

Planning Committee (Smaller Applications)

Monday 10 August 2026

7.00 pm

Ground floor meeting rooms (G01A, B, & C)
160 Tooley Street, London SE1 2QH

Membership

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

Reserves

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

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

Babysitting/Carers allowances

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

Access

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

Contact

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

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 31 July 2026



Planning Committee (Smaller Applications)

Monday 10 August 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 - 4
	To approve as a correct record the minutes of the meeting held on 22 July 2026.	
6.	DEVELOPMENT MANAGEMENT	5 - 9
6.1.	269 - 275 RYE LANE AND 1A PHILIP WALK LONDON SE15	10 - 75

**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: 31 July 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
Planning and Growth Directorate,
Tel: 020 7525 5403

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



Planning Committee (Smaller Applications)

MINUTES of the Planning Committee (Smaller Applications) held on Wednesday 22 July 2026 at 7.00 pm at Ground floor meeting rooms (G01 A B & C) 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Richard Taylor (Chair) Councillor Jane Salmon (Vice-chair) Councillor Sean Hannigan Councillor Andy Higson Councillor James Moyse Councillor Margy Newens Councillor Kath Whittam
OFFICER SUPPORT:	Dennis Sangweme (Assistant Director, Development Management) Solomon Simbanane (Specialist Lawyer) Abbie McGovern (Development Management) Lara Sharpe (Development Management) Alex Fish (Development Management) Suki Susherrie (Development Management) Beverley Olamijulo (Constitutional Officer)

1. APOLOGIES

There were none.

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 item 6.1 – Development management items

- Members pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following member declared an interest in item:

6.1 25/AP/3183 56 – 60 Comber Grove, Camberwell, London SE5 0LQ

Councillor James Moyse, non-pecuniary interest as the application was located within his ward, but confirmed that he had not expressed any opinion on the proposal.

5. MINUTES

RESOLVED:

That the minutes of the Planning Committee (Smaller Applications) meeting held on 30 June 2026 be approved as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

Members noted the development management report.

RESOLVED:

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

6.1 56-60 COMBER GROVE, CAMBERWELL LONDON SE5 0LQ

Planning application reference 25/AP/3183

Report: See pages 11 to 113 of the agenda pack and pages 1 to 2 of the addendum report.

PROPOSAL

Demolition of the existing buildings and the redevelopment of the site to provide 38 dwellings (Use Class C3) in a six-storey building, along with associated landscaping, dedicated plant and storage facilities, and other associated works.

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

There were no objectors present at the meeting.

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

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

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

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

RESOLVED:

1. That planning permission be granted subject to conditions and the applicant entering into an appropriate legal agreement.
2. That in the event the requirements of paragraph 1 above are not met by 22 January 2027, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 214 of the report.

At 7.47pm the meeting adjourned for a five-minute comfort break. The meeting reconvened at 7.52pm to proceed to the next item on the agenda.

6.2 ALLEYN'S SCHOOL TOWNLEY ROAD, LONDON SOUTHWARK SE22 8SU

Planning application reference 26/AP/0528

Report: See pages 115 to 138 of the agenda pack.

PROPOSAL

Temporary erection of a dining marquee until 31 October 2028.

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

committee asked questions of the officers.

There were no objectors present at the meeting.

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

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

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

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

RESOLVED:

That planning permission be granted subject to conditions and the additional conditions regarding the site's landscaping summarised below:

- i. Prior to any above-ground works, a detailed hard and soft landscaping scheme must be submitted to and approved by the Local Planning Authority, with all landscaping implemented, maintained, and any failed planting replaced for at least five years in accordance with relevant British Standards.
- ii. The approved green roof system shall be fully completed prior to the first occupation of the building and shall be retained and maintained thereafter for the lifetime of the development. Any dead, failing, or damaged planting must be replaced during the next planting season.

Reason: To ensure the provision of sustainable urban drainage (SuDS), mitigate the urban heat island effect, enhance local biodiversity, and secure the long-term visual amenity of the development.

The meeting ended at 8.50 pm.

CHAIR:

DATED:

Meeting Name:	Planning Committee (Smaller Applications)
Date:	10 August 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	31 July 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			31 July 2026

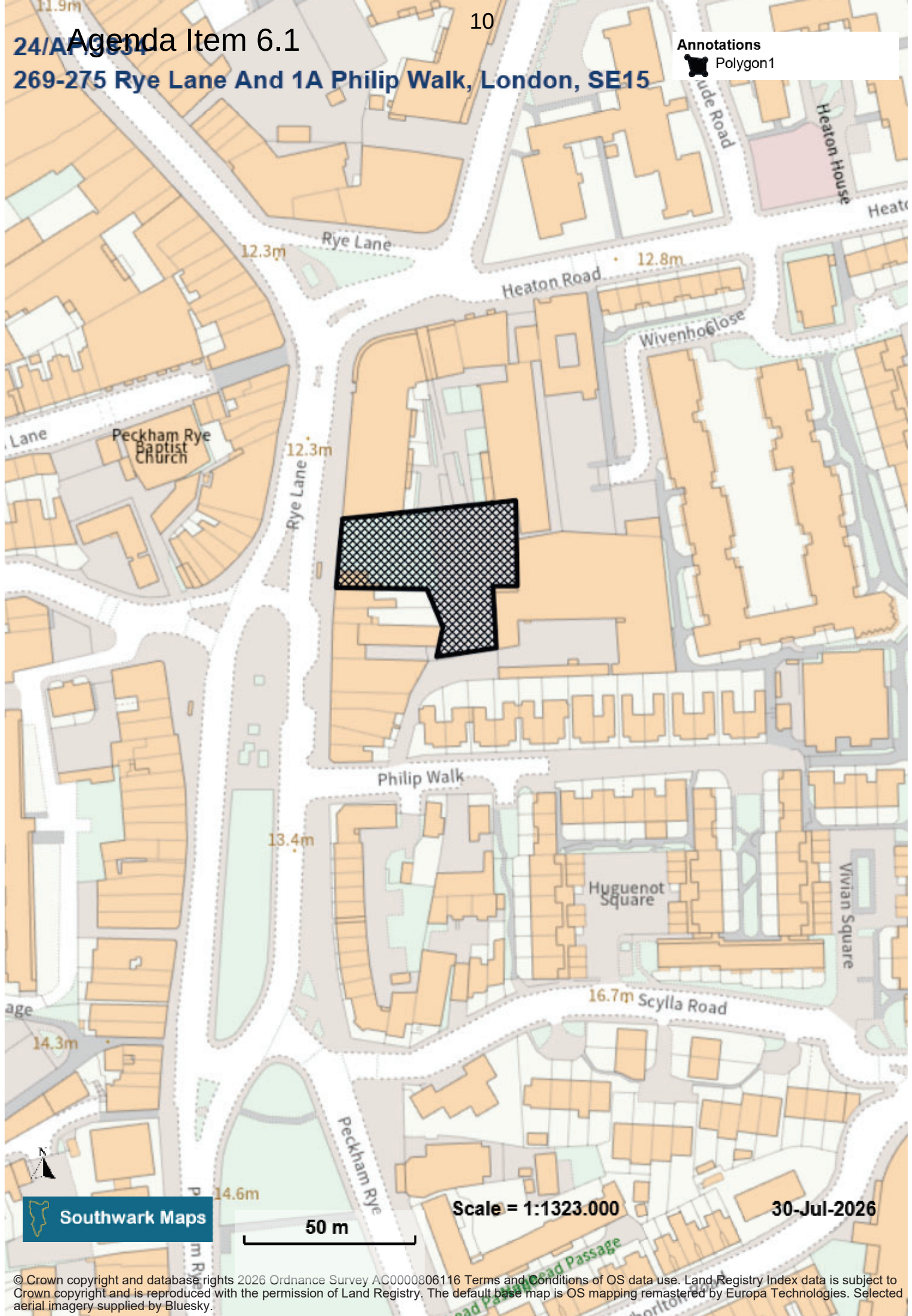
24/07/2026
Agenda Item 6.1

269-275 Rye Lane And 1A Philip Walk, London, SE15

10

Annotations

Polygon1



Contents

RECOMMENDATION	2
BACKGROUND INFORMATION	3
Planning Appeal Information.....	3
Site Location and Description.....	3
Details of Proposal.....	4
Planning History.....	4
KEY ISSUES FOR CONSIDERATION	5
Summary of Main Issues.....	5
Legal Context.....	7
Planning Policy.....	7
ASSESSMENT	
Principle of Development in Terms of Land Use.....	11
Tenure Mix, Affordable Housing and Viability.....	13
Dwelling Mix Including Wheelchair Housing.....	15
Internal Residential Accommodation.....	15
External Amenity Space and Play space.....	22
Design, Layout and Heritage Assets.....	24
Neighbouring Amenity.....	26
Landscaping, Trees and Urban Greening.....	34
Biodiversity Net Gain.....	34
Ecology and Biodiversity.....	35
Transport and Highways.....	36
Energy and Sustainability.....	38
Air Quality.....	40
Fire Safety.....	40
Ground Conditions and Contamination.....	41
Water Resources and Flood Risk.....	41
Archaeology.....	42
Socio-Economic Impacts.....	42
Construction Management.....	43
Other Matters.....	43
Mayoral and Borough Community Infrastructure Levy (CIL).....	43
Community Involvement and Engagement.....	44
Planning Conditions and Obligations.....	44
Consultation Responses from Members of the Public.....	45
Consultation Responses from Internal and Divisional Consultees.....	48
Consultation Responses from External Consultees.....	49
Community Impact and Equalities Assessment.....	49
Human Rights Implications.....	51
Conclusion.....	51

Meeting Name:	Planning Committee (Smaller Applications)
Date:	10 August 2026
Report title:	Development Management: Non-determination appeal for 24/AP/3834 Address: 269-275 Rye Lane And 1A Philip Walk Proposal: Demolition of existing building and construction of mixed-use development comprising 38no. residential flats (Class C3) and commercial floorspace (Class E), together with landscaping, plant, car parking, cycle storage, waste/recycling storage and associated works.
Ward(s) or groups affected:	Rye Lane
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Director of Planning and Growth
Application Start Date: 30 January 2025	Application Expiry Date: 31 March 2026
Earliest Decision Date: Not applicable, non-determination appeal.	

RECOMMENDATION

1. It is recommended that the Planning Committee:
 1. Note that an appeal for non-determination has been received in respect of planning application reference 24/AP/3834 and that the major application would normally have been considered and determined by Planning Committee (Smaller Applications) but will now be determined by the Secretary of State.
 2. Note that a Planning Inspector has been appointed to decide the appeal and that a planning appeal hearing has been listed with a time estimate of 1 day commencing on the 25 August 2026.
 3. Consider and endorse the officer recommendation that would have been to grant planning permission (subject to planning conditions and completion of a legal agreement) had the application not been appealed for non-determination.

BACKGROUND INFORMATION

Planning appeal information

2. The ability to make representations
Interested parties, including elected Members, may make representations at the planning appeal hearing. Any written representations should be submitted to the Local Planning Authority no later than 11 August 2026, after which they will be forwarded to the Planning Inspector for consideration as part of the appeal process.
3. Delay in determination
The application was delayed due to extensive negotiations to secure a voluntary affordable housing contribution of £1 million (equivalent to 8% of habitable rooms) and to resolve a range of outstanding material planning issues. This resulted in numerous post-submission amendments, including revisions to the design and appearance of Block A and the Rye Lane frontage, updates to cycle parking, amenity and playspace provision, flat layouts, plans and schedules, and supporting technical documents covering air quality, energy and sustainability, ecology, flooding and drainage. Further design changes were also made in response to the Council's design officer's comments, including refinements to the façade composition, shopfront proportions, architectural detailing and overall appearance of Block A. The matters above are outlined in the appellants statement of case.

Site location and description

4. The application site is predominantly undeveloped and comprises a vacant end-of-terrace building situated on the eastern side of Rye Lane. The site covers 1468 sqm and is bound to the north by Co-operative House (No. 259 Rye Lane), to the east by industrial units on Philip Walk, and to the south by the Philip Walk access road and the rear elevations of Nos. 277–285 Rye Lane. To the west, the site fronts directly onto Rye Lane.
5. The site does not fall within a conservation area; however, it immediately adjoins the Rye Lane Peckham Conservation Area to the north. As such, it forms part of the setting of the Conservation Area and contributes to its significance. A terrace of locally listed buildings is located on the opposite side of Rye Lane.
6. Rye Lane forms the commercial core and principal town centre frontage of Peckham. The significance of the Rye Lane Peckham Conservation Area derives from its historic development during the eighteenth, nineteenth and twentieth centuries as a key commercial and retail corridor serving Camberwell and Peckham. The Conservation Area is characterised by a diverse range of architectural styles and materials. With the exception of late twentieth- and twenty-first-century developments, buildings within the Conservation Area generally maintain a consistent building line along street frontages. Commercial uses are predominantly located at ground-floor level, with generous flat-roofed terraces above. Residential accommodation above the shop units is typically set back from the principal frontage, creating a

clear distinction between commercial and residential elements. The Conservation Area exhibits a varied urban grain, comprising both smaller and larger plots and a mix of low- to medium-rise buildings.

7. The site marks an important transition between the larger-scale commercial character of Rye Lane and the smaller-scale residential areas to the south. As a result, it plays a significant role in mediating changes in height, scale and massing between these distinct character areas and contributes to the significance of the Conservation Area, particularly along the Rye Lane frontage.
8. The site is subject to the following planning designations:
 - Peckham Area Vision Boundary
 - Peckham Major Town Centre
 - Peckham and Nunhead Action Area
 - Peckham Action Area Core
 - Air Quality Management Area
 - East Southwark Critical Drainage Area
 - Hot Food Takeaway Primary School Exclusion Zone
9. Immediately to the north and south of the site are Protected Shopping Frontage (PSF) designations, and part of the site forms PSF (No.275 Rye Lane).

Details of proposal

10. Planning permission is sought for the demolition of the existing end-of-terrace building on the site and the redevelopment of the site to provide a mixed-use development comprising 38 residential units (Use Class C3) and 152sqm of commercial floorspace (Use Class E), together with associated landscaping, plant, cycle parking, refuse and recycling storage, and other associated works.
11. The proposed commercial unit is located at ground-floor level fronting Rye Lane, providing an active frontage to the street. A gated residential entrance would be positioned alongside the commercial unit, providing access to the residential accommodation within the development.
12. To the rear of the commercial unit at ground-floor level would be a plant room, commercial refuse storage, residential cycle parking and the entrance core serving Block A. Additional residential cycle parking and refuse/recycling storage facilities is provided to the rear of the site adjacent to Block B to serve the development.
13. The residential accommodation is to be provided within two buildings arranged around a central communal courtyard. Block A would be located towards the Rye Lane frontage and comprises five storeys with a maximum height of 16.6 metres. Block B is positioned to the rear of the site and comprises six storeys with a maximum height of 19.5 metres.
14. The proposed buildings would be arranged around a central landscaped

courtyard, which would provide communal amenity space for residents. The courtyard would incorporate areas of soft landscaping, seating and dedicated children's play space. Pedestrian routes through the site would provide access to both residential blocks and associated facilities.

15. Access to the site would principally be provided from Rye Lane, with a secondary gated access provided from Philip Walk. The Philip Walk frontage would also accommodate a substation and a single blue badge parking space. No general car parking is proposed and the development would operate as a car-free scheme, with the exception of the dedicated accessible parking bay.

Planning history

16.

<u>Reference</u>	<u>Proposal</u>	<u>Status</u>
16/AP/1896	Demolition of existing buildings (general industrial units and a derelict end-of-terrace property) and the redevelopment of the site to provide 1x part 3/ part 5 storey building, 1x part 6/ part 5 storey building and 1x two-storey residential dwelling, comprising a total 29 residential units (12 x 1-bed, 11 x 2-bed and 6 x 3-bed) and 534sqm of flexible commercial floorspace (Class A1/B1), plus associated landscaping, plant, car and cycle parking and refuse storage.	Granted on 16 August 2018.
21/EQ/0313	Pre-application enquiry for amendments to 16/AP/1896 'Demolition of existing buildings (general industrial units and a derelict end-of-terrace property) and the redevelopment of the site to provide 1x part 3/ part 5 storey building, 1x part 6/ part 5 storey building and 1x two-storey residential dwelling, comprising a total 29 residential units (12 x 1-bed, 11 x 2-bed and 6 x 3-bed) and 534sqm of flexible commercial floorspace (Class A1/B1), plus associated landscaping, plant, car and cycle parking and refuse storage'.	Officers advised that the proposed changes could not be considered as amendments to the extant permission and that a full planning application would be required.
24/EQ/0098	Pre-application planning advice for the demolition of existing	The Design and Conservation

	buildings and construction of mixed-use development comprising a total 39 residential units (Class C3) and approx. 534 sqm of commercial floorspace (Class E), with associated landscaping, plant, car and cycle parking and refuse storage.	Team (D&C) raised concerns regarding the proposed height, massing, design and architectural approach.
--	--	---

KEY ISSUES FOR CONSIDERATION

Summary of main issues

17. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
 - Tenure mix, affordable housing (social rented and intermediate housing) and viability;
 - Dwelling mix including wheelchair housing;
 - Internal residential accommodation;
 - External amenity space and playspace;
 - Design, layout, and heritage assets;
 - Neighbouring amenity;
 - Landscaping, trees and urban greening;
 - Biodiversity Net Gain;
 - Ecology and biodiversity;
 - Transport and highways;
 - Energy and sustainability;
 - Air quality;
 - Fire safety;
 - Ground conditions and contamination;
 - Water resources and flood risk;
 - Archaeology;
 - Socio-economic impacts;
 - Construction management;
 - Other matters;
 - Mayoral and borough community infrastructure levy (CIL);
 - Community involvement and engagement;
 - Planning conditions and obligations;
 - Community impact and equalities assessment;
 - Human rights; and
 - Positive and proactive statement
18. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

19. To the extent that development plan policies are material to an application

for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 - these provisions also apply to appeals). In this instance the development plan comprises the Southwark Plan 2022 and the London Plan 2021.

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

Planning policy

National Planning Policy Framework 2024

21. The revised National Planning Policy Framework ('the NPPF') was published on 12 December 2024 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives - economic, social and environmental.
22. Paragraph 231 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.
23. The policies of relevance in the consideration of this application are:
 - Chapter 2 Achieving sustainable development
 - Chapter 5 Delivering a sufficient supply of homes
 - Chapter 6 Building a strong, competitive economy
 - Chapter 7 Ensuring the vitality of town centres
 - Chapter 8 Promoting healthy and safe communities
 - Chapter 9 Promoting sustainable transport
 - Chapter 10 Supporting high quality communications
 - Chapter 11 Making efficient use of land
 - Chapter 12 Achieving well-designed places
 - Chapter 14 Meeting the challenge of climate change, flooding and coastal change
 - Chapter 15 Conserving and enhancing the natural environment
 - Chapter 16 Conserving and enhancing the historic environment

The London Plan 2021

24. The policies of relevance in the consideration of this application are:
 - Policy GG1 Building strong and inclusive communities
 - Policy GG2 Making best use of land
 - Policy GG3 Creating a healthy city
 - Policy GG4 Delivering the homes Londoners need
 - Policy GG5 Growing a good economy
 - Policy GG6 Increasing efficiency and resilience

- Policy SD6 Town centres and high streets
- Policy SD7 Town centres: development principles and Development Plan Documents
- Policy D1 London's form, character and capacity for growth
- Policy D2 Infrastructure requirements for sustainable densities
- Policy D3 Optimising site capacity through a design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D7 Accessible housing
- Policy D8 Public realm
- Policy D12 Fire safety
- Policy D13 Agent of change
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H2 Small sites
- Policy H4 Delivering affordable housing
- Policy H5 Threshold approach to applications
- Policy H6 Affordable housing tenure
- Policy H7 Monitoring of affordable housing
- Policy E1 Offices
- Policy E9 Retail, markets and hot food takeaways
- Policy E11 Skills and opportunities for all
- Policy HC1 Heritage growth and conservation
- Policy G1 Green infrastructure
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 1 Improving air quality
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T2 Healthy Streets
- Policy T3 Transport capacity, connectivity and safeguarding
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.1 Residential parking
- Policy T7 Deliveries, servicing and construction
- Policy DF1 Delivery of the Plan and Planning Obligations

Southwark Plan 2022

25. The policies of relevance in the consideration of this application are:

- Policy SP1 Homes for all
- Policy SP2 Southwark Together
- Policy SP3 A great start in life
- Policy SP4 Green and inclusive economy

- Policy SP5 Thriving neighbourhoods and tackling health inequalities
- Policy SP6 Climate Emergency
- Policy P1 Social rented and intermediate housing
- Policy P2 New family homes
- Policy P13 Design of places
- Policy P14 Design quality
- Policy P15 Residential design
- Policy P16 Designing out crime
- Policy P18 Efficient use of land
- Policy P19 Listed buildings and structures
- Policy P20 Conservation areas
- Policy P21 Conservation of the historic environment and natural heritage
- Policy P26 Local list
- Policy P28 Access to employment and training
- Policy P30 Office and business development
- Policy P35 Town and local centres
- Policy P39 Shop fronts
- Policy P49 Public transport
- Policy P50 Highways impacts
- Policy P51 Walking
- Policy P52 Low Line routes
- Policy P53 Cycling
- Policy P54 Car parking
- Policy P55 Parking standards for disabled people and the physically impaired
- Policy P56 Protection of amenity
- Policy P60 Biodiversity
- Policy P61 Trees
- Policy P62 Reducing waste
- Policy P64 Contaminated land and hazardous substances
- Policy P65 Improving air quality
- Policy P66 Reducing noise pollution and enhancing soundscapes
- Policy P67 Reducing noise
- Policy P68 Reducing flood risk
- Policy P69 Sustainability standards
- Policy P70 Energy
- Policy IP3 Community infrastructure levy (CIL) and Section 106 planning obligations

Supplementary Planning Documents (SPDs) and further guidance

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

Southwark SPDs

- Affordable Housing SPD 2025
- Section 106 and CIL SPD 2025
- Climate and Environment SPD 2025
- Householder Development SPD 2025 (for minimum room sizes only)
- Heritage SPD 2021

- Development Viability SPD 2016
- Design and Access Statements SPD 2007

London Plan Guidance

- Support for Housing LPG 2026
- Affordable Housing LPG (draft) 2023
- Development Viability LPG (draft) 2023
- Housing Design Standards SPG 2023
- Urban Greening Factor LPG 2023
- Sustainable Transport, Walking and Cycling LPG 2022
- Housing SPG 2016
- Fire Safety London Plan Guidance LPG 2022

Other documents

- Rye Lane Conservation Area Appraisal
- Southwark Council Authority Monitoring Report 2025/26
- GLA's Population Yield Calculator (v3.2)

Draft emerging policy

The London Plan

27. The Draft London Plan is an emerging planning document which sets out the Mayor of London's strategic vision for the future development of Greater London. The Draft Plan contains policies relating to housing, economic development, transport, design, environmental protection, climate change mitigation and adaptation, and the sustainable use of land.
28. Paragraph 49 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to: the stage of preparation of the emerging plan; the extent to which there are unresolved objections to relevant policies; and the degree of consistency of the relevant policies with the NPPF.
29. Accordingly, the policies of the Draft London Plan are capable of being material considerations in the determination of planning applications, with the weight afforded to individual policies dependent on the circumstances of each case.

ASSESSMENT

Principle of the proposed development in terms of land use

30. Existing use
The appeal site was formerly occupied by two industrial warehouse-style buildings comprising approximately 603 sqm of floorspace, which were used by a commercial laundrette business. Following the grant of planning permission for redevelopment in 2018 (Ref: 16/AP/1896), the laundrette ceased trading and the buildings became vacant, a situation that was further exacerbated by the COVID-19 pandemic. The buildings were subsequently demolished in August 2021 in accordance with the extant planning

permission, and the site has remained vacant since, no longer providing any commercial or employment-generating use.

31. Following the grant of permission, a number of applications were approved to amend conditions and discharge pre-commencement requirements, facilitating implementation of the consent and enabling demolition works to proceed. These included approvals relating to land contamination, drainage, foundations, construction logistics and ecological mitigation measures. Demolition of the two industrial buildings commenced on 14 August 2021, prior to the expiry of the planning permission, thereby lawfully implementing the development in accordance with Section 56(4) of the Town and Country Planning Act 1990 (as amended). The Local Planning Authority has acknowledged and accepted through subsequent correspondence that the permission was validly implemented. The principle of development (i.e. mixed commercial and residential) has been established through the extant permission and this is a material consideration in the planning assessment.
32. Policy designations
The application site lies within the Peckham Area Vision Boundary and Peckham Major Town Centre. In terms of the local economy, major town centres are expected to deliver employment generating uses. In terms of housing, the site lies within Peckham and Nunhead Action Area, and Peckham Action Area Core. Action Areas are the parts of Southwark which are expected to undergo change in the coming years. These include Peckham and Nunhead, Old Kent Road, Canada Water, Camberwell, Aylesbury and Bermondsey. We may produce Area Action Plans or supplementary planning documents to ensure that development happens in the most beneficial way within our Action Areas. Action Area Cores are the areas within Action Areas with the capacity for significant change in the coming years.
33. Delivery of housing
Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development. The Council's Authority Monitoring Report 2025/26 states that Southwark can currently demonstrate 4.53 years of housing supply (4.53YHLS). This means that, while the borough has a substantial pipeline of deliverable homes and capacity on allocated and windfall sites, it does not currently demonstrate a full five-year housing land supply (5YHLS) when the accrued deficit and 20% buffer are taken into account.
34. The Council cannot demonstrate a 5YHLS and therefore paragraph 11(d) of the NPPF is engaged (sometimes referred to as the 'tilted balance'). Paragraph 11(d) NPPF provides that permission should be granted unless the application of policies that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination (the policies referred to are those in paragraphs 66 and 84 of

chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12). These are material considerations that need to be weighed in the planning balance.

35. There is a requirement of 3,921 homes per year within the 5YHLS calculation. The Council is 0.47YHLS away from meeting the required 5HYLS target. The proposed development of 38 residential units would meet ~2.06% of the 0.47YHLS shortfall, and ~0.97% of the 3,921 homes required per year.
36. Employment/commercial uses
Town centre developments are expected to deliver employment generating uses. The site is also partially covered by protected shopping frontage. Town centre and PSF uses should provide an active frontage. To ensure an active frontage is provided, a planning condition is recommended to restrict (E(d), E(f) or E(g)(iii) uses). The extant permission makes provision for approximately ~534sqm of employment floorspace but provided less residential units (29No.). The current scheme delivers ~152sqm of commercial floorspace but with an uplift in residential units (38No.).
37. Brownfield/previously developed land
Paragraph 125 of the NPPF sets out that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.
38. Principle of development summary
Overall, the principle of the proposed development in land use terms is acceptable, subject to compliance with other development plan policies and with keeping the presumption in favour of sustainable development tests, and the brownfield development substantial weight in mind. The proposal would deliver 38 homes on previously developed land in a highly sustainable town centre location and substantial weight is attached to that housing delivery.

Tenure mix, affordable housing (social rented and intermediate housing) and viability

39. Policy P1 of the Southwark Plan states that development of 10 or more homes must provide the maximum viable amount of social rented and intermediate homes. The minimum amount should be 35%, subject to viability. Where social and intermediate housing cannot be provided on site or off site a cash payment towards the delivery of new council homes will be required. The value of any contributions is based on the cost of meeting an onsite social and intermediate housing requirement and should provide no financial benefit to the applicant.
40. Southwark has an acute need for both social rented and intermediate affordable housing. The Affordable Housing SPD (2025) sets out that there are more than 18,000 households on the housing waiting list. The Council's

adopted planning policies therefore seeks to maximise affordable housing delivery through development and secure the maximum viable affordable housing contribution from every site that proposes one home or more.

41. Given the Council's need for affordable housing is significant, particularly for social rented homes. In this context, every development that fails to make a policy-compliant affordable housing contribution represents a missed opportunity to meet identified housing needs. Where a scheme does not deliver policy-compliant affordable housing, an opportunity to contribute towards meeting identified housing needs is lost.
42. The Council's Strategic Housing Market Assessment (SHMA) identifies a need for 2,077 social rented and intermediate homes per annum which is approximately 71% of Southwark's total housing need. CACI Paycheck data confirms that 93% of households in Southwark have a household income that requires social or intermediate housing.
43. The applicant has demonstrated that provision of on-site or off-site social rented and intermediate homes will not be possible. Multiple registered providers (RPs) have been engaged, with only one indicating an interest in the site. However, the interest was for a tenure 'Affordable Rent to Buy' that does not adhere to adopted locally adopted planning policy requirements and is therefore discounted. Furthermore, the RP is not on the council's preferred list.
44. Viability appraisals are required for all new housing developments, save for those following the fast-track route. To support their submission, the applicant provided a Financial Viability Assessment (version 1.2, dated February 2025, prepared by Altair). The applicant's document concludes that the proposed development results in a deficit of £6,167,429.
45. The Council sought an independent review of the applicant's financial viability assessment, see document titled JJV Financial Viability Assessment, (dated April 2025, prepared by JJ Viability). The Council's independent review concluded that the scheme is £4,316,016 more viable than concluded in the applicant's FVA but identified that it is in deficit of £1,851,361. The Council's assessor therefore concludes that the offer of £Nil towards affordable housing is the maximum viable.
46. It is recommended a late-stage review mechanism is secured via planning obligation. A late-stage review would occur when ~75% of units have been disposed of, and it will account for any changes to gross development value and/or construction costs that have occurred over the time elapsed from the planning decision to the time at which the review takes place. The late-stage review cap would be the payment in lieu equivalent to the provision of 50% affordable housing, calculated by habitable room.
47. To conclude, the Council has a significant identified need for both social rented and intermediate affordable housing, as evidenced by the Strategic Housing Market Assessment (SHMA) and CACI Paycheck data. However, following the Council's independent review of the applicant's viability assessment, the proposed development has been demonstrated to

generate a viability deficit of £1,851,361. In light of this conclusion, and notwithstanding the absence of any affordable housing provision on-site, off-site, or through a financial contribution in lieu, the proposal is considered to comply with the development plan affordable housing policy requirements, as it has been tested to the maximum viable level of provision, which in this case equates to a £Nil contribution. To ensure that any future improvement in scheme viability is appropriately captured, a late-stage review mechanism will be secured through a planning obligation. This will require a reassessment of viability upon the disposal of approximately 75% of the residential units, taking account of any changes in gross development value and construction costs, with any uplift in viability directed towards an affordable housing contribution. The Council's 5YHLS shortfall is pertinent and the need for housing delivery of all tenures, including private, should be weighed accordingly in the balance.

48. Previous payment in lieu offer

The applicant previously made a payment in lieu offer of £1,000,000, equivalent to approximately 8% of habitable rooms despite viability testing concluding the scheme was in deficit. The offer has now been withdrawn by the applicant. Notwithstanding, the offer remains in blue pencil in the draft s106 agreement. The planning inspector is asked to consider whether this payment is necessary to make the development acceptable.

49. To summarise, while viability evidence demonstrates that there is no surplus to make a payment in lieu, the possibility of a £1,000,000 payment in lieu will help to address the substantial need for affordable housing given there are over 18,000 households on the waiting list and an identified annual need for 2,077 affordable homes and is a necessary public benefit. This payment would alter the planning balance in the consideration of this scheme in favour of recommending the scheme for approval had the appeal for non-determination not been made.

Dwelling mix including wheelchair housing

50. Policy P2 of the Southwark Plan requires major residential development to provide a dwelling mix as follows: a minimum of 60% of homes with two or more bedrooms; and a minimum of 20% of family homes with three or more bedrooms in area action cores; and two-bedroom homes as a mix of two-bedroom 3-person and two-bedroom 4-person homes.
51. In addition, development is required to deliver 10% of units as M4(3) wheelchair user dwellings units with the remaining units to be provided as M4(2) accessible and adaptable dwellings.

52. Overall dwelling and M4(3) wheelchair accessible mix by unit

Floor	1B2P	2B3P	2B4P	3B4P	3B5P	Total	M4(3)
GF	1	2	1	-	-	4	-
1F	2	4	1	1	-	8	2
2F	2	4	1	1	-	8	2
3F	4	2	-	2	-	8	1
4F	5	1	-	1	-	7	-
5F	-	1	-	1	1	3	-

<u>Total</u>	14	14	3	6	1	38	5
	36.84%	36.84%	7.89%	15.79%	2.63%		13.16%

53. The development will deliver 63.15% of dwellings with two or more bedrooms. There is shortfall on the 20% requirement for three or more bedrooms, with the development delivering 18.42%. Two-bedroom dwellings are provided as a mix of 3-person and 4-person units.
54. Wheelchair user dwellings will make up 13.16% of the total dwellings, exceeding the 10% policy requirement. There is a total of 126 habitable rooms across the development, with 10% of habitable rooms being 12.6, and the total habitable M4(3) rooms being delivered is 17. The M4(3) units will be delivered as: 1-bed 2-person (3x) and 2-bed 4-person(2x). The overall dwelling mix, including wheelchair accessible dwellings are considered in general compliance with adopted policy requirements.

Internal residential accommodation

55. Context
Policy P15 'Residential Design' of the Southwark Plan 2022 and Policy D6 'Housing Quality and Standards' of the London Plan 2021 set out planning policy requirements for internal residential. Policy P56 'Protection of amenity' of the Southwark Plan 2022 provides further protections for amenity, for both users and occupiers of the development and neighbouring sites. The Housing Design Standards LPG 2023 provides further guidance on residential quality. The Support for Housebuilding London Plan Guidance 2026 provides updated guidance for the implementation of London Plan Policy D6 and replaces and withdraws standards within the Housing Design Standards LPG 2023 where relevant.
56. Internal space standards
All non-wheelchair (non-M4(3)) residential units meet minimum gross internal area (GIA) requirements of the Nationally Described Space Standards, London Plan and Southwark Plan standards. All single and double bedrooms meet minimum bedroom size requirements. The Householder SPD 2025 sets out minimum open plan living space size requirements. There are some units which experience shortfalls as set out below:

57. Block A

Unit	Type	KLD (m ²)	Required (m ²)	Shortfall
A01	1B2P	23.02	24	-0.98
A02	2B3P	25.43	27	-1.57
A06	2B3P	25.25	27	-1.75
A10	2B3P	25.25	27	-1.75
A14	2B3P	25.25	27	-1.75
A17	1B2P	23.88	24	-0.12

Block B

Unit	Type	KLD (m ²)	Required (m ²)	Shortfall
B14	1B2P	22.99	24	-1.01
B17	1B2P	23.22	24	-0.78

B18	1B2P	23.34	24	-0.66
-----	------	-------	----	-------

58. All residential units achieve a floor-to-ceiling height of at least 2.5m across more than 75% of the dwelling GIA, with floor-to-ceiling heights of 2.65m achieved within Block B.

59. Aspect and layout

Within the residential blocks, 11 units are single aspect (28.9%), 25 units are dual aspect (65.8%), and 2 units are triple aspect (5.3%).

Floor	1-aspect	2-aspect	3-aspect
GF	3	1	0
1F	2	6	0
2F	2	6	0
3F	2	6	0
4F	2	4	1
5F	0	2	1
Total	11	25	2
%	28.9%	65.8%	5.3%

60. Whilst the majority of units are dual or triple aspect, a significant proportion of the development comprises single-aspect accommodation. Policy P15.9 of the Southwark Plan states: "Single aspect dwellings will not be acceptable if they have three or more bedrooms, or are north facing or where the façade is exposed to high noise levels." Although there are no north-facing single-aspect units within the development, there is concern that several single-aspect dwellings are located on façades exposed to elevated noise levels, particularly those fronting Rye Lane. These include wheelchair user units A03, A07 and A11.
61. The Support for Housebuilding London Plan Guidance (2026) states at paragraph 3.1.2: "Standard C4.1 required new homes to be dual aspect unless exceptional circumstances make it impractical or undesirable. This standard linked to London Plan Policy D6 part C, which continues to apply. When applying this policy, flexibility should be afforded to the provision of dual and single aspect dwellings by decision makers. Where single aspect dwellings are proposed, it should be demonstrated by the applicant that they will have adequate passive ventilation, daylight and privacy, and avoid overheating."
62. A significant number of units rely on obscure-glazed windows in order to mitigate overlooking and privacy impacts. In several instances, bedrooms are served solely, or predominantly, by obscure-glazed windows. Furthermore, a number of units within Block B have secondary aspects facing the blank brick elevation of Co-Operative House, limiting the quality of outlook available from principal habitable rooms. Several dwellings facing Rye Lane incorporate internal winter gardens rather than external private amenity space. Whilst winter gardens provide some amenity benefit, they do not provide the same quality of outdoor amenity space or outlook as conventional balconies.

63. Outlook, privacy and amenity

The separation distance between units at ground floor level within Block A and Block B ranges from approximately ~11.1m to ~13.4m. The London Plan guidance supporting Policy D6 states within Box C4.7: “All habitable rooms (including a kitchen/dining room) should receive natural light and have at least one openable window that provides a view out when seated.”. The above constraints are material considerations in assessing the quality of outlook and privacy available to future occupiers. In particular, where occupants may need to keep blinds or curtains closed to address privacy concerns, or where windows are obscure glazed, opportunities for meaningful views out are reduced.

64. Noise, ventilation and overheating

A number of dwellings, particularly those facing Rye Lane, are exposed to elevated environmental noise levels. These dwellings may be more reliant upon mechanical ventilation to maintain acceptable internal temperatures and mitigate overheating risk where occupants choose to keep windows closed for prolonged periods. This concern is particularly acute where dwellings are single aspect, incorporate winter gardens rather than conventional balconies, have restricted outlook, or rely upon obscure-glazed windows. The applicant has provided their intended measures to prevent overheating within the submitted sustainability and energy assessment. The measures include insulation, solar gain façade glazing area reductions, site design/layout, green roofs, floor-to-ceiling heights, passive and mechanical ventilation.

65. Daylight and sunlight

Internal daylight assessment

Internal daylight levels have been assessed using climate-based daylight modelling in accordance with BS EN 17037. This methodology evaluates the amount of daylight available within a room throughout the year using local climate data and measures illuminance in lux (lx), which represents the level of light falling on a surface. The assessment considers whether specified illuminance thresholds are achieved for at least 50% of daylight hours over the course of a typical year.

BRE guidance identifies minimum target illuminance levels of:

- 100 lux for bedrooms;
- 150 lux for living rooms; and
- 200 lux for kitchens.

66. Where a room has a shared use, the highest applicable illuminance value should be achieved. Compliance with these targets indicates that a room is expected to receive an adequate level of natural daylight and reduces reliance on artificial lighting during daytime hours.

67. The applicant has provided an internal daylight assessment for the proposed units. The overall results are as follows:

<u>Block</u>	<u>Number of Rooms Assessed</u>	<u>Rooms Satisfying Criteria (Nos.)</u>	<u>Rooms Satisfying Criteria (%)</u>	<u>Rooms Not Satisfying Criteria</u>
Block A	40	31	78%	9
Block B	67	63	94%	4
Total	107	94	88%	13

68. *Internal sunlight assessment*

The applicant has also provided an internal sunlight assessment. The overall results are as follows:

<u>Proposed Block</u>	<u>Number of Rooms Assessed</u>	<u>High</u>	<u>Medium</u>	<u>Minimum</u>	<u>Failed</u>	<u>Rooms Satisfying Criteria (%)</u>	<u>No. of Rooms Satisfying Criteria</u>
Block A	40	11	8	9	12	70.00	28
Block B	67	11	8	28	20	70.15	47
Total	107	22	16	37	32	70.09	75

69. Wheelchair user accommodation

Policy P8 'Wheelchair accessible and adaptable housing' of the Southwark Plan 2022 sets out that new build residential development must provide wheelchair accessible homes that meet the minimum space standards set out in Table 4 of the policy. On-site the wheelchair units provided are in the form of 1B2P units and 2B4P units. The minimum space standard for a wheelchair unit apartment is 65sqm for a 1B2P unit and 85sqm for a 2B4P unit.

70. The following wheelchair units fail to meet the minimum space standards required by Policy P8:

Unit	GIA	Req.	Shortfall
A03 (M4(3)) 1B2P	62.34	65	2.66
A05 (M4(3)) 2B4P	79.39	85	5.61
A07 (M4(3)) 1B2P	62.34	65	2.66
A09 (M4(3)) 2B4P	79.4	85	5.6
A11 (M4(3)) 1B2P	62.35	65	2.65

71. Policy P8 of the Southwark Plan states that new build residential development must provide access to a second lift where wheelchair accessible or wheelchair adaptable units are above ground floor level. The development does not provide a second lift to wheelchair units, all of which are located above ground floor level. The wheelchair user dwellings falling below the minimum floorspace standards are also affected by a combination of factors including single-aspect design, noise exposure, restricted ventilation opportunities, daylight deficiencies and the use of winter gardens in place of external private amenity space.

72. In addition, wheelchair units A03, A05, A07, A09 and A11 contain habitable rooms that do not achieve the relevant BRE target illuminance criteria. These deficiencies, when considered alongside the absence of a second lift

and the identified floorspace shortfalls, result in a particularly poor standard of accommodation for future wheelchair users.

73. Unit-specific assessment

The matters identified above are particularly relevant to a number of individual units within the development. The following assessment considers the quality of accommodation on a floor-by-floor basis, including matters relating to aspect, outlook, privacy, noise exposure, ventilation, winter gardens and daylight provision.

74. *Ground floor*

At ground floor level, 3 of the 4 units are single aspect (A02, B01 and B02). Unit A01 is dual aspect; however, the side elevation window would be obscure glazed. The separation distance between the facing units at ground floor level within Blocks A and B ranges from approximately 11.1m to 13.4m. The relationship between these units and the communal amenity and play space area raises concerns regarding privacy and outlook. If occupants feel the need to keep blinds or curtains closed due to perceived privacy concerns, the dwellings would be left with little or no meaningful outlook, potentially resulting in a poor quality of amenity.

75. If occupants of the ground-floor units feel compelled to keep their windows closed in response to noise levels, the dwellings would be reliant on mechanical ventilation to maintain acceptable internal temperatures and mitigate the risk of overheating. The living kitchen diner of Unit A02 does not achieve the relevant BRE target illuminance criteria. The living kitchen diner of Unit B01 does not achieve the relevant BRE target illuminance criteria.

76. *First floor*

At first floor level, 2 of the 8 units are single aspect (A03 [M4(3) wheelchair] and A04). Unit A03 and Unit A05 (both M4(3) wheelchair units) face onto Rye Lane and incorporate internal winter gardens rather than external amenity space. If occupants of the first-floor wheelchair units feel compelled to keep their windows closed in response to noise levels from Rye Lane, the dwellings would be largely reliant on mechanical ventilation to maintain acceptable internal temperatures and mitigate the risk of overheating. Although Units B06, B05 and B04 are dual aspect, one of the aspects within each dwelling would be obscure glazed. It should be noted that although Unit B03 is dual aspect, the east-facing windows serving the kitchen/living/dining room would have an outlook towards the blank brick wall of Co-Operative House.

77. Within Unit B06, one of the two windows serving the double bedroom would be obscure glazed, and the only window serving the single bedroom would be obscure glazed to protect the amenity of the Philip Walk properties. The only window serving the single bedroom within Unit A06 would be obscure glazed to protect the amenity of the double bedroom within Unit A05 and neighbouring amenity at No. 277 Rye Lane.

78. The following rooms do not achieve the relevant BRE target illuminance criteria:

- Living kitchen diner within Unit A03 (M4(3) wheelchair unit)
- Living kitchen diner and double bedroom within Unit A05 (M4(3) wheelchair unit)
- Living kitchen diner within Unit B05
- Living kitchen diner within Unit B04; and
- Double bedroom within Unit B03.

79. *Second floor*

At second floor level, 2 of the 8 units are single aspect (A07 [M4(3) wheelchair] and A08). Unit A07 and Unit A09 (both M4(3) wheelchair units) face onto Rye Lane and incorporate internal winter gardens rather than external amenity space.

80. If occupants of the second-floor wheelchair units feel compelled to keep their windows closed in response to noise levels from Rye Lane, the dwellings would be largely reliant on mechanical ventilation to maintain acceptable internal temperatures and mitigate the risk of overheating. Although Units A10, B10, B09 and B08 are dual aspect, one of the aspects within each dwelling would be obscure glazed. It should be noted that although Unit B07 is dual aspect, the east-facing windows serving the kitchen/living/dining room would have an outlook towards the blank brick wall of Co-Operative House.
81. Within Unit B10, one of the two windows serving the double bedroom would be obscure glazed and the only window serving the single bedroom would be obscure glazed to protect the amenity of the Philip Walk properties. The only window serving the single bedroom within Unit A10 would be obscure glazed to protect the amenity of the double bedroom within Unit A09 and neighbouring amenity at No. 277 Rye Lane.
82. The following rooms do not achieve the relevant BRE target illuminance criteria:
- Living kitchen diner within Unit A07 (M4(3) wheelchair unit); and
 - Living kitchen diner and double bedroom within Unit A09 (M4(3) wheelchair unit).
83. *Third floor*
- At third floor level, 2 of the 8 units are single aspect (A11 [M4(3) wheelchair] and A12). Unit A11 (M4(3) wheelchair unit) faces onto Rye Lane and incorporates an internal winter garden rather than external amenity space. If occupants of the wheelchair unit feel compelled to keep their windows closed in response to noise levels from Rye Lane, the dwelling would be largely reliant on mechanical ventilation to maintain acceptable internal temperatures and mitigate the risk of overheating.
84. Although Units A14, B14, B13 and B12 are dual aspect, one of the aspects within each dwelling would be obscure glazed. It should be noted that although Unit B11 is dual aspect, the east-facing windows serving the kitchen/living/dining room would have an outlook towards the blank brick wall of Co-Operative House.

85. Within Unit B14, the only window serving the double bedroom would be obscure glazed to protect neighbouring amenity. The only window serving the single bedroom within Unit A14 would be obscure glazed to protect the amenity of the double bedroom within Unit A13 and neighbouring amenity at No. 277 Rye Lane. The living kitchen diner within Unit A11 (M4(3) wheelchair unit) does not achieve the relevant BRE target illuminance criteria.
86. *Fourth floor*
At fourth floor level, 2 of the 7 units are single aspect (A15 and A16). Unit A15 faces onto Rye Lane and incorporates an internal winter garden rather than external amenity space. If occupants of Unit A15 feel compelled to keep their windows closed in response to noise levels from Rye Lane, the dwelling would be reliant on mechanical ventilation to maintain acceptable internal temperatures and mitigate the risk of overheating.
87. Although Units B18, B17 and B16 are dual aspect, one of the aspects within each dwelling would be obscure glazed. It should be noted that although Unit B15 is dual aspect, the east-facing windows serving the kitchen/living/dining room would have an outlook towards the blank brick wall of Co-Operative House. Within Unit B18, one of the two windows serving the double bedroom would be obscure glazed.
88. *Fifth floor*
At fifth floor level, all units are dual or triple aspect. Although Unit B21 is triple aspect and Unit B20 is dual aspect, only one aspect would remain unobscured. One double bedroom within Unit B21 would be served solely by an obscure-glazed window. It should be noted that although Unit B19 is dual aspect, the east-facing windows serving the kitchen/living/dining room would have an outlook towards the blank brick wall of Co-Operative House.
89. Conclusion
The assessment identifies a number of matters relating to residential quality which require careful consideration. These include the proportion of single-aspect dwellings within the development, the relationship between some units and elevated noise levels along Rye Lane, the extent of obscure glazing within certain dwellings, restricted outlooks towards neighbouring blank elevations, and the use of winter gardens in place of external private amenity space.
90. The development includes a number of single-aspect dwellings, including wheelchair user units A03, A07 and A11 located on the Rye Lane frontage. In assessing these units, consideration should be given to the interaction between noise exposure, ventilation strategy, outlook, privacy, daylight performance and access to amenity space. A number of units are also affected by obscure glazing and outlooks towards adjoining blank elevations, whilst several habitable rooms do not achieve the relevant BRE daylight benchmarks.
91. Notwithstanding the accommodation issues identified, the quality of accommodation across the site is considered in general compliance with the development plan, in light of the Council's housing land supply shortfall

position and with the payment in lieu towards affordable housing.

External amenity space and playspace

92. Private amenity space

Policy P15 of the Southwark Plan sets out flatted developments are required to provide 10sqm of private amenity space per unit, with a minimum depth of 1.5m and minimum area of 5sqm to be counted towards private amenity space. An overview of provision for each block is provided below, with an additional summary of the total provision. It should be noted that units that meet or exceed the private amenity space policy requirement have been omitted, only those in shortfall are presented. Approximately 37% of units feature the full policy compliant private amenity space.

93. Block A – Private amenity space shortfall(s)

Unit	Amenity (sqm)	Shortfall (sqm)
A03 1B2P M4(3)	6.48	3.52
A04 1B2P	6.15	3.85
A05 2B4P M4(3)	6.53	3.47
A06 2B3P	6.23	3.77
A07 1B2P M4(3)	6.54	3.46
A08 1B2P	6.15	3.85
A09 2B4P M4(3)	6.64	3.36
A10 2B3P	6.23	3.77
A11 1B2P M4(3)	6.54	3.46
A12 1B2P	6.15	3.85
A14 2B3P	6.23	3.77
A15 1B2P	6.86	3.14
A16 1B2P	6.15	3.85
A17 1B2P	6.91	3.09

Total Block A private amenity space shortfall = 50.21sqm

94. Block B – Private amenity space shortfall(s)

Unit	Amenity (sqm)	Shortfall (sqm)
B03 2B3P	6.60	3.40
B06 2B3P	7.21	2.79
B07 2B3P	6.60	3.40
B10 2B3P	7.21	2.79
B11 2B3P	6.60	3.40
B14 1B2P	7.21	2.79
B15 2B3P	6.60	3.40
B17 1B2P	7.28	2.72
B18 1B2P	6.00	4.00
B19 2B3P	6.60	3.40

Total Block B private amenity space shortfall = 32.09sqm

95. Overall Shortfall – Private amenity space shortfall

Block	Total Shortfall (sqm)
Block A	50.21
Block B	32.09
Overall Total	82.30

96. Communal amenity space

Policy P15 of the Southwark Plan sets out that flatted developments are required to provide 50sqm of communal amenity space per block, with any shortfalls in private amenity space added to the requirement for communal amenity space. The development provides two blocks and thus the baseline community amenity requirement is 100sqm. The development will deliver 59sqm of communal amenity space on-site. Therefore, the calculation for total communal amenity space on-site is the 100sqm baseline requirement, add the 82.3sqm private amenity space shortfall, minus the 59sqm on-site communal amenity space provision. Totalling a shortfall of communal amenity space of 123.3sqm. A planning condition is recommended to secure details design of on-site landscaping and communal amenity space. A planning obligation is recommended to charge for the shortfall in communal amenity space, to allow for improvement of local council owned open space.

97. Playspace

Adopted policy sets out the requirements for children's playspace, which is calculated in line with the GLA's Population Yield Calculator (v3.2). The onsite requirement is 77sqm, and the development delivers that quantum onsite, with no need for additional off-site mitigation. A planning condition is recommended to secure detail design for the playspace.

98. Overall assessment of external amenity space and playspace

All residential units will benefit from some form of private amenity space, with all units exceeding the 5sqm minimum area, and 1.5m depth requirements. The smallest area private amenity space is 6sqm which is exceeds the minimum area, albeit below the ideal 10sqm requirement. The development provides 59sqm of communal amenity space on-site and also provides a fully compliant children's playspace area of 77sqm. It is important to note the site lies within a constrained urban context and is within 5 minutes walking distance of two publicly accessible open spaces (Peckham Rye Park and Dr Harold Moody Park). Overall, and with the access to local public open space in mind, it is considered the proposed development is acceptable in terms of private amenity, communal amenity, and play space provision – subject to planning conditions for detail design and a planning obligation to charge for the shortfall in communal amenity space, to allow for improvement of the aforementioned public open space.

Design, layout, and heritage assets99. Principle of demolition

There is no objection to the demolition of the fire-damaged building at No. 275 Rye Lane. The building is neither statutorily listed nor locally listed. During the course of the application, clarification was sought regarding the

potential retention of the façade, as previously requested by Design and Conservation Officers and the Conservation Area Advisory Group (CAAG). However, façade retention was not considered feasible due to the extent of fire damage, nor justified in heritage terms given the building's limited heritage significance. The proposed demolition is also consistent with the previously consented scheme, which included the removal of this fire-damaged building.

100. Heritage assets and townscape impact

The existing site works as a transition of height, scale and massing from a more commercial core onto residential character. The site abuts the Conservation Area (CA) and is considered as part of its setting. The Rye Lane frontage of the site plays an important transitional role in the significance of the CA. The eastern side of the site is more enclosed, as it abuts Co-Operative House, and its contribution to the CA has a less apparent impact.

101. The proposed development has been through iterative design processes across a number of pre-applications, and as part of the current application, Design and Conservation Officers requested a number of further amendments.
102. The scheme comprises a block fronting Rye Lane (Block A) and a further block to the rear on the site's eastern boundary (Block B). Block A will be five storeys, including a setback top floor, while Block B will step from six to five to four storeys, with a step at fifth floor level and a further step-down at fourth floor level on its most southern part. Block A will match the height of the adjoining Co-Operative House, with a stepped setback/shoulder at fourth floor level. An internal courtyard is proposed, reflecting the established pattern of Co-Operative House, with the blocks arranged along the western and eastern boundaries of the site to preserve the openness of its rear courtyard.
103. The height, scale and massing of Block A will match Co-Operative House, stepping down toward the lower-scale terraces, which will assist the transition in height, scale and massing when read from street views opposite the site; the façade articulation and fenestration will further break up the block's overall mass. In terms of heritage and townscape sensitivities, Block A will help transition height and scale from Co-Operative House toward the Rye Lane terraces.
104. Block B will be slightly taller than the southern part of Co-Operative House, though not taller than its northern part. Its setbacks, steps and breaks mean its massing and bulk appear less dominant, and from views on Rye Lane it reads as a backdrop to Block A and the Rye Lane terraces; its design and façade materials will mitigate its visual impact from these views. The Design and Access Statement's close-range 3D view from the access road on Philip Walk indicates the massing will step and shoulder toward the rear of the terraced houses there, and will likely be visible within the existing gaps between the terraces, with the stepped design helping to mitigate this impact.

105. The proposed Block B will not harm the setting or significance of the CA. Its height, scale and massing match the existing established context, and it is therefore considered to have a negligible impact on the CA's significance.
106. Architectural detailing and materials
Policy P13 of the Southwark Plan states that development must "better reveal local distinctiveness and architectural character and conserve and enhance the significance of the local historic environment" and Policy P14 states that development must provide "high standards of design, including building fabric, function and composition." The use of the proposed materials is broadly acceptable and reflective of the local context.
107. As part of the current application, officers have worked with the applicant, securing the following amendments to the façade design and symmetry of Block A:
- A coping stone to the roof parapet of the mock-up terrace, and a greater recess/setback to each side wall and inset panel of the mock-up terrace, aligned with the depth of the existing terraces on Rye Lane. The applicant has adopted this, ensuring the inset panel to the mock terrace matches the depth of the existing terrace (approximately 1.5 bricks, or 344mm).
 - A slightly differentiated material tone for the mock-up terrace relative to the rest of the terrace, adopted by the applicant.
 - A darker brick to the proposed step above the mock-up terrace, so that this element reads as part of the roofscape.
 - A rearward setback to the top floor of Block A (agreed at pre-application as 1.5m, with no further setback considered feasible), together with a coping stone between the third floor and the top floor, to ensure the setbacks and top floor remain readable. The applicant has adopted the coping stone, and the remaining bulk of Block A has been adjusted and set back from the first floor upward, to match the slight setback at Co-Operative House.
 - Better alignment of the ground floor columns and shopfront with the upper floors, which previously did not sit well together. This requires the columns to extend from the third floor down to the ground floor, and a reconsideration of the shopfront window types, such that not all three require symmetry - for example, the middle window could be smaller, to help better align the columns with the rest of the façade. These requests have been adopted by the applicant.
108. Conditions are recommended for detail design drawings and external material samples. Details of shopfront art and signage would be considered under a separate application for advertisement consent.
109. Design conclusion
The proposed development is acceptable in terms of its heritage and townscape impact and its architectural detailing and materials. The setting of the adjacent conservation area (Rye Lane) is considered preserved.

Neighbouring amenity

110. Privacy

The proposed development is considered acceptable in terms of privacy and overlooking, subject to the imposition of appropriate planning conditions. Potential impacts on residents of Cooperative House can be satisfactorily mitigated through the provision of obscured balustrades. Similarly, potential overlooking of properties on Philip Walk can be addressed through the use of obscured glazing and obscured balustrades, while impacts on No. 277 Rye Lane and the adjoining terrace can be adequately mitigated through the installation of obscured glazing. Subject to these measures, the development would not result in unacceptable harm to neighbouring residential amenity by way of privacy impact. A suitably worded planning condition will secure obscure glazing and balustrade details prior to above grade works commencing.

111. It should be noted that the requirement for obscure glazing will have an impact on the quality of accommodation within the development – discussed separately in the relevant report section.

112. Daylight

The application is supported by a daylight and sunlight amenity impact report by Hollis (reference 125609-100/IM/LT) dated 23 December 2024 and an additional appendix comparing the VSC impacts of the extant planning scheme (16/AP/1896) and the current application on neighbouring Co-Operative House.

113. The neighbouring properties assessed are Co-Operative House, 1-15 Philip Walk (odds), 277-291 Rye Lane (odds), 24-26A Peckham Rye, 214-232 Rye Lane (evens) and 2 Heaton Road.

Figure: Proposed building in orange with neighbouring properties assessed for daylight and sunlight impacts shown



114. The BRE Guidance explains the rationale for assessing the daylight impacts of new developments using a range of assessment methods. The first and most commonly applied test prescribed by the BRE Guidance is the Vertical Sky Component (VSC) assessment. This test assesses the amount of visible sky at the centre of a window, expressed as a percentage of the total sky dome under standard overcast sky conditions. The target VSC recommended by the BRE is 27%, which is generally considered to provide a good level of daylight to habitable rooms served by windows on principal elevations. Where the existing VSC is below 27%, the BRE advises that a window should retain at least 80% (0.8 times) of its former value. A reduction beyond this level may indicate a material loss of daylight.
115. The second method is the No Sky Line (NSL), also referred to as the Daylight Distribution (DD) assessment. This method assesses the distribution of daylight within a room by measuring the area from which the sky is directly visible. The assessment compares the area receiving direct skylight in the existing and proposed situations. The BRE advises that if the area receiving direct skylight is reduced to less than 80% of its former value, occupants may experience a noticeable reduction in daylight distribution.
116. 345 neighbouring windows have been assessed in terms of VSC. Of these 345 windows, 326 comply with BRE Guidance (equating to 95%). 240 neighbouring rooms have been assessed in terms of DD. Of these 240 rooms, 222 comply with BRE Guidance (equating to 93%). The properties which would not meet BRE Guidance are assessed below.
117. *Co-Operative House*
This is a part-seven and part part-five storey building to the north of the application site with commercial at ground floor and residential flats above.

118.	Retained proportion of former VSC value	≥ 0.80	0.70 – 0.79 (minor adverse impact)	0.60 – 0.69 (moderate adverse impact)	< 0.60 (substantial adverse impact)
		120	7	1	2

119. The VSC assessment indicates that the majority of windows serving the building would continue to retain acceptable levels of daylight. Whilst 10 windows would experience reductions beyond the BRE guideline threshold, the effects would vary in severity, with 7 windows experiencing minor adverse impacts, 1 window experiencing a moderate adverse impact, and 2 windows experiencing substantial adverse impacts. As such, the assessment identifies some material reductions in daylight to a limited number of windows, all of which are at first and second floors, although the extent to which these reductions affect the daylight amenity of the rooms they serve must also be considered in conjunction with the DD assessment.

120.	Proportion of existing DD retained	≥ 0.80	0.70 – 0.79 (minor adverse impact)	0.60 – 0.69 (moderate adverse impact)	< 0.60 (substantial adverse impact)
		116	2	1	4

121. The DD assessment indicates that the majority of rooms would continue to retain acceptable levels of daylight distribution, with 116 rooms remaining BRE compliant. A total of 7 rooms would experience reductions beyond the BRE guideline threshold, comprising 2 rooms experiencing minor adverse impacts, 1 room experiencing a moderate adverse impact and 4 rooms experiencing substantial adverse impacts.

122. The DD results partially reflect the findings of the VSC assessment, with 4 of the 7 affected rooms also associated with windows that fail the VSC test. This indicates that, whilst some reductions in VSC do not result in a material reduction in daylight distribution within the room, a limited number of rooms would experience noticeable reductions under both assessment methods. It is also noted that the rooms experiencing the greatest reductions are located beneath large projecting balconies, which already limit the amount and distribution of daylight received. Notwithstanding these impacts, the vast majority of rooms would continue to retain acceptable levels of daylight distribution.

123. *5A and 5B Philip Walk*

This is a two-storey semi-detached property to the south of the application site, comprising two maisonettes.

124. The VSC assessment demonstrates that all windows serving the property would retain acceptable levels of daylight and would comply with the relevant BRE Guidance. The proposed development would therefore not result in any material adverse impacts on the amount of visible sky available to the affected windows, and occupants would be expected to continue to receive satisfactory levels of daylight.

125.	Proportion of existing DD retained	≥ 0.80	0.70 – 0.79 (minor adverse impact)	0.60 – 0.69 (moderate adverse impact)	< 0.60 (substantial adverse impact)
		4	1	0	0

126. The DD assessment identifies one room that would experience a minor adverse impact, retaining 71% of its existing daylight distribution. This room is located at ground-floor level adjacent to the existing outrigger, where daylight availability is already influenced by the built form of the property. Whilst the room would experience a reduction in daylight distribution beyond the BRE Guideline threshold, the impact would be limited in extent and all other assessed rooms would remain compliant with the BRE guidance. This is a bedroom.

127. *7A and 7B Philip Walk*

This is a two-storey semi-detached property to the south of the application site, comprising two maisonettes.

128.	Retained proportion of former VSC value	≥ 0.80	0.70 – 0.79 (minor adverse impact)	0.60 – 0.69 (moderate adverse impact)	< 0.60 (substantial adverse impact)
		7	1	0	0

129. The VSC assessment demonstrates that the vast majority of windows serving 7 Philip Walk would retain acceptable levels of daylight and would comply with the relevant BRE guidance. Of the eight windows assessed, seven would remain BRE compliant, whilst one window would experience a minor adverse impact. Given that only a single window would be affected, and that the impact would be minor in nature, the proposed development is not considered to result in a material adverse effect on the daylight amenity of the property as a whole.

130.	Proportion of existing DD retained	≥ 0.80	0.70 – 0.79 (minor adverse impact)	0.60 – 0.69 (moderate adverse impact)	< 0.60 (substantial adverse impact)
		4	1	0	0

131. The DD assessment identifies one room that would experience a minor adverse impact, retaining 71% of its existing daylight distribution. The affected room is located within the existing outrigger, where daylight availability is already influenced by the built form of the property. Whilst the room would experience a reduction in daylight distribution beyond the BRE guideline threshold, the impact would be limited in extent and would affect a non-habitable room. All other assessed rooms would remain compliant with the BRE guidance. Accordingly, the overall effect on daylight distribution within the property is considered to be limited.

132. *279 Rye Lane*

This is a mixed-use building with residential flats on the upper floors. The assessment shows some impacts in terms of VSC and DD, however the affected rooms are ancillary commercial accommodation and do not affect any residential habitable rooms.

133. *277 Rye Lane*

This is a mixed-use building with residential flats on the upper floors.

134.	Retained proportion of former VSC value	≥ 0.80	0.70 – 0.79 (minor adverse impact)	0.60 – 0.69 (moderate adverse impact)	< 0.60 (substantial adverse impact)
		0	3	2	0

135. The VSC assessment identifies reductions in daylight to all five assessed windows serving 277 Rye Lane, with three windows experiencing minor adverse impacts and two windows experiencing moderate adverse impacts. No windows would experience a substantial adverse impact.
136. The assessment has been undertaken against the existing situation, where the application site is currently undeveloped and benefits from an open aspect. As such, the existing VSC values represent a relatively unconstrained baseline, and reductions are therefore anticipated as a result of introducing built form on the site. Notwithstanding this, the retained VSC values would range between 16.33% and 24.93%. Such levels are not uncommon in dense urban London locations, where neighbouring properties are often located in close proximity to existing and emerging development and experience more constrained daylight conditions. Whilst

the proposed development would result in some reduction in daylight availability, the magnitude of impact should therefore be considered in the context of the site's urban setting and the existing relationship between the properties.

137.	Proportion of existing DD retained	≥ 0.80	0.70 – 0.79 (minor adverse impact)	0.60 – 0.69 (moderate adverse impact)	< 0.60 (substantial adverse impact)
		1	2	0	1

138. The DD assessment identifies four rooms that would experience reductions in daylight distribution beyond the BRE guideline threshold. Of these, two rooms would experience minor adverse impacts and one room would experience a substantial adverse impact, whilst one room would remain BRE compliant. The assessment has been undertaken against the existing situation, where the application site is currently undeveloped and provides an open aspect. As such, the existing daylight distribution represents a relatively unconstrained baseline, and reductions are anticipated as a result of the introduction of built form on the site. Whilst the assessment identifies some reductions in daylight distribution, these should be considered in the context of the site's dense urban location and the existing relationship between the properties.

139. Sunlight

The applicant's daylight and sunlight report has assessed the impact of the proposed development on the sunlight received at all windows facing within 90 degrees of due south. The BRE Guidance advises that these windows should be assessed to determine whether the proposed development would result in a material reduction in sunlight.

140. The BRE recommends that a window should receive at least 25% Annual Probable Sunlight Hours (APSH), including at least 5% Winter Probable Sunlight Hours (WPSH). Where these levels are not achieved, a window is generally considered to retain an acceptable level of sunlight if it receives at least 80% of its former APSH and/or WPSH values.
141. A window may therefore be considered adversely affected where:
- the resulting APSH is less than 25% and less than 0.8 times its former value; and/or
 - the resulting WPSH is less than 5% and less than 0.8 times its former value.
142. 190 rooms have been assessed for APSH and 179 (94%) would meet BRE Guidance.

143. *Co-Operative House*

The APSH assessment demonstrates that 107 of the 117 windows assessed would meet the BRE numerical targets for sunlight availability, representing 92% of the assessed windows.

144.	Proportion of existing APSH retained	≥ 0.80	0.70 – 0.79 (minor adverse impact)	0.60 – 0.69 (moderate adverse impact)	< 0.60 (substantial adverse impact)
		107	4	4	2

145. Of the 10 windows that would not meet the BRE targets, four would retain between 70% and 72% of their former APSH values. Whilst these represent reductions beyond the BRE guideline threshold of 80%, the impacts would be marginal. The remaining six windows are located beneath projecting balconies, which already restrict the amount of sunlight received. In addition, these windows are predominantly west-facing and are therefore subject to orientation constraints that limit the amount of direct sunlight available. The BRE Guidance recognises that windows with restricted orientations may not achieve the recommended sunlight targets. Accordingly, whilst some reductions in APSH would occur, the overall impact on sunlight availability to the property is considered limited.

146. *279 Rye Lane*

The APSH assessment identifies some reductions in sunlight availability; however, the majority of assessed windows would continue to meet the BRE numerical targets. The windows that do not meet the APSH targets serve the commercial element of the building and do not affect residential habitable rooms. Therefore, the proposed development would not result in any material adverse impact on sunlight availability to the residential accommodation.

147. Overshadowing

The applicant's assessment has considered the potential overshadowing effects of the proposed development on external amenity spaces at Co-Operative House. The assessment has reviewed 11 areas of amenity space using the BRE Sun Hours on Ground methodology, which considers whether at least 50% of an amenity area would receive at least two hours of direct sunlight on 21 March, or whether the reduction in sunlight availability would be less than 20%.

148. On 21 March, 7 of the 11 assessed amenity areas would meet the BRE criteria for sunlight availability. Four amenity areas would experience reductions beyond the BRE Guidance. Of these, two areas would retain 70% and 78% of their former sunlight availability respectively, representing reductions marginally beyond the BRE recommended threshold of 80%. The

remaining two areas are located immediately adjacent to the application site and currently benefit from the site being undeveloped. However, it is noted that sunlight availability to these areas is already influenced by the existing built form of Co-Operative House, including the massing to the east and west.

149. During the summer months, when external amenity spaces are most likely to be used, the assessment demonstrates that all 11 areas would meet the BRE guidance criteria on 21 June. The proposed development would therefore not result in a material adverse effect on sunlight availability to these amenity areas during the period when they are most likely to experience use and enjoyment.

150. Daylight, sunlight and overshadowing summary

The daylight and sunlight assessment demonstrates that the proposed development would result in some reductions in daylight and sunlight availability to neighbouring properties. However, the majority of assessed windows and rooms would continue to meet the BRE numerical targets, with 95% of windows assessed for VSC and 93% of rooms assessed for DD remaining within the BRE parameters. Overall, whilst some adverse effects would arise, the proposal would not result in unacceptable impacts on neighbouring amenity.

151. Openness and outlook

The existing site context is an important consideration. While the site has remained undeveloped for a considerable period, it is situated within an established urban environment. The proposed development will inevitably result in some reduction in openness and outlook for neighbouring properties; however, this impact is not considered to be of such a magnitude as to be unacceptable. In terms of its scale, massing and form, the proposed blocks broadly reflect the character and layout of the existing buildings at Cooperative House. Overall, the impact on the residential amenities of properties on Philip Walk, the Rye Lane terraces and at Cooperative House is considered to be acceptable.

152. Noise and vibration

The occupation of the new residential units is unlikely to give rise to noise levels beyond the typical enjoyment of a dwelling, and the associated amenity space. The new residential units will be constructed to adhere to the latest iteration building regulations, which make provision for acoustic insulation of residential units. It is noted that the development proposes plant equipment at ground floor, and a planning condition is recommended to plant noise does not cause undue impact on neighbouring and occupier amenity. It is recommended the commercial use is restricted by hours of use (7AM-11PM) to align with the period (11PM-7AM) in which background noise levels reduce – it also aligns with the Tesco unit in the adjoining block to the north. The applicant provided a noise impact assessment with their submission, the document has been reviewed by the Council's Environmental Protection Team (EPT), and they have recommended the

conditions.

153. Odour

No odour generating plant equipment is proposed as part of the development. Therefore, no additional mitigations are required. In the event, the future occupier of the commercial unit wishes to install kitchen extraction equipment, these works would be subject to a separate planning application and would be assessed for potential odour impact when submitted.

154. Neighbouring amenity conclusion

Overall, it is considered that the development would not result in an unacceptable impact on the amenity of neighbouring sites, subject to planning condition.

Landscaping, trees and urban greening

155. The application is a major (predominantly) residential development and therefore is required to achieve 0.4 UGF (urban greening factor). The submitted outline landscape strategy document confirms that the scheme can achieve a UGF of 0.41 through a mix of tree planting, green roofs, perennial planting, hedges, grassland and permeable paving. The Urban Forester has been consulted on the application and has raised no objection in terms of landscaping, trees and urban greening requirements. There are no tree or landscaping constraints. The proposed landscape design and quantum is accepted and has responded to pre-app advice. Planning conditions are recommended to secure detail design in relation to landscaping and green/blue roof details (to ensure the maximum UGF provision).

Biodiversity Net Gain

156. The application is within the scope of BNG legislation and therefore is required to deliver a BNG uplift of 10% on-site (with any additional shortfalls to be addressed by off-site and statutory credits). The submitted BNG details with the application state that the 10% uplift can be delivered on-site, and therefore no off-site or statutory credits mitigations are required.

157. On-site baseline

Habitat units	0.31
Hedgerow units	0.00
Watercourse units	0.00

On-site post-intervention (including habitat retention, creation & enhancement)

Habitat units	0.48
Hedgerow units	0.00
Watercourse units	0.00

On-site net change (units & percentage)

Habitat units	0.17	55.02%
Hedgerow units	0.00	0.00%
Watercourse units	0.00	0.00%

158. The overall, predicted BNG uplift is ~55% on-site exceeds the statutory requirement of 10%. It is considered that the on-site The BNG gains would be classed as 'significant' in line with the statutory guidance and therefore planning conditions relating to submission a Biodiversity Gain Plan (BGP) and a Habitat Maintenance and Monitoring Plan (HMMP) are required.

Ecology and biodiversity

159. In addition to the statutory biodiversity net gain (BNG) outlined above, there are other considerations with respect to biodiversity, as set out in adopted policy. To support their application the applicant has provided an ecological assessment. The report has been reviewed by the LBS Ecology Team and found to be acceptable in principle, it should be noted invasive species were found onsite and should be removed and disposed of following the appropriate industry standard guidelines. In addition, planning conditions are to be imposed to secure the provision of swift bricks and bat boxes within the development site.
160. It should be noted that, whilst some mitigation and enhancement measures are secured through planning conditions, the planning system does not operate in isolation in relation to habitat and species protection. Biodiversity and ecological interests are also subject to a wider statutory framework, including, but not limited to, the Environment Act 2021 (including Biodiversity Net Gain requirements), the Conservation of Habitats and Species Regulations 2017, and the Wildlife and Countryside Act 1981. These legislative provisions provide additional safeguards for protected habitats and species throughout the construction and operational phases of development, irrespective of the requirements imposed through the planning process.

Transport and highways

161. The site of the proposed development borders Rye Lane, which is LB Southwark adopted highway. The closest bus stop is Nigel Road (Stop EA), which is less than 25 metres from the site, and serves ten routes, including two-night routes. The application site is highly accessible by public transport, both by rail and bus (PTAL 6A – second highest). The site is

accessible from Rye Lane (LBS adopted highway) and Philip Walk (private road). There is a loading bay within proximity of the site on Rye Lane. In terms of transport and highway impacts, the proposed development has been assessed by the Council's Transport Policy team, the Council's Highways department and Transport for London.

162. Car parking

As the site is highly accessible by public transport, policy P54 of the Southwark Plan requires the development to be car-free. Access to parking permits within the controlled parking zone (CPZ) are to be revoked by planning obligation (save for disabled persons). No on-site parking bays are proposed, save for one blue badge bay.

163. Disabled parking

The development provides one on-site disabled parking bay, which adheres to standards regarding disabled parking. A single blue badge bay equates to approximately 3% of the proposed 38 residential units and is therefore compliant with the adopted planning policy in so far as relates disabled parking provision. The single bay is accessed via Philip Walk to the south of the site, and swept path analysis has been provided demonstrating it can be accessed by a large car. The proposed arrangements are acceptable in principle. The applicant has confirmed that wall-to-wall width of the garage for the blue badge space is over 4.8m, and the parking space has been positioned centrally to achieve a 1.2m zone to each side as required. It has further been confirmed by the applicant that the use of the signage on the roller shutter will deter drivers from parking across it. Furthermore, all parties with rights of access on the access road are obligated to not block access to any other properties. It is accepted that not all M4(3) accessible units have a dedicated car parking space, however it is not anticipated that all accessible unit occupiers will have a car. In addition, on street parking permits will be available for disabled persons within the controlled parking zone.

164. Cycle parking

Block A has storage for 34 cycles, of which 23 will be at floor level (including 12 x Sheffield) and 11 will be on the upper tier of a two-tier rack. In Block B, the store will accommodate up to 40 cycles, of which 26 may be parked at floor level (including 12 x Sheffield) and 14 rely on the upper tier of a two tier rack. The proposed quantum and type of long-stay cycle parking is considered policy compliant, particularly in light of the Mayors Support for Housing Building LPG (and the revisions to cycle parking standards introduced). The proposed long stay cycle parking is secure, accessible and weatherproof. The residential development also provides two short stay cycle parking spaces, which are considered generally compliant with adopted policy.

165. Healthy streets

London Plan policy on healthy streets (T2) states that development

proposals and development plans should deliver patterns of land use that facilitate residents making shorter, regular trips by walking or cycling. TfL's Healthy Streets for London document (February 2017) details TfL's policies and strategies to help Londoners use cars less and walk, cycle and use public transport more. One of these policies is to create streets that feel pleasant, safe and attractive.

166. The council's cabinet has agreed the recommendations for 'Rye Lane Cycle Improvements', that were previously being consulted on when the application was first submitted (date of decision: 09/04/2025). The proposed improvements to Rye Lane will make a significant improvement to the accessibility of the site via cycling and bus. The applicant is therefore expected to make a financial contribution, commensurate with the impact of the proposed development, towards the delivery of the works, should they be implemented. A contribution of £53,200 towards the works is to be secured via planning obligation – in the event the works are not implemented and completed within a timeframe agreed with the applicant it is considered reasonable to include a mechanism within the legal agreement for the repayment of the sum. The contribution is considered necessary as the development is car free, and therefore future occupiers will access the site by bus and bicycle. The addition of 38 residential units will result in a material uplift in bus and cycle rider numbers in the locality, as demonstrated in the applicants submitted trip generation documents.

167. Deliveries and servicing

The future occupier of the commercial unit is not yet known, therefore although transport details have been accompanied with the application, they do not provide a detailed review of commercial servicing requirements. Prior to occupation of the commercial unit a detailed servicing management plan is to be secured via condition to ensure arrangements are satisfactory. Additionally, prior to the occupation of the residential units detailed servicing management plan is to be secured via condition to ensure arrangements are satisfactory.

168. Trip generation

The proposed development will lead to an increase of trips to and from the site, however it is anticipated the majority of the trips (due to the car-free nature of the development) will be made via sustainable modes of transport (walking, cycling, bus and rail). There will be an increase in vehicular servicing activity, but the future arrangements will be carried out in accordance with the previously mentioned servicing management plans (to be submitted prior to occupation of the commercial and residential components of the development respectively). The existing, and augmented loading bay (via s278 works) will provide sufficient capacity for servicing the development. Given most trips to and from the site will be via sustainable modes of transport, the conditioning of a travel plan is not considered necessary in this instance.

169. Highway works

Two stages of highway works are considered to be required to make the development acceptable in planning terms. The section 278 works will be secured via planning obligations.

170. • Prior to the commencement of the development, the following highway works are required: the existing bus stop will require relocation to an appropriate temporary location. The construction of a temporary construction pit lane is also required to allow for construction logistics. Along with the making up of the footway, rerouting of any affected cycle routes, reinstatement of a gully and/or ancillary drainage, repositioning street furniture, repositioning street lighting, and repositioning of any service covers affected. The existing street trees fronting the site shall also be afforded the necessary protections from construction.
- Following the completion of construction activities and prior to the occupation of the development, the following works are required: the permanent bus stop must be reinstated in an appropriate location, along with the removal of the temporary pit lane and temporary bus stop, the lengthening of the loading bay to allow for waste/refuse of the development. Along with the making up of the footway, rerouting of any affected cycle routes, reinstatement of a gully and/or ancillary drainage, repositioning street furniture, repositioning street lighting, and repositioning of any service covers affected. Any damage caused to the highway during the course of construction within an agreed vicinity of the site must be made good.

All works must not prejudice the final delivery of the 'Rye Lane Cycle Improvements' works. All works are to be carried out to the satisfaction of the local highway authority, as well as Transport for London (TfL). The works to LB Southwark adopted highway must be carried out with the locally adopted Southwark Streetscape Design Manual (SSDM) – with additional emphasis on meeting standards for accessibility. The works are to be secured via planning obligation.

Energy and sustainability

171. Energy

Policy P70 of the Southwark Plan requires development to adhere to the following energy hierarchy: Be Lean (energy efficient design and construction); then Be Clean (low carbon energy supply); then Be Green (on site renewable energy generation and storage); then Be Seen (monitor, verify and report on energy performance); then offset residual carbon emissions to reach zero carbon target. The baseline position establishes a Target Emission Rate equivalent to total regulated emissions of 31.3 tonnes CO₂ per year across the site (30.2 tonnes residential and 0.6 tonnes commercial).

172. Be Lean

Passive design measures include fabric performance beyond Building

Regulations minimum, triple glazing to residential units, enhanced air tightness, accredited construction details to limit thermal bridging, mechanical ventilation with heat recovery, waste water heat recovery and LED lighting throughout. This results in a 5.5 tonne CO₂ reduction per year, equivalent to 18%.

173. Be Clean

Major developments must be designed to incorporate decentralised energy. In the case of the application site, connection to a district heat network (DHN) is not yet possible. Therefore, a planning obligation is required to ensure the development is future proofed to connect to a planned decentralised heat network.

174. Be Green

Wind turbines, solar thermal, biomass and ground source heat pumps were all assessed and discounted as unsuitable for this site and scale. The scheme instead proposes air source heat pumps serving a centralised Low Temperature Hot Water system providing space heating and hot water, together with a roof mounted 63-panel PV array. This stage delivers a 63% carbon saving.

175. Be lean, be clean, be green, be seen summary

Cumulatively the strategy achieves a 79.78% improvement in regulated emissions against the baseline for the development as a whole.

176. Net zero carbon

Major development must be net zero-carbon, in line with adopted policy. Major residential development must reduce carbon emissions on site (by 100% on 2013 Building Regulations or any future amendment thereafter) with any shortfall in meeting the requirement addressed via planning obligation. The commercial unit, due to its modest size (~150sqm) does not fall within the scope of the adopted net zero-carbon policy.

177. Net Zero Carbon Summary Table(s)

<u>Measure</u>	<u>Domestic Regulated Carbon Dioxide Savings (Tonnes CO₂ per annum)</u>	<u>%</u>
Savings from energy demand reduction	5.5	18%
Savings from heat network	0.0	0%
Savings from renewable energy	19.4	63%
Total Cumulative Savings	24.9	81%

<u>Additional Carbon Assessment</u>	<u>Tonnes CO₂</u>
Carbon Shortfall	5.8
Cumulative savings for off-set payment	174
Offset Contribution	£16,530

178. The Planning Policy Energy Team were consulted for comment, they have reviewed the applicant's submitted energy and sustainability assessment and concur with the findings. To address the shortfall against the 100% reduction Part L requirement an offset contribution of £16,530 is payable and will be secured via legal agreement. Additional energy obligations include Be Seen monitoring and periodic energy strategy review mechanisms.

179. BREEAM

Policy requirements in relation to BREEAM 'excellent' certification are not applicable to the proposed development as the commercial unit is <500sqm.

180. Summary

Overall, the proposed development is in general compliance with energy and sustainability policy, subject to mitigations secured by planning obligations. The development has demonstrated it has followed the energy hierarchy; and it has offset where required. Further measures will ensure ongoing energy strategy monitoring (be seen), as well as the provision of the future proofed connection to a district heating network (DHN).

Air quality

181. The applicant has submitted air quality assessments with their application. The submitted assessments have been reviewed by the Council's Environmental Protection Team (EPT) and the scheme meets policy exemptions to be considered air quality neutral (both in terms of building and transport emission benchmarks). As such, no additional air quality neutral and/or positive mitigations are required.

Fire safety

182. The proposed development is a major development and therefore London Plan Policy D12 (A and B) applies. The development is not considered a 'relevant building' for fire safety purposes, as assessed against the criteria in the NPPG (Fire safety and high-rise residential buildings (from 1 August 2021)). The application has been accompanied with a fire statement document; the document addresses the criteria outlined in adopted planning policy. As the submitted drawings and design details progress to construction stage, the development will be required to demonstrate compliance with Building regulations (which include provisions for fire safety) beyond the planning system.
183. London Plan guidance 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.

Ground conditions and contamination

184. Ground conditions

The proposed development will incorporate the use of piling during the groundworks stage of construction. In an urban context there are multiple underground assets running within proximity of the site, particularly water assets, that require protection from any adverse effects of piling in the vicinity. As such, a planning condition is recommended prior to commencement of any piling works to secure a piling method statement, which will be consulted on in conjunction with Thames Water to mitigate any potential impact on underground assets.

185. Contamination

The application site was previously in mixed, industrial and commercial use. As such there is the potential for contaminated land resulting from historic uses. Any potential land contamination will be identified and remediated sufficiently before any future use of the site. Substantial weight (as per the NPPF) should be afforded to the benefits of brownfield development, along with the potential for land to be remediated. A planning condition will be used to secure a scheme of assessment and subsequent remediation (if necessary).

Water resources and flood risk

186. Water resources

Policy P67 of the Southwark Plan requires major residential development to aim to reduce occupier water consumption in the interests of sustainability. This requirement is achieved through use of a planning condition to minimise the use of mains water in line with the optional requirement of the Building Regulations (residential development), achieving mains water consumption of 105 litres or less per head per day (excluding allowance of up to five litres for external water consumption). The condition will ensure the residential units are designed and constructed to achieve the reduced consumption rate.

187. Flood risk

The application site lies in flood zone 1 (the lowest risk of flooding from rivers and/or the sea – 1 in 1,000-year modelled chance). Therefore, the development is not required to demonstrate compliance with the sequential nor exception tests set out in flood risk adopted policy. The site does

however lie in an area at risk of surface water flooding, and therefore is required to demonstrate that the development will not increase the risk of flooding elsewhere, surface water matters are discussed below.

188. Surface water drainage

Major development should reduce surface water run-off to greenfield run-off rates. This must be through the application of water sensitive urban design and sustainable urban drainage systems (SUDS), in accordance with the following drainage hierarchy: store rainwater for later use; then use infiltration techniques; then attenuate rainwater in ponds or open water features for gradual release; then discharge rainwater direct to a watercourse; then discharge rainwater to a surface water sewer/drain; then discharge rainwater to the combined sewer; and ensure hard surfacing of any gardens is permeable.

189. As mentioned, the applicant has provided a flood risk assessment (with SUDS assessment) within their submission, it was amended following initial consultee comments. The revised document has been reviewed by the LBS Lead Local Flood Authority (LBS LLFA) and found to be acceptable – with the required greenfield surface water runoff rates achieved. To ensure, the surface water drainages measures are constructed, retained and maintained a planning condition is recommended.

190. Overall, with regards to water resources and flood risk it is considered the development is in general compliance with adopted policy, subject to planning conditions. Water consumption will be controlled in the interests of sustainability, and the development will not increase on or off-site flood risk as surface water drainage has been demonstrated to achieve greenfield rates.

Archaeology

191. The site is not located within an archaeology priority area (an area where archaeology is known to be present, or highly likely to be present). Therefore, in this instance no specific archaeology mitigations are required.

Socio-economic impacts

192. Commercial unit

It is understood previous developments on-site have stalled, and the site has not provided any employment generating uses in some time. Therefore, the provision of the ~150sqm commercial unit (use class E) will introduce an employment generating use, as well as contributing to the local economy. Albeit the scale of development (<2500sqm GEA) does not trigger any adopted policy related obligations for end stage jobs.

193. Local procurement

Policy P28 of the Southwark Plan and the Section 106 and CIL SPD require developments that propose 1,000sqm (or more) of gross new floorspace

must allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction. A planning obligation will be used to ensure the developer uses reasonable endeavours to procure from businesses and organisations based in Southwark either: 10% of the total value of the construction contracts; or 10% of the total number of construction contracts tendered in relation to the development.

194. Overall, it is considered the development will deliver socio-economic benefits to the local and wider Southwark economy.

Construction management

195. The demolition and construction of the development is likely to have an impact on neighbouring amenity, the local environment and the local transport network. The impacts of construction, although potentially disruptive, will be temporary. To mitigate such impacts, two planning conditions are recommended. Firstly, a demolition and construction logistics plan (D/CLP) and secondly a demolition and construction environmental management plan (D/CEMP).
196.
 - The D/CLP will manage all freight vehicle movements to and from the site and shall identify all efficiency and sustainability measures that will be taken during the demolition stage and subsequent construction of the development.
 - The D/CEMP will ensure the demolition stage and subsequent construction of the development sufficiently mitigates off-site impacts to the environment and neighbouring amenity (including but not limited to dust suppression, noise control, vibration management, waste management, odour control, water pollution, and wildlife protection).
 - Additionally, planning obligations are recommended to allow for active compliance monitoring by the Council of the D/CLP and D/CEMP.
197. Further to the above, it is understood that there will be certain highway works required prior to commencement of the development and prior to occupation of the development to enable the construction, these works are outlined in the relevant highway works section.

Other matters

198. High speed internet
Major development must enable the delivery of fibre to the premises (FTTP) broadband or equivalent technology for future occupants and users of the proposed development, with superfast speeds being the minimum offered. To secure this a condition is recommended to ensure sufficient ducting space is provided within the development for fibre infrastructure.

Mayoral and borough community infrastructure levy (CIL)

199. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the

Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole. Southwark's CIL will provide for infrastructure that supports growth in Southwark.

200. The proposal is CIL liable. The site is located within Southwark CIL Zone 2 and MCIL2 Band 2 zone. Based on the applicants' CIL Form1 dated 23-Dec-24, CIL is anticipated to be approximately £1.3million (gross, pre-social housing relief), including Mayoral CIL £255k and Borough CIL £1million. It should be noted that this is an estimate, and the floor areas on approved drawings will be checked and the "in-use building" criteria will be further investigated, after planning approval has been obtained.

Community involvement and engagement

201. The applicant has provided a 'Statement of Community Involvement' (December 2024) which outlines the pre-submission consultation undertaken by the applicant, in accordance with the locally adopted development consultation charter (DCC) and statement of community involvement (SCI).

Planning conditions and obligations

202. Planning conditions
- Approved plans
 - Time limit (3-year standard)
 - BNG biodiversity gain plan
 - BNG habitat management and monitoring plan
 - Land contamination
 - Demolition and construction logistics plan
 - Demolition and construction environmental management plan
 - Piling method statement
 - Detail design drawings
 - External material samples
 - Landscaping and playspace details
 - Green roof details
 - Bird and bat box details
 - External lighting details
 - Obscure glazing details (balustrades and windows including rooflights)
 - Secured by design (details and certification)
 - Waste and refuse storage (provided prior to occupation)
 - Cycle storage provision (provided prior to occupation)
 - Accessible housing (unit, percentages, type and certification)
 - Servicing management plan (residential)
 - Servicing management plan (commercial)
 - Commercial unit use restriction (active frontage – no E(d), E(f) or E(g)(iii))
 - Commercial unit hours of use (7AM to 11PM)
 - Water consumption

- Flat roof use (only emergency or maintenance)
- Plant noise
- Surface water drainage (compliance with SuDs strategy)
- Full fibre connectivity ducting
- Parking bay (blue badge use only)

203. Planning obligations

- Affordable housing (including late-stage review mechanism)
- Local procurement
- Energy and sustainability (offset, be seen, futureproof DHN, strategy review mechanisms)
- BNG monitoring contribution
- D/CLP network management contribution
- D/CEMP monitoring contribution
- Healthy streets works contribution
- Amenity space shortfall contribution
- Highway works (s278) obligation
- Administration and compliance fees
- Technical and non-technical submission fees

CONSULTATION RESPONSES

Consultation responses from members of the public

204. Summarised below are the material planning considerations raised by members of the public.

205. Application advertised by:

- letters (sent to 100m radius of the site);
- press notice; and
- site notices

206. Responses:

- 19x letters of representation have been received
- 18x letters of objection
- 1x letter of support

207. The letters of representation raised the following matters:

208. *Principle of development and proposed land uses:*

- Concerns that the scale and density of development constitute overdevelopment of the site.
- Objections to the absence of affordable housing within the proposal.
- Concerns regarding the inclusion of commercial floorspace, with comments that there is limited demand locally and that vacant commercial units could encourage anti-social behaviour.
- One representation supported the principle of redevelopment of this brownfield site, considering the scale and housing provision appropriate.

Officer Comment:

The principle of redevelopment, land use mix, affordable housing provision and commercial floorspace are considered in the relevant sections of this report.

209. *Design quality and site layout:*

- The proposed building is considered by objectors to be excessive in height, scale and massing.
- Concerns that the development would appear overly dominant and create an oppressive sense of enclosure for neighbouring residents.
- Requests for reductions in height, stepped upper storeys and increased separation between buildings.
- Concerns that the proposed materials, particularly extensive brickwork, would contribute to a darker outlook and poorer light reflection.
- Objections stating that the proposal does not respect the character of the surrounding area or previous approved schemes.
- Comments that the submitted visual information and 3D representations were insufficient to understand the proposal's impacts.

Officer Comment:

The design, scale, massing, appearance and relationship with the surrounding townscape are assessed within the Design section of this report.

210. *Neighbouring amenity impacts:*

- Significant concerns regarding loss of daylight and sunlight to neighbouring flats and communal amenity areas, particularly within Cooperative House.
- Concerns that several neighbouring properties would experience substantial reductions in Vertical Sky Component (VSC), No Sky Line (NSL) and sunlight levels, with references to BRE guidance.
- Concerns regarding overshadowing of communal amenity spaces and children's play areas.
- Objections relating to loss of outlook, increased sense of enclosure and overlooking resulting in reduced privacy.
- Concerns that the courtyard arrangement would increase reverberation of noise and worsen existing acoustic conditions.
- Concerns regarding noise arising from additional residents, plant equipment and commercial activity.
- Concerns regarding impacts on residents' mental health, wellbeing and quality of life due to reduced natural light and increased enclosure.
- Concerns regarding potential glare from proposed solar panels.
- Concerns regarding disruption during construction.
- Concerns that consultation material and technical reports were difficult for residents to interpret.

Officer Comment:

The impacts on neighbouring residential amenity, including daylight,

sunlight, overshadowing, privacy, outlook, noise and disturbance, have been fully assessed in the relevant sections of this report. The submitted technical assessments have been considered alongside the Council's planning policies and relevant BRE guidance.

211. *Transport, parking, highways, deliveries and servicing matters:*

- Concerns that the development would place additional pressure on existing on-street parking.
- Concerns regarding insufficient loading and servicing provision for residents, deliveries and tradespeople.
- Requests for additional parking or loading bays to mitigate increased demand.

Officer Comment:

Transport, parking, servicing and highway matters are considered within the Transport section of this report.

212. *Other matters:*

- Concerns regarding potential reductions in neighbouring property values.
- Concerns that previous consultation comments had not been fully taken into account.
- Requests that the proposal be amended to reduce its impact on neighbouring residents.
- One representation expressed support for the redevelopment, citing the need for additional housing on a sustainable brownfield site.

Officer Comment:

Property values are not material planning considerations. Public consultation has been undertaken in accordance with the Council's statutory requirements, and all material planning considerations have been taken into account in the assessment of this application. The benefits of redevelopment are balanced against identified impacts within this report.

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

Consultation responses from internal and divisional consultees

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

215. LBS Design and Conservation Team

- No objection – subject to conditions (detail design and external material samples).

LBS Transport Policy Team

- No objection – subject to conditions and obligations (D/CLP, D/CEMP, SMP, s278 works, healthy streets contribution).

LBS Highways Development & Management

- No objection – subject to obligation (s278 works).

LBS Environmental Protection Team

- No objection – subject to conditions (plant noise, D/CEMP, hours of use).

LBS Ecology Officer

- No objection – subject to conditions (BNG conditions, green roof, landscaping, bird/bat boxes, D/CEMP).

LBS Urban Forester

- No objection – subject to conditions (green roof and landscaping)

LBS Flood Risk Management & Urban Drainage Team (LLFA)

- No objection – subject to conditions (compliance with SuDs strategy)

LBS Planning Policy – General

- No comment – officer policy guidance provided.

LBS Network Developments Construction Management Plans

- No objection – subject to condition and obligation (D/CLP and network management fee contribution).

LBS Building Control Division

- No response received.

LBS Community Infrastructure Team

- Officer report paragraph provided.

LBS Local Economy

- No objection – subject to obligation (local procurement).

216. *Case officer response:*

The matters raised through the consultation process have been duly considered and addressed, and where appropriate have been incorporated into the assessment and recommendations set out within this report. Planning conditions and obligations have been applied only where the relevant statutory and policy tests for their imposition have been satisfied. Requests for additional information and amendments to the proposal have been secured where necessary to ensure the development is acceptable in planning terms.

Consultation responses from external consultees

217. Summarised below are the material planning considerations raised by external consultees.

218. Environment Agency

- No objection – outside statutory consultee remit (follow standing advice).

Thames Water

- No objection - subject to condition and consult local LLFA (piling method).

Metropolitan Police Service (Designing Out Crime)

- No objection - subject to condition (secure by design).

Natural England

- No response required - outside statutory consultee remit (follow standing advice).

Transport For London

- No objection - subject to the LBS transport policy team being satisfied, and subject conditions and obligations (SMP and healthy streets contribution).

HSE Fire Risk Assessments

- No response required - outside statutory consultee remit (building is not a 'relevant building' for fire purposes).

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

Community impact and equalities assessment

220. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
221. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
222. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
 2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it, and;
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation

by such persons is disproportionately low.

3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
223. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
 224. The applicant has submitted an Equalities Impact Assessment (EqIA) within the 'Statement of Community Involvement' (December 2024). A summary of the key findings is provided below; however, Members are advised to review the full Statement of Community Involvement in the first instance, as the summary does not capture all aspects of the assessment or the detailed evidence and mitigation measures presented by the applicant.
 225. *Summary of the Equalities Impact Assessment*
The applicant's EqIA presents the development as having a net positive equalities impact, primarily through accessible housing, wheelchair-user dwellings, family facilities, community safety measures, new housing provision and opportunities for local businesses. The principal potential adverse impacts relate to amenity effects on neighbouring residents (daylight, privacy, noise and traffic), but the applicant argues that these have been reduced through amendments to height, massing, landscaping and privacy measures.
 226. Officers have reviewed the application and conclude the following in respect of equalities impacts. The development provides potential planning benefits including housing and employment which may benefit those with protected characteristics. It is accepted some negative impacts of the development can be mitigated by planning condition or obligation. However, the applicant's EQIA has not identified or addressed the issues raised within the report regarding quality of accommodation, with specific emphasis on the quality of wheelchair housing. Members should note that the planning appeal decision is to be made by the Planning Inspectorate.

Human rights implications

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

The rights potentially engaged by this application including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

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

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

Was the pre-application service used for this application?	Yes
If the pre-application service was used for this application, was the advice given followed?	Yes
Was the application validated promptly?	Yes
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	Yes – design amendments.
To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	No, appeal for non-determination.

CONCLUSION

232. The proposed development is in general compliance with the development plan, when viewed as a whole. Accordingly, it is recommended members endorse the officer recommendation that would have been to grant planning permission (subject to planning conditions and completion of a legal agreement) had the application not been appealed for non-determination.
233. Officers have not identified a strong reason for refusal when viewed against policies that protect areas or assets of particular importance, nor have officers identified any adverse impacts that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having had particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually

or in combination, including the specific paragraphs within in the footnote.

Substantial weight has been attributed to the value of using brownfield land for homes and other identified needs (including the opportunity to remediate any potentially contaminated land) in reaching the planning recommendation.

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

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth		
Report Author	Sean Gomes, Planning Officer		
Version	Final		
Dated	30 July 2026		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER			
Officer Title		Comments Sought	Comments included
Strategic Director, Resources		No	No
Strategic Director, Environment Sustainability and Leisure		No	No
Strategic Director, Housing		No	No
Date final report sent to Constitutional Team			31 July 2026

APPENDIX 1

Consultation undertaken

Site notice date: 06/02/2025

Press notice date: 06/02/2025

Case officer site visit date: 06.02.2025

Neighbour consultation letters sent: 30/01/2025

Internal services consulted

LBS Design And Conservation Team [Formal Consultation]

LBS Transport Policy Team

LBS Highways Development & Management

LBS Environmental Protection Team

LBS Ecology Officer

LBS Urban Forester

Flood Risk Management & Urban Drainage Team

LBS Planning Policy [Formal Consultation] - General

LBS Network Developments Construction Management Plans

LBS Building Control Division

LBS Community Infrastructure Team

LBS Local Economy

LBS Design And Conservation Team [Formal Consultation]

LBS Transport Policy Team

LBS Planning Policy [Formal Consultation] - General

LBS Ecology Officer

Flood Risk Management & Urban Drainage Team

LBS Environmental Protection Team

Flood Risk Management & Urban Drainage Team

LBS Design And Conservation Team [Formal Consultation]

LBS Planning Policy [Formal Consultation] - General

LBS Ecology Officer

Statutory and non-statutory organisations

Environment Agency

Thames Water

HSE Fire Risk Assessments

Fire And Emergency Department

Metropolitan Police Service (Designing Out Crime)

Natural England - London Region & South East Region

Fire And Emergency Department

Transport For London

Transport For London

Transport For London

Neighbour and local groups consulted:

Flat 33 249 Rye Lane London

Flat 30 249 Rye Lane London

Flat 28 249 Rye Lane London

Flat 27 249 Rye Lane London

Flat 25 249 Rye Lane London

Flat 24 249 Rye Lane London

Flat 22 249 Rye Lane London

Flat 21 249 Rye Lane London

Flat 18 249 Rye Lane London

Flat 17 249 Rye Lane London

Flat 15 249 Rye Lane London

Flat 12 249 Rye Lane London

Flat 11 249 Rye Lane London

Flat 9 249 Rye Lane London

Flat 8 249 Rye Lane London

Flat 6 249 Rye Lane London

Flat 3 249 Rye Lane London

Flat 2 249 Rye Lane London

265 Rye Lane London Southwark

Flat 122 263 Rye Lane London

Flat 113 263 Rye Lane London

Flat 117 263 Rye Lane London

Flat 116 263 Rye Lane London

Flat 5 40 - 42 Peckham Rye London

251 Rye Lane London Southwark

Rear Of 206 Rye Lane London

206 Rye Lane London Southwark

206A Rye Lane London Southwark

289 Rye Lane London Southwark

289A Rye Lane London Southwark

Unit A To B 4 Sternhall Lane London

Flat 2 285 Rye Lane London

Flat 1 285 Rye Lane London

224A Rye Lane London Southwark

30 - 32 Peckham Rye London Southwark
 30A Peckham Rye London Southwark
 32 Peckham Rye London Southwark
 Flat 2 204 Rye Lane London
 261 Rye Lane London Southwark
 232 Rye Lane London Southwark
 218 - 220 Rye Lane London Southwark
 222 Rye Lane London Southwark
 293 - 295 Rye Lane London Southwark
 Flat 3 204 Rye Lane London
 20 Austins Court 1 Peckham Rye London
 13 Austins Court 1 Peckham Rye London
 Flat 2 Bramley Court Scylla Road
 Flat 5 Shakespeare Court 22A Peckham Rye
 5A Philip Walk London Southwark
 15A Philip Walk London Southwark
 4 Huguenot Square London Southwark
 15 Huguenot Square London Southwark
 3B Philip Walk London Southwark
 3A Philip Walk London Southwark
 2A Heaton Road London Southwark
 Flat 9 Legacy House 2 Heaton Road
 Flat 8 Legacy House 2 Heaton Road
 Flat 7 Legacy House 2 Heaton Road
 Flat 6 Legacy House 2 Heaton Road
 Flat 5 Legacy House 2 Heaton Road
 Flat 4 Legacy House 2 Heaton Road
 Flat 3 Legacy House 2 Heaton Road
 Flat 2 Legacy House 2 Heaton Road
 Flat 1 Legacy House 2 Heaton Road
 196B Rye Lane London Southwark

196A Rye Lane London Southwark
 192A Rye Lane London Southwark
 279A Rye Lane London Southwark
 281 - 283 Rye Lane London Southwark
 127 Wivenhoe Close London Southwark
 83 Wivenhoe Close London Southwark
 57 Wivenhoe Close London Southwark
 31 Wivenhoe Close London Southwark
 105 Wivenhoe Close London Southwark
 11 Vivian Square London Southwark
 199 Wivenhoe Close London Southwark
 171 Wivenhoe Close London Southwark
 Flat 4 204 Rye Lane London
 Flat 16 243 Rye Lane London
 Flat 7 243 Rye Lane London
 18 Peckham Rye London Southwark
 Flat 2 194 Rye Lane London
 101 Wivenhoe Close London Southwark
 16 Heaton Road London Southwark
 23 Huguenot Square London Southwark
 8 Heaton Road London Southwark
 Flat 22 243 Rye Lane London
 Flat 11 243 Rye Lane London
 8 Huguenot Square London Southwark
 5 Scylla Road London Southwark
 7 Robert Court 4 Sternhall Lane London
 Flat 3 194 Rye Lane London
 5 Austins Court 1 Peckham Rye London
 Flat 103 263 Rye Lane London
 Flat 82 257 Rye Lane London
 279 Rye Lane London Southwark
 First Floor And Second Floor Flat 192A Rye Lane London
 Flat 106 263 Rye Lane London

Flat 79 257 Rye Lane London	295A Rye Lane London Southwark
20 Philip Walk London Southwark	18A Peckham Rye London Southwark
Kingdom Hall Of Jehovahs Witnesses 1A Scylla Road London	Flat 1 291 Rye Lane London
5B Philip Walk London Southwark	First Floor Flat 18 Peckham Rye London
17A Philip Walk London Southwark	Flat 98 263 Rye Lane London
36A Peckham Rye London Southwark	230A Rye Lane London Southwark
Flat 9 243 Rye Lane London	293A Rye Lane London Southwark
Flat 68 257 Rye Lane London	61 Wivenhoe Close London Southwark
Flat 31 249 Rye Lane London	11 Robert Court 4 Sternhall Lane London
Flat 14 249 Rye Lane London	Flat 49 253 Rye Lane London
Flat B 208 Rye Lane London	Flat 15 243 Rye Lane London
Flat C 228 Rye Lane London	Flat 4 40 - 42 Peckham Rye London
198 Rye Lane London Southwark	117 Wivenhoe Close London Southwark
Flat 88 257 Rye Lane London	5 Huguenot Square London Southwark
25B Philip Walk London Southwark	26 Huguenot Square London Southwark
25 Wivenhoe Close London Southwark	22 Huguenot Square London Southwark
187 Wivenhoe Close London Southwark	17 Huguenot Square London Southwark
153 Wivenhoe Close London Southwark	14 Huguenot Square London Southwark
125 Wivenhoe Close London Southwark	10 Huguenot Square London Southwark
77 Wivenhoe Close London Southwark	6 Heaton Road London Southwark
47 Wivenhoe Close London Southwark	Flat 5 243 Rye Lane London
17 Wivenhoe Close London Southwark	Flat 2 243 Rye Lane London
279B Rye Lane London Southwark	241 Rye Lane London Southwark
Flat 60 257 Rye Lane London	42 Peckham Rye London Southwark
Site 1 - 13 Copeland Road London	232A Rye Lane London Southwark
3 Austins Court 1 Peckham Rye London	Flat 4 249 Rye Lane London
131 Wivenhoe Close London Southwark	224 Rye Lane London Southwark
Flat 32 249 Rye Lane London	Flat 112 263 Rye Lane London
Flat 16 249 Rye Lane London	2 Huguenot Square London Southwark
26A Peckham Rye London Southwark	2 Heaton Road London Southwark
3A Sternhall Lane London Southwark	Flat 4 237 Rye Lane London
10 Austins Court 1 Peckham Rye London	Flat 1 237 Rye Lane London
	73 Wivenhoe Close London Southwark

67 Wivenhoe Close London Southwark
7A Philip Walk London Southwark
23A Philip Walk London Southwark
19B Philip Walk London Southwark
15B Philip Walk London Southwark
218A Rye Lane London Southwark
291 Rye Lane London Southwark
28A Peckham Rye London Southwark
151 Wivenhoe Close London Southwark
143 Wivenhoe Close London Southwark
137 Wivenhoe Close London Southwark
123 Wivenhoe Close London Southwark
97 Wivenhoe Close London Southwark
91 Wivenhoe Close London Southwark
85 Wivenhoe Close London Southwark
79 Wivenhoe Close London Southwark
200 Rye Lane London Southwark
10 Sternhall Lane London Southwark
214 Rye Lane London Southwark
Flat 3 Bramley Court Scylla Road
Flat 4 1 - 3 Scylla Road London
Flat 21 243 Rye Lane London
Flat 18 243 Rye Lane London
Flat 12 243 Rye Lane London
203 Wivenhoe Close London Southwark
195 Wivenhoe Close London Southwark
189 Wivenhoe Close London Southwark
183 Wivenhoe Close London Southwark
175 Wivenhoe Close London Southwark
169 Wivenhoe Close London Southwark
10 Heaton Road London Southwark
16 Philip Walk London Southwark
Flat 4 Shakespeare Court 22A Peckham Rye

68

Flat 1 Shakespeare Court 22A Peckham Rye
212 Rye Lane London Southwark
2A Sternhall Lane London Southwark
55 Wivenhoe Close London Southwark
49 Wivenhoe Close London Southwark
43 Wivenhoe Close London Southwark
37 Wivenhoe Close London Southwark
3 Wivenhoe Close London Southwark
19 Wivenhoe Close London Southwark
111 Wivenhoe Close London Southwark
107 Wivenhoe Close London Southwark
1 Wivenhoe Close London Southwark
13A Philip Walk London Southwark
First To Third Floors 228 Rye Lane London
Flat 66 257 Rye Lane London
Flat 34 249 Rye Lane London
Flat 19 249 Rye Lane London
Flat 5 249 Rye Lane London
Flat 1 249 Rye Lane London
Flat 119 263 Rye Lane London
163 Wivenhoe Close London Southwark
157 Wivenhoe Close London Southwark
228 Rye Lane London Southwark
24 Peckham Rye London Southwark
51 Nigel Road London Southwark
17 Austins Court 1 Peckham Rye London
14 Austins Court 1 Peckham Rye London
11 Austins Court 1 Peckham Rye London
8 Austins Court 1 Peckham Rye London
36B Peckham Rye London Southwark

Flat 4 26A Peckham Rye London	First Floor Sternhall Works 1 - 6 Sternhall Lane
Flat 4 24 Peckham Rye London	Flat 101 263 Rye Lane London
293B Rye Lane London Southwark	Flat 95 263 Rye Lane London
Flat 1 40 - 42 Peckham Rye London	Flat 92 263 Rye Lane London
Part Ground Floor Sternhall Works 1 - 6 Sternhall Lane	259 Rye Lane London Southwark
8B Philip Walk London Southwark	Flat 58 257 Rye Lane London
Flat 1 26A Peckham Rye London	Flat 55 257 Rye Lane London
Flat 1 24 Peckham Rye London	Flat 84 257 Rye Lane London
206B Rye Lane London Southwark	Flat 67 257 Rye Lane London
206C Rye Lane London Southwark	Flat 64 257 Rye Lane London
206D Rye Lane London Southwark	Flat 61 257 Rye Lane London
28B Peckham Rye London Southwark	Flat 54 253 Rye Lane London
Unit 8 1A Philip Walk London	Flat 51 253 Rye Lane London
Unit 7 1A Philip Walk London	Flat 48 249 Rye Lane London
Unit 6 1A Philip Walk London	Flat 45 249 Rye Lane London
Unit 5 1A Philip Walk London	Flat 42 249 Rye Lane London
Units 2 To 4 1A Philip Walk London	Flat 39 249 Rye Lane London
Unit 1B 1A Philip Walk London	Flat 35 249 Rye Lane London
Unit 1 1A Philip Walk London	Ground Floor 38 Peckham Rye London
1C Philip Walk London Southwark	Flat 81 257 Rye Lane London
1B Philip Walk London Southwark	Flat 78 257 Rye Lane London
8 Robert Court 4 Sternhall Lane London	Flat 75 257 Rye Lane London
6 Robert Court 4 Sternhall Lane London	Flat 72 257 Rye Lane London
3 Robert Court 4 Sternhall Lane London	Flat 107 263 Rye Lane London
Flat 5 226 Rye Lane London	Flat 104 263 Rye Lane London
Flat 29 249 Rye Lane London	Flat 1 204 Rye Lane London
Flat 26 249 Rye Lane London	Flat 1 194 Rye Lane London
Flat 23 249 Rye Lane London	Flat 2 40 - 42 Peckham Rye London
Flat 20 249 Rye Lane London	Flat 2 26A Peckham Rye London
Flat 13 249 Rye Lane London	Flat 2 24 Peckham Rye London
Flat 10 249 Rye Lane London	6C Philip Walk London Southwark
Flat 7 249 Rye Lane London	Flat 1 226 Rye Lane London
	Flat 121 263 Rye Lane London

Flat 118 263 Rye Lane London
Flat 114 263 Rye Lane London
6A Philip Walk London Southwark
Flat 3 26A Peckham Rye London
Flat 3 24 Peckham Rye London
First Floor And Second Floor Flat 202
Rye Lane London
First Floor And Second Floor Flat 214
Rye Lane London
7 Sternhall Lane London Southwark
8A Philip Walk London Southwark
Flat 3 40 - 42 Peckham Rye London
First Floor Flat 6 Philip Walk London
192B Rye Lane London Southwark
198B Rye Lane London Southwark
198A Rye Lane London Southwark
The Nags Head 231 - 235 Rye Lane
London
12 Austins Court 1 Peckham Rye
London
9 Austins Court 1 Peckham Rye London
7 Austins Court 1 Peckham Rye London
6 Austins Court 1 Peckham Rye London
24A Peckham Rye London Southwark
Flat 3 Shakespeare Court 22A Peckham
Rye
Flat 2 Shakespeare Court 22A Peckham
Rye
226 Rye Lane London Southwark
1A Sternhall Lane London Southwark
19 Austins Court 1 Peckham Rye
London
18 Austins Court 1 Peckham Rye
London
16 Austins Court 1 Peckham Rye
London

70

15 Austins Court 1 Peckham Rye
London
55 Nigel Road London Southwark
53 Nigel Road London Southwark
49 Nigel Road London Southwark
Flat 4 Bramley Court Scylla Road
Flat 1 Bramley Court Scylla Road
Flat 3 1 - 3 Scylla Road London
Flat 2 1 - 3 Scylla Road London
234 Rye Lane London Southwark
202 - 204 Rye Lane London Southwark
277 Rye Lane London Southwark
9 Sternhall Lane London Southwark
8 Sternhall Lane London Southwark
11 Sternhall Lane London Southwark
230 Rye Lane London Southwark
210 Rye Lane London Southwark
208 Rye Lane London Southwark
196 Rye Lane London Southwark
194 Rye Lane London Southwark
192 Rye Lane London Southwark
40 Peckham Rye London Southwark
36 Peckham Rye London Southwark
28 Peckham Rye London Southwark
26 Peckham Rye London Southwark
16 Peckham Rye London Southwark
194A Rye Lane London Southwark
222A Rye Lane London Southwark
220A Rye Lane London Southwark
216A Rye Lane London Southwark
34 Peckham Rye London Southwark
4 Heaton Road London Southwark
9 Huguenot Square London Southwark
7 Huguenot Square London Southwark

6 Huguenot Square London Southwark	11A Philip Walk London Southwark
3 Huguenot Square London Southwark	149 Wivenhoe Close London Southwark
25 Huguenot Square London Southwark	147 Wivenhoe Close London Southwark
24 Huguenot Square London Southwark	145 Wivenhoe Close London Southwark
21 Huguenot Square London Southwark	141 Wivenhoe Close London Southwark
20 Huguenot Square London Southwark	Flat 1 1 - 3 Scylla Road London
19 Huguenot Square London Southwark	Flat 3 6 Philip Walk London
18 Huguenot Square London Southwark	Flat 2 6 Philip Walk London
16 Huguenot Square London Southwark	139 Wivenhoe Close London Southwark
13 Huguenot Square London Southwark	135 Wivenhoe Close London Southwark
12 Huguenot Square London Southwark	133 Wivenhoe Close London Southwark
11 Huguenot Square London Southwark	129 Wivenhoe Close London Southwark
1 Huguenot Square London Southwark	121 Wivenhoe Close London Southwark
18 Heaton Road London Southwark	119 Wivenhoe Close London Southwark
14 Heaton Road London Southwark	115 Wivenhoe Close London Southwark
12 Heaton Road London Southwark	201 Wivenhoe Close London Southwark
22 Philip Walk London Southwark	197 Wivenhoe Close London Southwark
18 Philip Walk London Southwark	193 Wivenhoe Close London Southwark
14 Philip Walk London Southwark	191 Wivenhoe Close London Southwark
12 Philip Walk London Southwark	185 Wivenhoe Close London Southwark
9B Philip Walk London Southwark	181 Wivenhoe Close London Southwark
9A Philip Walk London Southwark	179 Wivenhoe Close London Southwark
7B Philip Walk London Southwark	177 Wivenhoe Close London Southwark
27B Philip Walk London Southwark	173 Wivenhoe Close London Southwark
27A Philip Walk London Southwark	167 Wivenhoe Close London Southwark
25A Philip Walk London Southwark	165 Wivenhoe Close London Southwark
23B Philip Walk London Southwark	161 Wivenhoe Close London Southwark
21B Philip Walk London Southwark	159 Wivenhoe Close London Southwark
21A Philip Walk London Southwark	155 Wivenhoe Close London Southwark
19A Philip Walk London Southwark	99 Wivenhoe Close London Southwark
17B Philip Walk London Southwark	95 Wivenhoe Close London Southwark
13B Philip Walk London Southwark	93 Wivenhoe Close London Southwark
11B Philip Walk London Southwark	9 Wivenhoe Close London Southwark

89 Wivenhoe Close London Southwark
 87 Wivenhoe Close London Southwark
 81 Wivenhoe Close London Southwark
 75 Wivenhoe Close London Southwark
 71 Wivenhoe Close London Southwark
 7 Wivenhoe Close London Southwark
 69 Wivenhoe Close London Southwark
 65 Wivenhoe Close London Southwark
 63 Wivenhoe Close London Southwark
 59 Wivenhoe Close London Southwark
 53 Wivenhoe Close London Southwark
 51 Wivenhoe Close London Southwark
 5 Wivenhoe Close London Southwark
 45 Wivenhoe Close London Southwark
 41 Wivenhoe Close London Southwark
 39 Wivenhoe Close London Southwark
 35 Wivenhoe Close London Southwark
 33 Wivenhoe Close London Southwark
 29 Wivenhoe Close London Southwark
 27 Wivenhoe Close London Southwark
 23 Wivenhoe Close London Southwark
 21 Wivenhoe Close London Southwark
 15 Wivenhoe Close London Southwark
 13 Wivenhoe Close London Southwark
 113 Wivenhoe Close London Southwark
 11 Wivenhoe Close London Southwark
 109 Wivenhoe Close London Southwark
 103 Wivenhoe Close London Southwark
 13 Vivian Square London Southwark
 12 Vivian Square London Southwark
 239 - 241 Rye Lane London Southwark
 Flat 3 237 Rye Lane London
 Flat 2 237 Rye Lane London

Flat 23 243 Rye Lane London
 Flat 20 243 Rye Lane London
 Flat 19 243 Rye Lane London
 Flat 17 243 Rye Lane London
 Flat 14 243 Rye Lane London
 Flat 13 243 Rye Lane London
 Flat 10 243 Rye Lane London
 Flat 8 243 Rye Lane London
 Flat 6 243 Rye Lane London
 Flat 4 243 Rye Lane London
 Flat 3 243 Rye Lane London
 Flat 1 243 Rye Lane London
 239 Rye Lane London Southwark
 16A Peckham Rye London Southwark
 10 Robert Court 4 Sternhall Lane London
 9 Robert Court 4 Sternhall Lane London
 5 Robert Court 4 Sternhall Lane London
 4 Robert Court 4 Sternhall Lane London
 2 Robert Court 4 Sternhall Lane London
 1 Robert Court 4 Sternhall Lane London
 38B Peckham Rye London Southwark
 38A Peckham Rye London Southwark
 Flat 4 226 Rye Lane London
 Flat 3 226 Rye Lane London
 Flat 2 226 Rye Lane London
 Flat 111 263 Rye Lane London
 Flat 110 263 Rye Lane London
 Flat 3 291 Rye Lane London
 Flat 2 291 Rye Lane London
 Flat Above 234 Rye Lane London
 Flat 115 263 Rye Lane London
 Flat 120 263 Rye Lane London
 Flat 109 263 Rye Lane London

Flat 108 263 Rye Lane London
Flat 105 263 Rye Lane London
Flat 102 263 Rye Lane London
Flat 100 263 Rye Lane London
Flat 99 263 Rye Lane London
Flat 97 263 Rye Lane London
Flat 96 263 Rye Lane London
Flat 94 263 Rye Lane London
Flat 93 263 Rye Lane London
Flat 91 263 Rye Lane London
Flat 59 257 Rye Lane London
Flat 57 257 Rye Lane London
Flat 56 257 Rye Lane London
Flat 90 257 Rye Lane London
Flat 89 257 Rye Lane London
Flat 87 257 Rye Lane London
Flat 86 257 Rye Lane London
Flat 85 257 Rye Lane London
Flat 83 257 Rye Lane London
Flat 80 257 Rye Lane London
Flat 77 257 Rye Lane London
Flat 76 257 Rye Lane London
Flat 74 257 Rye Lane London
Flat 73 257 Rye Lane London
Flat 71 257 Rye Lane London
Flat 70 257 Rye Lane London

Living Accommodation The Nags Head
231 - 235 Rye Lane

Flat C 208 Rye Lane London
Flat A 208 Rye Lane London
Flat B 228 Rye Lane London
Flat A 228 Rye Lane London
Flat 69 257 Rye Lane London
Flat 65 257 Rye Lane London

Flat 63 257 Rye Lane London
Flat 62 257 Rye Lane London
255 Rye Lane London Southwark
Flat 53 253 Rye Lane London
Flat 52 253 Rye Lane London
Flat 50 253 Rye Lane London
Flat 47 249 Rye Lane London
Flat 46 249 Rye Lane London
Flat 44 249 Rye Lane London
Flat 43 249 Rye Lane London
Flat 41 249 Rye Lane London
Flat 40 249 Rye Lane London
Flat 38 249 Rye Lane London
Flat 37 249 Rye Lane London
Flat 36 249 Rye Lane London

APPENDIX 2

Consultation responses received

Internal services

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

Statutory and non-statutory organisations

Environment Agency
 Thames Water

Metropolitan Police Service

Transport for London

Neighbour and local groups consulted:

105 Cooperative House London Se154ur

97 cooperative house 263 rye lane London

Flat 112 Cooperative House 263 Rye Lane London

Flat 96 263 Rye Lane London

Flat 112 Co-operative House 263 Rye Lane London

Flat 120 CoOperative House 263 Rye Lane London

Flat 80 cooperative House Rye Lane London

FLAT 120, CO OPERATIVE HOUSE 263 RYE LANE LONDON

Flat 103 Cooperative House, 263 Rye Lane 263 Rye Lane London

Flat 106 263 Rye Lane London

92 Cooperative House 263 Rye Lane London

Flat 113 Co-operative House 263 Rye Lane London

97 cooperative house 263 rye lane Lonfon

Flat 59 Co Operative House, 257 Rye Lane London

31 St Marys Road London Southwark

105 Cooperative House 263 Rye Lane London

Flat 87 Cooperative house Rye Lane London

Flat 81 257 Rye Lane London

224a Rye Lane London Se154nl

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			
COPIES		COPIES	
MEMBERS		PLANNING TEAM	
Councillor Richard Taylor (Chair)	1	Dennis Sangweme / Stephen Platts	1
Councillor Jane Salmon (Vice-Chair)	1		
Councillor Andy Higson	1	COMMUNICATIONS TEAM (Electronic)	
Councillor Sean Hannigan	1	Eddie Townsend	
Councillor James Moyse	1		
Councillor Margy Newens	1	LEGAL TEAM (Electronic)	
Councillor Kath Whittam	1	Kamil Dolebski (Law & Governance)	
		Michael Feeney (FTB Chambers)	
Electronic Copies (No paper)		CONSTITUTIONAL TEAM	
Councillor Ryan Cox (reserve)		Beverley Olamijulo	4
Councillor Catherine Dawkins (reserve)			
Councillor Sam Dalton (reserve)		TOTAL PRINT RUN	12
Councillor Victoria Mills (reserve)			
Councillor Pascale Mitchell (reserve)			
Councillor David Noakes (reserve)			
Councillor Leigh Richman (reserve)			
MEMBER OF PARLIAMENT (Electronic)			
Helen Hayes MP			
Neil Coyle MP			
Miatta Fahnbulleh MP			
House of Commons, London, SW1A 0AA			
		List Updated: 31 July 2026	