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Item No. 7.2	Classification: Open	Date: 29 September 2021	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application for: Full Planning Application, 21/AP/1843 Address: 1-27 Rodney Place London Southwark SE17 1PP Proposal: Demolition of an existing single storey arts centre and construction of a 4 storey building comprising 236sqm of E use class floorspace at ground floor level and 8x residential flats at first, second and third floor levels including: 1x 3 bed 4 person, 5x 2 bed 4 person and 2x 1 bed 2 person and associated facilities.		
Ward(s) or groups affected:	North Walworth		
From:	Director of Planning and Growth		
Application Start Date		PPA Expiry Date	
Earliest Decision Date			

RECOMMENDATIONS

1. That planning permission be granted subject to conditions, and the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of paragraph 1 above are not met by 31 January 2022, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 48.

EXECUTIVE SUMMARY

3. The proposed development is acceptable in land use terms and results in a more efficient use of the site; combining the re-provision of existing E use floor space with 8 new council homes. The scale of the proposed development is acceptable within the context of the surrounding area, and the necessary measures have been taken to reduce impact on neighbouring residential development, in terms of daylight and sunlight, privacy and overlooking. For the reasons set out in the 'Assessment' section of this report, it is recommended that planning permission is granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

4. The application site is located on the eastern side of Rodney Place, in the Elephant and Castle Major Town Centre, Elephant and Castle Opportunity Area, and Central Activity Zone.
5. The site is 0.038 ha and currently comprises a 1-storey art studio occupied by the Tannery Arts centre. The site fronts Rodney Place located opposite to the Elephant Park development to the west. To the east of the site are the residential gardens for 122-124 New Kent Road and 10 Munton Road. To the north of the site is a three-storey building comprising a public house at ground floor and residential units above (116 New Kent Road). To the south of the site is a three-storey block of flats, with planning permission for a two storey upward extension under application ref 20/AP/1953 (10 Munton Road).



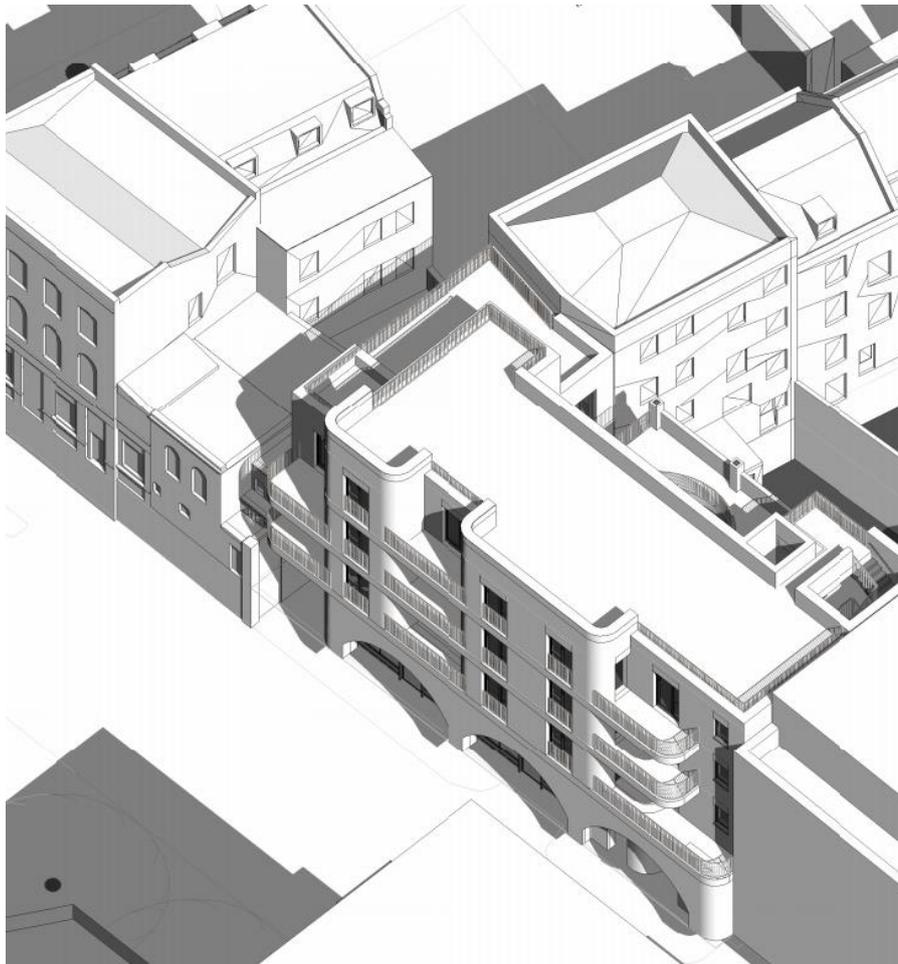
Details of proposal

6. In 2017, Cabinet recommended the site for re-development as part of the New Homes Programme. The application proposes to demolish the existing single storey building on site and construct a new 4 storey development, comprising 8 new council homes at first, second and third floor and the provision of 236sq.m of E use floor space at ground floor.



Amendments

7. The proposed development has been amended to reduce the massing and height of the northern element of the third floor. This seeks to reduce daylight and sunlight impacts for neighbouring properties at 118-120 New Kent Road. The amended proposal at third floor now comprises 1x 3 bed unit and 1x 1 bed unit, whereas the original proposal comprised 2x 2bed units and 1x 1 bed unit. This has resulted in an overall reduction of 1x unit.



8. In addition, the eastern elevation of the proposed development has been amended to include glass block screening at each floor. This will increase the height of the walkway boundary fence by an additional 0.5 metres, to further reduce impacts of overlooking onto neighbouring properties.

Consultation responses from members of the public and local groups

9. In total, 33 neighbouring addresses were written to publicise the application, seven objections were received and one comment in support.
10. Summarised below are the material planning considerations raised by members of the public:

Principle of development:

- Over development
- Loss of community facilities

Design quality and site layout:

- Close to adjoining properties
- Development is too high

- General dislike of proposal

Quality of accommodation and provision of private / communal outdoor space

- More open space needed on development

Neighbour amenity impacts

- Loss of light
- Loss of privacy
- Overlooking impacts
- Noise Nuisance

Environmental impact during the construction phase (noise, dust and dirt etc.)

- Noise, dust and disruption from demolition and construction

Security and prevention of anti-social behaviour

- Loitering, smoking, noise, and potential anti-social behaviour on the communal walkway access

Planning history of the site, and adjoining or nearby sites.

11. A full history of decisions relating to this site, and other nearby sites, is provided in Appendix 3

KEY ISSUES FOR CONSIDERATION

Summary of main issues

12. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use
 - Housing mix, density and residential quality, including amenity space
 - Design, including layout, and building heights
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area
 - Transport and highways
 - Flood risk and Sustainable Urban Drainage
 - Air Quality
 - Energy and sustainability measures
 - Mayoral and borough community infrastructure levy (CIL)
 - Consultation responses and community engagement
 - Community impact, equalities assessment and human rights
13. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

14. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires

planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021, the Core Strategy 2011, and the Saved Southwark Plan 2007. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.

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

Planning policy

16. The statutory development plans for the Borough comprise the London Plan 2021, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The National Planning Policy Framework (2021) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.
17. The site is located within:
 - The Elephant and Castle Major Town Centre
 - Elephant and Castle Opportunity Area
 - Central Activity Zone
 - Air Quality Management Area
 - Flood Zone 2 and 3

ASSESSMENT

Principle of the proposed development in terms of land use

18. The development proposes a mix of E use class and C use class floor space. There is already an established E use on the site, which was previously operational as a car windscreen repair shop and is currently occupied as an arts studio (Tannery Arts), with ancillary community use. There will be a small reduction in E class floor area of 68sq.m in order to facilitate the access and service areas at ground floor, ancillary to the residential development. Overall the development will re-provide 236sq.m of E Class floor area in addition to 8 new Council homes. Therefore, the principle of the proposed re-provision of E class floor space is supported within this town centre location, in accordance with Saved Policies 1.4 and 1.7.
19. The proposed development will provide new council homes as part of the council's New Homes Delivery Programme, which seeks to deliver quality

affordable housing, in accordance with the Core Strategy Strategic Policy 5. The immediate and surrounding area is predominately residential and the site is within a town centre location and designated Opportunity Area, well connected by public transport. The principle of residential development on this site is accepted.

Housing density and residential quality

20. The proposed development comprises a mix of 1, 2 and 3 bed units. There are a total of 24 habitable rooms on a site area of 0.038 hectares (ha). This would result in a density of 632 habitable rooms per ha. This is slightly below the residential density range of 650 to 1,100 habitable rooms per ha for sites within the Central Activity Zone. Taking into account the re-provision of non-residential use at ground floor and proximity of the site to neighbouring residential development, this is considered an acceptable density for this site.
21. The overall residential floor area and room sizes for the 1bed 2person unit, 2bed 4 person unit and 3bed 5 person unit complies with the minimum spaces standards, as outlined in the London Plan Policy D6 and the 2015 Technical Updates to the Residential Design Standards SPD (2011).
22. All dwellings are proposed to meet Part M4 (2) requirements for accessible/adaptable housing. There are no dwellings proposed at ground floor level, due to the re-provision of the E use floor space. However, there is lift and stair access to all levels. This will enable the building to be accessible for all users in accordance with London Plan Policy D5.
23. Private outdoor balconies are provided for each of the dwellings as follows:

Unit	Tenure	Private outdoor amenity space (sqm)
1	2B/4P	8.47
2	1B/2P	6.15
3	2B/4P	11.6
4	2B/4P	8.47
5	1B/2P	6.15
6	2B/4P	7
7	3B/5P	16.2
8	2B/4P	7

The 1 and 2 bed units all exceed the minimum requirement of 3sq.m of private outdoor amenity space. The 3 bed 5 person unit proposes 2 terrace areas totalling 16.2sq.m which exceeds the minimum requirement for 10sq.m of private outdoor amenity space. Due to limited space available on site, no communal outdoor space is proposed.

24. The shortfall of communal outdoor amenity space will be mitigated through a planning obligation, to improve open space close to the development site. This will be require the developer to provide a financial contribution, calculated on a basis of £205 per square metre of the total shortfall. This calculation will include

a shortfall of 50sq.m of communal outdoor space, in addition to 16.8 square metres of private outdoor amenity space. This is because whilst the 1 and 2 bed units are policy compliant, they do not all provide the recommended 10sq.m of private amenity space for new flatted development. Therefore, a total financial contribution of £13,694.00 will be sought.

25. The proposed communal waste storage area is located at ground floor level, accessed from Rodney Place. This proposes indoor refuse storage for 2x 1,100 L Eurobins, in addition to a 240 litre wheeled bin for food waste and space for bulky waste. This exceeds the minimum recommended communal refuse storage for residential flats, set out in the Waste Management Guidance Note for Residential Developments (2014). Separate indoor refuse storage is provided at ground floor to service the E use floorspace.

Design, including layout, and building heights

26. The proposed development is 4 storeys, which is a similar height to the existing residential developments adjacent and the rear of the site, and is considered acceptable in the wider context of the re-development of Elephant park.
27. The proposed bulk and scale of the new building is similar to that of the neighbouring developments fronting Rodney Place. The dwellings at first, second and third floor include recessed balconies, which reduce and vary the massing and general arrangement of the main elevation fronting Rodney Place, creating an appealing frontage. The brick detailing on the arches, curved balconies and junctions with adjacent properties soften the overall form and create a positive relationship with the street and surrounding area. It is recommended that details of external materials including windows and doors be approved through condition.
28. The proposed arrangement of the ground floor fronting the street includes entrances set back from the street under arches. Amendments to the residential arch have been made to reduce the depth of the recess and improve the passive security. In addition, the recessed arches are proposed to be well lit and will have CCTV, to reduce risk of anti-social behaviour close to the residential entrance.

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

Daylight and Sunlight

29. A daylight and sunlight report based on the BRE guidance has been provided, and the following daylight tests have been undertaken:
 - Vertical Sky Component (VSC) is the amount of skylight reaching a window expressed as a percentage. The guidance recommends that the windows of neighbouring properties achieve a VSC of at least 27%, and notes that if the VSC is reduced to no less than 0.8 times its former value (i.e. 20% reduction) following the construction of a development, then the reduction will not be noticeable.

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

30. Elephant Park Plot 11A

These properties are situated to the west of the site and are still in construction however, the daylight and sunlight assessment modelled impacts based on the approved planning drawings for Plot 11A, Elephant Park (application number 19/AP/2116).

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
55	55	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
30	30	100%	0	0	0

31. As noted above, all of the windows would meet the required VSC levels above 27% and the proportionate loss would be less than 20%, which outlines that the impacts on these windows would not be noticeable.

32. 116 New Kent Road

This property is situated north of the site.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
1	0	0%	0	1	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
1	1	100%	0	0	0

33. There is 1 window to the rear of this property and this fails to meet the VSC levels. As such, the daylight light distribution (No Sky Line) test has been undertaken. As can be seen from the table above, the room would pass the daylight distribution test, which demonstrates that the room would achieve an overall good level of daylight within the property. As such, the impact would largely not be noticeable.

34. 122 New Kent Road

This property is situated immediately east of the site.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
11	7	60%	3	1	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
8	8	100%	0	0	0

35. As outlined above, the majority of windows pass the required VSC levels, however, 4 windows would fail to meet these requirements. As such the daylight distribution (No Sky Line) test has been undertaken. All of the rooms would pass the daylight distribution test, demonstrating that each of the rooms would achieve an overall good level of daylight within these properties. Therefore, the proposal would not noticeably impact on these properties in terms of daylight.

36. 124 and 126 New Kent Road
These properties are situated to the east of the site.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
15	15	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
14	14	100%	0	0	0

37. As noted above, all of the windows would meet the required VSC levels above 27% and the proportionate loss would be less than 20%, which outlines that the impacts on these windows would not be noticeable.

38. 10 Munton Road
This property is situated to the south of the site.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
12	12	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
12	12	100%	0	0	0

39. As noted above, all of the windows would meet the required VSC levels above 27% and the proportionate loss would be less than 20%, which outlines that the impacts on these windows would not be noticeable.

40. 118-120 New Kent Road
This property is located to the north of the site and is most affected by the new

development in terms of daylight and sunlight. The original scheme would have resulted in 6 windows failing to meet the required VSC levels. As a result the proposed scheme was amended, to reduce massing and storey height on the northern flank wall closeted to this property. The table below summarises the proposed impact on this property from indicative modelling of the revised scheme

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
9	6	67%	0	1	2
No Sky Line (NSL)					
Room	Pass	BRE compliant	20-30%	31-40%	41%+
9	7	77%	1	0	1

41. Whilst there is still an adverse impact on 3 windows, the revised scheme does significantly reduce impact on daylight and sunlight for all of the windows. The adjoining site is reliant on the application site for much of its daylight, and as such any increase in height on this site would have an impact on 118-120 New Kent Road. On balance, the proposed impact is therefore considered acceptable in this urban context.

Overlooking and Privacy:

42. The proposed arrangement to the rear of the site includes an external decking walkway providing access to the new residential units. The purpose of this is to set the rear building elevation back from the eastern site boundary adjoining residential development. In doing so, this reduces the overall massing and prominence of built form on this shared boundary. It also seeks to minimise impacts on overlooking and privacy. The space is designed to be a through access to the new residential units only and is not a habitable space.
43. Due to the external decking walkway, no habitable rooms from the new development look directly onto the adjoining properties. To mitigate the potential impact of overlooking further, glass blocks have been included to screen views onto neighbouring land; these would effectively reduce the potential for a harmful impact on the privacy of neighbours.



44. Taking into consideration the urban context of the site and proposal for a relatively low-density development, it is considered that impacts of overlooking and privacy have been sufficiently mitigated.

Transport and highways

45. The proposed development is relatively small in scale and would not have a noticeable impact on the local highway network or public transport demand. The site is within the CAZ and would therefore be car-free as future residents would be excluded from the Walworth CPZ with the exception of disabled car parking.
46. The proposed development will provide 15 cycle parking spaces for residential use (including 1x disabled access space). This provision meets the minimum requirement in the London Plan Policy T5 for the long-stay residential cycle parking. However, there is no provision for the 2x short-stay residential visitor's spaces, required by Policy T5. 3x cycle parking spaces are provided for the E use which meets the London Plan Policy T5 requirements.
47. Overall there is the limited space on site to increase cycle provision at ground floor level without reducing the amount of E Use floor space provided. The site is well located within an area of excellent accessibility to public transport (PTAL – 6), and is within proximity to TfL cycle hire docking stations and a short walking distance to Elephant and Castel tube/train station. Therefore, in this instance the proposed on-site cycle provision is considered acceptable, given the requirement to re-provide the E use floor space in the town centre location.

48. Further detail on the technical specification of cycle storage will be sought through condition. The developer could also look into providing a cycle hanger on the street to further increase cycle parking storage for the residential and / or E use on site.
49. There is a segregated two-way cycle lane running along Rodney Place, with a small gap between the wands to allow for vehicle crossover onto the existing site. Refuse collection vehicles will be required to utilise this cycle lane crossover in order to stop at the kerbside, in accordance with the existing Traffic Order for the Rodney Place cycle way (permitting refuse vehicles entering the cycle lane via the mechanism of a mobile works closure).
50. Notwithstanding this, the current cycle lane infrastructure and segregation wands are not designed for this purpose. A Swept path drawing has been provided to show the space required for pulling into and away from the kerb. This will inform any changes needed to the location of segregation islands, as part of the Servicing and Delivery Plan, which is required to be prepared and submitted via planning condition.
51. The proposed waste management strategy is accepted in principle, subject to a full Servicing and Delivery Plan to be secured via condition.

Flood Risk and Sustainable Urban Drainage

52. The site is within Flood Zone 3 and an area benefitting from flood defences. In order to mitigate flood risk and reduce proposed run-off rates from the new development, a blue roof drainage feature is proposed. This will significantly reduce the amount of un-attenuated flow into the combined sewer to the west of the site. Detailed design of the proposed surface water drainage strategy, including greenfield and proposed runoff rates will be secured through condition.

Air quality

53. This site is within an Air Quality Management Area (AQMA). The proposed development is car-free and incorporates a non-combustion heating and energy system. Therefore, it is considered that development would have a negligible impact on NO₂ and PM₁₀ levels.
54. The Air Quality Assessment (AQA) considers that the effect of the introduction of the residential and commercial human health receptors to the site would be insignificant, as the area is indicated to not be in exceedance of the annual mean NO₂ or PM₁₀ objectives.

Energy and sustainability

55. The development proposes individual air source heat pumps and roof-mounted photovoltaic panels. These technologies will provide a more sustainable and cleaner energy source for the development.
56. In addition, the development proposes to include the following passive design

measures:

- Mechanical Ventilation with Heat Recovery ventilation system to minimise risk of overheating
- LED luminaires for all external and internal fixed lighting, and a combination of photocell and time clock arrangements for external lighting
- High performing glazing and enhanced insulation.

57. This approach to clean energy generation and energy efficient design measures are a positive outcome of the development and will contribute to meeting the council's zero-carbon targets as well as delivering a future-proofed development. The development does not trigger a requirement to have net zero emissions, as it is a minor development for fewer than 10 homes.

Planning obligations (S.106 agreement)

58. The proposed development will deliver a shortfall in communal and private outdoor amenity space. In order to mitigate this impact, the applicant will be required to enter into a Unilateral Undertaking legal agreement to cover the cost of improving open space within the area, close to the development site, in accordance with Core Strategy Policy 13 and Policy 14, Saved Southwark Plan Policy 2.5 and Policy 4.2 and the and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

In the event that an agreement has not been completed by 31 January 2022, the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:

59. In the absence of a signed Unilateral Undertaking legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to The London Plan Policy DF1 Delivery of the Plan and Planning Obligations, Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

60. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark.

61. The development proposes the creation of new dwellings, which constitutes CIL liable development. The scheme proposes 100% social housing and therefore qualifies for social housing relief, subject to undertaking the prescribed process

and providing the necessary CIL forms as required under CIL Regulations. The development will be liable to pay Mayoral CIL contributions at a rate of £60 per sqm.

Community involvement and engagement

Consultation responses from internal consultees

62. Ecology:

- Support green roof subject to condition
- Six swift bricks to be provided

Officer comments: Conditions are recommended in relation to the green roof proposal and swift bricks.

63. Design and Conservation:

- Details of material samples, and windows and door details to be provided
- Objection to the recessed archways arrangement of the ground floor fronting the street, which creates a dark, sheltered area adjacent to the residential entrance perfect for anti-social behaviour. Advised that Secured by Design are consulted and that amendments are made to the residential access entrance.

Officer comments:

Correspondence with the Met Designing Out Crime Officer advised that recesses to be shallow as possible with appropriate lighting (avoiding motion sensors). The proposal for glazed doors and CCTV is supported.

In response to comments received above, the proposed design of the residential archway has been amended to reduce its depth, as shown on ground floor plan ref: A773-WWP-RP-00-DR-A-10010 Rev E. Measures including lighting and CCTV as also proposed.

A condition is recommended for sample materials, and window and door details.

64. Environmental Protection:

- Noise - compliance conditions recommended on internal noise levels for residential units, vertical sound transmission between commercial and residential units, and the Rated sound levels from plant.
- Air Quality – assessment is required for mitigation measures to avoid exposure of future residents to poor air quality.
- Land Contamination – Phase II site investigation and remediation strategy, as recommended in the submitted Phase I desk-based study, to be secured through approval of details condition.

- Construction Management – details of a Construction Environmental Management Plan to be secured through approval of details condition.

Officer comments: Conditions are recommended in relation to noise, land contamination and construction management. The submitted AQA demonstrates an insignificant effect of residential and commercial human health receptors to this site as the area is indicated to not exceed of the annual mean N02 or PM10 objectives. Therefore, no mitigation measures are necessary.

65. **Flood Risk and Drainage:**

- Drainage options higher up the hierarchy of drainage should be considered for the 96sq.m of site not covered by the blue roof
- Greenfield and proposed runoff rates are required in addition to Micro Drainage results.

Officer comments: Whilst options for rain gardens, waterbutts or downpipe hydro planters would provide drainage options higher up the drainage hierarchy, the Blue Roof strategy covers majority of the site thereby reducing the overall amount of un-attenuated flow into the combined sewer. This approach is considered acceptable for the scale of development proposed.

A condition is recommended for the detailed design of the proposed drainage strategy including the greenfield rates, proposed runoff rates and micro drainage results.

66. **Transport Policy:**

- Submit a scheme for the provision of 24 (twenty-four) cycle parking spaces (NSP compliance) enclosed in a secure shelter including a minimum of 1 disabled and 1 cargo bicycle spaces, for approval.
- Agree to the barring of this development from obtaining car parking permits under the CPZ operating in this locality.

Officer comments: A condition is recommended to require the development to make good of any highway damaged during the demolition and construction phase of development.

The proposed on-site cycle provision is considered acceptable in the context of this site, and is policy compliant with the London Plan given the limited space at ground floor level. This is weighed against the public benefit of re-providing the E use floor space in addition to 8 new social rent homes. Further detail on the technical specification of cycle storage will be sought through condition.

A condition is recommended to exclude the development from the Walworth CPZ with the exception of disabled car parking.

67. **Highways:**

- Submit a delivery and servicing plan. This needs to address issues for refuse vehicles accessing the site via the two way segregated cycle lane on Rodney Place. A swept path drawing of a 10.7m refuse vehicle pulling into and away from the kerb is required.
- Construction Management Plan to be submitted prior to commencement of the development.

Officer comments:

A swept path drawing has been provided to demonstrate that there is sufficient space for a refuse vehicle to safely pull into and away from the kerb.

Conditions are recommended for a delivery and servicing plan, and construction management plan.

Community impact and equalities assessment

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

having due regard, in particular, to the need to tackle prejudice and promote understanding.

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

Human rights implications

72. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
73. This application has the legitimate aim of providing 8 new residential units and 318m² of E use floor space. 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

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

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

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

CONCLUSION

77. The proposed development is acceptable in land use terms and results in a more

efficient use of the site; combining the re-provision of existing E class use at ground floor with 8 new council homes at first, second and third floor. The scale of the proposed development is considered acceptable within the context of the surrounding area, and the necessary measures have been taken to reduce impact on neighbour residential development, in terms of daylight and sunlight, privacy and overlooking. For the reasons set out in the 'Assessment' section of this report, it is recommended that planning permission be granted subject to conditions.

BACKGROUND DOCUMENTS

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

APPENDICES

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

AUDIT TRAIL

Lead Officer	Colin Wilson, Director of Planning and Growth	
Report Author	Gemma Perry, Planning Officer	
Version	Final	
Dated	17 September 2021	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		20 September 2021

**Recommendation
(draft decision notice)**

DECISION NOTICE

LBS Reg. No.: 21/AP/1843 **Date of Issue of Decision:**

Applicant Ms Danielle Patten

The London Borough of Southwark **for the following development:**

Demolition of an existing single storey arts centre and construction of a 4 storey building comprising 236sqm of E use class floor space at ground floor level and 8x residential flats at first, second and third floor levels including: 5x 2 bed 4 person, 2x 1 bed 2 person and 1x 3 bed 5 person, and associated facilities

At

1-27 Rodney Place London Southwark SE17 1PP

In accordance with the valid application received on 28 May 2021 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/onlineapplications/>

Conditions

Permission is subject to the following Approved Plans Condition:

1. The development shall be carried out in accordance with the following approved plans:
Reference no./Plan or document name/Rev. Received on: 06.09.2021

A773-WWP-RP-XX-DR-A-10000 Schedule of Accommodation - Proposed (Rev: C)

A773-WWP-RP-R0-DR-A-00011 Site Plan Proposed - Proposed (Rev: B)

A773-WWP-RP-00-DR-A-10010 Ground Floor Plan Plans - Proposed (Rev: E)

A773-WWP-RP-01-DR-A-10011 First Floor Plan Plans – Proposed (Rev: C)

A773-WWP-RP-02-DR-A-10012 Second Floor Plan Plans - Proposed (Rev: C)

A773-WWP-RP-03-DR-A-10013 Third Floor Plan Plans – Proposed (Rev: C)

A773-WWP-RP-RO-DR-A-10014 Roof Plan Plans – Proposed (Rev: C)

A773-WWP-RP-ZZ-DR-A-20000 West Elevation Plans – Proposed (Rev: D)

A773-WWP-RP-ZZ-DR-A-20010 East Elevation Plans – Proposed (Rev: C)

A773-WWP-RP-ZZ-DR-A-20011 West Elevation (Material Scheme)

Plans - Proposed (Rev: C)

A773-WWP-RP-ZZ-DR-A-25000 Long Section (N-S) Plans - Proposed (Rev: B)

A773-WWP-RP-ZZ-DR-A-25010 Short Section (E-W) Plans - Proposed (Rev: C)

A773-WWP-RP-ZZ-DR-A-25011 Long Section Through Deck Plans - Proposed (Rev: D)

A773-WWP-RP-ZZ-DR-A-50010 3D View from 110 New Kent Road Plans - Proposed (Rev: D)

A773-WWP-RP-ZZ-DR-A-50011 3D View from Rodney Place Plans - Proposed (Rev: D)

A773-WWP-RP-ZZ-DR-A-50012 3D Aerial View Plans – Proposed (Rev: C)

A773-WWP-RP-ZZ-DR-A-75000 Flat Types Plans - Proposed 06/09/2021

2. Time limit condition

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

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

3. Pre-commencement condition

No development shall take place, including any works of demolition, until a written Construction Method Statement (CMS) for the site has been devised. The CMS shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CMS shall be available on site at all times and shall include information on:

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

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

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and the National Planning Policy Framework 2021.

4. Pre-commencement condition

Prior to the commencement of development, details of surface water management and drainage strategy, including greenfield and proposed run-off rates, in accordance with the approved Flood Risk Assessment; shall be submitted to and approved in writing by the Local Planning Authority, and the scheme shall thereafter be carried out in accordance with the approved details.

Reason

To prevent the increased risk of flooding and to improve water quality in accordance with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 12 (Flood risk management) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011) and Saved Policy 3.9 (Water) of the Southwark Plan (2007).

5. Above grade condition

Prior to above grade works commencing, material samples of all external facing materials including windows and doors, to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of The Core Strategy (2011); and Saved Policies: 3.12 (Quality in Design) and 3.13 (Urban Design) of The Southwark Plan (2007).

6. Above grade condition

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

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan (2007).

7. Above grade condition

A Phase 2 (site investigation and risk assessment) shall be conducted in accordance with the approved Lustre Consulting Phase 1 Desk based study (March 2021) and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with the approved Phase 1 Desk based study (March 2021) and part b-c of this condition.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2021.

8. Above grade condition

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

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

The biodiversity green roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green roof and Southwark Council agreeing the submitted plans, and once the green roof are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policies G1 (Green infrastructure), G5 (Urban greening) and G6 (Biodiversity and access to nature) of the London Plan (2021); Strategic Policy 11 (Design and Conservation) of the Core Strategy (2011); and Saved Policy 3.28 (Biodiversity) of the Southwark Plan (2007).

10. Pre-Occupation condition

Details of Swift nesting bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No fewer than 6 nesting bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The Swift nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); and Strategic Policy 11 (Open spaces and wildlife) of the Southwark Core strategy (2011).

11. Pre-Occupation condition

Before the first occupation of the building hereby permitted, a Servicing and Delivery Plan detailing how all elements of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason:

To ensure compliance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T7 (Deliveries, servicing and construction) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and Saved Policy 5.2 (Transport Impacts) of the Southwark Plan (2007).

12. Pre-Occupation condition

The development authorised by this permission shall not be occupied until the local planning authority has received confirmation of an arrangement approved by the Highway Authority for reinstating any footway damaged during the demolition and construction phases of development, and any works to the cycle lane infrastructure to facilitate refuse collection on site, in consultation with the Highways Authority and Waste Management department.

The occupation of the development shall not begin until those works have been completed.

Reason

To ensure that the development enhances the street scene of the area, is of high quality design and has good access arrangements in accordance with Chapters 9 (Promoting sustainable transport) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021), Policies D4 (delivering good design) and T2 (Healthy streets) of the London Plan (2021); Strategic Policies 2 (Sustainable Transport) and 12 (Design and Conservation) of the Core Strategy (2011) and Saved Policies 3.12 (Quality in design), 3.13 (Urban design), 5.2 (Transport impacts) and 5.3 (Walking and cycling) of the Southwark Plan (2007).

11. Compliance condition

The habitable rooms within the development sharing a party floor element with the ground floor commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an L10 across any 5 minute period.

Reason:

To ensure that occupiers of residential premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2021, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

12. Compliance condition

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

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2021, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

13. Compliance condition

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels specified by BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T** 30 dB LAeq T*, 45dB LAFmax T *

Living rooms- 35dB LAeq T**

Dining room - 40 dB LAeq T *** - Night-time 8 hours between 23:00-07:00

** - Daytime 16 hours between 07:00-23:00.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Chapter 8 (Promoting healthy and safe communities) and Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 13 (High environmental standards) of the Core Strategy (2011); and Saved Policies 3.2 (Protection of amenity) and 4.2 (Quality of residential accommodation) of the Southwark Plan (2007).

14. Compliance condition

Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the drawings 'Ground Floor Plan A773-WWP-RP-00-DR-A-10010 Rev E' hereby approved and shall be made available for use by the occupiers of the dwellings/premises. The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011); and Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of The Southwark Plan (2007).

15. Compliance condition

No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason:

In accordance with Chapter 9 (Promoting Sustainable Transport) of the National Planning Policy Framework (2021); Policy T6 (Car Parking) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and Saved Policy 5.2 (Transport Impacts) of the Southwark Plan (2007).

Informative Notes to Applicant Relating to the Proposed Development

1. The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980.
2. Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 to arrange.
3. The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards. Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), <https://www.southwark.gov.uk/transport-and-roads/asset-management-andstreetscape-design/southwark-streetscape-design-manual-ssdm>

Relevant planning policy

National Planning Policy Framework (the Framework)

Chapter 2 Achieving sustainable development

Chapter 5 Delivering a sufficient supply of homes

Chapter 8 Promoting healthy and safe communities

Chapter 9 Promoting sustainable transport

Chapter 11 Making effective use of land

Chapter 12 Achieving well-designed places

Chapter 14 Meeting the challenge of climate change, flooding and coastal change

Chapter 15 Conserving and enhancing the natural environment

The London Plan 2021

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D5 Inclusive design

Policy D6 Housing quality and standards

Policy D7 Accessible housing

Policy H1 Increasing housing supply

Policy H2 Small sites

Policy G6 Biodiversity and access to nature

Policy SI 1 Improving air quality

Policy SI 2 Minimising greenhouse gas emissions

Policy SI 4 Managing heat risk

Policy SI 5 Water infrastructure

Policy SI 7 Reducing waste and supporting the circular economy

Policy SI 12 Flood risk management

Policy SI 13 Sustainable drainage

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

Core Strategy 2011

Strategic Policy 1 (Sustainable development)

Strategic Policy 2 (Sustainable transport)

Strategic Policy 5 (Providing new homes)

Strategic Policy 12 (Design and conservation)

Strategic Policy 13 (High environmental standards)

Strategic Policy 14 (Implementation and delivery)

Southwark Plan 2007 (saved policies)

Policy 1.4 Employment Sites outside the Preferred Office Locations and Preferred Industrial Locations

Policy 1.7 Development within town and local centres

Policy 2.5 Planning Obligations

Policy 3.2 - Protection of amenity

Policy 3.4 - Energy efficiency

Policy 3.6 - Air quality

Policy 3.7 - Waste reduction

Policy 3.9 - Water

Policy 3.11 - Efficient use of land

Policy 3.12 - Quality in design

Policy 3.13 - Urban design

Policy 3.14 - Designing out crime

Policy 4.1 - Density

Policy 4.2 - Quality of residential accommodation

Policy 5.2 - Transport impacts

Policy 5.3 - Walking and cycling

Policy 5.6 - Car parking

Policy 5.7 - Parking Standards for disabled people and the mobility impaired

APPENDIX 3

Planning history of the site and nearby sites

1-27 Rodney Place

No relevant planning applications on site.

10 Muntun Road

20/AP/1953 - Construction of two storey upward extension to provide 7 residential flats (five x 2 bedroom & two x 1 bedroom units) with private amenity space, along with external alterations to facade including installation of juliet balconies and casements to exist – Minor – Granted.

The above application grants planning permission for the existing block of flats at 10 Muntun Road (adjoining the application site to the south) to extend upwards by 2 storeys. The building therefore has approval for an overall height of 5 storeys. This has been taken into account in the proposed elevation plans submitted as part of this planning application.

118-120 New Kent Road

18/AP/1407 - Construction of second floor rear extension, creation of third floor in a form of mansard roof and change of use from a 6 bedroom HMO to 2 x 2 bedroom, 4 person flats and 1 x 1 bedroom, 2 person flat (all self-contained). Relocation/upgrade of cooking extract flue to ground floor takeaway unit – Minor – Granted

The above application granted the conversion of 1 single HMO dwelling into 3x new residential dwellings. The approved floorplans informed the daylight and sunlight impact on these dwellings, and the subsequent amendments to the massing and height of the northern part of the proposed development as part of this application.

Elephant Park (Plot 11A)

19/AP/2116 - Application for approval of reserved matters (appearance and layout only) for Plot H11A within Elephant Park submitted pursuant to the Outline Planning Permission ref. 12/AP/1092. The proposal comprises the construction of three buildings ranging between 10 and 19 storeys in height (maximum height 67.8m AOD) comprising 222 residential units, 1,321.55 sqm (GEA) flexible retail, office, community and leisure (A1-A5/B1/D1/D2) uses, wheelchair accessible parking, cycle storage, servicing, plant areas, landscaping, new public realm, and other associated works, with a revised facade design for the two mid-rise buildings and a revised ground floor layout to those approved by reserved matters approval ref. 18/AP/1862 for Plot H11a - Reserved Matters – Granted.

The above application is currently under construction. The daylight and sunlight assessment submitted as part of this application (1-27 Rodney Place) modelled impacts based on the approved planning drawings for Plot 11A, Elephant Park

Consultation/publicity undertaken

Site notice date: n/a.

Press notice date: n/a

Case officer site visit date: n/a

Neighbour consultation letters sent: 14/06/2021 and 05/07/2021

Internal services consulted

Design and Conservation Team

Ecology

Environmental Protection

Flood Risk Management & Urban Drainage

Transport Policy

Community Infrastructure Levy Team

Highways Development and Management

Statutory and non-statutory organisations

Environment Agency

Neighbour and local groups consulted:

124 New Kent Road London Southwark SE1 6TU

Neighbour Notification Letter - BULK
B28

05/07/2021

02.08.2021 Contributors by Email

B14

10/09/2021

24.09.2021

126 New Kent Road London Southwark SE1 6TU

Neighbour Notification Letter - BULK
B28

05/07/2021

02.08.2021

Flat 7 120 New Kent Road London Southwark SE1 6TU

Neighbour Notification Letter - BULK
B28

05/07/2021

02.08.2021

Flat 5 120 New Kent Road London Southwark SE1 6TU	Neighbour Notification Letter - BULK B28 05/07/2021 02.08.2021
First Floor And Second Floor Flat 118-120 New Kent Road London Southwark SE	Neighbour Notification Letter - BULK B28 05/07/2021 02.08.2021
120 New Kent Road London Southwark SE1 6TU	Neighbour Notification Letter - BULK B28 05/07/2021 02.08.2021
118-120 New Kent Road London Southwark SE1 6TU	Neighbour Notification Letter - BULK B28 05/07/2021 02.08.2021
Flat 4 120 New Kent Road London Southwark SE1 6TU	Neighbour Notification Letter - BULK B28 05/07/2021 02.08.2021
Flat 3 120 New Kent Road London Southwark SE1 6TU	Neighbour Notification Letter - BULK B28 05/07/2021 02.08.2021
126 New Kent Road London SE1 6TU	Recon. Letter – Neigh BULK - NO EMAIL B14 10/09/2021 24.09.2021 Contributors by Email B14 10/09/2021 24.09.2021
Ground Floor Flat 1-2 Munton Road London Southwark SE17 1PR	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
First Floor Flat 1-2 Munton Road London Southwark SE17 1PR	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
Flat 8 29 Rodney Place London Southwark SE17 1PP	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
Flat 6 29 Rodney Place London Southwark SE17 1PP	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
Flat 9 29 Rodney Place London Southwark SE17 1PP	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
Flat 4 10 Munton Road London Southwark SE17 1PR	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
Flat 1 10 Munton Road London Southwark SE17 1PR	Neighbour Notification Letter - BULK B28

Flat 5 29 Rodney Place London Southwark SE17 1PP	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 2 29 Rodney Place London Southwark SE17 1PP	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 6 10 Munton Road London Southwark SE17 1PR	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 5 10 Munton Road London Southwark SE17 1PR	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 3 10 Munton Road London Southwark SE17 1PR	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 2 10 Munton Road London Southwark SE17 1PR	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 10 29 Rodney Place London Southwark SE17 1PP	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 7 29 Rodney Place London Southwark SE17 1PP	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 4 29 Rodney Place London Southwark SE17 1PP	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 3 29 Rodney Place London Southwark SE17 1PP	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 1 29 Rodney Place London Southwark SE17 1PP	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
122C New Kent Road London Southwark SE1 6TU	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
122A New Kent Road London Southwark SE1 6TU	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
122 New Kent Road London Southwark SE1 6TU	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
122B New Kent Road London Southwark SE1 6TU	14/06/2021 12.07.2021 Contributors by Email B14 10/09/2021 24.09.2021

	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
Living Accommodation Crown And Anchor 116 New Kent Road London Southwark SE	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
Crown And Anchor 116 New Kent Road London Southwark SE1 6TU	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
122B New Kent Road London SE1 6TU	24.09.2021 Contributors by Email B14 10/09/2021 24.09.2021
122B New Kent Road London SE1 6TU	24.09.2021 Contributors by Email B14 10/09/2021 24.09.2021
116 Manor Lane Lee London SE12 8LR	24.09.2021 Contributors by Email B14 10/09/2021 24.09.2021
Church Cottage Cow Lane OX25 4SG	24.09.2021 Contributors by Email B14 10/09/2021 24.09.2021

Consultation responses received

Church Cottage Cow Lane OX25 4SG (Objection)

116 Manor Lane Lee London SE12 8LR (Support)

122B New Kent Road London SE1 6TU (Objection)

122B New Kent Road London SE1 6TU (Objection)

122B New Kent Road London SE1 6TU (Objection)

126 New Kent Road London SE1 6TU (Objection)

124 New Kent Road London Southwark SE1 6TU (Objection)

122C New Kent Road London (Objection)