Open Agenda

Planning Committee (Smaller Applications)

Tuesday 10 November 2026 at 7.00 pm
Ground floor meeting rooms - G01A, B, & C 160 Tooley Street, London SE1 2QH

Membership	Reserves
Councillor Richard Taylor (Chair)	Councillor Ryan Cox
Councillor Jane Salmon (Vice-Chair)	Councillor Catherine Dawkins
Councillor Andy Higson	Councillor Sam Dalton
Councillor Sean Hannigan	Councillor Victoria Mills
Councillor James Moyse	Councillor Pascale Mitchell
Councillor Margy Newens	Councillor David Noakes
Councillor Kath Whittam	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: 30 October 2026

PRINTED ON RECYCLED PAPER

Planning Committee (Smaller Applications)

Tuesday 10 November 2026
7.00 pm
Ground floor meeting rooms - G01A, B, & C 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 - 7

To approve as a correct record the minutes of the meeting held on 7 October 2026.

6. DEVELOPMENT MANAGEMENT 8 - 12

6.1. DULWICH LEISURE CENTRE, 2B CRYSTAL PALACE ROAD LONDON SOUTHWARK SE22 9HB 13 - 96

Item No.	Title	Page No.

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: 30 October 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 constitutional.team@southwark.gov.uk in advance of the meeting by **5pm** on the working day preceding the meeting.

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

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

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

Agenda Item 5.

Planning Committee (Smaller Applications)

MINUTES of the Planning Committee (Smaller Applications) held on Wednesday 7 October 2026 at 7.00 pm at Ground floor meeting rooms - G01A, B, & C 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Richard Taylor (Chair) Councillor Jane Salmon (Vice-Chair) Councillor Andy Higson Councillor Sean Hannigan Councillor Margy Newens Councillor Leigh Richman (reserve member) Councillor Kath Whittam
OTHER MEMBERS PRESENT:	Councillor Sam Foster (ward member) Councillor Francesco Guerrieri (ward member) Councillor Hellen Benavides (ward member) Councillor David Watson (ward member)
OFFICER SUPPORT:	Dennis Sangweme (Assistant Director, Development Management) Kamil Dolebski (Head of Legal and Planning Property) Abbie McGovern (Team Leader, Major Applications & New Homes) James Holmes (Development Management) Philip Ridley (Development Management) Emily Williams (Development Management) Beverley Olamijulo (Constitutional Officer)

1. APOLOGIES

Apologies for absence were received from Councillor James Moyse.

2. CONFIRMATION OF VOTING MEMBERS

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

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

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

- Addendum report relating to items 6.1, 6.2 and 6.4 – Development management items
- Members pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following member declared an interest in item:

6.4 26/AP/1110 – 284-286 Walworth Road, London SE21 2TE

Councillor Leigh Richman declared a non-pecuniary interest in the item due to the scheme's location within a neighbouring ward and his prior involvement in discussions relating to the application. He withdrew from the discussion and determination of the item and did not vote.

5. MINUTES

RESOLVED:

That the minutes of the Planning Committee (Smaller Applications) meetings held on 22 July and 2 September 2026 be approved as correct records 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.

Variation to the order of business:

The Chair varied the order of business and advised the committee of the revised agenda sequence, with the following item being taken first:

I**tem 6.4, 284-286 Walworth Road, London SE21 2TE.**

6.4 284-286 WALWORTH ROAD LONDON SOUTHWARK SE21 2TE

Planning application reference 26/AP/1110

Report: See pages 199 to 230 of the agenda pack and addendum pages 7 to 9.

PROPOSAL

Variation of Condition 3 (hours of operation) for full planning application 10/AP/2264 dated 13/10/2010 (for: change of use of the ground floor from public house (A4 use) to retail (A1 use) with full site single storey rear extension, with self-containment of the residential accommodation on the upper floors to provide 3 flats (comprising 2 x 1 bed and 1 x 2 bed units). The proposed hours of operation are: 06:00 - 00:00 Monday to Sunday.

Following Councillor Leigh Richman's declaration of interest, he withdrew from the top table and sat in the public gallery. He took no part in the discussion or determination of the item and did not vote.

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.

A representative acting on behalf of the applicant was present but did not wish to address the committee.

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

Councillor Sam Foster addressed the committee in his capacity as a ward member and responded to questions from members of the committee.

Members further debated on the application.

Motion to exclude Press and Public

At 8.21pm, a motion to exclude the press and public was moved, seconded, put to the vote and declared carried.

RESOLVED:

That the press and public be excluded from the meeting during consideration of this application on the grounds that exempt information would be disclosed, as defined in Article 10.4.5 of the Council's Access to Information Procedure Rules.

The meeting then resumed in open session at 8.28pm and a motion to refuse planning permission was moved, seconded, put to the vote and declared carried.

RESOLVED:

That planning permission be refused on the following grounds:

The applicant has failed to demonstrate that delivery rider activity associated with the proposed extended opening hours can be accommodated without causing obstruction, congestion and disturbance on the adjoining public highway. Given the constrained footway environment, nearby bus stop and anticipated delivery activity, the Local Planning Authority is not satisfied that the proposal would avoid adverse impacts on pedestrian movement, accessibility and highway safety.

The proposal is therefore contrary to Policies P50 (Highways impacts), P51 (Walking) and P56 (Protection of amenity) of the Southwark Plan 2022 and Policy T4 (Assessing and mitigating transport impacts) of the London Plan 2021 and NPPF 2026.

6.1 UNIT 23 AND 24 OLD JAMAICA BUSINESS ESTATE, 24 OLD JAMAICA ROAD, LONDON SE16 4AW

Planning application reference 26/AP/2258

Report: See pages 16 to 115 of the agenda pack and addendum pages 1 to 6.

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 E(g)(i), (ii), k (iii))) together with vehicular and pedestrian accesses, parking, associated works and landscaping.

Councillor Richman rejoined the meeting as a voting member after item 6.4 was considered.

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. Members had no questions after they addressed the meeting.

The applicant's agents 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 Francesco Guerrieri addressed the committee in his capacity as a ward member and responded to questions from members of the committee.

The committee further debated on the application.

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

RESOLVED:

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

2. In the event that the requirements of paragraph 1 above are not met by 31 March 2027, the director of planning and growth be authorized to refuse planning permission, if appropriate, for the reasons set out in paragraph 265.

6.2 PICKFORDS WHARF CLINK STREET LONDON, SOUTHWARK SE1 9DG

Planning application reference 26/AP/1217

Report: See pages 116 to 164 of the agenda pack and addendum pages 6 to 7.

PROPOSAL

Refurbishment of the existing building to include a single storey roof extension, an adjacent rooftop terrace and roof level plant; alterations to the existing facade, inclusive of replacement windows and additional window openings at fifth floor level; creation of a new cafe/ retail unit at ground floor (Class E); improvements to cycle access, end of journey facilities and waste storage facilities; internal improvements inclusive of a new fire-fighting core.

The committee heard the officer's introduction to the report. No questions were raised by members of the committee.

An objector (representing the residents association of Borough Market Neighbourhood (RABMN) was present to address the meeting and responded to questions from members.

The applicant's agents were present 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 David Watson addressed the committee in his capacity as a ward member. No questions were raised by members of the committee.

Members asked further questions of the applicant's agents, who provided additional clarification in response.

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

RESOLVED:

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

At 10.24pm the committee had a five-minute comfort break. The meeting resumed to open session at 10.29pm.

6.3 COFFEE KIOSK LAND ADJACENT TO TATE MODERN, BANKSIDE, LONDON SE1

Planning application reference 25/AP/1329

Report: See pages 165 to 198 of the agenda pack.

PROPOSAL

Erection of a single-storey kiosk to be used for the display and retail sale of hot drinks and cold snacks [Use Class E(a) other than hot food].

.

The committee heard the officer's introduction to the report and responded to questions from members of the committee.

There were no objectors at the meeting who wished to speak. A written submission by an objector was presented to members of the committee.

The applicant's agents were present to address 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 Hellen Benavides addressed the committee in her capacity as a ward member and responded to questions from members of the committee.

Members of the committee asked further questions of officers regarding the operational licence and existing conditions. Officers provided clarification on these matters.

A motion to grant the planning application was moved, seconded and resolved and declared carried.

RESOLVED:

That planning permission be granted, subject to conditions.

The meeting ended at 11.10 pm.

CHAIR:

DATED:

Agenda Item 6.

Meeting Name:	Planning Committee (Smaller Applications)
Date:	10 November 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

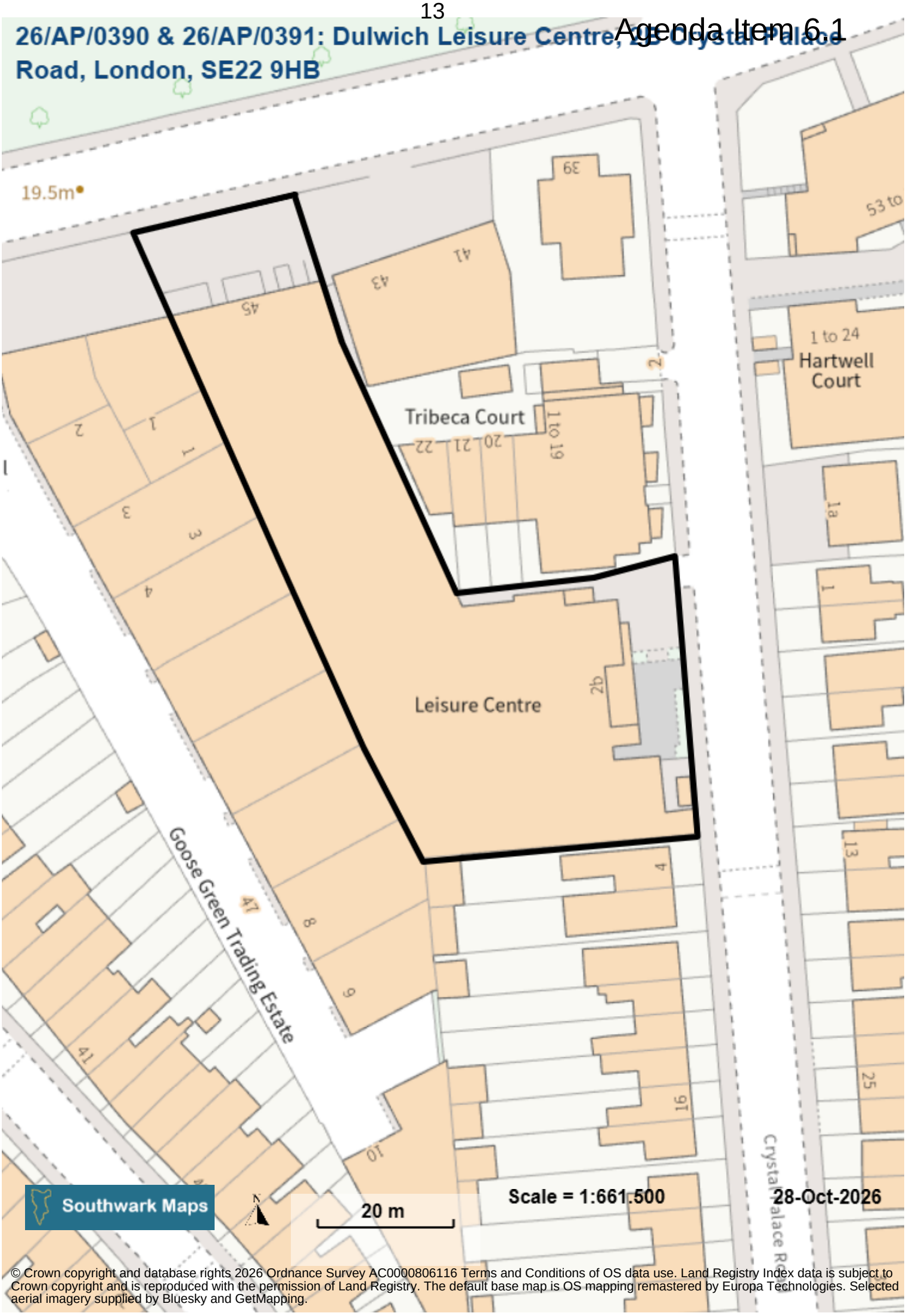
APPENDICES

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	28 October 2026	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	**Comments sought**	**Comments included**
Director of Law and Governance	Yes	Yes
Director of Planning and Growth	No	No
Executive Member	No	No
Date final report sent to Constitutional Team		28 October 2026

26/AP/0390 & 26/AP/0391: Dulwich Leisure Centre, 2B Crystal Palace Road, London, SE22 9HB



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Meeting Name:	Planning Committee (Smaller Applications)
Date:	10 November 2026
Report title:	**Development Management planning application:** Application 26/AP/0390 for: Full Planning Application Application 26/AP/0391 for: Listed Building Consent **Address:** Dulwich Leisure Centre, 2B Crystal Palace Road London Southwark SE22 9HB **Proposals:** 1. Installation of 6no. air source heat pumps with acoustic barriers, installation of an electric substation and the formation of a dropped kerb with the relocation of cycle parking spaces, and replacement of the pool and gym windows upgraded to Part L thermal performance with a timber finish. 2. Listed building consent for Installation of 6no. air source heat pumps with acoustic barriers, installation of an electric substation and the formation of a dropped kerb with the relocation of cycle parking spaces, and replacement of the pool and gym windows upgraded to Part L thermal performance with a timber finish.
Wards or groups affected:	Goose Green
Classification:	Open
Reason for lateness	Not Applicable
From:	Director of Planning and Growth
Application Start Date:	**Application Expiry Date**: 14/10/2026 (Extension of Time)
Earliest Decision Date: 06/04/2026	

RECOMMENDATION

1. That planning permission and listed building consent be granted, subject to conditions.

NATIONAL SCHEME OF DELEGATION

2. The Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 introduced the National Scheme of Delegation(NSD) of Planning Functions with effect from 31 October 2026. The Scheme determines which planning functions must be exercised by officers and the circumstances in which an application may be determined by a planning committee.

3. The proposals comprise two linked applications relating to the same works at Dulwich Leisure Centre. Application 26/AP/0390 is an own-interest application and is therefore subject to the provisions of the National Scheme of Delegation relating to own-interest development. Application 26/AP/0391 is treated as a Schedule 2 application and is capable of referral to Planning Committee where the statutory gateway test is satisfied. There is a strong practical and planning rationale for determining them together.

4. The application is a Council own-interest application because the council has a direct interest in the land and proposed development. While council ownership alone would not justify referral to Planning Committee, the proposal is considered to raise potentially significant planning issues having regard to its scale, its consequences for the local area and the relevant development plan and material considerations. Given the council's own interest in the proposal, committee consideration would provide an appropriate level of transparency and public scrutiny. The application has been considered by the Nominated Officer and Nominated Member against the NSD committee referral gateway.

5. The proposal is part of the Council's programme to decarbonise its leisure centres and would replace the existing gas-fired heating and hot-water system with electrically powered infrastructure including six air-source heat pumps. The gateway test requires the application to raise either (a) an economic, social or environmental issue of significance to the local area and/or (b) a significant planning matter, having regard to the development plan and any other material considerations:

    - The application is considered to satisfy the statutory gateway test under both limbs (a) and (b). The proposal raises environmental and social issues of significance to the local area through the proposed decarbonisation of an established community leisure facility and the consequential effects of the new plant and associated acoustic mitigation on neighbouring residential amenity. It also raises significant planning matters requiring a balanced judgement under the development plan and other material considerations, particularly in relation to operational noise, including night-time and early-morning effects, daylight and sunlight, outlook and sense of enclosure, heritage impacts and the benefits arising from the transition from gas-fired heating to lower-carbon technology.

- These issues have been the subject of substantial public representations and competing professional acoustic evidence. Although the Council's Environmental Protection Team considers that significant adverse noise effects would be avoided subject to mitigation and post-installation validation, some residual adverse effects would remain. The application therefore requires a substantive planning judgement as to the acceptability of those effects, and other identified amenity impacts, when weighed against the environmental, community and heritage benefits of the proposal. The Nominated Officer and Nominated Member have accordingly agreed that the statutory gateway test is met and that committee consideration is appropriate.

6. The two joined applications have been considered through Southwark's referral arrangements, and the Nominated Officer and Nominated Member have agreed that the statutory gateway test is met and that the applications should therefore be determined by the Smaller Applications Committee. There is a strong practical and planning rationale for determining them together.

   The applications are therefore lawfully before the Planning Committee for determination under regulation 6.

EXECUTIVE SUMMARY

Full Planning Permission – 26/AP/0390

7. The proposals form part of the Council's programme to decarbonise its leisure centres. At Dulwich Leisure Centre they would replace the ageing gas-fired heating and hot water system with electric systems. The works comprise six air source heat pumps on the roof of the modern reception building, screened by an acoustic enclosure that rises approximately 1.9m above the existing parapet. They also include an electric substation and dropped kerb on Crystal Palace Road, the relocation of cycle parking (now 8 covered and 4 uncovered spaces, replacing 10 covered), and the replacement of the uPVC pool and gym hall windows with timber-framed double glazing, including reinstating the arched heads to the gym hall.

8. The application has been subject to three rounds of consultation and has received 32 objections, with a further 20 objecting to the listed building consent. Residents do not generally oppose decarbonisation. Their principal concerns are plant noise (including low-frequency and tonal noise, and night-time and early-morning operation), loss of daylight, sunlight and outlook at Tribeca Court, the effect on the listed building, and the absence of alternative locations. Competing acoustic evidence has been submitted by the applicant (NOVA Acoustics) and by residents (Peninsular Acoustics). The council's environmental protection team has reviewed all of it and, subject to a post-installation validation condition, raises no objection. Design and Conservation and Highways also raise no objection, subject to conditions.

9. Officers conclude the following:

- Noise: The proposal would result in some residual adverse noise effects but not significant adverse effects. These effects have been mitigated and minimised as far as reasonably practicable.

- Daylight, sunlight and enclosure: There would be some adverse effects on daylight, sunlight and overshadowing at Tribeca Court, but these are not considered to amount to a significant impact on neighbouring occupiers, and the sense of openness and outlook would remain acceptable.

- Heritage: The works would have a neutral to minor positive effect on the significance of the Grade II listed building, with no historic fabric directly affected.

- Transport: The highways impacts are minor.

- Public benefits: The decarbonisation of an existing community facility, and its continued operation and resilience, attract positive weight.

10. Officers consider the proposal accords with the development plan when read as a whole. It is recommended that planning permission and listed building consent be granted, subject to conditions.

Listed Building Consent – 26/AP/0391

11. Application 26/AP/0391 seeks listed building consent for works associated with the decarbonisation of the Grade II listed Dulwich Leisure Centre. The works include six air-source heat pumps and acoustic screening on the modern reception building, associated plant and infrastructure, an electrical substation, and the replacement of later uPVC pool and gym windows with timber-framed double-glazed windows, including reinstatement of the arched heads to the gym hall windows.

12. The new plant would be located principally on the modern, non-historic parts of the building, avoiding the loss of significant historic fabric. The acoustic screening would largely conceal the heat pumps, while redundant plant would be removed from more historically significant roof areas. Replacing the uPVC windows with appropriately detailed timber windows would enhance the building’s architectural character.

13. Officers consider that the works would have a **neutral to minor positive effect** on the significance of the listed building and would support its continued use and adaptation as a community leisure facility. Subject to conditions controlling detailed materials, design and the making good of disturbed fabric, the proposals would preserve the building’s special architectural and historic interest. Listed building consent is therefore recommended for approval.

BACKGROUND INFORMATION

Site location and description

14. Dulwich Leisure Centre is grade II listed building, with the historic façade facing East Dulwich Road and Goose Green. The original building includes the three-storey brick façade to the north which houses the historic slipper baths and administration offices. To the south, the two pool halls (now a pool and gym) include long pitched roof with central rooflights. A number of single storey ancillary extensions and changing rooms are located to the east. In 2009, a modern reception building was constructed. This reorientated the principal entrance of the site to Crystal Palace Road and houses a reception area, café and offices.

15. This application refers to the modern reception building facing Crystal Palace Road, the landscaped area to the front of the reception area, the basement rooms and the upper windows to the historic pool and gym halls.

16. Crystal Palace Road is a suburban street of two to three storey Victorian terraces and semi detached houses and flats. Towards Goose Green, the scale increases and further civic and community and light industrial units are located to the west, north and east of the site. In particular, the East Dulwich Road frontage is bordered by commercial/industrial buildings, which run along the western boundary (Goose Green Trading Estate). To the south of the site is residential development, which also makes up the eastern side of Crystal Palace Road. Adjacent to the east is the three and four storey residential development of Tribeca Court.

17. Dulwich Leisure Centre is positioned beside the dwellings on the north-west side of Crystal Palace Road, with the Goose Green Trading Estate positioned immediately to the west. Further commercial and residential buildings line both the west and east sides of East Dulwich Road. However, the location of the proposals is largely at the frontage at 2b Crystal Palace Road. As such, the site boundaries are as follows:

Site boundaries:

North: Flats 1–18 and dwellings 19–22, Tribecca Court
South: 4 Crystal Palace Road
East: 1a–13 Crystal Palace Road
West: Goose Green Trading Estate

Figure 1: Site location plan

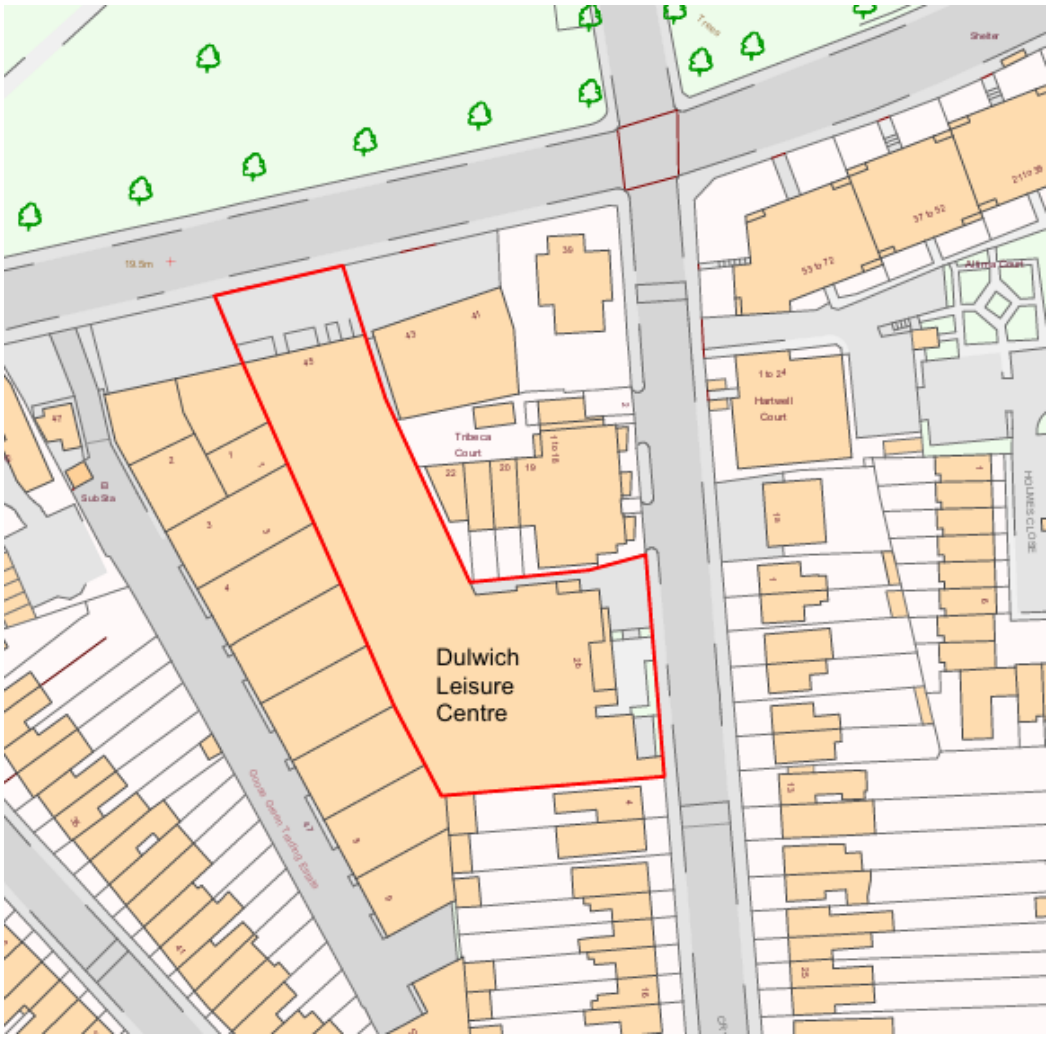


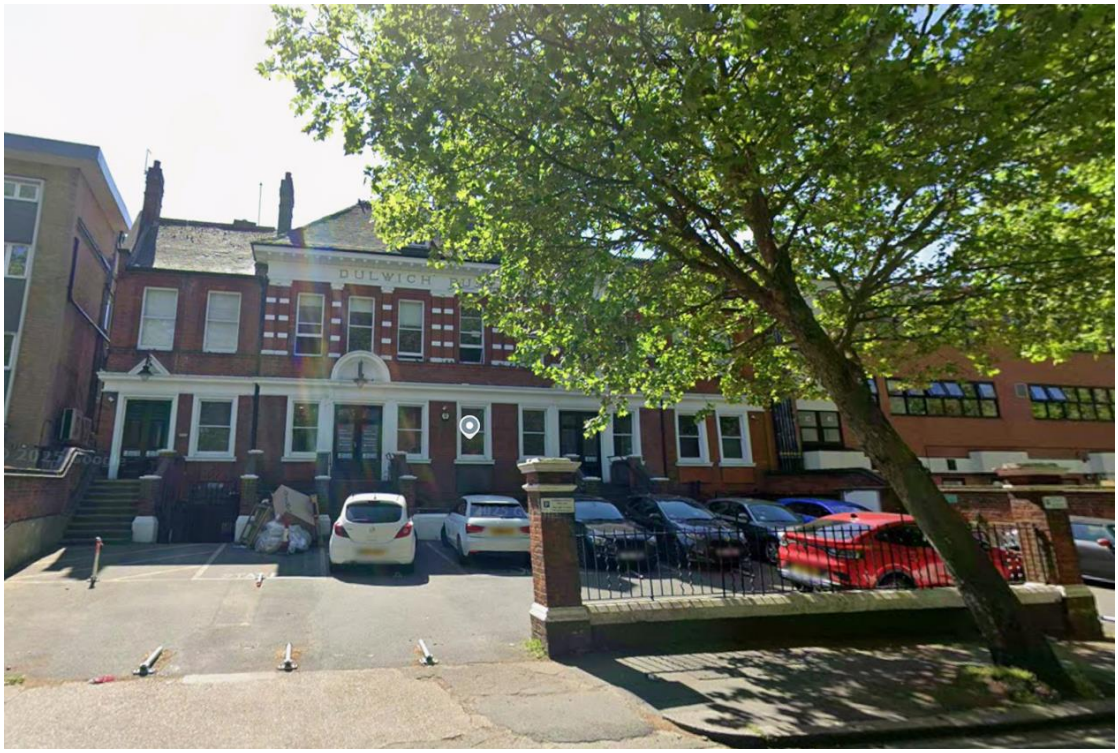
Figure 2: Heritage assets (brown – conservation area, green – Grade II listed building.



Figure 3: Existing building frontage – Crystal Palace Road entrance.



Figure 4: Existing building frontage – East Dulwich Road, Grade II listed entrance.



18. The site is subject to the following designations:

- Listed Buildings (Southwark) Grade II
- Air Quality Management Zone
- Area Visions - AV.08 East Dulwich
- Critical Drainage Areas - Central Southwark
- Site Allocations - Goose Green Trading Estate
- Surface Water Flood Risk – Low.

Details of proposal

19. This application is seeking planning permission and listed building consent for:

20. “Installation of 6no. air source heat pumps with acoustic barriers, installation of an electric substation and the formation of a dropped kerb with the relocation of cycle parking spaces, and replacement of the pool and gym windows upgraded to Part L thermal performance with a timber finish.”

21. The proposal under consideration is in relation to the proposed decarbonisation work at Dulwich Leisure Centre. This would involve a shift from gas-fired boilers to electrically powered heating and hot water. It is understood that these measures are part of a broader project across the Council’s leisure centres.

Further detail on the proposals:

22. 6no. Air Source Heat Pumps (ASHPs)

4no. Clade Acer 2 130/100
2no. Clivet Large Evo PL WiSAN-YE1 50.4

Pipework would run at roof level alongside the existing cable management.
Location: On modern main entrance flat roof.

Operating Schedule

Early Morning (05:30-07:00): 4no. Clade Acer units
Daytime (07:00-22:00): 4no. Clade Acer units and 2no. Clivet Large Evo units
Night-time (22:00-05:30): 1no. Clade Acer unit and 1no. Clivet Large Evo unit

Dimensions

Unit	Width	Length	Height
Clade Acer 130/100kW	2.0m	2.8m	2.4m
Clivet Large Evo WiSAN-YE1 50.4	1.2m	3.3m	1.9m

Acoustic enclosure

Measurements: 3m from existing roof level sat behind a line of existing 1.1m high parapet.
Materials: Light coloured PPC louvred to the front elevation and solid metal panel system to the sides.
Location: On roof of main entrance to north, east, and south side. The west and the roof is open.

Electric substation and the formation of a dropped kerb to facilitate access to the substation.

Measurements: An 800kVA transformer housed within a compound approximately 5m wide, 4m deep, 3m high which may operate at any point.
Materials: The final design is also understood to require weather-louvre access doors and a warm-air outlet louvre to facilitate ventilation of the electrical equipment. Detailed design, materials, colour and finish are to be secured by condition.
Location: Adjacent to the existing main entrance, replacing existing cycle parking. The enclosure would be positioned behind the existing brick piers and metal railings on the Crystal Palace Road frontage. A dropped kerb would be provided to facilitate maintenance access.

Relocation of cycle parking spaces

8 covered cycle parking spaces and 4 uncovered cycle parking spaces are proposed, replacing the previous 10 covered spaces and resulting in a net increase of two spaces.

Replacement of the pool and gym windows

Materials: Removal of existing double glazed UPVC windows with upgraded double glazed Part L thermal performance with a painted timber finish.
Location: Window replacement on east elevation of pool hall
Window replacement east elevation of gym hall.

Figure 5: Aerial view of proposals.



Further information submitted during the application

23. No amendments to the proposed development have been submitted during the course of the application. However, following consultation responses and officer review, additional technical information was requested in relation to noise and residential amenity impacts.

24. The following information was subsequently submitted and considered as part of the assessment:

- A Technical Noise Addendum
- A Daylight and Sunlight Assessment
- A revised Noise Impact Assessment – final Rev 07
- Further acoustic information responding to technical review comments.

25. In addition, neighbouring residents commissioned an independent peer review of the applicant's Noise Impact Assessment. To assist in resolving the technical matters raised, a meeting was held between the applicant's acoustic consultant, the acoustic consultant acting on behalf of neighbouring residents and council officers. Following this meeting, the applicant submitted a revised Noise Impact Assessment. Neighbouring residents subsequently commissioned and submitted an independent Noise Impact Assessment, to which the applicant responded through the submission of further acoustic evidence.

Late submission of acoustic information and further consultation

26. On 9 September 2026, the applicant submitted a further planning response together with an updated Noise Impact Assessment (Rev.07) and accompanying technical addendum prepared by NOVA Acoustics Ltd. The submission responded to matters raised within the independent acoustic assessment commissioned by local residents and reflected updates to relevant national planning policy contained within the National Planning Policy Framework 2026.

27. Upon receipt, the information was referred directly to the Council's Environmental Protection Team for detailed technical review. The purpose of the submission was to respond to matters already raised during the course of the application rather than to introduce a materially different proposal or materially alter the nature, scale or form of development proposed. Environmental Protection officers subsequently reviewed the updated information before providing their final consultation response.

28. Having regard to the extensive consultation already undertaken, including multiple rounds of public consultation, the submission of numerous revisions to the acoustic evidence, the independent acoustic assessments submitted on behalf of residents, and the specialist review undertaken by Environmental Protection officers, it was not considered necessary or proportionate to undertake a further round of public consultation

29. The updated documents were subsequently placed on the public register and were available for public inspection prior to the committee meeting. Interested parties therefore had the opportunity to review both the additional acoustic information and the Environmental Protection Team's final comments before the application was considered by Planning Committee.

Planning history of the site, and adjoining or nearby sites

Application site

30. Relevant planning history for Dulwich Leisure Centre is as follows:

Pre-application discussions:

25/EQ/0235: Pre application for the decarbonisation work for Dulwich Leisure Centre, the works include the installation of air source heat pumps with acoustic enclosures where required, the installation of electric substation, replacement of pool and gym windows to improve thermal performance, internal taping and sealing of edges of secondary glazing to improve airtightness, and applying insulation between the roof rafters in the pool hall with no changes to internal and external appearance.

Pre-application advice confirmed that the principle of Pre-application advice confirmed that there was no objection to the principle of the proposed decarbonisation works, subject to detailed assessment of noise impacts and the effect of the proposals on the significance of the Grade II listed building and

its setting.

Pending application

31. **26/AP/1227 & 26/AP/1228** - Installation of roof-mounted solar photovoltaic panels and associated infrastructure (**currently under consideration**).

The proposal forms part of the programme of decarbonisation works proposed at Dulwich Leisure Centre. This application is being assessed separately and does not form part of the current application.

Relevant Historic decisions

32. **08/AP/2226 & 08/AP/2227** - Comprehensive refurbishment and extension of Dulwich Leisure Centre, including a new entrance building fronting Crystal Palace Road, alterations and refurbishment to existing leisure facilities, repairs to the buildings and replacement of service systems and plant equipment.

33. **13/AP/3682 -** Installation of two air conditioning units within the lightwell adjacent to the staff room.

Relevant Planning History - Adjoining Site

34. **14/AP/0115** - Land at 2-2A Crystal Palace Road (now Tribeca Court) - Demolition of the existing building and erection of a part three, part four storey residential development comprising 22 residential units. This permission is relevant insofar as it established the neighbouring residential development that is identified as one of the principal receptors in the assessment of the proposal's noise and residential amenity impacts.

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

KEY ISSUES FOR CONSIDERATION

Summary of main issues; Planning application

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

- Consultation responses from members of the public and local groups
- Consultation responses; statutory consultees
- Design and architectural quality
- Biodiversity Net Gain
- Fire safety
- Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight and noise
- Transport and highways
- Energy, Climate Change, Sustainability and Net Zero Development
- Planning balance

- Community impact, equalities assessment and human rights.

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

Summary of main issues; Listed building consent:

- Significance of grade II listed building
- Impact on significance

Legal context

37. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021 and the Southwark Plan 2022. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.

38. 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

39. The statutory development plan for the borough comprises the London Plan 2021 and the Southwark Plan 2022. Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework 2026 (NPPF), including its national decision-making policies, is a material consideration of critical importance in the determination of this application. A list of the development plan and national policies relevant to the application is provided at Appendix 2. Policies of particular relevance to the assessment of the application are identified and considered within the relevant sections of this report.

Consultation responses from members of the public and local groups

Responses for planning application 26/AP/0390

40. The application has been subject to three rounds of public consultation following the submission of additional technical information during the course of the application.

First consultation round

41. Neighbour notification letters and a site notice were issued on 17 February 2026 following validation of the application. A total of 19 representations were received, all objecting to the proposal.

Second consultation round

42. Following concerns raised by residents and consultees, the applicant submitted further technical information including a revised Noise Impact Assessment and a Daylight and Sunlight Assessment. Neighbour notification letters and site notices were therefore re-issued on 20 April 2026. A further 12 representations were received, all objecting to the proposal.

Third consultation round

43. Following the submission of additional acoustic information to address matters raised through the consultation process, including issues identified within the noise assessment and subsequent technical review, a third round of public consultation was undertaken on 4 August 2026. A further 28no. representations were received, all objecting to the proposal.

Summary of representations

44. Across the three consultation exercises, a total of 59 representations were received objecting to the proposal. These representations originated from approximately 32 individual addresses and interested parties. In some cases, multiple representations were received from the same household and several respondents submitted comments during more than one consultation round. The principal matters raised are summarised below:

Noise and Vibration

45. **Low-frequency hum and tonal noise** - Residents expressed concerns that the proposed air source heat pumps could generate audible low-frequency and tonal noise, resulting in a continuous humming or droning sound which may be particularly perceptible within neighbouring homes. Objectors considered that this type of noise is difficult to mitigate, may penetrate building fabric and could remain noticeable even within residential properties.

46. **Officer comment:** The potential for low-frequency and tonal noise has been specifically assessed within the submitted Noise Impact Assessment and subsequent technical reviews. This matter is considered in detail within the Noise and Disturbance section of this report.

47. **Sleep disturbance at night and morning** – Residents expressed concerns that noise from the equipment, particularly during quieter night-time and early morning periods when background noise levels are lower, could adversely affect sleep, rest and overall residential amenity. Particular concern was raised regarding the early morning operational period beginning at approximately 05:30 and the potential for changes in equipment operation to cause disturbance during sensitive hours.

48. **Officer comment:** Concerns regarding sleep disturbance, including during the early morning and night-time periods, are acknowledged. These matters form a key part of the noise assessment and are considered in detail within the Noise and Disturbance section of this report.

49. **24/7 operation** - Concerns were raised regarding the continuous operation of the proposed air source heat pumps throughout the day and night. Residents considered that prolonged exposure to mechanical noise and low-frequency humming could result in ongoing disturbance, with little respite from the effects of the development.

50. **Officer comment:** The proposed operational regime, including daytime, night-time and early morning operation, has been assessed as part of the submitted acoustic evidence and reviewed by the Council's Environmental Protection Team. This is considered in detail within the Noise and Disturbance section of this report.

51. **NIA conclusions challenged by objectors** - Many representations expressed disagreement with the methodology and conclusions of the submitted Noise Impact Assessment, arguing that the assessment understates the potential noise impacts and resulting harm to residential amenity. Several objectors also noted that earlier versions of the assessment required revision following concerns regarding methodology and modelling assumptions.

1. **Weight to independent NIA** - Objectors considered that greater weight should be given to independently commissioned acoustic assessments.
2. **Incorrect receptor positions** - Concerns were raised that the assessment did not utilise the most representative receptor locations and therefore may not accurately reflect the level of impact experienced by the most affected residents.
3. **Must not exceed background noise** - Representations argued that noise from the proposed equipment should not exceed existing background sound levels, particularly during quieter periods.

Windows kept closed - Concerns were raised that acceptable internal noise levels may only be achievable with windows closed, which objectors considered would not reflect normal living conditions.

52. **Officer comment:** Officers acknowledge that contrasting professional acoustic opinions were submitted during the application process. The applicant's Noise Impact Assessment, the independently commissioned reviews submitted by residents, and all associated technical information have been considered by officers and the Council's Environmental Protection Team, whose conclusions are discussed within the Noise and Disturbance section of this report.

53. **Request for alternative locations or other solutions** - A significant number of representations argued that alternative locations for the air source heat pumps had not been adequately explored. Frequent suggestions included locating equipment at the East Dulwich Road frontage or car park area, using a

split-site arrangement, fully enclosed acoustic housings, alternative heat pump configurations, hybrid technologies, district heating connections and phased decarbonisation approaches.

54. **Officer comment:** These matters are discussed within the Noise and Disturbance, Design and Heritage, and Energy and Sustainability sections of this report.

55. **Existing noise conditions** - Residents referred to existing noise issues associated with the leisure centre, including plant equipment, maintenance activities, repairs and previous noise complaints. Concerns were raised that the proposed heat pumps would add to existing noise levels, whilst some objectors expressed a lack of confidence in the site's historic management of noise-related issues and maintenance of plant equipment.

56. **Officer comment:** Existing noise conditions at the leisure centre are acknowledged. However, the assessment of this application must be based on the likely impacts of the proposed development and the evidence submitted in support of it. This matter is considered further within the Noise and Disturbance section of this report.

57. **Concerns regarding enforcement** - Many representations questioned the effectiveness and long-term enforceability of noise-related conditions. Particular reference was made to previous noise conditions associated with the leisure centre, which objectors considered had not been adequately complied with or enforced, leading to concerns regarding future monitoring, maintenance and enforcement over the lifetime of the development.

58. **Officer comment:** Concerns regarding future compliance and enforcement are acknowledged. The Council's Environmental Protection Team have recommended conditions requiring post-installation acoustic validation and ongoing retention of approved mitigation measures. In addition, separate statutory powers exist to investigate and address noise nuisance where appropriate.

59. **If recommended for approval, request for robust conditions** - Objectors requested robust planning conditions to control operational noise, including limits on noise emissions, restrictions on overnight or early morning operation, post-installation acoustic testing, ongoing monitoring, maintenance requirements and retention of mitigation measures. Some representations also requested independent verification of compliance with any approved noise limits.

60. **Officer comment:** The Council's Environmental Protection Team have recommended conditions relating to post-installation acoustic validation, operational controls and retention of mitigation measures. These are discussed further within the Noise and Disturbance section of this report.

Daylight, Sunlight and Sense of Enclosure

61. **Double impact of mitigation measures -** Residents expressed concerns that they were being subjected to both the noise effects of the proposed plant and the daylight, sunlight and enclosure impacts arising from the acoustic barrier introduced to mitigate those noise effects.

62. **Officer comment:** Officers acknowledge that the proposed acoustic enclosure, whilst forming part of the mitigation strategy for plant noise, has the potential to give rise to separate considerations relating to daylight, sunlight and outlook. These matters have been assessed within the Daylight and Sunlight and Sense of Openness and Quality of Outlook sections of this report.

63. **Loss of daylight from the acoustic barrier -** Residents expressed concerns that the proposed acoustic barrier would further reduce daylight levels to neighbouring properties, particularly those at Tribeca Court where existing access to natural light is already constrained by the proximity of the leisure centre.

64. **Officer comment:** The impacts of the proposal on daylight, sunlight, outlook and sense of enclosure have been assessed in detail within the relevant sections of this report.

65. **Loss of sunlight and overshadowing -** Representations raised concerns that the height and siting of the acoustic barrier would result in a material reduction in direct sunlight reaching neighbouring windows, balconies and terraces, particularly during autumn and winter months.

66. **Officer comment:** The impacts of the proposal on daylight, sunlight, outlook and sense of enclosure have been assessed in detail within the relevant sections of this report.

67. **Loss of visible sky -** A number of residents argued that the proposed acoustic barrier would significantly reduce views of the sky from neighbouring properties, further diminishing the perception of openness and contributing to reductions in daylight levels.

68. **Officer comment:** The impacts of the proposal on daylight, sunlight, outlook and sense of enclosure have been assessed in detail within the relevant sections of this report.

69. **Increased sense of enclosure and loss of outlook** - Objectors considered that the height, scale and proximity of the proposed acoustic barrier would create an overbearing and oppressive relationship with neighbouring properties. Concerns were raised that the structure would significantly reduce views of the sky and open outlook from habitable rooms, balconies and private amenity spaces, resulting in an increased sense of enclosure and harm to residential amenity.

70. **Officer comment:** The impacts of the proposal on daylight, sunlight, outlook and sense of enclosure have been assessed in detail within the relevant sections of this report.

71. **Impacts on living rooms and primary habitable spaces -** Several representations disputed assumptions used within the assessment and argued that affected rooms had been incorrectly identified as bedrooms rather than living rooms or kitchen/living/dining spaces, resulting in an underestimation of the significance of the daylight and sunlight impacts.

72. **Officer comment:** Officers have reviewed the room designations used within the daylight and sunlight assessment against the approved plans for Tribeca Court and are satisfied that the assessed rooms have been correctly identified. Consequently, no adjustment to the findings of the daylight and sunlight assessment is considered necessary in this regard.

73. **Daylight and sunlight assessment questioned**

A significant number of representations challenged the conclusions of the submitted daylight and sunlight assessment, arguing that the reported conclusions do not properly reflect the underlying data and that losses experienced by neighbouring properties are more substantial than presented.

Specific points raised in regards to D/S report.

Severity of BRE exceedances - Objectors argued that a number of windows and rooms would experience reductions beyond BRE guideline thresholds and that these impacts should not be characterised as marginal.

1. **Reliance on daylight distribution results** - Concerns were raised that daylight distribution testing did not adequately reflect the actual reduction in natural light reaching affected rooms.
2. **Lack of additional assessment** - Representations requested further daylight and sunlight analysis, including assessment of nearest properties and consideration of alternative metrics.

74. **Officer comment:** Officers acknowledge that a number of representations disputed the methodology and conclusions of the submitted assessment. The submitted Daylight and Sunlight Assessment has been independently reviewed by officers and the resulting impacts are assessed in detail within the Daylight and Sunlight section of this report.

75. **Balconies, terraces and outdoor amenity spaces -** Concerns were raised regarding reductions in sunlight, openness and overall amenity experienced by balconies, terraces and other outdoor spaces associated with neighbouring residential properties.

76. **Officer comment:** The impact upon neighbouring amenity areas, including private outdoor spaces, has been assessed through the submitted overshadowing assessment and is considered within the Daylight and Sunlight section of this report.

Visual, Heritage and Townscape Impacts

77. **Industrial appearance and visual impact of rooftop plant** - Concerns were raised that the proposed air source heat pumps, acoustic barrier and associated infrastructure would introduce a prominent and industrial appearance to the rooftop of the leisure centre, resulting in visual intrusion when viewed from neighbouring residential properties.

78. **Officer comment:** Concerns regarding the visual appearance of the proposed plant and acoustic enclosure are acknowledged. These matters are considered within the Design and Heritage section of this report.

79. **Heritage considerations given excessive weight**
A limited number of representations questioned whether excessive weight had been given to heritage and townscape considerations when assessing alternative locations for the equipment. Objectors argued that greater priority should have been afforded to protecting neighbouring residential amenity from noise and daylight impacts.

80. **Officer comment:** These matters are discussed within the Noise and Disturbance, Design and Heritage, and Energy and Sustainability sections of this report.

Parking and Highway Impacts

81. **Loss of parking and highway impacts** - Some representations raised concerns regarding the proposed substation infrastructure and associated highway works, arguing that these could result in the loss of on-street parking spaces and place additional pressure on parking provision in the surrounding area. Concerns were also raised regarding the absence of a detailed assessment of parking impacts within the submitted application.

82. **Officer comment:** The transport and parking implications of the proposal have been assessed by the Council's highways officers and are considered within the Transport and Highways section of this report.

Climate Change and Decarbonisation

83. Many objectors expressly stated that they:

- Support decarbonisation and the Council's wider climate objectives and support the use of air source heat pumps and low-carbon technologies in principle.
- But consider that the benefits of carbon reduction should be balanced against the potential impacts on residential amenity.

84. **Officer comment:** Officers note that many representations expressed support for decarbonisation in principle whilst raising concerns regarding local impacts. The planning assessment must consider both the environmental benefits of the proposal and its impacts on neighbouring occupiers. This balance is addressed throughout the report and in the Planning Balance section.

Other Matters Raised

- Concerns regarding the Council acting as both applicant and decision-maker.

- Concerns regarding the transparency of the planning process and reliance on disputed technical evidence.

85. **Officer comment:**

- The Council is the applicant in this case; however, the application must be assessed against the same statutory and policy requirements that apply to all planning applications. The proposal has been considered by planning officers having regard to all material planning considerations and consultation responses.

- The application has been subject to extensive public consultation and the submission of additional technical information during its assessment. All representations received have been taken into account in reaching the recommendation set out in this report.

Consultation responses; statutory consultees

86. LBS Environmental Protection Team

First consultation response (26 February 2026)

Recommended approval subject to conditions. Environmental Protection initially reviewed the submitted Noise Impact Assessment and requested a post-installation acoustic verification condition

Second consultation response (24 April 2026)

Following submission of further acoustic information, Environmental Protection maintained concerns regarding modelling assumptions, operational controls and mitigation performance. The team therefore recommended refusal unless a strengthened verification condition was imposed requiring post-installation testing, verification of all mitigation measures and additional mitigation where necessary.

Final consultation response (29 September 2026)

Overall: Refusal unless conditions are applied.

Officer comment: Given the scale of public concern regarding noise and vibration impacts, the Environmental Protection Team's final comments are reproduced and considered in full within the Noise and Disturbance section of this report. Conditions would be applied if recommended for approval.

87. **LBS Design and Conservation team**

No objections, subject to clarifications throughout the progress of the applications and conditions.

Officer comment: Comments are integrated within the design and heritage considerations below.

88. **LBS Transport Policy team**

First consultation response (27 February 2026)

Transport Policy requested further information regarding the proposed replacement cycle parking, raised concerns regarding the quality of the relocated cycle parking provision, and queried the proposed vehicle crossover and outward opening substation access gates. The team also advised that any dropped kerb and highway works would require further review by the Highway Authority.

Second consultation response (24 April 2026)

Following the submission of amended information, Transport Policy confirmed that the revised provision of eight covered and two additional uncovered cycle parking spaces was acceptable. Concerns remained regarding the outward opening substation gates and justification for the proposed dropped kerb access, which were referred to Highways for further consideration.

Officer comment: The Transport Policy Team's comments relate principally to cycle parking provision, the proposed dropped kerb and servicing access to the electrical substation. These matters are considered within the Transport and Highways section of this report**.**

89. **LBS Highways Development**

No objection subject to conditions.

Highways confirmed that, given the limited size of the substation compound, the outward opening gates would be acceptable provided they are capable of opening through 180 degrees and being secured back during maintenance operations. Highways also accepted the principle of a dropped kerb to facilitate occasional access to the substation and recommended conditions relating to the detailed delivery of the highway works.

Officer comment: The comments of Highways Development and Management are considered within the Transport and Highways section of this report.

Whilst Highways Development officers requested conditions relating to the delivery of highway works, officers note that these matters are controlled through the Highway Authority's separate statutory powers. As such, it is not considered necessary or reasonable to duplicate those controls through planning conditions. An informative is recommended to advise the applicant of

the need to obtain any necessary highway approvals.

90. **LBS Network Management**

No concerns raised.

Officer comment: Noted.

Any Issues raised by consultees have been addressed in the below report.

Responses for Listed building Consent application 26/AP/0391

91. 20 Objections received in total.

92. Material considerations regarding heritage and listed building matters:

- Design issues including clutter and visual impact on listed building.

93. **Officer comment:** The proposed ASHP would be located behind a screen and concealed from the wider viewpoints of the listed building. The screen is located to the roof of the modern reception building and not the historic structures of the building. Officers consider this an appropriate architectural response to screening the units from wider view.

94. The replacement of UPVC windows with timber framed windows to the pool and gym hall and the removal of the old air handling units will enhance the special character of the grade II listed building. The location of the plant to the basement plant room will also have a neutral impact on the special character of the grade II listed building.

95. Alleged breach of section 66 of the Planning (Listed Buildings and Conservation areas) Act 1990 in relation to the applicant's heritage impact assessment.

96. **Officer comment:** The applicant's heritage consultant addressed these points in their response of the 27 March 2026 and officers concur that the HIA is not governed by 66 of the Planning (LBCA) Act 1990. The HIA is a document required by the NPPF para HE5 which states.

97. "Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance."

98. Officers consider the application documents, HIA and subsequent information sufficient to understand the potential effect of the proposal on the grade II listed building's significance.

- Harmful impact on historic structure and physical weight of plant.

99. **Officer comment:** The ASHP are located on the modern reception building and so no historic fabric would be directly impacted by these units.

100. The ducting for the ASHP will reuse the locations where other ducting and trunking has been historically located, therefore having minimal impact on historic fabric.

101. The removal of the old AHU will likely improve the impact on historic fabric, and a compliance condition is applied to make good with matching materials where these areas are disturbed during the removal process.

102. The replacement of UPVC windows to the pool and gym hall with traditional timber framed windows will improve the visual appearance, character and significance of the grade II listed building and have no harmful impact on historic fabric.

103. The provision of a free-standing substation does also not impact on historic fabric.

- Relocation of ASHP to East Dulwich Road frontage

104. **Officer comment:** During the application, members of the public proposed alternative locations, supported by sketch images. One option placed the air source heat pumps within the parking area fronting the building onto East Dulwich Road. In this prominent position, the units would appear bulky, clutter the listed building's frontage and harm views of the building from the street. Their accessibility from the public realm could also increase the risk of vandalism. In addition, the associated ducting, power supply and service connections might need to be routed across the building's principal historic frontage. This location was discounted by officers for these reasons.

105. Other comments received but not related to the listed building: (and addressed above under responses for the planning application):

- Noise and noise impact assessment
- Sunlight and daylight and lack of sunlight and daylight study
- Harm to community wellbeing
- Residential amenity
- Parking
- Failure to explore alternative locations and lack of consultation prior to application
- Public health impact
- Asbestos
- Third party structures adjacent
- Failure of due diligence of the local authority in considering the planning application.

Consultation responses - Statutory and amenity society responses

106. Historic England

"Thank you for your consultation of 17 February 2026 regarding the above application for Listed Building Consent. On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions, details of which are attached"

Victorian Society

The Society would not object to the installation of air source heat pumps. The Victorian Society's response states that they would appreciate clarity regarding the necessary structural separation to prevent harm to the Grade II listed heritage asset. The society also states that "at present, without alternative solutions presented to consider, the communal benefit of the proposed does not outweigh the harm to the grade II listed fabric."

Officer comment: Officers sought clarity from the applicant as to any potential transfer of vibrations from the ASHP to any historic fabric. The applicant's heritage consultants stated in their response of 27 March 2026;

"There is no evidence to suggest that vibration from the ASHP will damage historic fabric as the units are mounted on the modern reception building roof, and not directly into any historic fabric. The units will also be installed on a support frame incorporating anti vibration pads/feet. Any vibrations that would emit from the plant would either be dampened by the immediate surround and base or dampened by the wider structure on which they will sit, with no knock-on effects on the historic structure."

Officers concur with this position. The Victorian Society were reconsulted once clarity was obtained however no further response was received to date.

CAAG comments (informal, not agreed)

The ASHP have little to no impact on the historic fabric of the building, although structural details would be helpful as per VicSoc comments. Replacement windows should copy the historic detailing and should be in hardwood.

Officer comment: noted. Clarification of structural details of ASHP received and are acceptable; replacement windows copy the historic details.

ASSESSMENT

Principle of the proposed development in terms of land use

107. The application relates to the continued use and operation of Dulwich Leisure Centre and does not involve any change of use of the site. The proposed works comprise the installation of air source heat pumps, acoustic screening, an

electrical substation, replacement windows and associated infrastructure required to support the ongoing operation of the existing leisure centre.

108. The proposal would assist in the maintenance, improvement and long-term operation of an established community leisure facility and would support the decarbonisation of the building through the replacement of existing gas-fired heating infrastructure with lower-carbon technologies. The principle of carrying out such works to an existing leisure facility is considered acceptable in land use terms.

109. Accordingly, there is no objection in principle to the proposed development. The acceptability of the proposal therefore turns on the detailed considerations assessed below, including design, heritage, residential amenity, noise, transport and highways impacts.

Relevant policy and legal designations for planning permission

110. **National Planning Policy Framework 2026**

The National Planning Policy Framework (NPPF) 2026, published on 17 August 2026, sets out the Government's planning policies for England and how these should be applied. At its heart is a presumption in favour of sustainable development supported by economic, social and environmental objectives. Particular emphasis is placed on delivering homes, achieving well-designed places, supporting economic growth, addressing climate change, improving resilience, protecting and enhancing the natural and historic environment, and promoting healthy and inclusive communities.

- Chapter 3: Decision-making Policies (DM1-DM10)
- Chapter 4: Achieving Sustainable Development (S1-S6)
- Chapter 5: Meeting the Challenge of Climate Change (CC1-CC3)
- Chapter 15: Promoting Sustainable Transport (TR1-TR8)
- Chapter 17: Pollution, Public Protection and Security (P1-P6)
- Chapter 14; achieving well designed places
- Chapter 20: Conserving and enhancing the historic environment

London Plan 2021

- Policy D12 Fire safety
- Policy D4 Delivery good design
- Policy D5; inclusive design
- Policy HC1 Heritage conservation and growth
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T7 Deliveries, servicing and construction

Southwark Plan 2022

- P13 Design of places
- P14 Design quality

- P19 Listed buildings and structures
- P47 Community uses
- P50 Highways impacts
- P53 Cycling
- P54 Car Parking
- P56 Protection of amenity
- P66 Reducing noise pollution and enhancing soundscapes
- P70 Energy

Area based AAP's or SPD's

Of relevance in the consideration of this application are:

- Dulwich SPD (2013)
- Heritage SPD (2021)
- Design and Access Statements SPD (2007)
- Climate and environment SPD 2025
- Council's Technical Guidance for Noise (2019)
- BS4142:2014+A1:2019
- Noise Policy Statement for England

Emerging planning policy

Draft London Plan 2026

On 16 July 2026 the Mayor of London published the Draft London Plan 2026. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. As the document is in draft form, policies can only be accorded limited weight in the determination process. The relevant policies are:

- Policy MBUL5 Sustainable Transport to enable London's Growth
- Policy MBUL6 High quality design for a growing, changing city
- Policy MBUL7 London's Heritage
- Policy MBUL8 Inclusive design
- Policy GHR11 Cycle and car parking

Relevant policy and legal designations for listed building consent

111. **26/AP/0391 – Listed building consent**

Legal background

In determining the application, the decision-maker (The Council) must have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, in accordance with sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Any identified heritage harm must therefore be given considerable importance and weight in the planning balance.

National Planning Policy Framework 2026

112. National Planning Policy Framework Chapter 20 Conserving and enhancing the historic environment is a material consideration. The principle relevant policies and sections of these policies relating to the application include (but are not limited to)

113. HE4: Securing the conservation of heritage assets

"1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness;
b. and b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter."

114. HE5: Assessing effects on heritage assets

Para 1 of HE5 requires the application (development proposal) to be accompanied by an assessment of significance of the asset affected, including any contribution made by their setting) and of the impact on their significance. This assessment should be proportionate.

Para HE5.2, 3 and 4 state:

"2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed or;

b. Have no effect on the significance of a heritage asset or;

c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would

occur where the development proposal would seriously affect a key element of the asset's significance or;

d. Cause the total loss of the significance of a heritage asset.

115. 3. In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

116. 4. Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals."

117. HE6 Proposals affecting designated heritage assets

1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

2. Development proposals which would have a positive effect on a designated heritage asset should be supported.

3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.

4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building and enabling energy efficiency and low carbon heating measures to be employed.

118. Planning Practice Guidance; Historic Environment is also a material consideration.

London Plan 2021

119. Policy HC1 Heritage conservation and growth

Relevant section:

a. "Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage

considerations early on in the design process."

Southwark Plan 2022

120. P19 Listed buildings and structures

1. Development relating to listed buildings structures and their settings will only be permitted if it conserves or enhances their special significance in relation to:
2. The historic fabric, architectural style and features, curtilage, site layout, plan form and readability, and land use; and 2. The contribution of the building to its setting or its place within a group; and 3. Views that contribute positively to the significance of the building or structure or their setting; and 4. The viable use of listed buildings and structures that is consistent with their on-going and long term conservation.
3. Any harm to the significance of the listed building or structure that results from a proposed development must be robustly justified.

Heritage SDP also provides guidance on how to apply heritage policies and heritage designation and development in Southwark.

Historic England's advice note "Energy Efficiency and Retrofit in Historic Buildings" Sept 2026 is relevant best practice guidance.

Assessment: Planning application 26/AP/0390 – planning permission

Design and architectural quality

121. Site context

Figure 6: Google earth aerial view of the site.


A2214
E Dulwich Rd
William Bailey Solicitors
Majestic Wine
East Dulwich
Crystal Palace Rd
Google Maps

Site layout

Figure 7: Red-line site boundary.

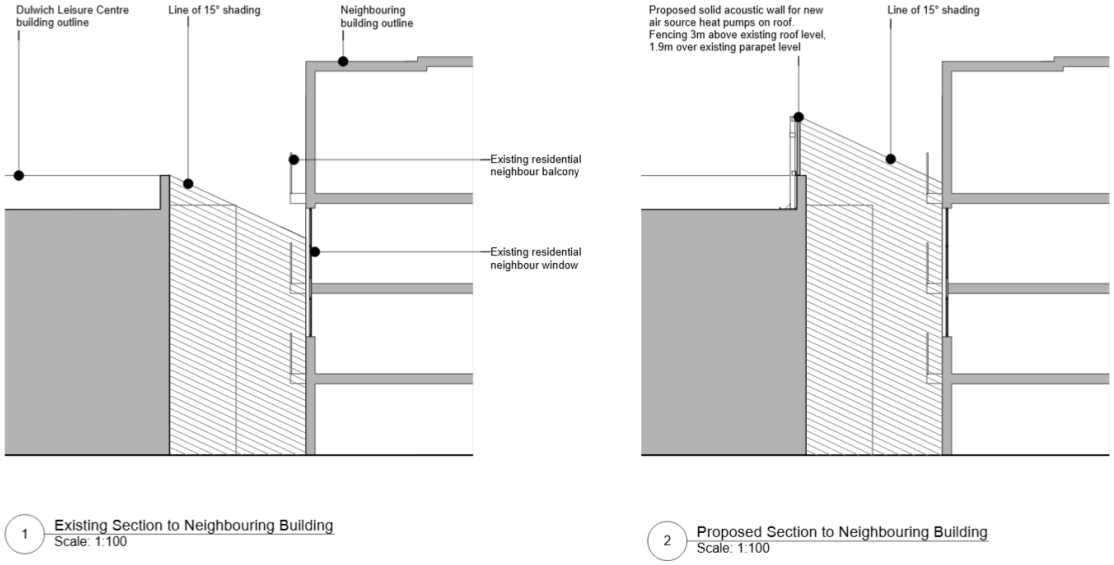


Air source heat pumps and acoustic screen

Figure 8: Proposed Front east elevation



Figure 9: Existing and proposed section including neighbouring building



122. The proposed air source heat pumps would be located on the roof of the modern reception building facing Crystal Palace Road. This modern extension was granted consent in 2008 and constructed in 2009/10. It has a buff-coloured brick and metal-clad façade, with tall windows incorporating metal louvres. The flat-roofed extension connects to the historic side elevation of the original building and accommodates reception facilities, a café and administrative offices serving the wider site.

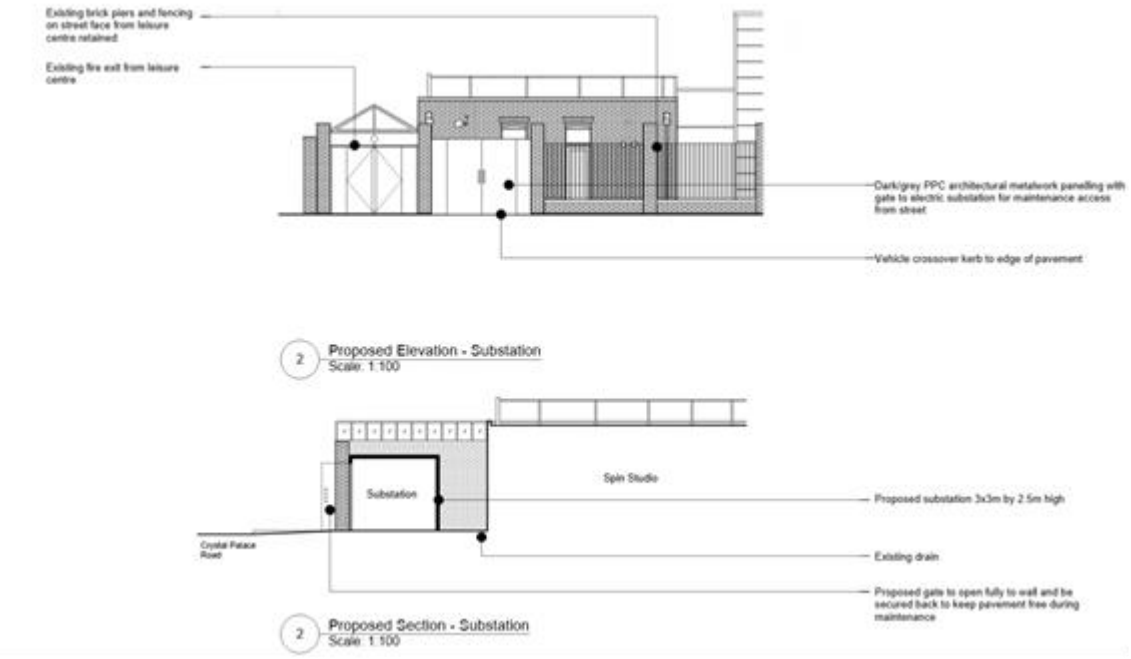
123. The flat roof is concealed behind a brick parapet with metal coping and already accommodates a number of plant installations. The reception building is set back from Crystal Palace Road behind brick piers and railings, with landscaping, benches, cycle stands and accessible parking spaces in front.

124. The air source heat pumps and metal access steps would be located entirely on the modern flat roof of the reception building. The units would be mounted on a frame and screened to the north, south and east by a 1.9-metre-high acoustic screen set above the existing parapet. Together, the parapet and screen would provide approximately 3 metres of screening, sufficient to conceal the units from public view. The acoustic panels would be supported by a steel frame behind the parapet and finished in a light-coloured polyester powder coating. New ducting is proposed at roof level to connect into the building in the same locations as the existing ducting.

125. The acoustic screen would be an appropriate architectural response to the contemporary design of the building below. Although it would increase the building's perceived height, the change would not appear disproportionate within the overall composition.

Substation

Figure 10: Proposed substation



126. The proposed substation is located to the Crytal Palace Road elevation and is a small structure. It will be accessed via gate to the street that swing back flush with the gate posts. This is a small intervention that is not considered to harm the townscape or listed building.

127. Following submission of the revised acoustic assessment, it became apparent that the operation of the electrical substation requires louvred access doors and a warm-air outlet louvre, neither of which are clearly shown on the submitted general arrangement drawings. It is considered appropriate to secure these elements by condition to ensure that the final design remains acceptable in both visual and acoustic terms.

Windows

Figure 11: Existing and proposed side east elevation

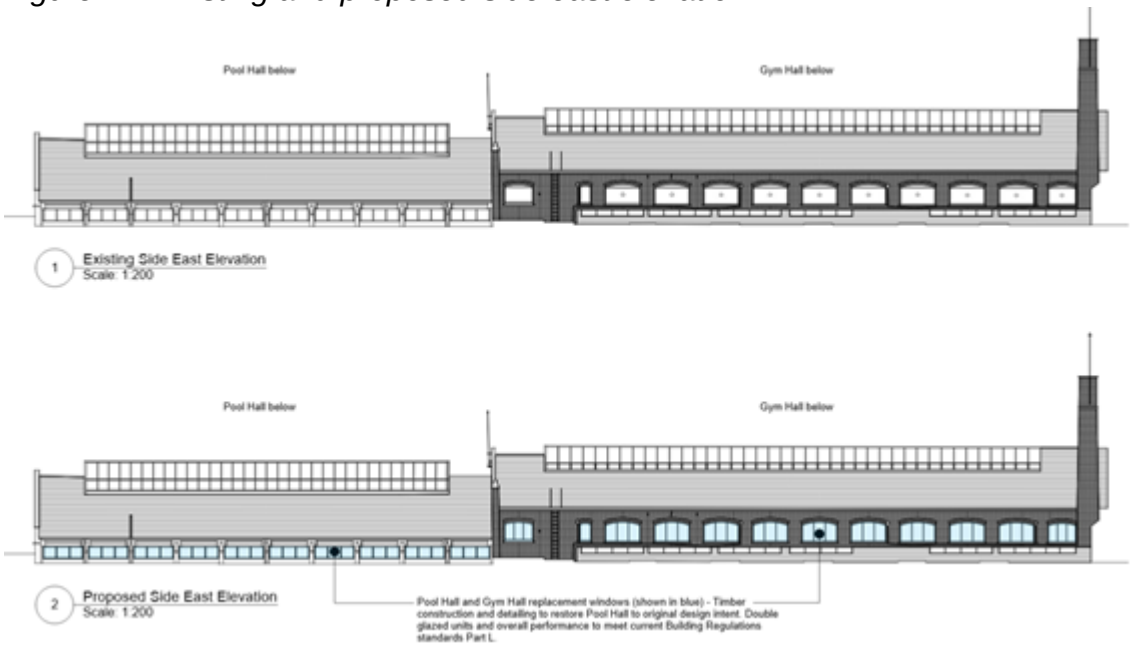
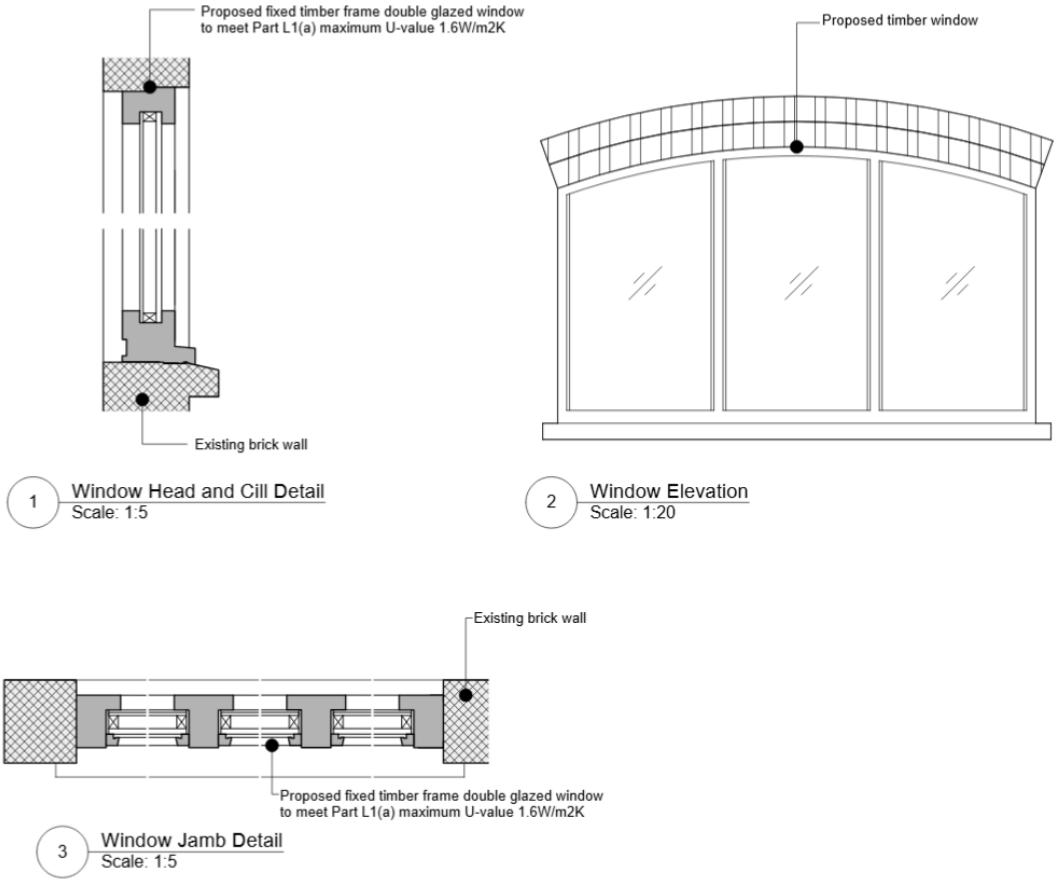


Figure 12: Existing and proposed side east elevation



128. The existing UPVC windows to the pool and gym hall are modern replacements. The application seeks to replaced these with timber framed windows and reinstating the original curved headers to the gym hall. This improves the architectural character of the building.

The proposals are considered to be consistent with the requirements of the national and local design and heritage policies as above.

Biodiversity Net Gain

129. In England, Biodiversity Net Gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Statutory exemptions

130. The proposal is exempt from the statutory Biodiversity Net Gain requirements under the de minimis exemption, having regard to the limited extent of habitat affected by the development.

Fire safety

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

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

132. Policy D12 of the London Plan (2021) 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.

133. A Reasonable Exception Statement has been provided 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. Taking a proportionate approach, the submitted RES is considered to meet the requirements of Policy D12(A) for a development of this scale.

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

Privacy

134. The proposed air source heat pumps, acoustic screening, electrical substation and associated works would not give rise to overlooking or loss of privacy. Whilst the proposal also includes the replacement of existing windows, these would be installed within existing openings and would not create new opportunities for outlook. The development would therefore have no adverse impact on the privacy enjoyed by neighbouring occupiers.

Daylight and Overshadowing (Impact on daylight and sunlight of existing properties and spaces)

Daylight and sunlight – vulnerable residents

135. The Daylight and Sunlight Report did not identify any neighbouring properties as housing vulnerable residents with disabilities. An objector however raised concern that a vulnerable occupant of a neighbouring property would be impacted.

136. Planning officers assessed this unit individually for daylight and sunlight impacts. The results showed full compliance with BRE guidelines for most windows and where minor reductions occurred, they were:

- Close to the BRE thresholds (e.g., retaining 0.77 times the former daylight value and 0.69 times the former sunlight value); and
- Not expected to be noticeable to residents.

Room layouts

137. Objectors raised concerns that the room layouts in the daylight, sunlight and overshadow report, prepared by Lichfields' Natural Light Consultancy team dated 10 March 2026, are incorrect. Planning officers have reviewed the room designations used within the daylight and sunlight assessment against the approved plans for Tribeca Court and are satisfied that the assessed rooms have been correctly identified. Consequently, no adjustment to the findings of the daylight and sunlight assessment is considered necessary in this regard.

Daylight

138. Vertical Sky Component (VSC) is the amount of skylight reaching a window expressed as a percentage. The guidance recommends that the windows of neighbouring properties achieve a VSC of at least 27%, and notes that if the VSC is reduced to no less than 0.8 times its former value (i.e. 20% reduction) following the construction of a development, then the reduction will not be noticeable. BRE guidelines provides guidance on the significance of the effect

– the image below provides a summary of the significance criteria used when considering the VSC results.

Figure 12:– VSC significance criteria

Reduction	Scale of Effect
Less than 20% reduction or achieves the numerical target	Negligible
Between 20% and 29.9% reduction	Minor Adverse
Between 30% and 39.9% reduction	Moderate Adverse
Greater than 40% reduction	Major Adverse

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

Figure 13: site location and neighbouring residential properties.



Vertical Sky Component (VSC)

140. The daylight, sunlight and overshadow report, prepared by Lichfields' Natural Light Consultancy team dated 10 March 2026, states that 'there are some limited deviations to the daylight and sunlight guidelines in relation to four apartments withing 1-18 Tribeca Court only. These occur to two living/dining/kitchen rooms that benefit from multiple alternative light sources and demonstrate strong daylight distribution performance, and to bedrooms, which the BRE Report considers to be of lesser importance for daylight and sunlight amenity than living spaces. In each case, the retained daylight levels remain close to the BRE tolerance thresholds, and the spaces continue to benefit from acceptable levels of natural light.'

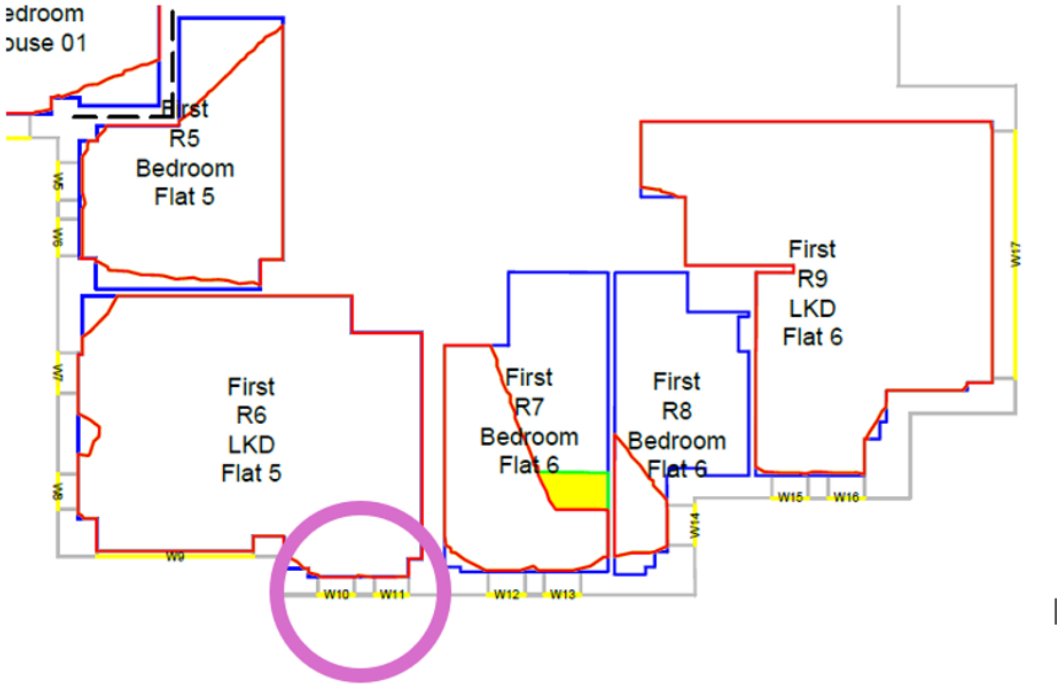
Figure 14: VSC review

Property	Vertical Sky Component (VSC)		
	No. of Windows Tested	No. Windows meeting BRE Guidelines	
		No	%
19 Tribeca Court	3	3	100%
20 Tribeca Court	3	3	100%
21 Tribeca Court	3	3	100%
22 Tribeca Court	4	4	100%
1-18 Tribeca Court	42	36	86%
1A Crystal Palace Road	6	6	100%
1 Crystal Palace Road	13	13	100%
3 Crystal Palace Road	8	8	100%
5 Crystal Palace Road	10	10	100%
7 Crystal Palace Road	8	8	100%
9 Crystal Palace Road	14	14	100%
11 Crystal Palace Road	9	9	100%
Total	**123**	**117**	**95%**

141. *The results of the daylight and sunlight report show that 6 windows: W10 and W11 of Flat 5, 1-18 Tribeca Court, W9, W10 and W11 of Flat 10, 1-18 Tribeca Court, and W12 of Flat 11, 1-18 Tribeca Court, would receive minor adverse impacts and remain generally consistent with BRE guidance.*

142. Flat 5, 1-18 Tribeca Court

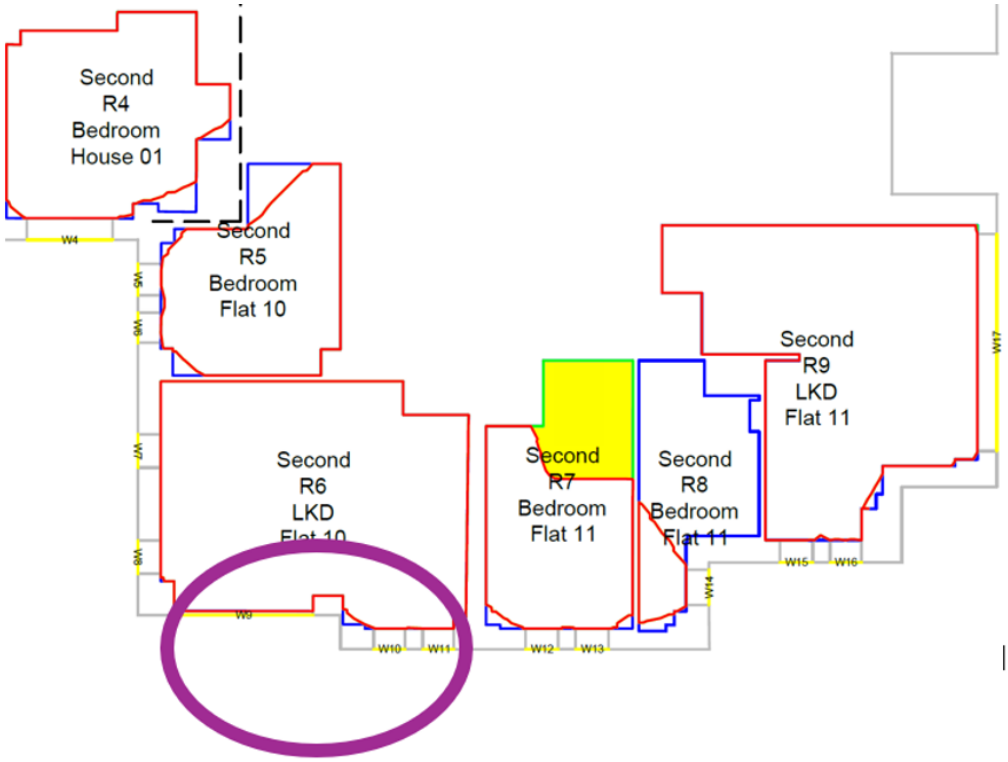
Figure 14: VSC Flat 5, 1-18 Tribeca Court



143. Windows (W10 and W11) at first floor serve a living/dining/kitchen room – VSC would reduce respectively from 14.3% to 10.99% (ratio 0.77 its former value – minor adverse' effect)) and from 17.14% to 13.51% (ratio 0.79 its former value – minor adverse' effect)).

144. Flat 10, 1-18 Tribeca Court

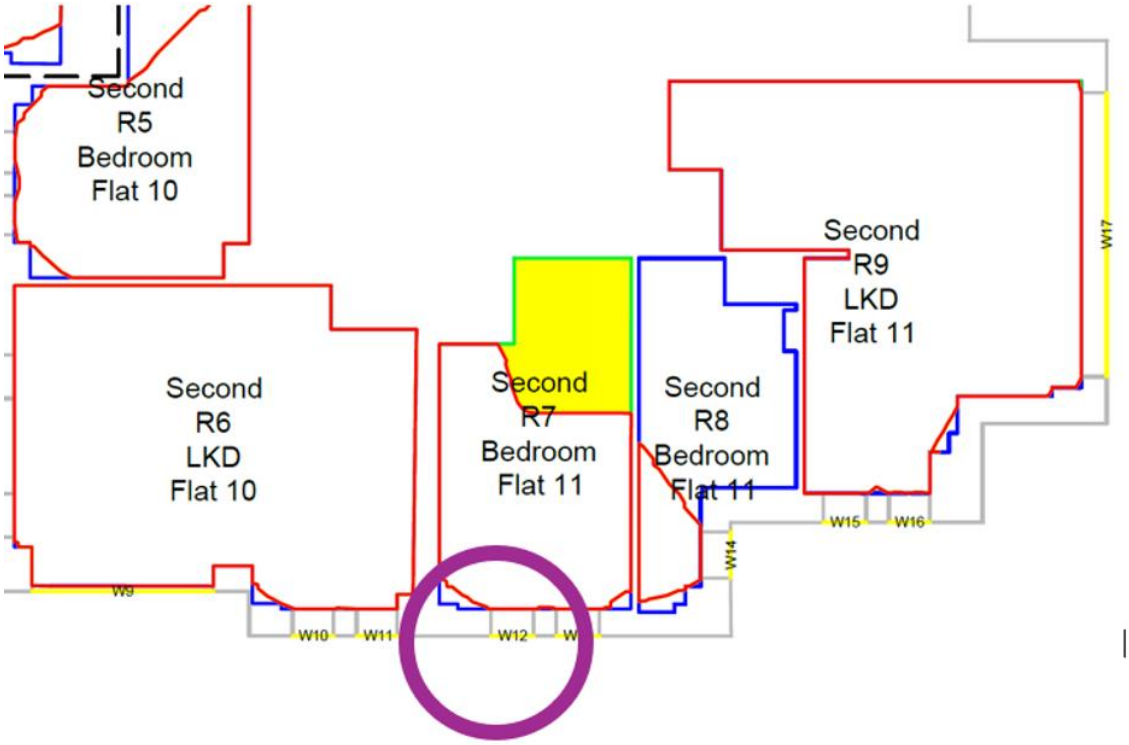
Figure 15: VSC Flat 10, 1-18 Tribeca Court



145. Windows (W9, W10 and W11) at second floor serve a living/dining/kitchen room – VSC for W9 would reduce from 16.82% to 9.55% (ratio 0.57 its former value – major adverse' effect)), and VSC for W10 and W11 would respectively reduce from 29.79% to 21.24% (ratio 0.71 its former value – minor adverse' effect)) and from 32.01% to 23.66% (ratio 0.74 its former value – minor adverse' effect)).

146. Flat 11, 1-18 Tribeca Court

Figure 16: VSC Flat 11, 1-18 Tribeca Court



147. Window W12 serves a second-floor bedroom – VSC would reduce from 31.5% to 24.38% (ratio 0.77 its former value – minor adverse' effect)).
Whilst there would be some major adverse effects and moderate adverse effects, overall, planning officers consider the proposed development would not result in a significant impact on the residential properties at Tribeca Court.

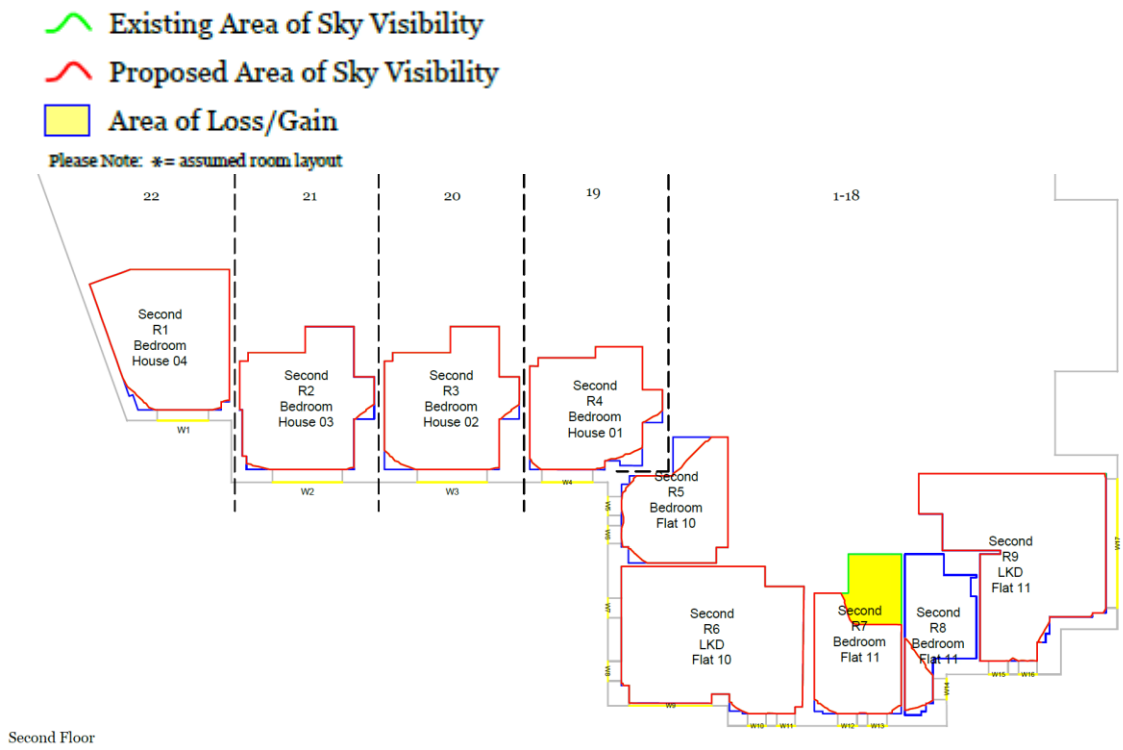
Daylight distribution (DD) / No Sky Line (NSL)

148. The NSL test can be used where windows do not pass the VSC test.
The daylight (DD) results show 15 (94%) of the 16 rooms assessed within 1-18 Tribeca Court will comply with the guidance criteria.

*Flat 11, 1-18 Tribeca Court (*second floor)

149. Only the bedroom (R7) will see a daylight reduction deviating from the BRE Report guidance criteria. R7 will retain direct sky visibility to over 68% of the room area and 0.69 times its former value, moderately below the BRE recommendation of 0.80.

Figure 17: Daylight distribution (DD) / No Sky Line (NSL) 1-18 and 19, 20, 21 and 22 Tribeca Court (second floor)



150. Whilst there would be a moderate adverse effect on 1 of the 16 rooms in 1-18 Tribeca Court, overall, planning officers consider the proposed development would not result in a significant impact on daylight distribution of neighbouring properties.

Sunlight

151. Annual probable sunlight hours (APSH) is a measure of sunlight that a given window may expect over a year period. The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

152. The BRE's recommendation for sunlight is:

153. 'If this window reference point can receive more than a quarter (25%) of annual probable sunlight hours (APHS), including at least 5% of annual probable sunlight hours during the winter months of 21 September and 21 March, then the room should receive enough sunlight…any reduction in sunlight access below this level should be kept to a minimum. If the availability of sunlight hours are both less than the amounts given and less than 0.8 times their former

value, either over the whole year or just during the winter months, then the occupants of the existing building will notice the loss of sunlight'.

154. The daylight, sunlight and overshadow report, prepared by Lichfields' Natural Light Consultancy team dated 10 March 2026, state*s that 'there are some limited deviations to the sunlight guidelines in relation to four apartments withing 1-18 Tribeca Court only' and that 34 (94%) of the 36 windows assessed within 1-18 Tribeca Court will fully comply with the BRE Report sunlight criteria.'*

Flat 1, 1-18 Tribeca Court

155. Windows W10 and W11 at ground floor level (Flat 1) serve bedrooms – Total Sunlight Hours would respectively reduce from 19% to 14% (0.74 times the former value for annual sunlight), and from 14% to 9% 0.64 times the former value for annual sunlight.

156. Whilst occupants of Flat 1, 1-18 Tribeca Court will notice the loss of sunlight, overall, planning officers consider the proposed development would not result in a significant impact on the residential properties at 1-18 Tribeca Court.

Overshadowing of amenity spaces

157. The BRE guidance recommends that at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21 March.

Figure 17: Overshadowing of existing ground floor amenity serving the neighbouring Tribeca Court

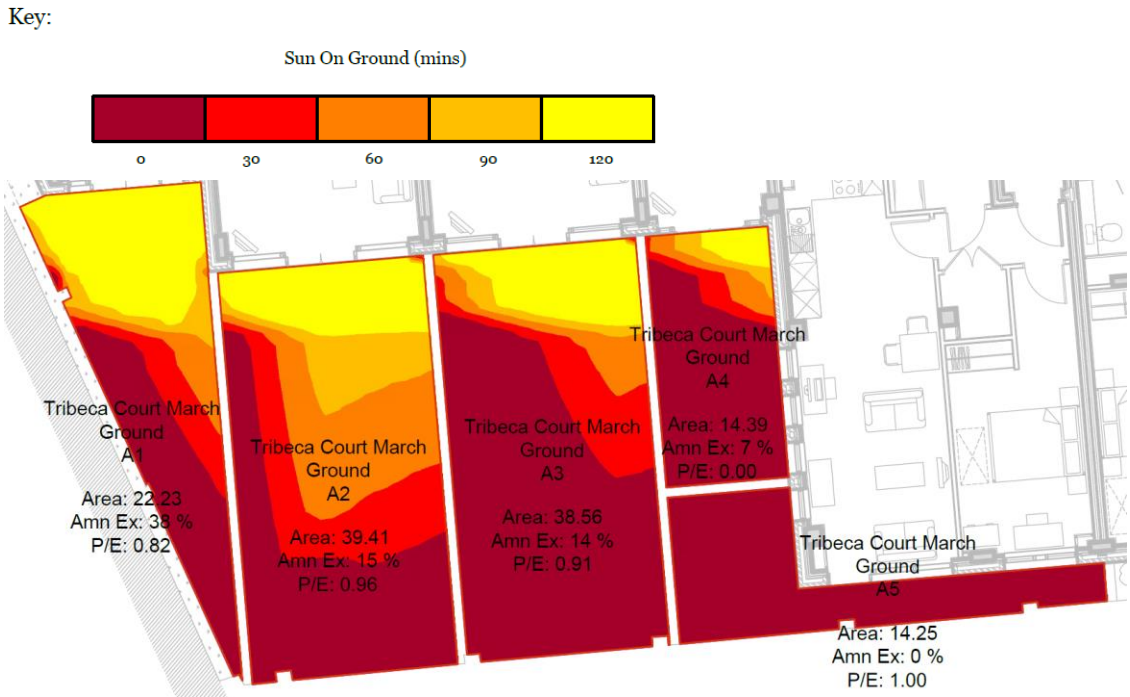


Figure 18: Overshadowing of proposed ground floor amenity serving the neighbouring Tribeca Court

Key:

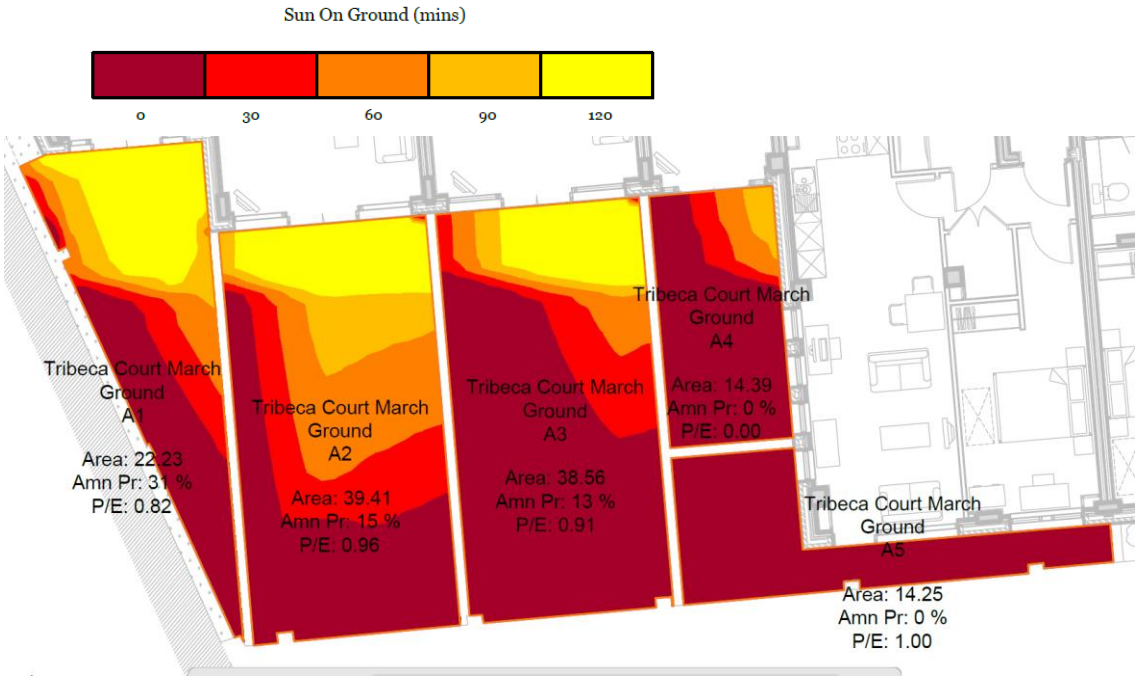


Table: % of Tribeca Court amenity area receiving at least 2 hours of sunlight on 21 March

Number	Existing	Proposed
1-18	0	0
19	7	0
20	14	13
21	15	15
22	38	31

158. None of the five amenity spaces assessed currently receive at least two hours of sunlight on 21 March to at least 50% of the area. The proposal would result in a degree of additional overshadowing to these amenity spaces.

159. On balance, whilst the proposal would give rise to some harm through increased overshadowing, the level of harm is limited and is not considered so significant as to warrant refusal of the application. Taking account of the urban context of the site and the overall planning benefits of the scheme, the impact on neighbouring amenity spaces is considered acceptable.

Conclusion on daylight and sunlight

160. Officers acknowledge that the proposal would result in adverse daylight and sunlight effects for a number of neighbouring occupiers at Tribeca Court. These effects are not uniform. Five windows are identified as experiencing minor adverse VSC effects, whilst W9 at Flat 10 would experience a major adverse VSC effect, reducing from 16.82% to 9.55% and retaining 0.57 of its former

value. In addition, one bedroom at Flat 11 would experience a moderate adverse reduction in daylight distribution, two bedroom windows at Flat 1 would experience noticeable reductions in annual sunlight, and some external amenity areas would experience additional overshadowing. These impacts weigh against the proposal and have been taken into account in the overall planning balance.

161. However, officers have also had regard to the extent and distribution of these effects. Fifteen of the 16 rooms assessed meet the stated daylight-distribution criterion and 34 of the 36 windows assessed meet the stated sunlight criteria. Although the major adverse VSC effect at Flat 10 is given particular weight, W9 is one of three windows serving the same living/dining/kitchen room, which continues to receive daylight through the other windows. The additional overshadowing is also relatively localised and occurs against a context in which the assessed amenity spaces already experience constrained sunlight conditions.

162. The proposed acoustic enclosure would also reduce visible sky and the sense of openness experienced from some neighbouring properties, particularly given its approximately 4.5 metre relationship with the closest part of Tribeca Court. Officers recognise that this effect is directly related to the mitigation required to address plant noise and should not therefore be considered in isolation from the daylight and sunlight effects.

163. On balance, officers consider that the proposal would result in a noticeable adverse change to the amenity of some neighbouring occupiers, and appropriate adverse weight is afforded to that harm. The proposal should not therefore be characterised as having no material daylight or sunlight impact. Nevertheless, having regard to the number and use of the affected rooms, their remaining access to daylight and sunlight, the distribution and magnitude of the effects, and the overall relationship between the development and neighbouring dwellings, officers consider that the affected properties would continue to provide acceptable living conditions. The daylight, sunlight and overshadowing impacts are therefore considered adverse but, when assessed individually and cumulatively, not of such a degree as to warrant refusal of planning permission.

Sense of Openness and Quality of Outlook

164. Objectors raised concerns that the proposed acoustic screening, would appear as a dominant and visually intrusive structure when viewed from nearby residential properties, particularly those within Tribeca Court. Representations stated that the barrier would replace existing open aspects with a solid screening structure and create an increased sense of enclosure from habitable room windows and private outdoor spaces. Some residents considered that the scale and proximity the acoustic screening would materially diminish the quality of outlook currently experienced from their homes and would result in an overbearing relationship with neighbouring properties.

165. In assessing these concerns, officers have had regard to the scale, siting and design of the proposed development, together with its relationship to neighbouring residential properties. The proposal would comprise a relatively modest addition at roof level, increasing the height of the existing building by

approximately 1.9m. The development would be visible from a number of neighbouring properties, particularly those located on the southern side of Tribeca Court which is located 4.5m to the north of the proposed acoustic enclosure.

166. Whilst some neighbouring occupiers may perceive a reduction in openness and views of the sky, officers do not consider that the proposal would materially diminish the overall outlook from surrounding properties. Having regard to the daylight and sunlight assessment set out above, which identified only limited adverse effects to a small number of windows and rooms, it is also considered that the proposal would not appear unacceptably overbearing, result in an undue sense of enclosure, or give rise to a material loss of outlook.

167. Accordingly, it is considered that the proposal, on balance, would preserve an acceptable sense of openness and quality of outlook for neighbouring occupiers and would not result in unacceptable harm to residential amenity in this regard.

Noise and Disturbance

168. The proposal includes the installation of six air source heat pumps (ASHPs) and an associated electrical substation. The ASHPs would be located on the roof of the leisure centre within an acoustic enclosure comprising two 3 metre high solid acoustic barriers to the north and south, and a 3 metre high acoustic louvre to the east. The enclosure would project approximately 1.9 metres above the existing roof parapet, whilst the western side and roof would remain open. The proposed electrical substation would be located at ground level to the south of the site.

169. The proposed plant would operate throughout the day and night, with differing operational arrangements during daytime, night-time and early morning periods. The proposed electrical substation would be located at ground level to the south of the site and forms part of the overall plant assessment.

170. The principal noise concerns relate to:

- Operational plant noise from the ASHPs
- Potential low-frequency and tonal noise ("hum")
- Early morning and night-time operation
- Sleep disturbance to nearby residents
- Continuous operation of plant equipment
- Cumulative noise effects from associated plant and infrastructure
- The effectiveness and long-term performance of the proposed mitigation measures.
- Compliance with Southwark's Technical Guidance for Noise and BS4142:2014+A1:2019.

171. Where relevant, specific technical concerns raised through the consultation

process have been addressed within the Consultation Responses section of this report.

172. Noise from fixed plant is principally assessed against Policies P56 (Protection of Amenity) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022. Policy P56 seeks to ensure development does not result in unacceptable harm to amenity through impacts such as noise, whilst Policy P66 requires development to avoid significant adverse noise impacts and minimise and mitigate adverse effects where they arise.

173. In addition, the Council's Technical Guidance for Noise (2019) provides detailed acoustic standards and assessment requirements for planning applications involving fixed plant and mechanical equipment, including the assessment of cumulative noise impacts. At a national level, the Noise Policy Statement for England seeks to avoid significant adverse impacts on health and quality of life, whilst requiring adverse effects to be mitigated and minimised as far as reasonably practicable. The BS4142:2014+A1:2019 is the recognised British Standard methodology for assessing the impact of industrial and commercial sound, including fixed mechanical plant, on nearby noise-sensitive receptors.

174. A substantial volume of acoustic information has been submitted during the course of the application. This includes multiple revisions of the applicant's Noise Impact Assessment (NIA), supporting technical addendum and subsequent responses to technical comments, culminating in the submission of the final NIA (NP-013360 Rev 07) prepared by NOVA Acoustics.

175. A substantial body of acoustic evidence has been considered. The applicant's final assessment is the NOVA Acoustics Noise Impact Assessment Ref. NP-013360 Rev.07 dated 2 September 2026, together with its technical addendum dated 9 September 2026. Residents submitted an independent peer review and Fixed Plant Noise Assessment prepared by Peninsular Acoustics. A technical meeting was held on 29 June 2026 involving the two acoustic consultants, Environmental Protection officers, planning officers and local residents. The meeting did not produce technical consensus but assisted in identifying the matters requiring further consideration.

176. There is common ground that, without mitigation, the proposed plant would give rise to significant adverse noise effects and that substantial mitigation is therefore required. The scheme consequently incorporates low-noise and super-silenced operating modes, restrictions on the number of units operating during sensitive periods, acoustic barriers and louvres and operational controls.

177. Further acoustic information and consultation

- On 9 September 2026 the applicant submitted a further planning response, together with a technical addendum responding to matters raised by the independent acoustic assessment commissioned by residents and supporting the final Noise Impact Assessment Rev.07 dated 2 September

2026. The information was referred to the council's Environmental Protection Team, which issued its final consultation response on 29 September 2026.

- The Council had previously undertaken three rounds of public consultation. The third consultation, commencing on 4 August 2026, followed the submission of additional acoustic information and generated a further 28 objections. The September submissions did not involve an amendment to the physical development for which planning permission was sought. Rather, they provided further technical evidence concerning the disputed noise effects of that development and responded to matters already raised by residents and their acoustic consultant.

- In deciding whether further consultation was necessary, officers considered both the nature of the additional information and procedural fairness to interested parties. The material did not amend the development proposed but provided further technical evidence addressing the noise issues already raised through consultation and the competing acoustic evidence.

178. The principal areas of disagreement concern the background sound levels used in the assessment, the treatment of tonal and low-frequency noise, the application of character corrections under BS4142, receptor selection and modelling assumptions, and the resulting assessment of impacts during the particularly sensitive early-morning and night-time periods. Peninsular Acoustics considers that these matters result in the impacts being materially underestimated and that significant residual impacts would remain. NOVA Acoustics considers that, following mitigation, significant adverse effects would be avoided.

Applicant's Noise Assessment (NOVA Acoustics)

179. The applicant's Noise Impact Assessment (NIA) concludes that, without mitigation, the proposed plant would give rise to significant adverse noise effects at nearby residential properties. The assessment therefore incorporates a package of mitigation measures including acoustic barriers, acoustic louvres, low-noise operating modes and operational controls.

180. Following implementation of these measures, NOVA Acoustics conclude that the proposed development would broadly achieve the adopted daytime assessment criteria and that any residual exceedances during early morning and night-time periods would occur at relatively low absolute sound levels. The assessment further concludes that internal noise levels within neighbouring dwellings would remain within recognised guidance limits and that low-frequency noise impacts would be acceptable following mitigation.

181. Overall, NOVA Acoustics conclude that whilst some adverse effects may remain, significant adverse effects on health and quality of life would be avoided and the proposal would fall between the No Observed Adverse Effect Level (NOAEL) and Lowest Observed Adverse Effect Level (LOAEL), as such, Significant adverse effects (SOAEL) are avoided.

Peninsular Acoustics Position

182. Peninsular Acoustics, acting on behalf of local residents, dispute the conclusions of the applicant's NIA and consider that the likely noise impacts have been materially underestimated. Whilst acknowledging that the proposal incorporates substantial mitigation measures, they conclude that significant residual impacts would remain.

183. In particular, concerns are raised regarding the background sound levels adopted within the assessment, the assessment of tonal and low-frequency noise, the selection of receptor locations, and a number of assumptions used within the acoustic modelling. Peninsular Acoustics further considers that the proposed mitigation measures would not sufficiently reduce impacts at neighbouring residential properties, particularly during the early morning and night-time periods. The assessment concludes that low-frequency noise impacts may continue to affect nearby occupiers and recommends that alternative plant arrangements, additional mitigation measures and alternative locations should be explored.

184. A number of representations received during the consultation process specifically requested that significant weight be afforded to the independent acoustic assessments prepared by Peninsular Acoustics as part of the Council's consideration of the application.

Environmental Protection Team Position

185. EPT reviewed the submitted Noise Impact Assessment throughout the course of the application. EPT advises that the proposal would be unacceptable without the specified mitigation and validation controls but raises no objection if those controls are secured by enforceable planning conditions.

186. In reaching that position, Environmental Protection did not simply prefer the applicant's assessment because it was submitted by the applicant. It considered the competing technical methodologies and gave specific reasons for its conclusions. In particular:

- Peninsular Acoustics applied a blanket +4 dB tonal correction and an additional +3 dB intermittency correction across all receptors and assessment periods. Environmental Protection considered that limited justification had been provided for universally applying those corrections.

- Environmental Protection was not persuaded that the +3 dB intermittency correction was warranted where the plant is intended to operate continuously within each assessment period and the identified intermittency principally arises from programmed changes between operating modes rather than repeated perceptible start-stop events. It recorded that removing that correction changes Peninsular Acoustics's worst-case daytime BS4142 assessment from +12 dB to +9 dB before context is taken into account.

- Environmental Protection considered it important that the night-time background level was exceptionally low, approximately 28 dB LA90, and that BS4142 requires the absolute sound level and context to be considered where rating and background levels are low. Predicted specific sound levels at the most affected windows were approximately 34–37 dB LAeq,T at night and 34–39 dB LAeq,T during the early morning.

- NOVA Acoustics's assessment predicts internal bedroom levels of approximately 20–24 dB LAeq,T with a partially open window. Environmental Protection regarded this internal acoustic environment as relevant when assessing the likelihood of significant adverse effects during sleeping periods.

- Environmental Protection also considered the low-frequency assessment. It noted that NOVA Acoustics predicts compliance with the Moorhouse criteria during the principal night-time period, with only limited potential exceedance in a conservative worst-case early-morning scenario incorporating manufacturer uncertainty allowances.

187. These considerations explain why Environmental Protection does not accept the more adverse interpretation advanced by Peninsular Acoustics in full. The difference is therefore not treated as merely a disagreement between experts but has been assessed by reference to the respective methodologies**,** predicted absolute levels, acoustic context and proposed mitigation.

188. Throughout the application, EPT maintained a position that the scheme would be acceptable subject to the following validation pre-commencement condition:

189. ***Plant Noise: Pre Commencement of Use (Validation and Verification)***
Prior to the first operation of the approved air source heat pumps and electrical substation, a Post-Installation Acoustic Validation Report shall be submitted to and approved in writing by the Local Planning Authority.
The report shall be prepared by a suitably qualified acoustic consultant and shall demonstrate that the installation has been completed in accordance with the approved Noise Impact Assessment (NOVA Acoustics Ltd, Ref. NP-013360 Rev.07, dated 02 September 2026) and all approved mitigation measures as detailed within section 3.4 of the report.

190. The report shall include:

1. Confirmation of the make, model, location and operation of all installed plant and equipment.
2. Confirmation that the approved acoustic barriers, acoustic louvres, vibration isolation measures and associated mitigation have been installed in accordance with the approved details

3. Confirmation that operational controls and plant management systems have been configured to ensure the plant operates only in the approved low-noise and super-silenced modes and in accordance with the approved operating regime and
4. Demonstration that the installed development performs no worse than predicted within the approved acoustic assessment.

Where the validation assessment identifies noise levels exceeding those predicted within the approved assessment or identifies other acoustic characteristics greater than those assumed within the approved assessment, a scheme of additional mitigation shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to continued operation of the plant.

191. The approved plant, operational controls and mitigation measures shall thereafter be retained and maintained for the lifetime of the development.

192. Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2026.

Officer conclusion on noise impacts

193. Officers acknowledge the significant concerns raised by local residents regarding operational plant noise, low-frequency noise, sleep disturbance and the conclusions of the submitted Noise Impact Assessment. Officers further acknowledge that differing professional opinions have been presented by NOVA Acoustics and Peninsular Acoustics, particularly in relation to background sound levels, tonal corrections, low-frequency noise and the application of BS4142.

194. Officers accept that some residual adverse effects may remain and attach appropriate weight to the unresolved technical uncertainty. However, having considered the absolute predicted noise levels, the different professional assessments, the contextual considerations identified by Environmental Protection and the substantial mitigation incorporated into the scheme, officers are satisfied that the residual effects have not been demonstrated to reach the level of significant adverse impact.

195. Officers therefore consider that the condition addresses the remaining uncertainty through verification of the actual installed development rather than reliance solely on modelling predictions. Subject to that control, officers conclude that the proposal would mitigate and minimise adverse noise effects as far as reasonably practicable and would accord with Policies P56 and P66 of the Southwark Plan 2022.

196. The proposed condition requires a post-installation acoustic validation report before the first operation of the air-source heat pumps and electrical substation. It requires confirmation of the installed equipment and mitigation, operation in the approved low-noise and super-silenced modes and demonstration that the installed development performs no worse than predicted. If testing identifies higher noise levels, or acoustic characteristics greater than assumed, additional mitigation must be submitted, approved and implemented before continued operation. The approved mitigation and operational controls must then be retained and maintained for the lifetime of the development.

Transport and highways

197. The application has been reviewed by the council's transport policy team, highways development and Network Management officers. The principal transport and highway considerations relate to the relocation of existing cycle parking, the provision of a new vehicle crossover/dropped kerb on Crystal Palace Road and arrangements for occasional access to the proposed electrical substation.

198. Objections relating to transport principally concern the proposed substation infrastructure and associated highway works, including the potential loss of on-street parking and consequent pressure on parking provision in the surrounding area.

Cycle Parking

199. The proposed substation would occupy the location of the existing covered cycle parking. The Transport Policy Team initially raised concerns about the quality of the replacement provision. Following the submission of revised details, the proposal provides eight covered and four uncovered cycle parking spaces, replacing the existing ten covered spaces and resulting in a net increase of two spaces. The Transport Policy Team subsequently confirmed that the revised provision was acceptable.

200. A condition is recommended requiring the approved cycle parking to be provided prior to first use of the electrical substation and thereafter retained and maintained for cycle parking purposes. This would ensure that appropriate cycle parking remains available to users of the leisure centre and supports sustainable modes of travel.

201. Officers therefore consider that the relocation of the cycle parking would not result in an unacceptable transport impact.

202. The proposal would therefore maintain cycle parking provision at the site whilst increasing overall capacity, and is not considered to give rise to any adverse transport impacts in this regard.

Substation Access, Dropped Kerb and Highway Safety

203. A new dropped kerb is proposed on Crystal Palace Road to provide occasional maintenance access to the electrical substation. Transport Policy initially raised

concerns regarding the justification for the crossover and the outward-opening substation gates, and these matters were referred to Highways Development for consideration.

204. Highways Development subsequently confirmed that the outward-opening gates would be acceptable given the limited size of the substation compound, provided that the gates are capable of opening through 180 degrees and can be secured back during maintenance operations. Highways Development also accepted the principle of the proposed dropped kerb to facilitate occasional access to the substation.

205. The dropped kerb would result in the loss of approximately one on-street parking space. Officers consider this effect to be limited. Importantly, the crossover is required to provide occasional servicing and maintenance access to essential electrical infrastructure rather than to facilitate regular vehicular access or additional car parking at the site

206. Highways Development requested conditions relating to delivery of the highway works. However, these works are also controlled through the Highway Authority's separate statutory powers. The report therefore proposes an informative advising the applicant of the need to obtain the necessary highway approvals rather than duplicating those controls through planning conditions.

Servicing and Construction

207. Network Management raised no concerns regarding the proposal. The proposed crossover would serve occasional access to the substation rather than introduce a new regular servicing or vehicular access arrangement.

Conclusion

208. Overall, the principal transport effects are limited to the relocation and reprovision of cycle parking and the introduction of a dropped kerb to enable occasional maintenance access to the electrical substation. The revised cycle parking arrangements have been accepted by Transport Policy, Highways Development has accepted the principle of the crossover and access arrangements, and Network Management has raised no concerns.

209. Officers therefore consider that the proposal would not result in an unacceptable effect on highway safety, parking provision, servicing or sustainable transport provision. The limited loss of approximately one on-street parking space is not considered sufficient to outweigh the wider acceptability of the development. Subject to the cycle parking condition and the applicant obtaining any necessary separate highway approvals, the transport and highway impacts of the development are considered acceptable.

Energy, Climate Change, Sustainability and Net Zero Development

210. Representations received regarding sustainability were generally supportive of

the principle of improving the environmental performance of the leisure centre. Whilst many objectors acknowledged the benefits of reducing carbon emissions and improving energy efficiency, it was also argued that such benefits should not outweigh other concerns raised in relation to the proposal. Some representations further suggested that alternative approaches to decarbonisation should be explored instead, as a way of addressing the other material concerns. However, the role of the planning assessment is not to identify whether a theoretically superior alternative exists, but rather whether the submitted proposal is acceptable on its own planning merits.

211. The NPPF 2026, The London Plan 2021, Policy SP6 (Climate Emergency) of the Southwark Plan and Policy P70 (Energy) seek to reduce greenhouse gas emissions, improve the energy efficiency of buildings and support the transition towards low-carbon energy sources. The Council's Climate and Environment SPD further promotes the replacement of fossil fuel heating systems with heat pump technology and encourages the incorporation of on-site renewable energy generation where feasible.

212. The proposal seeks to replace the existing gas-fired heating system with electrically powered heating and hot water infrastructure, supplemented by rooftop photovoltaic panels. The applicant estimates that the proposed measures would reduce operational emissions by approximately 242 tonnes of CO_2 equivalent per annum and form part of a wider programme to decarbonise five council-operated leisure centres. Whilst officers have not independently verified the projected carbon savings, the proposed transition away from gas-fired heating is considered to provide a clear environmental benefit.

213. The proposal additionally includes the replacement of a number of existing windows. Whilst a heritage-led assessment of these works is undertaken elsewhere in this report, officers note that replacement windows have the potential to improve the thermal performance of the building and reduce heat loss, thereby contributing to the wider energy efficiency objectives of the scheme. The proposal therefore adopts a retrofit-led approach which seeks to improve the environmental performance and longevity of an existing community facility and designated heritage asset. The council's Climate and Environment SPD identifies retrofit and refurbishment as important measures in reducing operational and whole-life carbon emissions.

214. Officers are satisfied that the proposed combination of air source heat pumps and energy efficiency improvements would make a positive contribution towards reducing the carbon emissions associated with the operation of the leisure centre.

215. In addition, the applicant has highlighted operational issues with the existing gas-fired plant, which is approaching the end of its serviceable life and increasingly prone to faults. In addition, the existing conditions of this plant was also raised by objections. The existing rooftop equipment is being decommissioned and replaced as part of the wider upgrade works. Officers consider that the continued operation and long-term resilience of this important community and heritage asset attracts moderate positive weight in favour of the proposal.

216. Overall, the proposal would deliver environmental benefits through the replacement of gas-fired heating infrastructure with lower-carbon technologies, alongside improvements to the operational resilience and continued use of the leisure centre. These benefits are consistent with the objectives of Policy SP6 (Climate Emergency) and Policy P70 (Energy) of the Southwark Plan and are afforded moderate positive weight in the overall planning balance.

Planning Balance

217. Paragraph S4 of the NPPF 2026 establishes a presumption in favour of development within settlements, stating that development proposals should be approved unless the benefits would be substantially outweighed by any adverse effects when assessed against the national decision-making policies of the Framework.

218. In assessing this application, officers have carefully considered the impacts arising from the proposal, including those relating to noise, residential amenity, heritage, visual appearance and highway matters. Whilst the proposal would introduce additional external plant and associated infrastructure, the Council's specialist consultees have not raised any objection that would warrant refusal of planning permission, subject to the imposition of appropriate planning conditions.

219. In relation to noise, whilst concerns raised by local residents are acknowledged, officers are satisfied that the submitted evidence demonstrates that acceptable noise levels can be achieved. Furthermore, planning conditions can reasonably secure mitigation measures and ongoing compliance with the approved noise limits. As such, any residual impacts are not considered to result in unacceptable harm to residential amenity.

220. The proposal would also result in some impacts associated with replacement windows and rooftop equipment. However, for the reasons set out elsewhere in this report, these impacts are considered limited in extent and would not result in unacceptable harm to neighbouring amenity, including in respect of daylight, sunlight, outlook or sense of enclosure.

221. Against these matters, substantial benefits arise from the proposal. The scheme would facilitate the replacement of an ageing gas-fired heating system with lower-carbon technology, including air source heat pumps and photovoltaic panels, thereby contributing towards the reduction of operational carbon emissions from the leisure centre. The proposal would also support the continued operation and long-term resilience of an important community facility and designated heritage asset. These benefits attract moderate to substantial positive weight in the planning balance.

222. Furthermore, paragraph CC2 of the NPPF 2026 states that substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and drawing energy from renewable and low-carbon sources, including through the installation of heat pumps and solar panels. Officers consider that the proposal accords with these objectives.

223. Taking all matters into account, officers conclude that the identified impacts would not result in substantial adverse effects and are either acceptable in planning terms or can be adequately mitigated through planning conditions. Conversely, the proposal would deliver clear environmental benefits. As such, the adverse impacts of the development would not substantially outweigh its benefits and the proposal is considered to accord with the development plan when read as a whole and with the NPPF 2026.

Conclusion on planning application 26/AP/0390

224. On balance, having regard to the identified impacts in relation to noise, daylight and sunlight, sense of enclosure, outlook, heritage, design and highways matters, officers are satisfied that these impacts are either limited in extent or can be adequately mitigated through planning conditions. Significant weight is afforded to the advice of the Council's specialist consultees, including the Environmental Protection Team, Design and Conservation Team, and Highway officers, none of whom object to the proposal subject to appropriate conditions.

225. The proposal would deliver clear public benefits through the decarbonisation of an important community facility, including the replacement of an ageing gas-fired heating system with lower-carbon technologies, improvements to the building's energy efficiency, and support for the continued operation and long-term resilience of the leisure centre. These benefits are consistent with national, regional and local planning policy objectives relating to climate change mitigation and sustainable development.

226. In determining the planning application, the decision-maker has also given special regard to the desirability of preserving the Grade II listed building, its setting and its features of special architectural or historic interest, in accordance with section 66(1) of the 1990 Act. Officers consider that the proposal would preserve the building and its setting and would result in a neutral to minor positive effect on its significance.

227. Taking all matters into account, officers conclude that the proposal complies with the development plan when read as a whole and that planning permission should be granted, subject to the conditions set out below.

Assessment; listed building consent - 26/AP/0391

Significance of the building

228. Dulwich Leisure Centre is significant as a Grade II-listed former public baths and wash house, built in 1890–92 to designs by Spalding and Cross. Its heritage value derives principally from:

229.
- Architectural interest: a well-composed Queen Anne-style civic building fronting Goose Green in red brick and stone, with a prominent symmetrical frontage, clock tower, cupola, pedimented entrances and the original “Dulwich Public Baths” lettering. This part of the building has high significance. The bath houses, their form and structure are also of high significance.

- Surviving historic interiors: important features include the principal staircase with cast-iron supports and mahogany handrail, decorative iron balustrading, the roof structure over the former large bath, the arched structure of the smaller pool hall, and surviving warm-bath fittings. The interiors to the offices at ground floor, and any remaining historic fabric are also of medium to high significance.
- Historic interest: it illustrates the late-Victorian municipal movement to improve public health and provide affordable washing, swimming and recreation facilities for a growing urban population.
- Communal value: it has served the people of East Dulwich for well over a century and remains in active public use. It is also understood to be London's oldest public baths remaining in continuous operation.
- Townscape value: its distinctive clock tower and formal frontage make it a prominent local landmark at the junction of East Dulwich Road and Crystal Palace Road.

230. Its significance is therefore concentrated in its civic architectural character, principal historic frontage and roof form, surviving internal spatial volumes and decorative fabric, and its longstanding public use. Later extensions and alterations are generally of less significance, although some form part of the building's continuing evolution as a leisure facility. The reception building facing Crystal Palace Road, is of no historic significance, although it has continued to facilitate the use of the site as a modern leisure centre.

Impact on the significance of the grade II listed building

Installation of air source heat pumps

Location and existing context

231. The proposed air source heat pumps would be located on the roof of the modern reception building facing Crystal Palace Road. This modern extension was granted consent in 2008 and constructed in 2009/10. It has a buff-coloured brick and metal-clad façade, with tall windows incorporating metal louvres. The flat-roofed extension connects to the historic side elevation of the original building and accommodates reception facilities, a café and administrative offices serving the wider site.

232. The flat roof is concealed behind a brick parapet with metal coping and already accommodates a number of air handling units and other plant installations. The reception building is set back from Crystal Palace Road behind contemporary brick piers and railings, with landscaping, benches, cycle stands and accessible parking spaces in front.

233. The reception building is attached to the single storey historic part of the complex. To its south, the older parts of the historic building remain externally visible as single-storey, brick-faced elevations with metal rooflights. At roof level, the flat roof of the historic building adjoins the taller modern reception

building and contains existing ventilation and heating equipment. A modern metal-framed rooflight serves the office below, with a large chiller unit positioned alongside it. These areas appear to have been re-roofed in modern materials, and the rooflights are contemporary metal-framed structures.

Proposed ADHP and acoustic screen

234. The air source heat pumps and metal access steps would be located entirely on the modern flat roof of the reception building. The ASHP units would be mounted on a frame, designed to minimise vibration and screened to the north, south and east by a 1.9-metre-high acoustic screen set above the existing parapet. Together, the parapet and screen would provide approximately 3 metres of screening, sufficient to conceal the units from public view. The acoustic panels would be supported by a steel frame behind the parapet and finished in a light-coloured polyester powder coating. New ducting is proposed at roof level to connect into the building in the same locations as the existing ducting.

Design and visual impact

235. The acoustic screen would be an appropriate architectural response to the contemporary design of the building below. Although it would increase the building's perceived height, the change would not appear disproportionate within the overall composition of the building nor the wider townscape.

Effect on historic fabric

236. As the acoustic screen, air source heat pumps and access steps would be installed on the modern part of the building, no historic fabric would be removed or directly affected. The frame they are mounted on, is designed to minimise vibration.

Removal of existing plant

237. The proposals also include the removal of an air-handling unit from the older flat roof and two further units from the flat roof towards the front, towards the Goose Green section of the historic building. There is also proposed the removal of solar panels to the existing modern flat roof. This would reduce the amount of plant on the older, more historically significant roof areas.

238. A compliance condition requiring any fabric disturbed during the removal works should be made good using matching materials. This would provide an appropriate level of protection for any historic fabric that may be affected. As the new ASHP are located to the modern roof, are screened from wider view with a modern louver, and also seek to remove existing units from the historic areas of the building, there would be a neutral to minor positive impact on the significance of the grade II listed building.

239. Historic England's best practice guidance on ASHP " Adapting Historic Buildings for Energy and Carbon Efficiency Historic England Advice Note 18 (HEAN 18)" states that:

- The impact of heat pumps can generally be minimised through careful siting, design and screening
- The opportunity should be taken to remove unsightly plant equipment made redundant by the heat pump, for instance oil tanks. This can sometimes offset any harmful impact of installing a pump.

240. The proposals seek to meet these requirements and therefore in listed building consent and heritage impact term, are acceptable.

Proposed basement plant room

241. The existing basement plant room contains pool filtration, old ducting and air-handling units, ducting and trunking with limited surviving historic fabric. Replacing the plant would not further affect the room's significance. This is an appropriate location for plant and other back-of-house services, avoiding harm to more significant parts of the building. The proposals would therefore have a neutral effect on the building's significance.

Proposed substation and gates

242. A small electricity substation is proposed to the southern part of the site, accessed via Crystal Palace Road. The substation would comprise a freestanding enclosure. It would be positioned behind the existing brick piers and boundary treatment and accessed via gates from Crystal Palace Road. In addition, the final design is understood to require weather-louvre access doors and a warm-air outlet louvre to facilitate the operation of the substation equipment. The detailed design, materials, colour and finish of these elements would be secured by condition.

243. The proposed substation enclosure would be modest in scale and subordinate to the Grade II listed building. Subject to the detailed design of the ventilation and access arrangements, the proposal would preserve the significance of the listed building and its setting. Minor changes to the landscaping and cycle storage along the Crystal Palace Road frontage would similarly have a neutral impact on the setting of the Grade II listed building.

Removal of UPVC windows and replacement with timber framed windows to upper level of pool and gym halls

244. The upper-level arched clerestory windows to the pool and gym halls were previously altered through the installation of uPVC frames and the infilling of the arched heads, giving them a modern appearance. The proposals would remove these later alterations and install double-glazed, timber-framed windows. In the pool hall, the replacement windows would comprise fixed, horizontally divided timber frames with slim-profile double glazing. In the gym hall, the replacement windows would also reinstate the arched heads, enhancing the historic character and appearance of the listed building. The

submitted section drawings demonstrate that the slim-profile double glazing can be accommodated without adversely affecting the proportions or overall appearance of the frames, and the detailed design is considered acceptable.

Conclusion on listed building consent

245. In determining this planning application, the decision-maker has given special regard to the desirability of preserving the Grade II listed building, its setting and its features of special architectural or historic interest, in accordance with section 66(2) of the 1990 Act. Officers consider that the proposal would preserve the building and its setting and would result in a neutral to minor positive effect on its significance.

246. The proposals would be consistent with the requirements of policies in the NPPF, London Plan 2021 and Southwark Plan 2022 and preserve the building in a manner that is consistent with its significance. It is also considered to be consistent with the Historic England guidance ““ Adapting Historic Buildings for Energy and Carbon Efficiency Historic England Advice Note 18 (HEAN 18)”.

Community impact and equalities assessment

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

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

249. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act

2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:

    - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
    - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
    - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote

understanding.

250. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

251. A representation was received from an individual who identified as having a protected characteristic under the Equality Act 2010. The matters raised in that representation have been taken into account in the assessment of the application, alongside all other material planning considerations. Officers have had due regard to the Public Sector Equality Duty in reaching their recommendation.

252. Overall, having regard to the Public Sector Equality Duty and the Human Rights considerations set out above, it is not considered that the proposed development would give rise to any known significant adverse impacts on persons with protected characteristics. The proposal is therefore considered to be consistent with the requirements of the Equality Act 2010 and the Council's obligations under the Public Sector Equality Duty.

Human rights implications

253. 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.

254. This application has the legitimate aim of proposing alterations to an existing leisure centre. 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

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

256. 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	Yes

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

CONCLUSION

257. The two applications are linked and relate to the same package of works at Dulwich Leisure Centre, comprising planning permission 26/AP/0390 and listed building consent 26/AP/0391. They should therefore be considered together insofar as the works and their effects overlap, whilst recognising that each application engages a distinct statutory decision-making framework.

258. The proposals would deliver material public benefits through the decarbonisation and modernisation of an established community leisure facility, including replacement of ageing gas-fired heating infrastructure with electrically powered air-source heat pumps. In heritage terms, the works have been designed principally around the modern parts of the complex, while the replacement of later uPVC windows with appropriately detailed timber-framed windows and removal of plant from more historically significant areas provide heritage benefits. Overall, officers consider the effect on the significance of the Grade II listed building to be neutral to minor positive.

259. These benefits must, however, be balanced against identified adverse impacts on neighbouring residential amenity. The proposal would result in adverse daylight and sunlight effects at parts of Tribeca Court, including a major adverse VSC effect at one window to Flat 10, minor adverse effects at other windows, a moderate adverse daylight-distribution effect to one room, noticeable sunlight reductions at two windows and some additional overshadowing of external amenity areas. The acoustic enclosure would also alter outlook, reduce visible sky and increase the sense of enclosure for some neighbouring occupiers. These are genuine adverse effects and weigh against the proposal.

260. Noise is also an important consideration. The technical evidence demonstrates that substantial mitigation is necessary, and some uncertainty and potential for residual adverse effects remain. The Environmental Protection Team's position is that the proposal would be unacceptable without the specified mitigation and validation controls but raises no objection where those controls are secured by

enforceable planning conditions. Officers have therefore afforded adverse weight to the potential residual noise effects and have considered them cumulatively with the daylight, sunlight, overshadowing, outlook and enclosure impacts rather than treating each matter separately.

261. On balance, officers acknowledge that the development would result in a noticeable adverse change in the amenity experienced by some neighbouring occupiers, particularly those closest to the proposed acoustic enclosure. Those impacts are not disregarded simply because the majority of assessed windows and rooms perform within the relevant guidance. Nevertheless, having regard to the extent, magnitude and distribution of the identified effects, the retained living conditions within the affected dwellings, the mitigation and validation controls proposed, and the environmental, community and heritage benefits of the development, officers consider that the cumulative adverse impacts would not result in an unacceptable overall standard of residential amenity or outweigh the benefits of the proposals.

262. Accordingly, when the proposals are assessed as a whole against the development plan and other material considerations, officers consider that the planning balance falls in favour of the development. Planning permission for 26/AP/0390 is therefore recommended for approval subject to the identified conditions. In respect of listed building consent 26/AP/0391, officers consider that the proposed works would preserve the special architectural and historic interest of the Grade II listed building and, in some respects, enhance its character. Listed building consent is therefore also recommended for approval, subject to the relevant conditions.

BACKGROUND DOCUMENTS

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

APPENDICES

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth
Report Author	Alex Lambert, Planning Officer
Version	Final
Dated	28 October 2026
Key Decision	No

CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	**Comments Sought**	**Comments included**
Director of Law and Governance	No	No
Strategic Director, Resources	No	No
Strategic Director, Housing	No	No
Date final report sent to Constitutional Team		28 October 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	Ms Tamara Kahn Southwark Council	**Reg. Number**	26/AP/0390
Application Type	Local Authority Development		
Recommendation	GRANT permission	**Case Number**	PP-14680167

Draft of Decision Notice

Planning permission is GRANTED for the following development:

Installation of 6no. air source heat pumps with acoustic barriers, installation of an electric substation and the formation of a dropped kerb with the relocation of cycle parking spaces, and replacement of the pool and gym windows upgraded to Part L thermal performance with a timber finish.

Dulwich Leisure Centre, 2B Crystal Palace Road London Southwark

In accordance with application received on 9 February 2026 **and Applicant's Drawing Nos.**:

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

Existing Plans

SPD-ART-DL-XX-DR-A-10005 GA PLAN – EXISTING ROOF SOUTH REV P05

SPD-ART-DL-XX-DR-A-10006 GA PLAN – EXISTING ROOF NORTH REV P01

SPD-ART-DL-XX-DR-A-20005 GA PLAN - EXISTING BIKE STORE AREA REV P02

Proposed Plans

SPD-ART-DL-XX-DR-A-20002 GA SECTION - EXISTING+ PROPOSED ROOF REV P02

09.02.2026

SPD-ART-DL-XX-DR-A-20005 GA PLAN - EXISTING + PROPOSED FRONT EAST ELEVATION REV P04 09.02.2026

SPD-ART-DL-XX-DR-A-00000 SITE LOCATION PLAN REV P03 09.02.2026

SPD-ART-DL-XX-DR-A-20006 GA PLANS – PROPOSED SUBSTATION REV P02

09.02.2026

SPD-ART-DL-XX-DR-A-20007 DETAIL – PROPOSED TIMBER FIXED POOL HALL WINDOW REV P03 09.02.2026

SPD-ART-DL-XX-DR-A-20008 DETAIL – PROPOSED TIMBER FIXED GYM HALL WINDOW REV P02 09.02.2026

SPD-GED-DL-B1-D-M-00003 BASEMENT PLANT ROOM GA REV P02 09.02.2026

SPD-GED-DL-RF-D-M-00004 ROOF TOP EXTERNAL PLANT - GA REV P03 09.02.2026

SPD-ART-DL-XX-DR-A-10010 GA PLAN – PROPOSED ROOF SOUTH REV P05 13.04.2026

SPD-ART-DL-XX-DR-A-10011 GA PLAN – PROPOSED ROOF NORTH REV P01 13.04.2026

SPD-ART-DL-XX-DR-A-10015 GA PLAN - EXISTING & PROPOSED SITE PLAN REV P04 13.04.2026

Other Documents

HERITAGE IMPACT ASSESSMENT 09.02.2026

DESIGN AND ACCESS STATEMENT 09.02.2026

DULWICH LEISURE CENTRE TECHNICAL ADDENDUM 13.04.2026

DAYLIGHT, SUNLIGHT AND OVERSHADOW REPORT 13.04.2026

DULWICH LEISURE CENTRE PLANNING APPLICATION ADDENDUM 13.04.2026

DULWICH LEISURE CENTRE TECHNICAL ADDENDUM 09.09.2026

NOISE IMPACT ASSESSMENT REV 07 09.09.2026

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 Condition(s)

3. Prior to installation of the electrical substation enclosure, details of the weather-louvre access doors and warm-air outlet louvre, including their location, design, dimensions, materials, colour, finish and method of operation, shall be submitted to and approved

in writing by the Local Planning Authority. The submitted details shall demonstrate that the access gates are capable of being opened through 180 degrees and secured in the fully open position during maintenance operations. The development shall thereafter be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance, safeguard the significance of the Grade II listed building and its setting, and to ensure that the operation of the substation does not result in an unacceptable impact on pedestrian safety within the public highway.

4. Plant Noise: Pre Commencement of Use (Validation and Verification)

Prior to the first operation of the approved air source heat pumps and electrical substation, a Post-Installation Acoustic Validation Report shall be submitted to and approved in writing by the Local Planning Authority.

The report shall be prepared by a suitably qualified acoustic consultant and shall demonstrate that the installation has been completed in accordance with the approved Noise Impact Assessment (NOVA Acoustics Ltd, Ref. NP-013360 Rev.07, dated 02 September 2026) and all approved mitigation measures as detailed within section 3.4 of the report. The report shall include:

a) Confirmation of the make, model, location and operation of all installed plant and equipment

b) Confirmation that the approved acoustic barriers, weather-louvre substation access doors, warm-air outlet louvre, acoustic louvres, vibration isolation measures and associated mitigation have been installed in accordance with the with the approved details.

c) Confirmation that operational controls and plant management systems have been configured to ensure the plant operates only in the approved low-noise and super-silenced modes and in accordance with the approved operating regime and

d) Demonstration that the installed development performs no worse than predicted within the approved acoustic assessment.

Where the validation assessment identifies noise levels exceeding those predicted within the approved assessment or identifies other acoustic characteristics greater than those assumed within the approved assessment, a scheme of additional mitigation shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to continued operation of the plant.

The approved plant, operational controls and mitigation measures shall thereafter be retained and maintained for the lifetime of the development.

Reason:

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

National Planning Policy Framework 2026.

Permission is subject to the following Compliance Condition(s)

5. The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the Local Planning Authority has been obtained for any proposed change or variation.

Reason: To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with the National Planning Policy Framework (2024); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

6. All existing fabric and finishes adjoining the areas of the approved works that are disturbed or damaged as a result of those works shall be repaired and made good using materials and workmanship to match the existing work in composition, colour, texture, profile and finish. All such repairs and making good shall be completed before completion of the works hereby permitted.

Reason: To preserve the special architectural and historic interest of the listed building, in accordance with the National Planning Policy Framework (2026) and Policy P19 (Listed buildings and structures) of the Southwark Plan (2022).

7. Prior to the first use of the electrical substation, the cycle parking shown on approved drawing no. SPD-ART-DL-XX-DR-A-10015 shall be provided and shall thereafter be retained and maintained for cycle parking purposes.

Reason: To ensure adequate cycle parking provision is available or 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 Policy T5 of the London Plan 2021 and Policy P53 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.

2 The applicant is advised that the proposed dropped kerb and any works within the public highway may require separate approval from the Highway Authority. This may include, but is not limited to, approvals under the Highways Act 1980 and any associated licences or agreements. The grant of planning permission does not remove the need to obtain all necessary consents prior to undertaking works within the public highway. The applicant is therefore advised to contact the Council's Highway Authority at an early stage to discuss the relevant requirements.

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	Ms Tamara Kahn Southwark Council	**Reg. Number**	26/AP/0391
Application Type	Listed Building Consent		
Recommendation	GRANT consent	**Case Number**	PP-14680167

Draft of Decision Notice

Listed building consent is GRANTED for the following development:

Listed building consent for installation of 6no. air source heat pumps with acoustic barriers, installation of an electric substation and the formation of a dropped kerb with the relocation of cycle parking spaces, and replacement of the pool and gym windows upgraded to Part L thermal performance with a timber finish.

Dulwich Leisure Centre 2B Crystal Palace Road London Southwark

In accordance with application received on 9 February 2026 **and Applicant's Drawing Nos.**:

SITE LOCATION PLAN SPD-ART-DL-XX-DR-A-00000 REV P03 received 09/02/2026

Existing Plans

GA PLAN - EXISTING BIKE STORE AREA SPD-ART-DL-XX-DR-A-20005 REV P02 received

09/02/2026

GA PLAN - EXISTING ROOF SOUTH SPD-ART-DL-XX-DR-A-10005 REV P04 received

09/02/2026

GA PLAN - EXISTING ROOF SOUTH SPD-ART-DL-XX-DR-A-10005 REV P05 received

13/04/2026

GA PLAN - EXISTING ROOF NORTH SPD-ART-DL-XX-DR-A-10006 REV P01 received

13/04/2026

Proposed Plans

GA PLAN - EXISTING + PROPOSED FRONT EAST ELEVATION SPD-ART-DL-XX-DR-A-20005 REV P04 received 09/02/2026

GA PLAN - EXISTING + PROPOSED SIDE EAST ELEVATION SPD-ART-DL-XX-DR-A-20010 REV P04 received 09/02/2026

GA SECTION - EXISTING + PROPOSED ROOF SPD-ART-DL-XX-DR-A-20002 REV P02 received 09/02/2026

GA PLANS - PROPOSED SUBSTATION SPD-ART-DL-XX-DR-A-20006 REV P02 received 09/02/2026

DETAIL - PROPOSED TIMBER FIXED POOL HALL WINDOW SPD-ART-DL-XX-DR-A-20007 REV P03 received 09/02/2026

GA PLAN - PROPOSED ROOF SOUTH SPD-ART-DL-XX-DR-A-10010 REV P04 received 09/02/2026

GA PLAN - EXISTING & PROPOSED SITE PLAN SPD-ART-DL-XX-DR-A-10015 REV P03 received 09/02/2026

BASEMENT PLANT ROOM GA SPD-GED-DL-B1-D-M-00003 REV P02 received 09/02/2026

ROOF TOP EXTERNAL PLANT – GA SPD-GED-DL-RF-D-M-00004 REV P03 received 09/02/2026

GA PLAN - PROPOSED ROOF SOUTH SPD-ART-DL-XX-DR-A-10010 REV P05 received 13/04/2026

GA PLAN - PROPOSED ROOF NORTH SPD-ART-DL-XX-DR-A-10011 REV P01 received 13/04/2026

Other Documents

HERITAGE IMPACT ASSESSMENT received 09/02/2026

DESIGN AND ACCESS STATEMENT received 09/02/2026

HERITAGE AND DESIGN RESPONSE TO OBJECTIONS received 13/04/2026

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 Compliance Condition(s)

3. The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the Local Planning Authority has been obtained for any proposed change or variation.

Reason: To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with the National Planning Policy Framework (2024); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

4. All existing fabric and finishes adjoining the areas of the approved works that are disturbed or damaged as a result of those works shall be repaired and made good using materials and workmanship to match the existing work in composition, colour, texture, profile and finish. All such repairs and making good shall be completed before completion of the works hereby permitted.

Reason: To preserve the special architectural and historic interest of the listed building, in accordance with the National Planning Policy Framework (2026) and Policy P19 (Listed buildings and structures) of the Southwark Plan (2022).

5. Prior to installation of the electrical substation enclosure, details of the weather-louvre access doors and warm-air outlet louvre, including their location, design, dimensions, materials, colour, finish and method of operation, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that the access gates are capable of being opened through 180 degrees and secured in the fully open position during maintenance operations. The development shall thereafter be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance, safeguard the significance of the Grade II listed building and its setting, and to ensure that the operation of the substation does not result in an unacceptable impact on pedestrian safety within the public highway.

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.

2 This listed building consent only applies to the works specified here, including the drawings and schedules on this notice. Any additional fire, sound and other structural works that may be necessary for building regulations approval and which are not shown on the drawings and schedules on this notice are likely to require an additional application for Listed Building Consent (LBC). Please bear in mind that unauthorised works to a Listed Building could constitute a criminal offence.

APPENDIX 2

Relevant planning policies

26/AP/0390 – Planning permission

National Planning Policy Framework 2026

The National Planning Policy Framework (NPPF) 2026, published on 17 August 2026, sets out the Government's planning policies for England and how these should be applied. At its heart is a presumption in favour of sustainable development supported by economic, social and environmental objectives. Particular emphasis is placed on delivering homes, achieving well-designed places, supporting economic growth, addressing climate change, improving resilience, protecting and enhancing the natural and historic environment, and promoting healthy and inclusive communities.

Chapter 3: Decision-making Policies (DM1-DM10)
Chapter 4: Achieving Sustainable Development (S1-S6)
Chapter 5: Meeting the Challenge of Climate Change (CC1-CC3)
Chapter 15: Promoting Sustainable Transport (TR1-TR8)
Chapter 17: Pollution, Public Protection and Security (P1-P6)
Chapter 14; achieving well designed places
Chapter 20: Conserving and enhancing the historic environment

London Plan 2021

Policy D12 Fire safety
Policy D4 Delivery good design
Policy D5; inclusive design
Policy HC1 Heritage conservation and growth
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T7 Deliveries, servicing and construction

Southwark Plan 2022

P13 Design of places
P14 Design quality
P19 Listed buildings and structures
P47 Community uses
P50 Highways impacts
P53 Cycling
P54 Car Parking
P56 Protection of amenity
P66 Reducing noise pollution and enhancing soundscapes
P70 Energy

Area based AAP's or SPD's

Of relevance in the consideration of this application are:

Dulwich SPD (2013)
Heritage SPD (2021)
Design and Access Statements SPD (2007)
Climate and environment SPD 2025
Council's Technical Guidance for Noise (2019)
BS4142:2014+A1:2019
Noise Policy Statement for England

Emerging planning policy

Draft London Plan 2026

On 16 July 2026 the Mayor of London published the Draft London Plan 2026. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. As the document is in draft form, policies can only be accorded limited weight in the determination process. The relevant policies are:

- Policy MBUL5 Sustainable Transport to enable London's Growth
- Policy MBUL6 High quality design for a growing, changing city
- Policy MBUL7 London's Heritage
- Policy MBUL8 Inclusive design
- Policy GHR11 Cycle and car parking

26/AP/0391 – Listed building consent

Legal background

In determining the application, the decision-maker (The Council) must have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, in accordance with sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Any identified heritage harm must therefore be given considerable importance and weight in the planning balance.

National Planning Policy Framework 2026

National Planning Policy Framework Chapter 20 Conserving and enhancing the historic environment is a material consideration. The principle relevant policies and sections of these policies relating to the application include (but are not limited to):

HE4; Securing the conservation of heritage assets

"1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness;
b. and b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter."

HE5: Assessing effects on heritage assets

Para 1 of HE5 requires the application (development proposal) to be accompanied by an assessment of significance of the asset affected, including any contribution made by their setting) and of the impact on their significance. This assessment should be proportionate.

Para HE5.2, 3 and 4 state:

"2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:
a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed;
or b. Have no effect on the significance of a heritage asset;
or c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance;
or d. Cause the total loss of the significance of a heritage asset.

3. In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

4. Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals."

HE6 Proposals affecting designated heritage assets

"1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.
2. Development proposals which would have a positive effect on a designated heritage asset should be supported.
3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.
4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against

any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building and enabling energy efficiency and low carbon heating measures to be employed."

Planning Practice Guidance; Historic Environment is also a material consideration.

London Plan 2021

Policy HC1 Heritage conservation and growth
Relevant section:
c. "Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process."

Southwark Plan 2022

P19 Listed buildings and structures

1. Development relating to listed buildings structures and their settings will only be permitted if it conserves or enhances their special significance in relation to: 1. The historic fabric, architectural style and features, curtilage, site layout, plan form and readability, and land use; and 2. The contribution of the building to its setting or its place within a group; and 3. Views that contribute positively to the significance of the building or structure or their setting; and 4. The viable use of listed buildings and structures that is consistent with their on-going and long term conservation.
2. Any harm to the significance of the listed building or structure that results from a proposed development must be robustly justified.

Heritage SDP also provides guidance on how to apply heritage policies and heritage designation and development in Southwark.

Historic England's advice note "Energy Efficiency and Retrofit in Historic Buildings" Sept 2026 is relevant best practice guidance.

APPENDIX 3

Planning history of the site and nearby sites

Planning application 26/AP/0390

Reference and Proposal	Status
13/AP/3682 Installation of 2 air condition units in lightwell adjacent to current Staff Room.	Granted 27/02/2014
17/AP/3678 Conversion of existing office space into a spin cycle studio and provision of 2 new condensing units to existing flat roof.	GRANTED-Change of Use Application 20/11/2017
26/AP/0391 Listed building consent for installation of 6no. air source heat pumps with acoustic barriers, installation of an electric substation and the formation of a dropped kerb with the relocation of cycle parking spaces, and replacement of the pool and gym windows upgraded to Part L thermal performance with a timber finish.	Pending decision
26/AP/1228 Listed building consent for the installation of roof-mounted solar photovoltaic panels and associated infrastructure.	Pending consideration
08/AP/2226 The removal of outbuildings located to the south east of the site on the area of land adjacent to Crystal Palace Road; the construction of a new building extension to Crystal Palace Road to form the new entrance and facilities at ground floor level with activity studios at the first floor level; to remodel and refurbish the interior spaces of the area currently used as the creche; the pool changing, 2nd class slipper baths; gym changing to provide a new creche and new changing areas for the sports facilities; to renovate the pool hall, gym and the East Dulwich Road building; to repair and redecorate the exterior of the buildings, making good all roof areas, replacing or repairing rooflights; to remove and replace all service systems and plant within the building.	GRANT - Regulation 3/4 27/01/2009
26/AP/1227 Installation of roof-mounted solar photovoltaic panels and associated infrastructure.	Pending consideration

Listed building consent 26/AP/0391

Reference and Proposal	Status
26/AP/0391 Listed building consent for installation of 6no. air source heat pumps with acoustic barriers, installation of an electric substation and the formation of a dropped kerb with the relocation of cycle parking spaces, and replacement of the pool and gym windows upgraded to Part L thermal performance with a timber finish.	Pending decision
26/AP/1228 Listed building consent for the installation of roof-mounted solar photovoltaic panels and associated infrastructure.	Pending consideration
08/AP/2226 The removal of outbuildings located to the south east of the site on the area of land adjacent to Crystal Palace Road; the construction of a new building extension to Crystal Palace Road to form the new entrance and facilities at ground floor level with activity studios at the first floor level; to remodel and refurbish the interior spaces of the area currently used as the creche; the pool changing, 2nd class slipper baths; gym changing to provide a new creche and new changing areas for the sports facilities; to renovate the pool hall, gym and the East Dulwich Road building; to repair and redecorate the exterior of the buildings, making good all roof areas, replacing or repairing rooflights; to remove and replace all service systems and plant within the building.	GRANT - Regulation 3/4 27/01/2009
26/AP/1227 Installation of roof-mounted solar photovoltaic panels and associated infrastructure.	Pending consideration

APPENDIX 4

Consultation undertaken for both applications

Site notice date: 18/02/2026, 15/04/2026, 06/08/2026

Press notice date: 26/02/2026

Case officer site visit date: 18/03/2026

Neighbour consultation letters last sent: 04/08/2026

Internal services consulted

LBS Environmental Protection Team

LBS Transport Policy Team

LBS Highways Development & Management

LBS Network Developments Construction Management Plans

LBS Design And Conservation Team [Formal Consultation]

Statutory and non-statutory organisations

National Amenity Societies

Historic England – Heritage

Neighbour and local groups consulted:

2 Tribeca Court 2 Crystal Palace Road London

3 Tribeca Court 2 Crystal Palace Road London

4 Tribeca Court 2 Crystal Palace Road London

5 Tribeca Court 2 Crystal Palace Road London

6 Tribeca Court 2 Crystal Palace Road London

7 Tribeca Court 2 Crystal Palace Road London

8 Tribeca Court 2 Crystal Palace Road London

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17 Tribeca Court 2 Crystal Palace Road London

18 Tribeca Court 2 Crystal Palace Road London

19 Tribeca Court 2 Crystal Palace Road London

20 Tribeca Court 2 Crystal Palace Road London

21 Tribeca Court 2 Crystal Palace Road London

22 Tribeca Court 2 Crystal Palace Road London

11 Crystal Palace Road London Southwark

13 Crystal Palace Road London Southwark

5 Crystal Palace Road London Southwark

9 Crystal Palace Road London Southwark

4 Crystal Palace Road London Southwark

7A Crystal Palace Road London Southwark

7B Crystal Palace Road London Southwark

Basement Flat 1 Crystal Palace Road London

Flat 1 Mission Court 1A Crystal Palace Road

Flat 2 Mission Court 1A Crystal Palace Road

Flat 3 Mission Court 1A Crystal Palace Road

Flat 4 Mission Court 1A Crystal Palace Road

Flat 5 Mission Court 1A Crystal Palace Road

Flat 6 Mission Court 1A Crystal Palace Road

3A Crystal Palace Road London Southwark

3B Crystal Palace Road London Southwark

Ground Floor And First Floor Flat 1 Crystal Palace Road London

Unit 7 Goose Green Trading Estate 47 East Dulwich Road

Unit 8 To 9 Goose Green Trading Estate 47 East Dulwich Road

Unit 3 Goose Green Trading Estate 47 East Dulwich Road

47B East Dulwich Road London Southwark

Units 1 And 2 Goose Green Trading Estate 47 East Dulwich Road

Unit 6 Goose Green Trading Estate 47 East Dulwich Road

Units 4 To 5 Goose Green Trading Estate 47 East Dulwich Road

41 - 43 East Dulwich Road London Southwark

Flat 1 41 East Dulwich Road London

Flat 2 41 East Dulwich Road London

Flat 3 41 East Dulwich Road London

Flat 4 41 East Dulwich Road London

Flat 5 41 East Dulwich Road London

1 Tribeca Court 2 Crystal Palace Road London

Flat 6 41 East Dulwich Road London

Flat 7 41 East Dulwich Road London

Flat 8 41 East Dulwich Road London

Flat 1 43 East Dulwich Road London

Flat 2 43 East Dulwich Road London

Flat 3 43 East Dulwich Road London

Flat 4 43 East Dulwich Road London

Flat 5 43 East Dulwich Road London

Flat 6 43 East Dulwich Road London

Flat 7 43 East Dulwich Road London

APPENDIX 5

Consultation responses received

Internal services

LBS Environmental Protection

LBS Transport Policy

LBS Environmental Protection

LBS Network Development

LBS Environmental Protection

LBS Transport Policy

LBS Highways Development & Management

Statutory and non-statutory Organisations

Historic England

National Amenity Societies

OPEN **MUNICIPAL YEAR 2026-27**

COMMITTEE: **PLANNING COMMITTEE (SMALLER APPLICATIONS)**

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

OPEN

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Councillor Andy Higson	1	**COMMUNICATIONS TEAM (Electronic)**	
Councillor Sean Hannigan	1		
Councillor James Moyse	1	Eddie Townsend	
Councillor Margy Newens	1		
Councillor Kath Whittam	1		
		LEGAL TEAM (Electronic)	
Electronic Copies (No paper)			
		Kamil Dolebski (Law and Governance)	
		Solomon Simbanane (Law and Governance)	
Councillor Ryan Cox (reserve)		Michael Feeney (FTB Chambers)	
Councillor Catherine Dawkins (reserve)			
Councillor Sam Dalton (reserve)		**CONSTITUTIONAL TEAM**	4
Councillor Leigh Richman (reserve)			
Councillor Victoria Mills (reserve)		Beverley Olamijulo	
Councillor Pascale Mitchell (reserve)			12
Councillor David Noakes (reserve)		**TOTAL PRINT RUN**	
MEMBER OF PARLIAMENT (Electronic)			
Helen Hayes MP			
Neil Coyle MP			
Miatta Fahnbulleh MP			
House of Commons, London, SW1A 0AA			
		List Updated: 29 October 2026	