark
 Garden Maisonette 97 Camberwell
 Grove Camberwell
 6 Love Walk London SE58AD
 2 Grove Lane Terrace Camberwell se5
 8sw
 46 Grove Lane London Se5 8st
 1 hascombe terrace london se5 8sq
 62 grove lane london SE5 8ST
 55 Ivanhoe Road London SE5 8DH
 89 Bushey Hill Road London SE5 8QQ
 89 Camberwell Grove London SE5 8JE
 27 Love Walk London SE5 8AD
 73 Grove Lane London SE5 8SP
 30 Grove Lane London SE5 8ST
 29 Mary Datchelor House 2d
 Camberwell Grove London
 79 Grove Lane London SE5 8SP
 11c Love Walk London SE5 8AD
 105 camberwell Grove London Se5 8jh
 11a Love Walk London SE5 8AD
 26 Love Walk London SE5 8AD
 Flat 3 45 Camberwell Grove London
 52 grove lane london se5 8st
 9 Love Walk london se5 8ad
 29 Mary Datchelor House 2d
 Camberwell Grove London
 Flat 3, Park House, Bassano Street
 London SE22 8RY
 55 Grove Lane London SE5 8SP

56 Grove Lane LONDON SE58ST
 18 Grove Lane Camberwell London
 Flat 3 45 Camberwell Grove London
 91 Camberwell Grove London Se5 8jh
 35 Camberwell Grove Camberwell
 London
 10b Love Walk London SE5 8AD
 56 Grove Lane London SE5 8ST
 156 camberwell grove london SE5 8RH
 79 Camberwell Grove London SE5 8JE
 11D Love Walk London SE5 8AD
 40camberwell grove London SE5 8RE
 157 camberwell grove london se58js
 30 Love Walk SE5 8AD London
 60 Grove Lane ,London SE5 8ST
 London SE5 8ST
 SE5 8AD 29 Love Walk, London London
 66A GROVE LANE london London
 10a Love Walk London SE5 8AD
 83 Grove Lane London SE5 8SP
 34 Grove Lane London SE5 8ST
 13 Evesham Walk Camberwell SE5 8SJ
 65a Grove Lane Camberwell SE5 8SP
 38 Grove Lane Camberwell London
 28 Grove Lane London
 Flat 2, 19 de Crespigny Park London
 37 Grove Park London SE5 8LG
 85 Grove Park London
 5 Love Walk London SE5 8AD
 30 Love Walk SE5 8AD London
 8 Hascombe Terrace, Love Walk,
 London, Southwark SE5 8SQ
 10A Love Walk Camberwell London
 28 Grove Lane London London

**OPEN
COMMITTEE:
NOTE:**

PLANNING COMMITTEE (SMALLER APPLICATIONS)

MUNICIPAL YEAR 2025-26

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

OPEN

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