

Planning Committee (Smaller Applications)

Tuesday 30 June 2026 at 7.00 pm
Ground floor meeting rooms (G01) 160 Tooley Street, London SE1 2QH

Membership

Councillor Richard Taylor (Chair)
Councillor Jane Salmon (Vice-Chair)
Councillor Andy Higson
Councillor Sean Hannigan
Councillor James Moyse
Councillor Margy Newens
Councillor Kath Whittam

Reserves

Councillor Ryan Cox
Councillor Catherine Dawkins
Councillor Sam Dalton
Councillor Victoria Mills
Councillor Pascale Mitchell
Councillor David Noakes
Councillor Leigh Richman

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: 22 June 2026



Planning Committee (Smaller Applications)

Tuesday 30 June 2026

7.00 pm

Ground floor meeting rooms (G01) 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	1 - 5
	To approve as a correct record the minutes of the meeting held on 24 February 2026.	
6.	DEVELOPMENT MANAGEMENT	6 - 10
	6.1. ALLEYS SCHOOL TOWNLEY ROAD LONDON SE22 8SU	11 - 60
	6.2. 67A UPLAND ROAD SOUTHWARK SE22 0DA	61 - 85

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

EXCLUSION OF PRESS AND PUBLIC

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

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

Date: 22 June 2026



Planning Committee (Smaller Applications)

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

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

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

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

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

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

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

Please note:

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

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

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

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



Planning Committee (Smaller Applications)

MINUTES of the Planning Committee (Smaller Applications) held on Tuesday 24 February 2026 at 7.00 pm at Ground Floor Meeting Rooms, 160 Tooley Street London SE1 2QH

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

OTHER MEMBERS PRESENT: Councillor Emily Tester (ward member)

OFFICER SUPPORT: Dennis Sangweme (Assistant Director, Development Management)
Kamil Dolebski (Head of Legal and Planning Property)
Sonia Watson Head of Major Applications & New Homes
Haghgoo Adeleh (Development Management)
Emily Williams (Development Management)
Lara Sharpe (Development Management)
Beverley Olamijulo (Constitutional Officer)

1. APOLOGIES

Apologies were received from Councillors Sam Foster and David Parton.

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

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

meeting:

- Addendum report relating to items 6.1 and 6.2 – Development management items
- Members pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

None were disclosed.

5. MINUTES

RESOLVED:

That the minutes for the Planning Committee (Smaller Applications) meeting held on 21 January 2026 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 UNIT 23 AND 24 OLD JAMAICA BUSINESS ESTATE, 24 OLD JAMAICA ROAD, LONDON SE16 4AW

Planning application reference 25/AP/0400

Report: See pages 11 to 117 of the agenda pack and addendum pages 1 to 5.

PROPOSAL

Demolition of existing industrial units (use class E(g) (iii) and B8) and the construction of a storage and distribution facility (use class B8) and workspace (flexible use class Eg(i) (ii) (iii)) together with vehicular and pedestrian accesses, parking, associated works and landscaping.

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

The objectors were present to address the committee and responded to questions from members.

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

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

Councillor Emily Tester addressed the committee in her capacity as a ward member and responded to questions from members of the committee.

At 9.10pm the committee went into closed session so officers could discuss certain aspects of the application. The press and public were excluded from the meeting.

The meeting resumed to open session at 9.20pm.

A motion to refuse the planning application on the following grounds listed below was moved, seconded and resolved and declared carried.

RESOLVED:

That planning permission be refused on the grounds that the proposed scheme due to its footprint, lack of articulation and overly dominant height would be harmful to the outlook, light and general amenity of the surrounding residential properties contrary to Southwark Plan policies:

- P13 Design and Places
- P14 Design Quality and
- P56 Protection of Amenity.

At 9.25pm the meeting adjourned for a five-minute comfort break. The meeting reconvened at 9.30pm to consider the next item.

6.2 47 - 49 TANNER STREET, LONDON SE1 3PL

Planning applications reference 25/AP/3009 (Scheme A) and reference 25/AP/3057 (Scheme B)

Report: See pages 118 to 247 of the agenda pack and addendum pages 5 to 10.

PROPOSAL

- 1) *Partial demolition of existing building and construction of six storey building comprising purpose built shared living units (Use Class: Sui Generis), including internal and external amenity space, cycle parking, refuse storage, plant equipment, landscaping and other associated works (hereby referred to as Scheme A).*
- 2) *Partial demolition of existing building and construction of six storey building comprising purpose built shared living units (Use Class: Sui Generis), including internal and external amenity space, cycle parking, refuse storage, plant equipment, landscaping and other associated works (hereby referred to as Scheme B).*

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

An objector was present to address the committee and responded to questions from members.

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

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

There were no ward members present who wished to speak at the meeting.

A motion to grant both applications (Schemes A and B) subject to conditions set out in the officer's report and addendum report with an additional condition to Scheme A, concerning the delivery and servicing times that were presented during the hearing, was moved, seconded, put to the vote and declared carried.

RESOLVED:

Reference: 25/AP/3009 – Scheme A

That planning permission be granted subject to the conditions and amended condition set out in the reports and addendum report and the applicant entering into an appropriate legal agreement.

1. That planning permission be granted subject to the conditions and amended condition set out in the report and addendum report and the applicant entering into an appropriate legal agreement.
2. If the requirements of paragraph 1 above are not met by 24 August 2026,

the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in below:

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

Reference: 25/AP/3057 - Scheme B

3. That planning permission be granted subject to the conditions set out in the report and addendum report and the applicant entering into an appropriate legal agreement.
4. If the requirements of paragraph 3 above are not met by 24 August 2026, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in below:

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

The meeting ended at 11.15 pm.

CHAIR:

DATED:

Agenda Item 6.

Meeting Name:	Planning Committee (Smaller Applications)
Date:	30 June 2026
Report title:	Development Management
Ward(s) or groups affected:	All
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.

Community impact statement

10. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance

11. 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.
12. 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 director of law and governance, 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 director of law and governance. The planning permission will not be issued unless such an agreement is completed.

13. 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.
14. 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.
15. The National Planning Policy Framework (NPPF), as amended in December 2024, is a relevant material consideration and should be taken into account in any decision-making.
16. 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.
17. "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."

18. 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

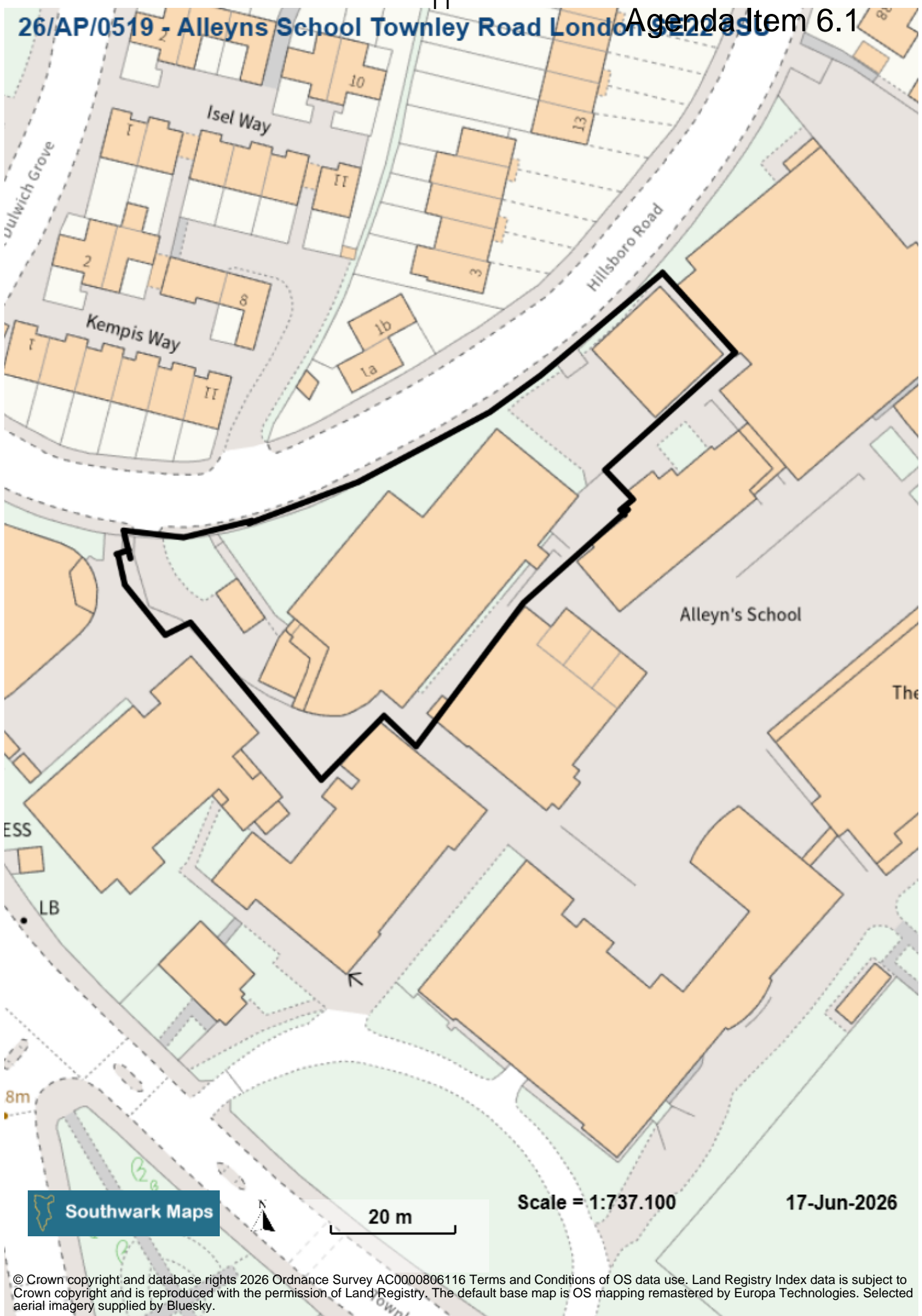
Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Virginia Wynn-Jones 020 7525 7055
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	Planning Department 020 7525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

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services		
Report Author	Kamil Dolebski, Head of Planning and Property Beverley Olamijulo, Constitutional Officer		
Version	Final		
Dated	22 June 2026		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments sought	Comments included	
Director of Law and Governance	Yes	Yes	
Director of Planning and Growth	No	No	
Cabinet Member	No	No	
Date final report sent to Constitutional Team			22 June 2026



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Meeting Name:	Planning Committee (Smaller Applications)
Date:	30 June 2026
Report title:	<p>Development Management planning application: Application 26/AP/0519 for Full Planning Application</p> <p>Address: Alleyn's School, Townley Road London Southwark SE22 8SU</p> <p>Proposal: Demolition and replacement of school dining hall with a new school building and associated landscaping works</p>
Wards or groups affected:	Goose Green
Classification:	Open
Reason for lateness:	Not Applicable
From:	Director of Planning and Growth
Application Start Date: 20/02/2026	Application Expiry Date: 03/07/2026
Earliest Decision Date: 26/03/2026	

RECOMMENDATION

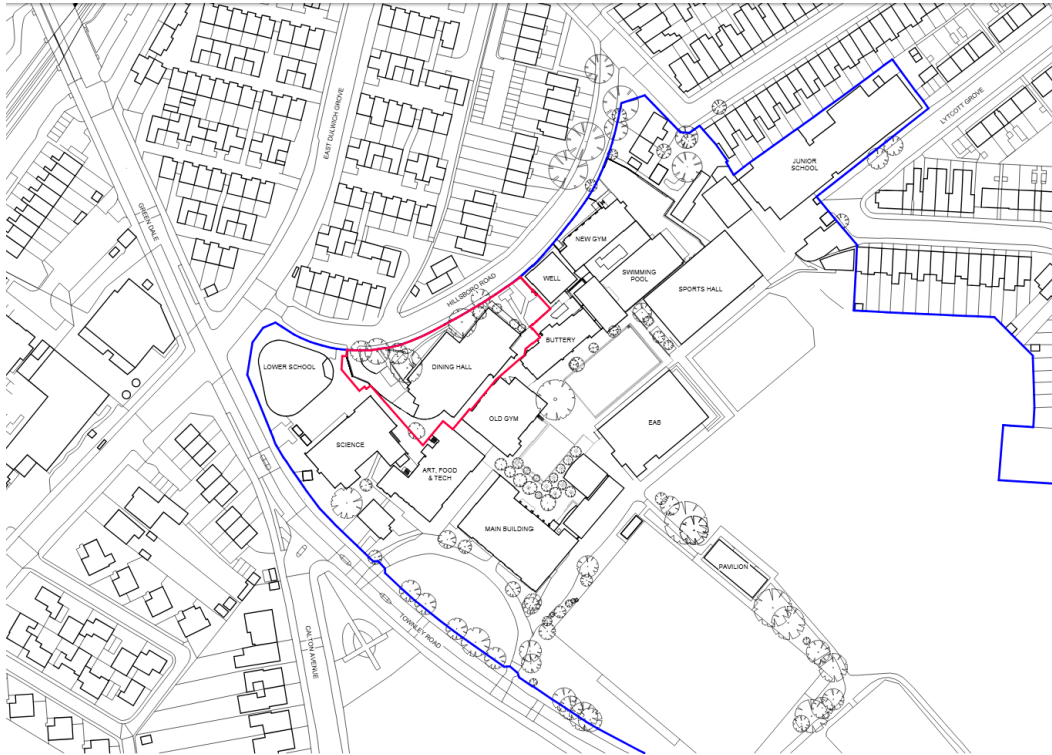
1. That planning permission be granted, subject to conditions and completion of a Section 106 legal agreement.
2. In the event that the Section 106 legal agreement is not completed by 30 September 2026, that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 94 of this report.

BACKGROUND INFORMATION

Site location and description

3. Alleyn's School is an independent, co-educational school for 4-18 year olds, located in Townley Road on the Dulwich/East Dulwich borders. The school has been present on the site since the 1880s, with the main school building comprising a substantial three-storey red brick building in the Revival Jacobean style with two-storey flanking bays, and a notable Dutch gable and central cupola with clock. Now the main administration block, the original school building is accessed via a swept drive, off Townley Road. The main pedestrian entrance to the school sits alongside the vehicle entrance.

Figure 1: Site location plan

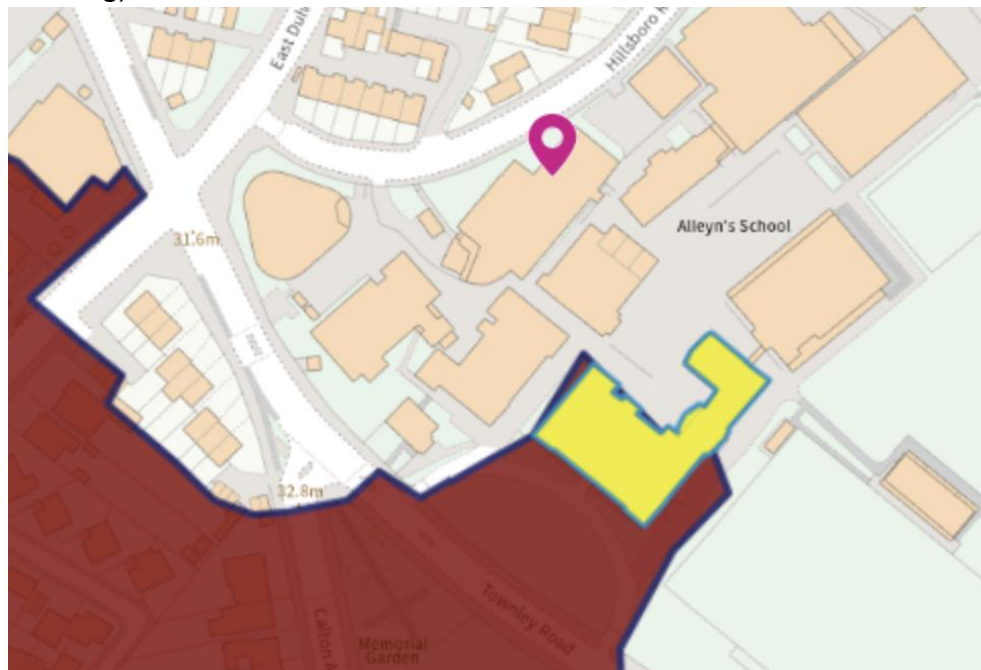


4. The building affected by the proposal is the school's dining hall and kitchen facility, which is positioned close to the school's western boundary onto

Hillsboro Road. The building is one of a series of teaching blocks, theatre, library, sports and dining halls that sit alongside and to its rear, mainly set around two slightly off-set central landscaped spaces that double as outdoor play courts. The buildings are located towards the northern end of the school grounds, with the larger area to the south comprising sports fields. While the main building is late Victorian, the others are from the Edwardian, interwar, postwar and more recent periods, reflecting their period styles, albeit the buildings are generally two or three storeys in height and finished in red brick.

5. The site is subject to the following designations:
 - Air Quality Management Area
 - Central Southwark Critical Drainage Area
 - Primrose Hill summit to St Paul's Cathedral London View Management Framework (4A.2)
6. There are 14 existing trees on site, with individual Tree Preservation Orders on a Sycamore, two Norway Maple and three Dawyk Beechs (all Category B).
7. The main school building and its swept drive are within the Dulwich Village Conservation Area (sub area #4), with the school building also locally listed.

Figure 2: Heritage assets (brown – conservation area, yellow – locally listed building)



8. The wider school site, predominantly the playing fields, is designated as Metropolitan Open Land (MOL) and a Site of Importance for Nature Conservation (SINC).

Planning history

9. There is no recent planning history for the dining hall, however there are a number of recent applications on the wider school site.

Details of proposal

10. This application seeks demolition of the current dining hall and the construction of a part one, two and three-storey multi-purpose education building providing two dining halls, flexible classrooms, meeting rooms and breakout spaces, as well as an assembly hall for 220 pupils, an energy centre and roof terrace. There would be no increase in the number of pupils on site. The new building would provide 2440 sqm Gross Internal Area.
11. The existing 'Great Hall' would move to the new proposed building, whilst the library moves to the 'Great Hall' and the library is renovated as part of the Sixth Form Centre (internal works only that do not require planning permission). This means that the proposed new building would provide the main school hall.

Figure 4: View from Hillsboro Road



Details of consultation

12. Initial neighbour notification letters were sent to 131 properties on 26 February 2026. A site notice was placed on 03 March 2026, and a publication was placed in the Southwark News on 03 March 2026.
13. 32 objections have been received and 8 comments in support have been received.

14. The objections raise the following material planning considerations:

Overdevelopment of the site

- Building considered too large, too tall and too intensive for its location
- Concerns that the scale is excessive relative to the surrounding residential area.

Impact on residential character

- Development viewed as out of keeping with the character of Hillsboro Road and nearby streets
- Concerns that the proposal would create an overbearing presence and alter the area's residential feel.

Loss of amenity for neighbours

- Overlooking and loss of privacy from upper floors and roof terrace
- Overshadowing and loss of daylight/sunlight
- Visual intrusion and reduced outlook from neighbouring properties.

Traffic, parking and air quality

- Existing school-related traffic and parking pressures are already considered problematic
- Concerns that additional staff, visitors and servicing will worsen congestion
- Increased vehicle emissions and idling traffic affecting local air quality.

Potential increase in school activities and events

- Fears that the building could be used more extensively for community events, conferences, lettings and out-of-hours activities
- Concerns over increased noise, traffic and disturbance during evenings, weekends and holidays.

Noise impacts

- Construction noise and disruption over an extended construction period
- Operational noise from building users, plant equipment, servicing and refuse collections
- Concerns regarding rooftop plant and the proposed energy centre.

Construction impacts

- Significant disruption anticipated during the two-year construction programme
- Concerns about construction traffic, parking displacement, noise and dust
- References to previous construction projects where agreed working hours were allegedly breached.

Trees, landscaping and biodiversity

- Loss of existing trees and green screening
- Concerns that replacement planting would not adequately compensate for tree removal
- Alleged failure to achieve biodiversity objectives.

Heritage and townscape impacts

- Harm to views of historic school buildings and the clock tower
- Concerns that the proposal does not respond positively to heritage assets on the site.

Servicing, refuse and odour

- Increased refuse collections and servicing activity
- Early morning disturbance from waste collections
- Potential odour impacts from the enlarged kitchen facilities.

Security and access concerns

- Objections to the proposed new pedestrian entrance on Hillsboro Road
- Concerns about safeguarding, security and increased activity close to residential properties.

Consultation concerns

- Some residents feel consultation was inadequate and that local feedback was not meaningfully reflected in the design.

15. The support comments raise the following material planning considerations:

Need for the development

- Existing dining hall is outdated, unattractive, inefficient and no longer fit for purpose
- Current facilities do not adequately serve the existing school population
- Additional dining, teaching and assembly space is needed for pupils and staff
- The project would provide a much-needed large indoor gathering/performance space.

Design and appearance

- Proposed building is viewed as attractive, modern and well-designed.
- Supporters consider it an improvement on the existing building
- Stepped massing and set-back upper floors are seen as reducing visual impact
- Development is considered a positive addition to the street and local townscape.

Environmental and sustainability benefits

- Strong support for the building's environmental credentials
- New building seen as significantly more energy efficient than the existing 1960s facility
- Sustainability measures are viewed as ambitious and carefully considered
- Project is regarded as supporting wider environmental objectives.

Benefits to pupils and education

- Improved facilities would provide a better environment for learning and school life
- New classrooms and educational spaces would support the school's future needs
- Better facilities would help pupils thrive academically and socially
- Performance and community spaces would expand opportunities for students.

Community and outreach benefits

- Development would support the school's extensive outreach programme.
- New facilities could benefit local children beyond the school itself
- School is regarded as an important institution within the East Dulwich community
- Investment in the school is seen as benefiting the wider local area.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

16. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use
 - Demolition
 - Design quality and heritage
 - Impact upon amenity of neighbours
 - Noise and odour
 - Transport and highways
 - Trees, landscaping, ecology and biodiversity

Legal context

17. 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.
18. 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

19. 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.

ASSESSMENT

Principle of the proposed development in terms of land use

20. The proposed development seeks the demolition of the existing school dining hall and provision of a replacement building providing two dining halls, flexible classrooms, meeting rooms and breakout spaces, as well as an assembly hall for 220 pupils, an energy centre and roof terrace.
21. The application site and the wider school site is in education use (Use Class F1(a)). While the proposal intensifies built form on part of the site, it does not intensify the education use by increasing pupil numbers. The proposed development does not seek any change to the established land use. The principle of development is therefore supported in this regard.
22. Furthermore, Policy P27 (Education places) of the Southwark Plan states that development of educational facilities will be permitted where proposals provide pre-school, school, higher and further education places to meet identified needs and where there are sports, arts, leisure, cultural or community facilities that are shared with local residents and all members of the community.
23. A Community Use Agreement would be secured by Section 106 legal agreement as the main school hall would now be in the proposed new building. This would ensure that the new facilities can be hired by the community and would require details to be secured including a schedule of the community use facilities, days and times of availability, access and right to use, management, maintenance and cost of use, and a mechanism for review.

Figure 5: Application site within the school grounds



Demolition

24. *Figure 6: Existing dining hall to be demolished*



25. The existing dining hall and kitchen facility comprises a single-storey building dating from the 1960s with later additions. It forms part of a cluster of mainly two and three-storey institutional buildings on the north side of the campus. The

original building is characterised by brickwork end walls, lightweight infill facades and a series of rooflights visible from Hillsboro Road. Whilst these features provide some visual interest, the building is otherwise functional in character and of limited architectural quality. The later additions are of differing materials and design and appear as subordinate additions to the original building.

26. The building has no strong or formal relationship with Hillsboro Road, with its principal entrance located on the southern elevation and perimeter landscaping of generally low quality. It is not statutorily or locally listed, is not considered to be a non-designated heritage asset and lies outside the Dulwich Village Conservation Area. As such, there is no heritage objection to its demolition and replacement with a building of improved architectural quality.
27. The wider school site is heavily constrained by Metropolitan Open Land (MOL), meaning there are very limited opportunities to retain the existing building whilst delivering the quantum and quality of accommodation required elsewhere within the grounds. The existing building is over 65 years old and has already undergone alterations and partial retrofit works. It is constrained by its lightweight construction, poor thermal performance and inflexible layout, resulting in overheating during summer months and heat loss during winter. The building does not meet modern catering requirements, requiring multiple sittings, and lacks the flexibility and secure access arrangements necessary to support wider educational and community use. It has been demonstrated that the existing structure could not reasonably accommodate the additional floorspace, energy infrastructure and sustainability measures proposed, including air source heat pumps and photovoltaic panels, and that refurbishment or partial rebuilding would not provide a viable long-term solution.
28. The demolition of the existing building and its replacement with a modern, energy-efficient facility would deliver improved sustainability, reduced operational carbon emissions and a higher quality, fit-for-purpose educational building. The proposal incorporates passive design measures and a fabric-first approach and would provide the energy centre that forms part of the wider strategy to decarbonise the wider school site. Furthermore, the development is located entirely on previously developed land, thereby avoiding encroachment onto MOL. A pre-demolition audit has been undertaken and the development targets the reuse or recycling of 95% of demolition material. Taking these factors together, the principle of demolition and replacement is considered justified and supported on design, heritage and sustainability grounds.

Design quality and heritage

Layout

29. The proposals are for a development with a moderately larger footprint of approximately 1260 sqm, an increase of 220 sqm, adjusted to better orientate the building within its immediate context; releasing slightly more space on its southern elevation, easing a pinch-point within the school's circulation and improving pupil access to the replacement facility; as well as stepping out twice rather than once on its northern elevation at ground floor level to better optimise the curved layout of the site onto Hillsboro Road.
30. The scheme proposes two main entrances for pupils on the building's southern elevation, with the two regraded entrances helping to ease congestion and increase the replacement building's flexibility of use. An additional main entrance is provided on the eastern elevation, which is dedicated to staff. The entrances comprise double-height openings onto glazed atriums, ensuring good legibility. Secondary entrances for back-of-house access (incl. kitchen staff, servicing and deliveries) are located on the northern elevation and are appropriately designed in a low-key manner.
31. Regarding site-wide access, the new building would utilise the existing gated, off-street vehicle entrance on Hillsboro Road for servicing, and a separate existing pedestrian gateway adjacent to the Wellness Gardens for staff access. Pupils would primarily access the new building from within the school grounds, with the majority arriving via the main entrance on Townley Road. A new pedestrian-only access gate is proposed on Hillsboro Road to facilitate breakfast club and after-school club operations. The gate would be used solely for pupil pedestrian arrival and departure associated with these extended hours (07:30–08:30 and 16:30–18:00). Outside of these times, the gate would not be available for pupil access. The gate may also be used by pre-arranged visitors attending events in accordance with the Community Use Agreement, in order to avoid visitors needing to traverse the wider school site.
32. Overall, the development does not alter the local pattern of development or movement, replacing one building with another and using existing pedestrian and vehicle access arrangements with the adjoining context, while supporting improved circulation within the school grounds. The pavement onto Hillsboro Road and its street trees are unaffected, while upgraded perimeter landscaping and replacement tree planting is provided within the site, which are welcome.

Scale (height and massing)

33. In terms of scale, the building is conceived as four volumes; the largest being a rectangular volume, positioned centrally and part two/ part three tall storeys in height, stepping upwards and away from Hillsboro Road. This volume comprises the main dining hall at ground floor; six classrooms at first floor level, laid out in a double-banked arrangement off a central corridor; and a large multi-purpose/ assembly hall at second floor level, with a capacity of 220 pupils. The volume contains the two main entrances at either end of the corridor, with staircores, atriums and small breakout spaces. One lift is provided at the eastern end, which is about sufficient for servicing the multi-purpose space and

ensuring DDA-compliant access.

Figure 7: Proposed view from Hillsboro Road



34. Two smaller volumes are placed one at either end of the central volume, forming wings, accessed off the main cores. These are generally two storeys, with the west wing topped by a screened plant area, and the east wing by a rooftop terrace, appearing asymmetrical in height. The west wing contains a large energy centre at ground floor, which is initially intended to serve the building and over time other buildings within the school campus. Above the energy centre are further classroom spaces, while the rooftop plant comprises mainly ASHPs and associated equipment. The plant area is screened behind a full storey of hit-and-miss brickwork.
35. The east wing comprises a smaller dining hall for staff use, with dual access from either the main entrance or the dedicated staff entrance on the building's eastern flank elevation. Above the small dining hall are additional classrooms at first floor level and the outdoor garden terrace above. The terrace is bordered by large planters, with particularly deep planters located on its southern edge, providing verdant screening towards Hillsboro Road and focussing the terrace's outlook both northwards and eastwards across the school campus.
36. The fourth volume comprises a single storey that articulates the building's northern elevation, stepping out twice towards the site's boundary with Hillsboro Road. This lower-rise volume contains the kitchens and back-of-house facilities for the kitchen staff and is sized to serve the building's dining halls and other satellite dining areas across the school campus.
37. Typical of such institutional buildings, the floor-to-floor heights are generously sized (4.4, 3.9 and 4.3m), ensuring good functionality. Overall, the building reaches approximately 13m above grade (including lift overrun), which generally aligns with the school's main teaching blocks and assembly hall, albeit these are positioned more centrally within the school grounds.

Nonetheless, the development will blend into this campus of buildings, forming one of several of the larger educational buildings on site.

38. The total height is broadly double that of the residential properties in Hillsboro Road opposite, although the 1970s, pitched-roofed terraced houses are notably compact. Nonetheless, the contrast in heights is not considered problematic given the local three-dimensional scale of Hillsboro Road. A key factor in this is the building's sense of scale, with its articulated height and massing; presenting as a series of stepped volumes rather than as a single, large volume that may otherwise appear singular and discordant within the townscape.
39. Overall, the height and massing are considered appropriate for a school context and would not appear incongruous within the wider townscape in accordance with Policy P13 (Design of places) of the Southwark Plan.

Elevational designs and functional quality

40. The elevational architectural language is one of simple, robust masonry with punched-hole openings in brickwork, which better reflects the context of nearby institutional and residential buildings than the current building on site. Paired with good proportions and high-quality finishes, this approach gives the building robust and durable appearance. Notably, the windows are carefully sized and positioned in response to the internal functions of the building, rather than being arranged in a rigid order. This creates greater legibility in the design and introduces a more sculptural and playful quality to the elevations.
41. The dining hall and assembly hall feature full floor-to-ceiling windows, while the classroom and teaching spaces have more modest openings that are sized at desk height and incorporating fixed glazing panels with metalwork vent panels on either side to allow for mix-mode ventilation. The entrance atria and staircores feature double and triple-height glazing animating their elevations, as well as providing good levels of daylighting and oversight of the building's circulation and access routes. The energy centre incorporates a large circular window at ground level, providing visual interest and helping to create an engaging environment for pupils. A key design consideration is the relationship of the kitchen to the public realm: The kitchen features a long, horizontal slot window opening that animates the elevation and provides passive oversight of the street, while also offering good daylight and outward views for the catering staff.
42. Regarding the robust brickwork elevations, their design is given greater expression through the use of projecting cills and window surrounds, which add depth to the façades, while also providing solar shading. Further visual interest is incorporated into the central volume's main elevations, which are articulated with a subtle sawtooth profile, creating a rhythm of light and shade and relieving the building's bulk. Also of interest is the full storey of hit-and-miss brickwork above the west wing that serves to screen the rooftop plant, but which brings a contrasting light-and-shadow and visual relief to its massing.

43. There is opportunity through the detailed design stage to further enrich the parapet treatment through subtle brick detailing. A condition has been recommended to require this.
44. While there is some variation in brick colour across the school campus, the buildings are generally a mix of light and dark reds and weathered multi-stock. The housing opposite is in a mix of weathered browns and multi-stock brickwork. A lighter red or multi-stock brick would better respond to the prevailing palette of surrounding buildings and soften the building's appearance. A condition is therefore recommended to secure the final material details, along with the final choice for the composite aluminium window and door frames and metalwork rainwater goods to maintain a well-coordinated colour palette.
45. Bay studies submitted as part of the application illustrate the robust, punched-hole aesthetic, which are welcome as the basis for progressing the construction details for the facades and their openings. To ensure that this design quality is carried through, a condition is recommended requiring façade details to be submitted. Furthermore, a condition is recommended requiring the use of precast for the stone-like finishes of the window cills and surrounds, ensuring an appropriately high quality of material finish.
46. Careful consideration should also be given to the visibility of the flue and any extraction ducts from the kitchen and its plant systems. The finish and appearance should be reviewed to ensure that these elements do not appear overly evident, cluttering the building or detracting from the local townscape.
47. In terms of the roof finishes, a mix of green and blue roofs are proposed above the flat roofs of the main hall and ancillary spaces, providing a high quality of biodiverse finish and PVs. This is supplemented by the terrace's extensive planters above the east wing. Details of the roof maintenance access and the proposed fall-safe system should be sought by condition to avoid any equipment cluttering the roofline.
48. Regarding the functional quality of the architecture, the scheme is of a high quality, with a well-designed dining hall and multi-purpose hall, with good access to kitchens, storage and back-of-house facilities, including unisex toilets. The classroom accommodation is well-sized and flexible, with the opportunity to combine two classrooms into a larger space. All benefit from good daylighting and mixed-mode ventilation. The layout is simple, but allows for good circulation and flexible, easy access. Incorporating the energy centre within the building envelope is welcome in mitigating an otherwise bulky, additional standalone building, particularly with the designs making it into more of a feature.
49. Subject to conditions securing materials and detailing, the architectural approach is considered high quality in line with Policy P14 (Design quality) of

the Southwark Plan.

Townscape

50. Hillsboro Road has a typical residential street width of approximately 12m. However, the sweeping curve of the roadway and the setback, orthogonal arrangement of the housing opposite, with their relatively generous front gardens and communal open space combine to create a sense of openness to the streetscape. This open character is framed by the street trees and the low-rise scale of the housing and the moderate-rise scale of the school buildings opposite, including the current dining hall. Added to this is the street's sloping topography, which falls around 2m west to east along its length and, in the instance of the dining hall, is made more evident by the levelled landscaped garden space on its eastern flank (Well Garden).
51. Within this context, the large, single storey dining hall facility sits modestly, its main bulk angling back from the school's boundary fence, with its series of pavilion rooflights seen in profile. Its later additions jut forward towards the fence, but are single storey too, maintaining its quiet appearance within the street scene.
52. Larger school buildings are evident to its rear, as well as further westwards along Hillsboro Road, as the intensity and scale of the buildings begin to increase and the character transitions south of Hillsboro Road to a school campus. The adjacent three-storey, 1960s Science Building is particularly evident when looking westwards along Hillsboro Road, its extensive curtain wall glazing forming a notable backdrop to the street view. Slightly further westwards, the 2017 Lower School building, with its distinctive soft cornered form appears notably taller than the current dining room, being two storeys and on higher ground.
53. As referenced above, at three tall storeys the replacement building will reach approximately 13m above grade. At its full height it will appear no taller than the parapet height of the adjacent Science Building when viewed within Hillsboro Road. Moreover, its well-designed built form articulates its massing to read as a series of volumes of differing heights that pushes the largest volume slightly further southwards, reducing its sense of height and massing.
54. When seen head-on from the adjoining pavement, the built form will appear to step down in height towards the perimeter fence, from the three-storey expression of the of part of the central volume; to the adjoining staircores and west wing, to the two-storey expression of the remaining central volume; down to the two-storey east wing with its roof terrace; and finally down to the single-storey kitchen to the front of the site. Looking westwards along Hillsboro Road, the single storey kitchen with its stepped plan and the two-storey east wing with its roof terrace will sit within the foreground, with the building then stepping upwards to the staircore behind. In this view, the three-storey central volume would be mostly obscured from view, popping up above the staircore's parapet,

with its main massing set more rearward into the site.

55. Overall, the building's articulated design does well to modulate and relieve its sense of height and massing. It will appear as sufficiently low-rise close to the roadway, with the main bulk set sufficiently well back and articulated not to appear overbearing or out of character within the local townscape, reading as part of the main campus of buildings. Although large in comparison to the housing estate opposite, it is not untypical for school buildings or indeed other institutional buildings to sit prominent within a residential context (such as the former Dulwich Hospital site, now occupied by Charter School). In this instance, the new building will sit within upgraded landscaping that includes new and replacement trees that, coupled with the existing street trees will soften the building appearance and help integrate the development within its context and maintain the street's suburban character. The scale and close proximity of the adjacent school buildings to its rear generally obscure its appearance in the backdrop to views from Townley Road, preserving the settings of the locally listed main school building and conservation area. On balance, whilst the proposal introduces a noticeable increase in scale relative to Hillsboro Road, this is not considered to result in unacceptable harm due to the institutional context of the extension, stepped massing and set-back of bulk.

Impact upon amenity of neighbours

56. The application site is bound by school grounds to the east, south and west, and Hillsboro Road with residential properties beyond.

Figure 8: Residential properties directly across Hillsboro Road from the application site



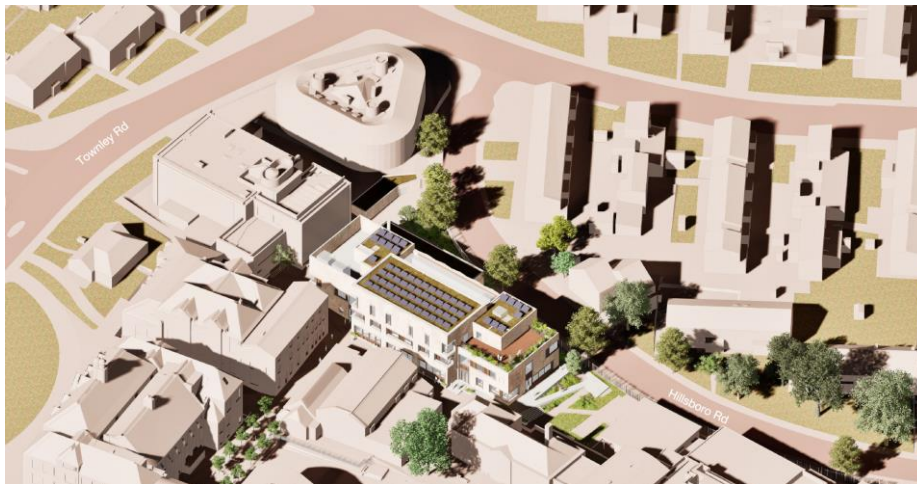
57. The closest residential properties are located approximately 16 metres from the proposed development, measured across Hillsboro Road. These properties are arranged with their flank elevations facing the street, with principal windows generally orientated to the north-east and south-west, rather than directly

towards the application site. Whilst some properties further along Hillsboro Road include windows facing the street, these are set at oblique angles and are not directly aligned with the proposed building.

58. The proposed development includes windows fronting Hillsboro Road and a second-floor roof terrace to the east elevation. The roof terrace is set back from the building edges and incorporates substantial perimeter planting, which provides screening and helps direct views away from neighbouring residential properties.
59. Having regard to the separation distances, the orientation of neighbouring properties and the screening provided to the roof terrace, the development would not result in any unacceptable overlooking, loss of privacy, perception of overlooking, or an overbearing impact. In addition, given the oblique relationships and street separation, it is not considered that the development would result in any harmful sense of enclosure.
60. A condition limiting hours of use of the roof terrace has also been recommended to ensure that there would not be any unacceptable noise impacts to neighbouring occupiers at inappropriate times. This condition allows the roof terrace to be used only between 08:00 and 18:00 on weekdays and 09:00 and 17:00 on weekends and bank holidays.
61. An overshadowing assessment has been provided showing both the existing development and proposed development on March 21 (Spring Equinox) at 11:00, 13:00, 15:00 and 17:00. Overshadowing is typically assessed at the spring equinox as day and night are roughly equal and the sun rises due east and sets due west, enabling a consistent and robust comparison. The assessment demonstrates that there would be no material increase in overshadowing to the residential properties on Hillsboro Road as a result of the proposed development.
62. The greatest degree of changes occurs at 11:00, however the comparison visuals confirm that that any additional shadowing is limited in extent and would not give rise to a noticeable or harmful impact on neighbouring residential amenity. The comparison visuals for 11:00 are shown below.
63. *Figure 9: March 21 11:00 Existing*



64. *Figure 10: March 21 11:00 Proposed*



65. Overall, it is not considered that the proposed development would result in any significant adverse impacts on the amenity of neighbouring occupiers.

Noise and odour

66. The applicant has submitted a Noise Impact Assessment. Conditions have been recommended requiring that the sound level from the proposed plant, together with any associated ducting and equipment, and from the proposed kitchen extraction unit, shall not exceed the noise criteria levels set out within the report. The conditions also require validation tests to be carried out prior to first use of the plant to ensure that the required levels are met.
67. A condition has also been recommended stating that no commercial kitchen shall be installed or brought into use until full details of the extraction and ventilation system have been submitted and approved. The submitted details shall be informed by and be consistent with the Odour Assessment submitted by the applicant.

Transport and highways

Trip Generation

68. The proposed development does not increase pupil numbers and does not introduce any new uses but re-provides existing functions. The existing Great Hall hosts approximately 320 events per annum (89% internal school events and 11% external events). External events currently attract an average of 178 attendees, with events typically occurring outside of peak hours and only a very small number in the AM and PM peak periods. The proposed new building has a reduced maximum capacity of 220 people (compared to 350 in the hall currently used). As a result, the number of external events would remain unchanged but the lower capacity would result in a reduction in maximum attendance per event, and therefore a net reduction in potential trip generation compared to the existing situation. Overall, the development is not expected to give rise to any material increase in trips on the highway network. The majority of activity remains internal to the school and external events are infrequent and generally occur outside peak hours.

Staff Travel and Mode Share

69. A staff travel survey undertaken in November 2025, with a 100% response rate from 32 catering staff, establishes the baseline travel patterns. This identifies that approximately 34% of staff currently travel by car, with the remainder travelling by bus (34%), rail (9%), walking (19%) and cycling (3%). The proposals would allow for an increase in catering staff to a maximum of 40 employees, representing a potential uplift of 8 staff.
70. The submitted Travel Plan demonstrates that there is realistic potential for a reduction in car-based travel. Analysis of staff journeys shows that 5 of the 11 existing car users could feasibly switch to sustainable modes, including public transport, walking or cycling, based on journey times. To offset the temporary loss of two on-site parking spaces during the construction period, it is anticipated that at least two existing car users would shift to non-car modes prior to construction commencing.
71. This mode shift establishes a revised baseline during construction, reducing the proportion of staff travelling by car to approximately 28%, with a corresponding increase in bus use. As a result, the construction phase would not lead to an increase in on-street parking demand, despite the temporary loss of on-site spaces.
72. Upon completion of the development, with parking provision reinstated at the wider school site, the updated Travel Plan indicates that the development would result in no net increase in car trips on the highway network and no additional

demand for on-street parking. This is due to the combination of reduced car mode share and the relatively modest increase in staff numbers.

73. The Travel Plan also sets out longer-term targets to further reduce reliance on private vehicles. By Year 5, the proportion of staff travelling by car is expected to reduce to approximately 23%, with increases in travel by bus, walking and cycling. This would result in a net reduction in car-based trips and associated parking demand compared to the existing baseline situation.
74. The Travel Plan includes a comprehensive package of measures to support this modal shift, including the appointment of a Travel Plan Coordinator, provision of travel information and incentives, promotion of cycling through facilities and schemes such as cycle-to-work, and encouragement of public transport use. Monitoring will be undertaken through baseline and follow-up travel surveys, including TRICS surveys at Years 1, 3 and 5, to ensure the effectiveness of the measures and enable further review if required
75. Overall, while the development would result in a modest increase in staff numbers, this is fully mitigated through Travel Plan measures and realistic assumptions regarding mode shift. The proposals are therefore not expected to lead to any material increase in vehicular trips or parking demand and would support a reduction in car dependency over time.

Servicing

76. Servicing and delivery arrangements would follow the existing arrangements, with vehicles entering the service yard (to the west of the proposed building) in forward gear and exiting in forward gear. A newly enclosed refuse store is proposed adjacent to the service yard, consolidating all refuse and recycling bins from across the wider school site.

Car Parking

77. There is no new car parking proposed as a result of the proposed development. The wider school site provides 18 on-site car parking spaces and 20 business parking permits for staff. This would remain unaffected.

Cycle Parking

78. The development proposes 8 long-stay staff cycle spaces and 2 short-stay visitor cycle spaces accessible within the school site as Sheffield stands. The school already provides 240 cycle spaces and 60 scooter spaces across the wider site. Given the size of the new development and the availability of wider provision, the proposed cycle parking is adequate in line with Policy P53 (Cycling) of the Southwark Plan.

Demolition and Construction

79. A condition has been recommended for a Demolition and Construction Environmental Management Plan to be submitted prior to any development, including demolition. It is noted that the construction period is projected to be 22 months, with works due to start in December 2026 and complete in September 2028 should planning permission be granted.

Trees, landscaping, ecology and biodiversity

80. There are 14 existing trees on the application site, of which 10 would need to be removed to facilitate the proposed development. The trees proposed for removal comprise six Category B trees, protected by Tree Preservation Order, and four Category C trees. In mitigation, 48 replacement trees are proposed, comprising 18 within the application site and a further 30 elsewhere within the wider school grounds. No other trees would be removed.
81. The principal trees to be removed along the Hillsboro Road frontage are mature specimens with canopy spreads of approximately 8-9m. As these trees are clustered together, they currently provide approximately 16m of cumulative canopy cover along the frontage. The remaining trees proposed for removal are smaller or stunted specimens and provide limited canopy cover.
82. The proposed planting strategy would result in a net increase of 38 trees across the wider school site and would significantly enhance the site's green infrastructure. Four Hornbeam trees are proposed along the Hillsboro Road frontage, together with three additional smaller trees. Within a 10-year timeframe, Hornbeams would typically achieve canopy spreads of between 6m and 9m and are therefore expected to provide approximately 20m of canopy cover, exceeding that currently provided by the trees to be removed. The replacement species, comprising Hawthorn, Rowan, Hornbeam and Dawyck Beech, have been selected to maximise successful establishment and long-term growth. Overall, the proposal would considerably enhance the greening of the Hillsboro Road frontage and increase tree canopy cover across the wider school site.
83. As the development proposes significant new planting on site, a financial contribution for each tree which requires monitoring is to be secured by Section 106 agreement. This is calculated at £275 for each tree. In the event that trees required to be planted as part of the agreed mitigation are not planted, then the Section 106 agreement would also secure this by requiring a financial contribution of £4,000 per tree.

Figure 11: Tree planting plans



Tree Works Plan - Page layout (1:2493)



84. A condition has been recommended for full details of a hard and soft landscaping scheme to be submitted prior to the commencement of above grade works.
85. Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) requires a Biodiversity Net Gain (BNG) of 10% to be achieved. There are 3 ways in which a developer can achieve this:
 1. Enhance and restore biodiversity on-site (within the red line boundary of the site).

2. If developers cannot achieve all of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site, or buy off-site biodiversity units on the market.
 3. If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort. The government will use the revenue to invest in habitat creation in England.
86. The proposed development would deliver some BNG on site, however given the physical constraints of the site, it is acknowledged that not all of the 10% can be delivered on site. This means that the rest of the BNG requirement would be delivered within the wider school site, which is the developers' own land outside of the application site. Details would be secured by the statutory Biodiversity Net Gain Plan condition.
 87. Policy G5 (Urban greening) of the London Plan sets a target Urban Greening Factor score of 0.3 for predominantly commercial development. The proposed development would achieve a score of 0.4 which exceeds the target and therefore meets policy requirements.
 88. A bat survey was carried out on 06 May 2026. The results confirmed the likely-absence of roosting bats and no further survey or mitigation actions in relation to roosting bats are required. Whilst there were no bats found on site that would be affected by the proposed development, it was recommended that bat boxes are provided for roosting opportunities and further foraging resources. This is to be secured via condition.

Energy

89. Policy P70 (Energy) of the Southwark Plan states that development must reduce operational greenhouse gas emissions and minimise both annual and peak energy demand, in accordance with the energy hierarchy (Be Lean, Be Clean, Be Green, Be Seen and Offset). Major development must also be net zero-carbon.
90. The submitted Energy Statement demonstrates carbon savings on site across the Be Lean, Be Clean and Be Green stages. Initial Be Lean measures, comprising a fabric-first approach and passive design strategies, deliver a saving of approximately 0.29 tonnes of carbon emitted per year (3.3%). The proposed building would be fully electric and utilise Air Source Heat Pumps (ASHPs) and highly efficient building services. Renewable energy generation is provided via a 300kW air source heat pump system (powered by electricity) and a 36kWp solar photovoltaic array. As the baseline already reflects a low-

carbon heating system, no additional regulated carbon savings are recorded at the Be Clean stage. The greatest contribution is achieved through the Be Green stage, where on-site photovoltaic generation delivers a reduction of approximately 3.21 tonnes of carbon emitted per year (36.9%). Overall, the proposed development would achieve a 40.2% reduction in regulated carbon emissions on site.

91. Despite maximising on-site reductions, a residual carbon emission of approximately 5.2 tonnes of carbon emitted per year remains. This shortfall would be mitigated by a financial contribution of £14,857.89 over a 30-year period, secured through the Section 106 agreement.
92. The energy centre within the proposed building forms the first phase of a wider campus-wide decarbonisation strategy for Alleyn's School. This strategy will enable the progressive transition away from natural gas through the introduction of additional air source heat pump capacity, waste heat recovery and battery energy storage systems, together with further photovoltaic installations across the wider school estate. The proposed building includes allocated plant space to accommodate future expansion of ASHP capacity as part of this phased approach. Upon full implementation of the wider strategy, it is anticipated that approximately 97% of the school's current natural gas demand would be displaced, delivering savings of approximately 49.1 tonnes of CO₂ annually. The development is therefore a critical first step in enabling a campus-wide transition to renewable and low-carbon energy generation and significantly strengthening the long-term decarbonisation of the site. The building itself is designed to achieve an EPC rating of A and a design-stage BREEAM score of 82.9%, substantially exceeding the 70% threshold for an 'Excellent' rating. A condition has been recommended to ensure the BREEAM 'Excellent' rating is achieved.

Section 106 legal agreement

93.

Planning obligation	Mitigation	Applicant's position
Community Use		
Community Use Agreement	To secure details of the following: <ul style="list-style-type: none"> - A detailed plan / schedule of the community use facilities - Days and times of availability of the community use facilities 	Agreed

	<ul style="list-style-type: none"> - The access to and right to use the community use facilities by the community - The management, maintenance and cost for use of the community use facilities - A mechanism for review 	
Transport and Highways		
Travel Plan	Submission of an updated School Travel Plan and monitoring fee of £2,790	Agreed
Section 278 works	Rectify any damages to the footway, kerbs, inspection covers, street furniture due to the construction of the development including the movement of construction vehicles	
Energy, Sustainability and the Environment		
Carbon emissions	Financial contribution of £14,857.89	Agreed
Tree Planting	Financial contribution of £4,000 per tree, if, for any reason, a tree required for mitigation is not planted	Agreed
Tree Monitoring	Financial contribution of £13,200 for monitoring of tree planting (48 x £275)	Agreed
Section 106 administration and compliance fee	£5,000 fee for a small-scale major development	Agreed

94. In the event that a Section 106 legal agreement has not been completed by 30 September 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 Section 106 legal agreement there is no mechanism in place to mitigate against the adverse impacts of the development through contributions and it would therefore be contrary to IP3 (Community Infrastructure Levy (CIL) and Section 106 planning obligations) of the

Southwark Plan 2022, Policy DF1 (Delivery of the plan and planning obligations) of the London Plan 2021 and the Section 106 and Community Infrastructure Levy SPD 2025.

Community engagement

95. It is understood that community engagement has been undertaken by the applicant, comprising the following:
- A dedicated website page on the Alleyn's School website
 - A mailshot to local residents
 - A banner displayed on the school's entrance fence
 - An online feedback form
 - Meetings with local stakeholders
 - A meeting with the Alleyn's Neighbours Advisory Group
 - A meeting with the Project Steering Group
 - Three drop-in events
 - A parent's webinar.

Consultation responses from external consultees

96. Transport for London:
- No comments.
97. London Underground:
- The Railway Infrastructure Manager has no comments to make on this application.
98. Environment Agency:
- No comments.
99. Historic England:
- No comments.
100. London Fire Brigade:
- No comments.
101. Metropolitan Police Secured by Design:
- As the development concerns additions to a school, the Secured by Design New School Guide and Commercial Guide are relevant
 - Advise conditions for pre-commencement and pre-occupation Secured by Design details.

Consultation responses internal consultees

102. Environmental Protection Team:

- Advise conditions for plant noise (air handling units and kitchen), kitchen odour and demolition and construction management.

Officer comment: Conditions recommended.

103. Design and Conservation Team:

- Comments set out in full in the Demolition and Design quality and heritage sections of this report.

Officer comment: Conditions recommended.

104. Transport Planning Policy:

- Requested additional information and met with the applicant.
- Satisfied that the additional information addresses concerns.
- Comments summarised in the Transport and highways section of this report.

Officer comment: Conditions recommended and S106 obligations to be secured.

105. Archaeologist:

- The site is not near an Archaeological Priority Area and as such, no archaeological response is required.

106. Ecologist:

- Requested a bat survey and additional planting details.
- BNG to be secured by statutory condition.

Officer comment: Bat survey provided with no bats found on site. Condition for bat boxes recommended.

107. Highways Development Management:

- Construction Management Plan should be submitted prior to commencement.

- The developer will be required to rectify any damages to the footway, kerbs, inspection covers, street furniture due to the construction of the development including the movement of construction vehicles.

Officer comment: Noted. Condition and S106 obligations recommended.

108. Urban Forester:

- Advise S106 obligations to secure tree planting and monitoring.

Officer comment: Noted.

Community impact and equalities assessment

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

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

111. 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, and;
 - 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 to the need to tackle prejudice and promote understanding.

112. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
113. Overall, it is not considered that the development would result in known significant adverse impacts to those with protected characteristics.

Human rights implications

114. 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.

Positive and proactive statement

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

Positive and proactive engagement: summary table

Was the pre-application service used for this application?	Yes
If the pre-application service was used for this application, was the advice given followed?	Yes
Was the application validated promptly?	Yes
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	Yes
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	No – but with an agreed Extension of Time

CONCLUSION

117. The proposed development would replace the existing dining hall with a high-quality educational building providing improved dining, teaching, assembly and ancillary facilities to support the continued operation and evolution of Alleyn's School. The proposal would not result in an increase in pupil numbers and would maintain the established educational use of the site. The principle of development, including the demolition and replacement of the existing building, is supported having regard to its limited architectural quality, functional obsolescence, and the inability to satisfactorily adapt the existing structure to meet modern educational, energy and sustainability requirements.
118. The replacement building is considered to represent a significant improvement in architectural quality over the existing building. Whilst larger than the building it would replace, its height, massing and design have been carefully articulated to respond to its context and would not result in unacceptable harm to the character and appearance of the area, the setting of nearby heritage assets or the wider townscape. The scheme delivers substantial environmental benefits, including significant operational carbon reductions through all stages of the energy hierarchy, full electrification, and integration of a campus-wide decarbonisation strategy. Subject to conditions, the development would provide a high-quality and highly sustainable addition to the school site.
119. The proposal would not give rise to unacceptable impacts on neighbouring residential amenity in terms of privacy, outlook, overshadowing, noise or disturbance. In addition, the development delivers a net environmental enhancement, including a significant uplift in tree canopy coverage, an overall net gain in trees across the wider site, and a biodiversity net gain strategy secured through condition and legal agreement. Appropriate mitigation measures are secured through planning conditions and Section 106 obligations.
120. The proposed development represents sustainable development in accordance with the London Plan 2021 and Southwark Plan 2022, delivering clear educational, environmental and townscape benefits that outweigh the limited and mitigated impacts identified. It is therefore recommended that planning permission is granted, subject to conditions and the completion of a Section 106 legal 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 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	Abbie McGovern, Team Leader Major Applications & New Homes Team	
Version	Final	
Dated	12 June 2026	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE 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		22 June 2026

APPENDIX 1**Recommendation**

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

This document is not a decision notice for this application.

Applicant	Alleyn's School	Reg. Number	26/AP/0519
Application Type	Major application	Case Number	PP-14671410
Recommendation	GRANT permission		

Draft of Decision Notice

planning permission is GRANTED for the following development:

Demolition and replacement of school dining hall with a new school building and associated landscaping works

Alleyns School Townley Road London Southwark

In accordance with application received on 20 February 2026 and Applicant's Drawing Nos.:

THE LOCATION PLAN PL001 P01 received 20/02/2026
 CRUCIBLE - PROPOSED GROUND FLOOR PLAN PL100 P01 received 20/02/2026
 CRUCIBLE - PROPOSED NORTH AND SOUTH ELEVATIONS PL200 P01 received 20/02/2026
 CRUCIBLE - PROPOSED SECOND FLOOR PLAN PL02 P01 received 20/02/2026
 DINING HALL - PROPOSED DEMOLITION GROUND FLOOR PLAN PL012 P01 received 20/02/2026
 CRUCIBLE - PROPOSED BAY STUDY - EAST ELEVATION PL226 P01 received 20/02/2026
 CRUCIBLE - PROPOSED BAY STUDY - NORTH ELEVATION PL227 P01 received 20/02/2026
 CRUCIBLE - PROPOSED BAY STUDY - SOUTH ELEVATION PL225 P01 received 20/02/2026
 CRUCIBLE - PROPOSED BAY STUDY - WEST ELEVATION PL228 P01 received 20/02/2026
 CRUCIBLE - PROPOSED EAST AND WEST ELEVATIONS PL201 P01 received 20/02/2026
 CRUCIBLE - PROPOSED FIRST FLOOR PLAN PL101 P01 received 20/02/2026
 CRUCIBLE - PROPOSED ROOF PLAN PL103 P01 received 20/02/2026
 CRUCIBLE - PROPOSED SECTIONS AA & BB PL300 P01 received 20/02/2026

GENERAL LANDSCAPE ARRANGEMENT ROOF P21121-00-001-GIL-0107

received 12/06/2026

PLANTING PLAN - GROUND FLOOR 24144-GIL-ZA-00-DR-L-00146 received

12/06/2026

PROPOSED SITE PLAN PL003 P01 received 20/02/2026

TREE PLANTING PLAN received 12/06/2026

Time limit for implementing this permission and the approved plans

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

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

Permission is subject to the following Pre-Commencements Conditions

3. No development shall take place, including any works of demolition, until a written Demolition and Construction Environmental Management Plan (DCEMP) for the site 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 site management and to use all best endeavours to minimise off site impacts.

A copy of the DCEMP shall be available on site at all times and shall include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
- 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, lay off areas, etc.;
- Waste Management ' Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

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.

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or nuisance, in accordance with the National Planning Policy Framework 2024 and Policy P56 (Protection of amenity) of the Southwark Plan 2022.

4. No development shall take place, excluding any works of demolition, until full details of all proposed tree planting (48 trees) has been submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period.

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

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

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

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

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

Reason:

So that the Council may be satisfied that the proposed tree planting scheme in accordance with the National Planning Policy Framework 2024, Policy G7 (Trees and woodlands) of the London Plan 2021 and Policies P13 (Design of places), P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

Permission is subject to the following Grade Conditions

5. a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development hereby approved, in accordance with the principles and objectives of Secured by Design. Prior to above grade works details of these measures shall be submitted to and approved in writing by the Local Planning Authority.

b) Prior to first occupation of the development hereby approved a satisfactory Secured by Design inspection must take place and the resulting Secured by Design certificate submitted to and approved in writing by the Local Planning Authority.

Reason:

In pursuance of the Local Planning Authority's duty under Section 17 of the Crime and Disorder Act (1998) to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework 2024, Policy D11 (Safety security and resilience to emergency) of the London Plan 2021 and and Policy P16 (Designing out crime) of the Southwark Plan 2022.

6. Prior to above grade works commencing (excluding demolition), details of bat boxes shall be submitted to and approved in writing by the Local Planning Authority. This shall include full details of the roost features and mapped locations.

The bat tubes, bricks or boxes shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and maintained in perpetuity

Reason:

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

7. Prior to above grade works commencing (excluding demolition), details of the facade and window openings including reveals that reflect the design intention contained in the bay studies shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework 2024, Policy D4 (Delivering good design) of the London Plan 2012 and Policies P13 (Design of places) and P14 (Design quality) of the Southwark Plan 2022.

8. Prior to above grade works commencing (excluding demolition), full details of

roof maintenance access and the proposed fall-safe system 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 that the Local Planning Authority may be satisfied that any equipment would not clutter the roofline in accordance with the National Planning Policy Framework 2024, Policy D4 (Delivering good design) of the London Plan 2012 and Policies P13 (Design of places) and P14 (Design quality) of the Southwark Plan 2022.

9. Prior to the commencement of any above ground works (excluding demolition) details of the parapet treatment 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 that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework 2024, Policy D4 (Delivering good design) of the London Plan 2012 and Policies P13 (Design of places) and P14 (Design quality) of the Southwark Plan 2022.

10. Prior to above grade works commencing (excluding demolition), details 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.

Precast must be used for the stone-like finishes on the window cills and surrounds.

Reason:

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

11. Prior to above grade works commencing (excluding demolition), full details of cycle storage arrangements shall be submitted to and approved in writing by the Local Planning Authority. Prior to first use, the cycle storage shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason:

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

12. Prior to above grade works commencing (excluding demolition), detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development. Details shall include:

- a scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants
- proposed parking, access, or pathway layouts, materials and edge details
- location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems
 - d) sustainable urban drainage integration
 - e) use within tree Root Protection Areas (RPAs);
- typical cross sections
- a schedule detailing sizes and numbers/densities of all proposed trees/plants
- specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- types and dimensions of all boundary treatments

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

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

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

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); BS 8640:2025 Structural and Supported Soils for Trees in Hard Landscapes; EAS 03:2022 (EN) - Tree Planting Standard.

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with 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 and Policies P13 (Design of places), P14 (Design quality), P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

Permission is subject to the following Compliance Conditions

13. The hereby approved roof terrace shall only be used between the hours of 08:00 and 18:00 weekdays and 09:00 and 17:00 weekends and public holidays.

Reason:

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

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

Reason:

To accord with Southwark's requirements for Waste Management and refuse collection arrangements (Waste Management Strategy Extension 2022 - 2025) and to ensure that occupiers of the neighbouring residential property and the wider environment do not suffer a loss of amenity in accordance with the National Planning Policy Framework 2024 and Policy P56 (Protection of amenity) of the Southwark Plan 2022.

Permission is subject to the following Special Conditions

15. The rated sound level from the proposed plant, together with any associated ducting and equipment, shall not exceed the noise criteria levels as set out section 5.1 of the Noise Impact Assessment (Issue PO3, dated 04 February 2026) prepared Max Fordham LLP.

Suitable acoustic mitigation measures, achieving at least the minimum level of noise reduction identified within Section 5.3 (Table 5.3) of the approved report, shall be installed to ensure compliance with these criteria.

Prior to the first use of the plant, a validation test shall be carried out and the results submitted to and approved in writing by the Local Planning Authority, demonstrating compliance with the above requirements.

The plant and any associated acoustic mitigation measures shall thereafter be

permanently retained and maintained in accordance with the approved details.

Reason:

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

16. No commercial kitchen shall be installed or brought into use until full details of the extraction and ventilation system have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall be informed by and be consistent with the Odour Assessment (Report Reference A7482, dated 17 December 2025, prepared by Encon Associates) and shall include:

- Confirmation of the details of extraction rate and efflux velocity of the extracted air
- Full details of grease, particulate and odour abatement plant, including multi stage filtration (e.g. canopy, fine filtration/ESP and carbon or equivalent system)
- Confirmation of the location, height and orientation of the extraction ductwork and discharge terminal;
- Details demonstrating that the discharge stack terminates at least 1 metre above the main roof level and achieves an appropriate discharge velocity (10'15 m/s)
- A management and servicing plan for the operation and maintenance of the extraction system, including cleaning and replacement of filters.

The extraction and ventilation system shall be installed in accordance with the approved details, including the odour control measures identified in the report, to ensure that a high level of odour control is achieved, consistent with the identified high risk classification of the kitchen use.

Prior to first use of the kitchen, the approved system shall be fully installed and operational. The system shall thereafter be permanently retained and maintained in accordance with the approved details and servicing regime.

Reason:

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with the National Planning Policy Framework 2024, Policy SI 1 (Air quality) of the London Plan 2021 and Policies P64 (Contaminated land and hazardous substances), P65 (Improving air quality) and P56 (Protection of amenity) of the Southwark Plan 2022.

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

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

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

Reason:

To ensure the proposal complies with the National Planning Policy Framework 2024, Policies SI 2 (Minimising greenhouse gas emissions) and Policies SI 5 (Water infrastructure) of the London Plan 2021 and Policies P69 (Sustainability standards) and P70 (Energy) of the Southwark Plan 2022.

Informatives

1 Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is: "third-party independent and suitably-qualified" The Council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The Council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.

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

Planning policy

National Planning Policy Framework

The revised National Planning Policy Framework ('NPPF') was published in 2024 and sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. Paragraph 218 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 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

The London Plan 2021

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

- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D12 Fire safety
- Policy D14 Noise
- Policy S3 Education and childcare facilities
- Policy HC1 Heritage conservation and growth
- Policy G1 Green infrastructure
- Policy G3 Metropolitan Open Land
- Policy G4 Open space
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 1 Improving air quality
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 3 Sustainable drainage
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T7 Deliveries, servicing and construction

Southwark Plan 2022

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

- Policy P13 Design of places
- Policy P14 Design quality
- Policy P16 Designing out crime
- Policy P18 Efficient use of land
- Policy P21 Conservation of the historic environment and natural heritage
- Policy P27 Education places
- Policy P45 Healthy developments
- Policy P50 Highways impacts
- Policy P51 Walking
- Policy P53 Cycling
- Policy P54 Car parking
- Policy P56 Protection of amenity
- Policy P57 Open space
- Policy P59 Green infrastructure
- Policy P60 Biodiversity
- Policy P61 Trees
- Policy P65 Improving air quality
- Policy P66 Reducing noise pollution and enhancing soundscapes
- Policy P69 Sustainability standards
- Policy P70 Energy

Supplementary Planning Documents (SPDs)

The following Supplementary Planning Documents are relevant:

- Section 106 and CIL SPD 2025
- Climate and Environment SPD 2025
- Heritage SPD 2021
- Dulwich SPD 2013

Relevant planning history

No relevant planning history.

APPENDIX 4**Consultation and re-consultation undertaken****Site notice date:** 03/03/2026**Press notice date:** 05/03/2026**Case officer site visit date:** 03/03/2026**Neighbour consultation letters sent:** 26/02/2026**Internal services consulted**

LBS Environmental Protection Team
 LBS Design and Conservation Team
 LBS Transport Policy Team
 LBS Archaeologist
 LBS Local Economy
 LBS Ecology Officer
 LBS Highways Development & Management
 LBS Highways Licensing
 LBS Housing Regeneration and Delivery Division
 Flood Risk Management & Urban Drainage Team
 LBS Urban Forester
 LBS Waste Management Team

Statutory and non-statutory organisations

The Dulwich Society
 Environment Agency
 Greater London Authority
 Historic England - Heritage
 London Fire & Emergency Planning Authority
 London Underground
 Natural England - London Region & Southeast Region
 Network Rail
 Metropolitan Police Service (Designing Out Crime)
 Transport For London
 Thames Water

Neighbour and local groups consulted:

2 Steen Way London Southwark
 3 Steen Way London Southwark
 4 Steen Way London Southwark
 5 Steen Way London Southwark
 7 Steen Way London Southwark
 9 Steen Way London Southwark
 1 Terborch Way London Southwark
 2 Terborch Way London Southwark
 3 Terborch Way London Southwark

4 Terborch Way London Southwark
 5 Terborch Way London Southwark
 6 Terborch Way London Southwark
 8 Terborch Way London Southwark
 9 Delft Way London Southwark
 1 Arnhem Way London Southwark
 11 Steen Way London Southwark
 10 Arnhem Way London Southwark
 11 Arnhem Way London Southwark
 3 Arnhem Way London Southwark
 4 Arnhem Way London Southwark
 5 Arnhem Way London Southwark
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 11 Kempis Way London Southwark
 2 Kempis Way London Southwark
 3 Kempis Way London Southwark
 5 Kempis Way London Southwark
 6 Kempis Way London Southwark
 7 Kempis Way London Southwark
 8 Kempis Way London Southwark
 9 Kempis Way London Southwark
 101 Glengarry Road London Southwark
 95A Glengarry Road London Southwark
 95B Glengarry Road London Southwark
 97A Glengarry Road London Southwark
 97B Glengarry Road London Southwark
 99A Glengarry Road London Southwark
 99B Glengarry Road London Southwark
 1A Hillsboro Road London Southwark
 1B Hillsboro Road London Southwark
 Townley Lodge Alleyns School Townley Road
 50 Townley Road London Southwark
 The Cottage Alleyns School Townley Road
 78 Glengarry Road London Southwark
 Flat 2 95 Glengarry Road London
 Flat 1 95 Glengarry Road London

Flat 3 95 Glengarry Road London
25A Thorncombe Road London Southwark
76 Glengarry Road London Southwark
11 Hillsboro Road London Southwark
13 Hillsboro Road London Southwark
15 Hillsboro Road London Southwark
17 Hillsboro Road London Southwark
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38 Hillsboro Road London Southwark
39 Hillsboro Road London Southwark
40 Hillsboro Road London Southwark
41 Hillsboro Road London Southwark
5 Hillsboro Road London Southwark
7 Hillsboro Road London Southwark
9 Hillsboro Road London Southwark
57 Playfield Crescent London Southwark
51 Townley Road London Southwark
52 Townley Road London Southwark
53 Townley Road London Southwark
54 Townley Road London Southwark
55 Townley Road London Southwark
56 Townley Road London Southwark
57 Townley Road London Southwark
58 Townley Road London Southwark
1 Steen Way London Southwark

Consultation responses received

Internal services

LBS Environmental Protection
 LBS Design & Conservation Team
 LBS Transport Policy
 LBS Archaeology
 LBS Ecology
 LBS Highways Development & Management
 LBS Urban Forester

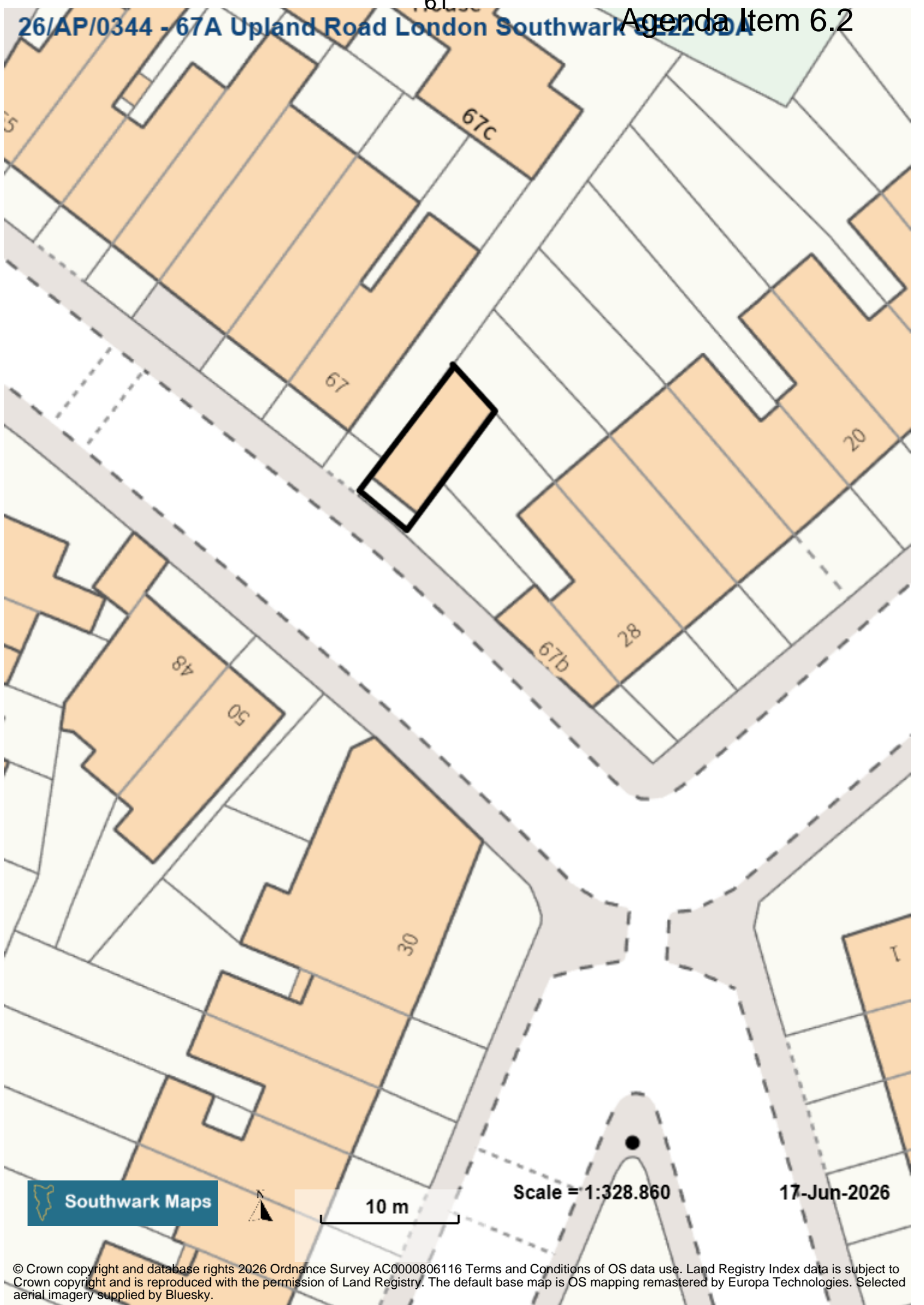
Statutory and non-statutory organisations

Environment Agency
 Historic England
 London Fire & Emergency Planning Authority
 London Underground
 Metropolitan Police Service
 Thames Water

Neighbour and local groups consulted:

13 Hillsboro Road London Southwark
 19 Hillsboro Road London Southwark
 35 Hillsboro Road London Southwark
 5 Hillsboro Road London Southwark
 15 Beauval Road London Southwark
 9 Colwell Road London Southwark
 70 Beauval Road London Southwark
 22 Townley Road London Southwark
 First Floor And Second Floor 37 Tarbert Road London
 9 Tarbert Road London Southwark
 82 Landells Road London Southwark
 155 Melbourne Grove London Southwark
 275 Underhill Road London Southwark
 8 Dulwich Village London Southwark
 51 Menlo Gardens London SE19 3DT
 20 Townley Road, London SE22 8SR
 9 Tarbert Road London Southwark
 19 Townley Road London Southwark
 46 Playfield Crescent London Southwark
 11 Townley Road London Southwark
 2 Goodrich Road London Southwark
 125 Burbage Road London Southwark
 25 Playfield Crescent London Southwark
 13 Hillsboro Road London Southwark
 19 Hillsboro Road London Southwark

30 Dovercourt Road London Southwark
5 Hillsboro Road London Southwark
11 Playfield Crescent London Southwark
18A Playfield Crescent London Southwark
11 Tarbert Road London Southwark
11 Playfield Crescent London Southwark
46 Playfield Crescent London Southwark
5 Frank Dixon Way London Southwark
8 Dulwich Village Dulwich London
Flat 1 11A Townley Road London
152 Woodwarde Road London Southwark
14 Beauval Road London Southwark
13 Hillsboro Road London Southwark



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Meeting Name:	Planning Committee (Smaller Applications)
Date:	30 June 2026
Report title:	<p>Development Management planning application: Application 26/AP/0344 for: Full Planning Application</p> <p>Address: 67A Upland Road, Southwark, SE22 0DA</p> <p>Proposal: Demolition of the existing garage. Construction of two-storey building to provide ancillary accommodation to the host dwellinghouse (to the rear) at No. 67C Upland Road (aka 'Niwa House').</p>
Ward(s) or groups affected:	Dulwich Hill
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Director of Planning and Growth
Application Start Date: 6 February 2026	Application Expiry Date: 31 July 2026
Earliest Decision Date: 2 April 2026	

RECOMMENDATION

1. To grant planning permission, subject to conditions and the applicant completing a unilateral undertaking.

EXECUTIVE SUMMARY

2. The submission proposes to demolish an existing garage at 67A Upland Road and replace it with a two-storey building providing ancillary accommodation to 67C Upland Road.
3. The principle of development is considered acceptable, with the building remaining functionally linked to the host dwelling despite physical separation. While the proposal would introduce greater bulk and visibility

and has drawn objections (particularly regarding design, overdevelopment, and impacts on neighbouring amenity) these effects are judged limited and mitigated through design amendments, including setbacks, a stepped roof, and conditions such as obscure glazing.

4. Submission documents confirm acceptable impacts on daylight, sunlight, privacy, and outlook, with reductions that are not considered harmful in an urban context. Environmental, transport, and servicing impacts are also deemed acceptable, and the scheme aligns overall with local and strategic planning policies. On balance, the development is considered policy-compliant, with no significant adverse impacts sufficient to outweigh its benefits and is therefore recommended for approval.

BACKGROUND INFORMATION

Site location and description

5. The application site comprises a garage (known as 67A Upland Road). It is understood the garage is under the same ownership as the Niwa House (known as 67C Upland Road). The garage currently in situ is a single storey structure. It is aligned with the buildings on Upland Road with a setback of approximately 1.5m from the pavement edge and sits perpendicular to the properties on Friern Road. There is a shared access road/passage that runs behind the properties on Friern Road.
6. The application site is not listed, nor is it located within a conservation area, nor does it form the setting of any undesignated or designated heritage assets. There are no trees within the application site, however there are trees on adjacent garden plots.

The surrounding area

7. The surrounding area is predominately residential in character, with the prevailing building height at 2 storeys.
8. To the north-east: 26 Friern Road
To the south-east: 28 Friern Road and 67B Upland Road
To the south-west: Upland Road
To the north-west: 67 Upland Road

Details of proposal

9. Description of development
Demolition of the existing garage. Construction of two-storey building to provide ancillary accommodation to the host dwellinghouse (to the rear) at No. 67C Upland Road (aka 'Niwa House').

10. Further briefing notes

- It is noted the existing plans do not fully and accurately reflect the existing site conditions (i.e. the fence structure projecting to the pavement is no longer in situ). Notwithstanding the error, the case officer has visited the application site on three occasions, and a recommendation can be made without prejudice.
- The plans have been amended to: omit a rear facing window at first floor level (serving the staircase); introduce a 0.5m setback at ground floor level; and introduce a 1.5m setback at first floor level. The amended plans were publicly re-consulted on for a period of two weeks.

Planning history

11. See the public planning register for planning history of the application site.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

12. The main issues to be considered in respect of this application are:

- Land use
- Design, layout and heritage assets
- Neighbouring amenity
- Biodiversity net gain (BNG)
- Arboriculture and landscaping
- Transport and highways
- Other matters
- Mayoral and borough community infrastructure levy (CIL)
- Planning conditions, obligations and/or contributions
- Community impact and equalities assessment
- Human rights; and
- Positive and proactive statement.

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

Legal context

14. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the Southwark Plan 2022 and the London Plan

2021.

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

Planning policy

National Planning Policy Framework 2024

16. 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. Policies in the Framework are material considerations which should be taken into account in dealing with applications.
17. The policies of relevance in the consideration of this application are:
- Chapter 2 Achieving sustainable development
 - Chapter 4 Decision-making
 - Chapter 8 Promoting healthy and safe communities
 - Chapter 9 Promoting sustainable transport
 - Chapter 11 Making effective use of land
 - Chapter 12 Achieving well-designed places
 - Chapter 15 Conserving and enhancing the natural environment

The London Plan 2021

18. The policies of relevance in the consideration of this application are:
- Policy D3 Optimising site capacity through the design-led approach
 - Policy D4 Delivering good design
 - Policy D12 Fire safety
 - Policy D14 Noise
 - Policy G7 Trees and woodlands
 - Policy S11 Improving air quality
 - Policy T4 Assessing and mitigating transport impacts
 - Policy T6 Car parking
 - Policy T6.1 Residential parking
 - Policy DF1 Delivery of the plan and planning obligations

Southwark Plan 2022

19. The policies of relevance in the consideration of this application are:
- P13 Design of places
 - P14 Design quality

- P15 Residential design
- P18 Efficient use of land
- P50 Highways impacts
- P54 Car Parking
- P56 Protection of amenity
- P61 Trees
- P64 Contaminated land and hazardous substances
- P65 Improving air quality
- P66 Reducing noise pollution and enhancing soundscapes
- P70 Energy
- IP3 Community Infrastructure Levy (CIL) and Section 106 planning obligations

Supplementary Planning Documents (SPDs) and further guidance

20. Of relevance in the consideration of this application are:
- Householder Development SPD 2025
 - Section 106 and CIL SPD 2025

ASSESSMENT

Land use

21. The principle of development in land use terms is considered acceptable. Neighbour comments have raised concerns as to whether the application site building (i.e. the garage) can be considered ancillary to the main/host dwelling since is separated by a shared/communal access road.
22. To examine such matters, a case specific assessment is required based on matters of fact and degree. The main dwelling (No. 67C Upland Road, aka Niwa House) sits to the rear of the application site at the end of the access road, the garage (No. 67A Upland Road) serving the main dwelling sits at the beginning of the access road, forming the street frontage on Upland Road. Although physically separated by a short communal access road, the use of the garage is considered ancillary to single main purpose of the occupier's use of the land (i.e. a C3 dwellinghouse). The use as a garage/outbuilding is not extraordinary in relation to the primary use of the planning unit.
23. A similar example may be found in a rural setting where an outbuilding is physically separated by a road from the main dwellinghouse, yet the use can still be considered ancillary to the single main purpose of the occupier's use of the land. To ensure the proposed development remains ancillary to the main dwellinghouse, the applicant will be required to complete a unilateral undertaking to link the two sites to ensure the use remains ancillary (i.e. not as a separate self-contained dwelling).

Design, layout and heritage assets

24. The existing garage structure on the site dates from the 1980s and has both little heritage value or design value. No. 67A Upland Road is not in a conservation area and is not a listed building. There are no listed or locally listed buildings in the immediate area. The proposed development has no material impact on the setting of the Gr.II listed K2 phone box to the south-east.
25. The street is predominately Victorian terraces and semi-detached houses, typically in London stock brick with timber sash windows, bay fronts, and red brick detailing. Notwithstanding, there have been substantial alterations and modifications to properties within the area (see No. 48 Upland Road, 50 Upland Road and 30 Friern Road etc.), as well as infill development of varying styles (see 67B Upland Road and 3A Friern Road). To the northwest, a garage serving No. 1 Henslowe Road sits flush with the pavement. As such, there is no one distinct or defining style within the locality.
26. The design of the proposed structure increases the footprint of the existing garage (bringing forward the existing building line by ~1m) and adds an additional storey (with a setback). The roof is pitched down towards the gardens on Friern Road and features a stepped roof element to the rear (aligning with the outrigger projection of 28 Friern Road). The ground floor of the structure will remain an off-street garage, whilst the first floor will be occupied by two rooms. There are windows serving the building at both ground and first floor level. Detail drawings for typical window and doors have been provided but details on materials are limited, as such a planning condition to secure samples of external facing materials is recommended.
27. In terms of the proposed structure and its impact on the established streetscape, there will be some impact due to the setting forward of the building line, but that impact does not necessarily constitute a level of harm that would merit a refusal of permission. As set out above, despite the historic character, there have been substantial alterations to existing dwellings within the locality, as well as infill housing developments of varying styles. With that in mind, the proposed development would not be out of place, albeit it would be more visible than the existing garage. The planning condition as recommended above, will ensure the use of high-quality materials that respond well and contribute to the varied streetscape.

Neighbouring amenity

28. Privacy
The proposed development is likely to be acceptable in privacy terms, subject to planning condition. At ground floor levels views from the new building are into the shared access road, and on the front elevation (when

the garage door is open). The ground floor views established are not dissimilar to those already attainable from standing in the shared access road.

29. At first floor level, new views are established due to the introduction of an additional storey. The views established on the front elevation raise no concern as they look out into the public realm with adequate separation distances to the property's opposite. On the side elevation, new views are established but they provide similar outlook to those at ground floor level (albeit a floor above). The side elevation views primarily look out on the side return wall of No. 67 Upland Road. It is noted that there is a new view established by the bringing forward of the building line, however the view is set perpendicular to the windows of No. 67 Upland Road and therefore is unlikely to produce any material privacy impact on said neighbour. A rearward view is established at first floor level, over the stepped roof, a planning condition is recommended to ensure this window is fixed shut and obscure glazed to protect the privacy of residents on Friern Road.
30. Daylight Sunlight
The applicant has provided a daylight and sunlight assessment with their application; the document is prepared using the BR209:2022 guidance. The results of the assessment are as follows: all windows with a requirement for daylight pass the vertical sky component test, all rooms with a requirement for daylight pass the daylight distribution test, all windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test. It is considered the impact of the proposed development in terms of daylight and sunlight on rooms and windows is acceptable.
31. In terms of overshadowing of amenity spaces, the garden of No. 26 Friern Road sees a reduction in area receiving at least two hours of sunlight on the 21 March. The reduction is from 10% (4.78 sqm) to 6% (2.97 sqm) – equating to a loss of 4% (1.81 sqm). The resulting ratio of 0.62 is classified in the guidance as a 'likely to be noticeable'. However, the BR209:2022 guide is intended to be used flexibly, particularly in urban locations. The mitigating factors set out in section 4.4 of the assessment are well reasoned and accepted, and appendix 3 provides a mapped representation of the reduction. Despite the loss in area receiving at least two hours of sunlight on the 21 March at No. 26 Friern Road, it is not considered the reduction would constitute an unacceptable loss of amenity. On balance, impacts on neighbouring amenity by way of daylight and sunlight impact are considered acceptable.
32. Openness Outlook
The proposed development will lead to a reduction in openness for neighbouring properties. The properties known as No. 67B Upland Road and No. 28 Friern Road will see the greatest reduction in openness and outlook as the proposed structure sits directly to the rear of them. To a lesser extent, No. 26 Friern Road and No. 24 Friern Road will experience a reduction in openness and outlook.

33. The proposed design has considered the impact on the most affected window (i.e. the outrigger ground floor at No. 28 Friern Road) and introduced a stepped roof form to mitigate. The remaining roof is pitched, with the higher edge sitting on the communal access passage and the lower edge sitting on the boundary with neighbouring properties. It is acknowledged only the rearward views from the affected properties would be impacted, side and front elevation views would remain unaffected.
34. Existing site conditions and surrounding context are important to consider. Affected properties feature an existing outlook blocked by the side return wall of No. 67 Upland Road. A similar separation distance relationship in rear elevation planes of properties and distance to built structures exists across the road from the application site between No. 30 Friern Road and No. 50 Upland Road. All matters considered, impacts on neighbouring amenity by way of reduction in openness and outlook are considered acceptable.

Biodiversity net gain (BNG)

35. The proposal is BNG exempt (de minimis exemption).

Arboriculture and landscaping

36. The application site does not contain trees, however there is a tree to the rear of the site at No. 26 Friern Road (the tree is not protected by way of preservation order or by virtue of being within a conservation area). To support their submission the applicant has provided an arboriculture impact assessment, prepared to BS5837 guidance. The report has been reviewed by the council's arboriculture officer and found to be acceptable. The consultee has recommended a planning condition to ensure foundation design sufficiently accommodates future growth of the tree. Branches which overhang the application site can be trimmed back without the need for planning permission.
37. The submission proposes a green roof which will help provide visual relief for the properties on Friern Road, as well as being visible when approaching the site from the south-east. The green roof will also aid in reducing surface water runoff rates in the locality. Overall, the development is acceptable in regard to arboriculture and landscaping, subject to condition.

Transport and highways

38. Car parking and access
The development will not result in any loss of off-street parking. The proposed structure has adequate space for storage of a car, and the site has an existing dropped kerb for access. It is not anticipated that the

development will lead to any material impact on highway user safety beyond the existing garage as sightlines remain unchanged. Across the road from the application site lies a comparable garage that sits further forward than the development proposed and lies flush with the pavement edge (serving No. 1 Henslowe Road).

39. Construction impact

The construction of the dwellings will have an impact on local/neighbouring amenity and the local transport network. However, it would not be commensurate to the scale of development to impose additional conditions pertaining to construction (e.g. construction logistics plan, construction environmental management plan etc. etc.). The impacts of construction, although potentially disruptive, will be temporary.

Other planning matters

40. Air quality

The development meets the exemptions set out in adopted policy to be considered air quality neutral.

41. Noise and vibration

The provision of ancillary accommodation is unlikely to bring about a level of noise beyond that of typical enjoyment of a dwelling.

42. Fire safety

The applicant has provided a planning fire safety strategy for this proposal. The statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development.

43. Energy and sustainability

The development will be constructed to the latest iteration of building regulations (be lean – energy efficient design and construction) and therefore adheres to the energy hierarchy (be lean, then be clean, then be green).

44. Ground conditions and contamination

No material impacts anticipated. A planning condition is recommended to ensure any unidentified contamination is sufficiently remediated.

Mayoral and borough community infrastructure levy (CIL)

45. Development not CIL liable.

Planning conditions, obligations and/or contributions

Planning conditions

46. Approved plans (standard).

Time limit (standard).
 Foundation design (design to accommodate tree growth).
 External facing materials (samples to be provided).
 Obscure glazing (1F rear window fixed shut and obscure glazed).
 Green roof (wildflower focused and retained in perpetuity).
 Land contamination (in the event of unexpected contamination).

Draft planning obligations and/or contributions

47. A planning obligation secured via unilateral undertaking to ensure the proposed development remains ancillary to the host-dwelling:

‘The building hereby permitted shall not be used as self-contained residential accommodation and shall only be used for purposes ancillary to the host dwellinghouse known as No. 67C Upland Road (aka 'Niwa House').’.

48. In the event that a unilateral undertaking has not been completed by the determination date agreed between parties, permission may be refused, if appropriate, for the following reason:

‘In the absence of a completed unilateral undertaking there is no mechanism in place to mitigate against the impacts of the development through obligations and/or contributions and it would therefore be contrary to IP3 (Community Infrastructure Levy (CIL) and Section 106 planning obligations) of the Southwark Plan 2022, Policy DF1 (Delivery of the plan and planning obligations) of the London Plan 2021 and the Section 106 and Community Infrastructure Levy SPD 2025.’ [Along with any other relevant reasons for refusal.]

Consultation responses

Consultation responses from members of the public

49. The application was publicised by way of neighbour letters and a site notice. 7x letters of objection have been received. Summarised below are the material planning considerations raised by members of the public.

50.

<u>Consideration raised</u>	<u>Case officer response</u>
Sense of enclosure	Discussed in report.
Loss of openess	
Overdevelopment	
Loss of daylight	
Loss of sunlight	
Garden overshadowing	
Privacy impacts	

Existing plans inaccurate	
Parking stress	
Design quality	
Loss of trees	Addressed via condition/unilateral undertaking.
Concern over ancillary use	
Concern over materials	
Concern over a new dwellinghouse	The application is for a structure in ancillary C3 use; a new dwelling would be subject to a separate planning application.
Concern over access/party wall matters	Party wall matters are a non-material planning consideration.

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

Consultation responses from internal and divisional consultees

52. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.
- 53.
- Urban Forestry Team (UBRA) – No objection, subject to condition.
 - Design and Conservation Team (DES) – Objection, amendments requested (setback structure at ground floor level with an additional setback at first floor level).
 - Design and Conservation Team – Objection (sustained), amendments do not sufficiently address initial concerns in terms of impact on the streetscape (further setback at first floor level should be introduced).

Case officer comment:

Planning conditions have been applied as recommended, and amendments have been sought and partially actioned by the applicant. The sustained objection from the Design and Conservation Team is noted, however the case officer has assessed the application on its merits and reached an on-balance recommendation to grant planning permission.

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

Community impact and equalities assessment

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

57. 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, and;
 - 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.
58. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
59. Overall, it is not considered that the development would result in known significant adverse impacts to those with protected characteristics.

Human rights implications

60. This planning application engages certain human rights under the Human Rights Act 1998 (the HRA). The term 'engage' simply means that human rights may be affected or relevant. The Council must not act in a way which is incompatible with the European Convention of Human Rights. The elements most relevant to planning are Article 1 of the First Protocol (the protection of property) Article 6 (the right to a fair trial) and Article 8 (the right to respect for private and family life). For an interference to be "necessary in a democratic society" it must fulfil a pressing social need and must be proportionate to the legitimate aim relied upon.
61. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

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

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

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

Was the pre-application service used for this application?	Yes - 25/EQ/0081
If the pre-application service was used for this application, was the advice given followed?	Yes
Was the application validated promptly?	Yes
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	Yes
To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	Yes

Site visits

65.
 - The case officer visited the site (public realm only) to display site notices on 17.02.2026 and 26.05.2026.
 - The case officer visited the site again to meet with neighbours on 27.03.2026.

CONCLUSION

66. Planning assessments are a balancing exercise in which positive and

negative (and neutral) impacts of a development are weighed against one another. Proposed developments are not required to adhere to every policy within the development plan, they are required to adhere to the development plan when viewed as a whole. In this instance, it is considered the development adheres with the development plan documents when viewed as a whole, subject to conditions and the applicant completing a unilateral undertaking.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Application file: 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 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	Sean Gomes, Planning Officer	
Version	Final	
Dated	16 June 2026	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Resources	No	No
Strategic Director, Environment, Sustainability & Leisure	No	No
Strategic Director, Housing	No	No
Date final report sent to Constitutional Team		22 June 2026

APPENDIX 1

Recommendation

Draft decision notice:

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.

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

Reference no./Plan or document name/Rev.	Received on:
479_0100 SITE LOCATION PLAN	04/02/2026
479_1401 PROPOSED SECTION 02 (Rev: REV -)	04/02/2026
479_1500 PROPOSED SECTION AND ELEVATION WINDOW AND DOOR DETAILS (Rev: REV -)	04/02/2026
479 1100 PROPOSED SITE PLAN (Rev: REV B)	26/05/2026
479 1200 PROPOSED GROUND FLOOR PLAN (Rev: REV C)	26/05/2026
479 1201 PROPOSED FIRST FLOOR PLAN (Rev: REV D)	26/05/2026
479 1202 PROPOSED ROOF PLAN (Rev: REV C)	26/05/2026
479 1300 PROPOSED ELEVATIONS 01 (Rev: REV D)	26/05/2026
479 1301 PROPOSED ELEVATIONS 02 (Rev: REV C)	26/05/2026
479 1400 PROPOSED SECTIONS 01 (Rev: REV A)	26/05/2026
A15 TREE SURVEY, ARBORICULTURAL IMPACT ASSESSMENT AND ARBORICULTURAL METHOD STATEMENT	04/02/2026

Reason:

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

Permission is subject to the following Time Limit:

2. Time limit -
The development hereby permitted shall be begun before the end of 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. Foundation design -
Prior to commencement of the development (excluding demolition to slab level, site clearance and investigation) details shall be submitted to and approved in writing by the Local Planning Authority showing foundation details within the influencing distance of the tree in the adjoining plot (No. 26 Friern Road). Foundations shall be capable of accommodating the effects of trees, shrubs and hedgerows on shrinkable soils without excessive movement. The foundations shall not be carried out otherwise than in accordance with any such approval given.

Reason:

To ensure the proposed development will preserve the tree in the adjoining plot (No. 26 Friern Road) and the visual amenity of the area in accordance with the National Planning Policy Framework (2024); Policy D4 (Delivering good design) and Policy G7 (Trees and woodlands) of the London Plan (2021); and Policy P56 (Protection of amenity), Policy P60 (Biodiversity) and Policy P61 (Trees) of the Southwark Plan (2022) and pursuant to section 197 of the Town and Country Planning Act 1990.

Permission is subject to the following Grade Condition(s)

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

Reason:

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

Permission is subject to the following Compliance Condition(s)

5. **Obscure glazing -**
The rearward (north-east) facing window at first floor level (overlooking the stepped green roof, serving 'Room 01') as shown on the approved plans shall be fixed shut and obscure glazed. This type of glass shall be installed when the windows are constructed and maintained in perpetuity.

Reason:

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

6. **Green roof -**
The green roof hereby approved shall be designed and constructed to be wildflower focused (with a maximum 25 percent sedum planting). All planting or seeding comprised in the green roof shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any plants or species which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The green roof treatment shall be retained for the lifetime of the development.

Reason:

To ensure the development provides visual amenity and habitat creation, in accordance with the National Planning Policy Framework (2024), Policy D4 (Delivering good design) and Policy G6 (Biodiversity and access to nature) of the London Plan (2021) and Policy P13 (Design of places), Policy P14 (Design quality) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

Permission is subject to the following Special Condition(s)

7. **Land contamination -**
Any contamination that is found during the course of construction of the development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended until a risk assessment has been carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found, the development shall not resume or continue until remediation and verification schemes have been carried out in accordance with details that shall first have been submitted to and

approved in writing by the local planning authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) and Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan (2022).

APPENDIX 2

Relevant Planning Policy

National Planning Policy Framework 2024

- Chapter 2 Achieving sustainable development
- Chapter 4 Decision-making
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 15 Conserving and enhancing the natural environment

The London Plan 2021

- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D12 Fire safety
- Policy D14 Noise
- Policy G7 Trees and woodlands
- Policy SI1 Improving air quality
- Policy T4 Assessing and mitigating transport impacts
- Policy T6 Car parking
- Policy T6.1 Residential parking
- Policy DF1 Delivery of the plan and planning obligations

Southwark Plan 2022

- P13 Design of places
- P14 Design quality
- P15 Residential design
- P18 Efficient use of land
- P50 Highways impacts
- P54 Car Parking
- P56 Protection of amenity
- P61 Trees
- P64 Contaminated land and hazardous substances
- P65 Improving air quality
- P66 Reducing noise pollution and enhancing soundscapes
- P70 Energy
- IP3 Community Infrastructure Levy (CIL) and Section 106 planning obligations

Supplementary Planning Documents (SPDs) and further guidance

- Householder Development SPD 2025
- Section 106 and CIL SPD 2025

APPENDIX 3**Planning history of the site**Planning Pre-Application Enquiries (1No.)

25/EQ/0081 - Pre-application enquiry (meeting and written advice) for the demolition of a garage at 67A Upland Road. Construction of two-storey building to provide ancillary accommodation to the host property (to the rear) at no. 67C, Upland Road.

APPENDIX 4**Consultation undertaken****Site notice date:**

17.02.2026 - 10.03.2026 & 26.05.2026 - 09.06.2026.

Press notice date:

Not required.

Case officer site visit date:

17.02.2026, 27.03.2026 & 26.05.2026.

Neighbour consultation letters sent:

17.02.2026 - 10.03.2026 & 28.05.2026 - 11.06.2026

Internal services consulted:

LBS Design and Conservation Team

LBS Urban Forester

Statutory and non-statutory organisations consulted:

N/A

Neighbour and local groups consulted:

67B Upland Road London Southwark SE22 0DA

Flat 2 67 Upland Road London Southwark SE22 0DA

Flat 1 67 Upland Road London Southwark SE22 0DA

26 Friern Road London Southwark SE22 0AT

Flat B 28 Friern Road London Southwark SE22 0AT

Flat A 28 Friern Road London Southwark SE22 0AT

Flat A 28 Friern Road London Southwark SE22 0AT

48 Upland Road London Southwark SE22 0DA

50 Upland Road London Southwark SE22 0DA

24 Friern Road London Southwark SE22 0AT

22 Friern Road London Southwark SE22 0AT

APPENDIX 5

Consultation responses received

Internal services consulted:

LBS Design and Conservation Team

LBS Urban Forester

Statutory and non-statutory organisations consulted:

N/A

Neighbour and local groups consulted:

67B Upland Road London Southwark

26 Friern Road London Southwark

Flat A 28 Friern Road London Southwark

Flat A 28 Friern Road London Southwark

50 Upland Road London Southwark

24 Friern Road London Southwark

22 Friern Road London Southwark

