

Contents

EXECUTIVE SUMMARY	3
BACKGROUND INFORMATION	6
Site location and description.....	6
Details of proposal	8
Planning history of the site, and adjoining or nearby sites.	10
KEY ISSUES FOR CONSIDERATION	10
Summary of main issues	10
Legal context.....	11
Planning policy	11
ASSESSMENT	11
Principle of the proposed development in terms of land use.....	12
Environmental impact assessment.....	12
Design.....	17
Impact of proposed development on amenity of adjoining occupiers and surrounding area	24
Noise and vibration	31
Energy and sustainability	36
Planning obligations (Unilateral Undertaking)	38
Mayoral and borough community infrastructure levy (CIL).....	43
Other matters	43
Community involvement and engagement.....	43
Community impact and equalities assessment	44
Human rights implications	50
Positive and proactive statement.....	50
Positive and proactive engagement: summary table.....	50
CONCLUSION.....	50
BACKGROUND INFORMATION.....	51
BACKGROUND DOCUMENTS.....	51
APPENDICES	51
AUDIT TRAIL	51
Appendix 1: Recommendation	53
Appendix 2: Planning Policies	67

Appendix 3: Relevant planning history 71

Appendix 4: Consultation undertaken..... 72

Appendix 5: Consultation responses received..... 98

Item No. 7.1	Classification: OPEN	Date: 02 November 2021	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application for: Full Planning Application: 21/AP/1077 Address: Bells Gardens Community Centre, 19 Buller Close London, Southwark, SE15 6UJ Proposal: Demolition of existing community centre and the construction of three new buildings consisting of a 7 stories, 6 stories and 5 stories to provide a retail unit fronting onto Commercial Way, and provision of 83 new Council homes, alongside the provision of the new community facilities on the site as well as new landscaped areas including MUGA and playspace.		
Ward(s) or groups affected:	Peckham		
From:	Director of Planning and Growth		
Application Start Date 15/04/2021		PPA Expiry Date	
Earliest Decision Date			

RECOMMENDATION

1. That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of paragraph 1 above are not met by 31/01/2022, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 186.

EXECUTIVE SUMMARY

3. The proposal is for the demolition of a community centre and the construction of three new buildings consisting of a 7, 6 and 5 storeys to provide a retail unit fronting onto Commercial Way, and 83 new council homes for social rent, new community facilities, a Multi Use Games Area (MUGA) landscaping and playspace.
4. The site is in the larger Bells Gardens Estate and contains a community centre and housing amenity land, including play areas and a MUGA The site is not designated open space and is not afforded the protection that designated open spaces such as Metropolitan Open Land or Borough Open Land have in planning policy.. Nonetheless, the part of the site is open space as defined by the National Planning Policy Guidance which outlines that Open space, includes all open space of public value, which can take many forms,

from formal sports pitches, to open areas within a development such as this, linear corridors and country parks. The proposal would re-provide the existing community centre as well as much needed new council homes; the principle of the land uses proposed accord with the development plan.. The development would provide new upgraded amenity spaces for the existing and future residents including new play equipment and landscaping which provides a positive overall landscaped environment for residents.

5. Block A would sit taller than surrounding buildings at 7 storeys but given the location of this block at the prominent corner it would provide a distinctive waypoint block which is considered appropriate in this location. The remaining blocks would be 6 (block B) and 5 (Block C) storeys which would echo the prevailing building heights within the surrounding areas.
6. The development would result in some loss of daylight, however the main reason for this relates to the design of the existing building with its overhanging walkways above these windows. With the walkways removed the vast majority of the surrounding windows and rooms receive the required daylight and sunlight levels, with all amenity spaces receiving required levels of sun on ground, as outlined within the BRE guidance. Furthermore, there would not be any significant overlooking or outlook impacts as a result of the proposed development given the distances to the surrounding residential buildings.
7. The development would not result in a significant increase in car based trip generation and given the high PTAL of between 4 and 6 within the site, it is not considered that there would be any significant impacts on the surrounding public transport network. Future residents (except blue badge holders) of the new homes would be restricted from obtaining a car parking permit and as the site is to be included within a CPZ this would effectively mitigate any additional parking stress on local streets.
8. There would be significant carbon savings above the Building Regulations requirement ensuring that sustainable construction measures are utilised whilst new sustainable energy would be used through the SELCHP extension and PV panels.
9. The development would provide new playspace, landscaping and amenity space, improving the quality of the existing spaces to create an inviting and high quality estate amenity area for the existing surrounding residents and future residents within the site.
10. Overall there would be significant public benefit from the proposed scheme with new high quality council homes and a community centre with surrounding landscaping and amenity space.
11. The below tables set out the key planning deliverables from the development.
12. Housing

Units	Number of new SR council homes	Number SR habitable rooms	Dwelling mix

1 bed	21	42	25.3 %
2 bed	40	145	48.2 %
3 bed	18	73	21.7 %
4 bed	4	22	4.8 %
Total (% of total)	83 (100%)	282 (100%)	100%

Commercial

Use Class	Existing sqm	Proposed sqm	Change +/-
Use Class E (a) to (f) retail/financial services	0	41.32	+41.32
Jobs	No.0	No.2	No.2

Parks and Child play space

	Existing sqm	Proposed sqm	Change +/-
Open Space	8358sqm	7789sqm	-569
MUGA	939sqm	322sqm	-617
Play Space	1121sqm	1,575 sqm	+454

Community Facility Provided: Yes:

	Existing sqm	Proposed sqm	Change +/-
Community use	476	465	-11

Environmental

CO2 Savings beyond part L Bldg. Regs.	82%
Trees lost - 35	Class A No.0 Class B No.7 Class C No.28
Trees gained +102	

	Existing	Proposed	Change +/-
Urban Greening Factor	0.364	0.436	+0.072
Greenfield Run Off Rate in 100 year storm l/s	9	2	-7 (Further mitigation is proposed through 108m ³ attenuation tank)
Green/Brown Roofs	0sqm	622.51sqm	+622.51sqm
Electric Vehicle Charging Points (on	0	4 (8 adaptable spaces)	+4

site)			
Cycle parking spaces	6	194	+188

CIL and Unilateral Undertaking

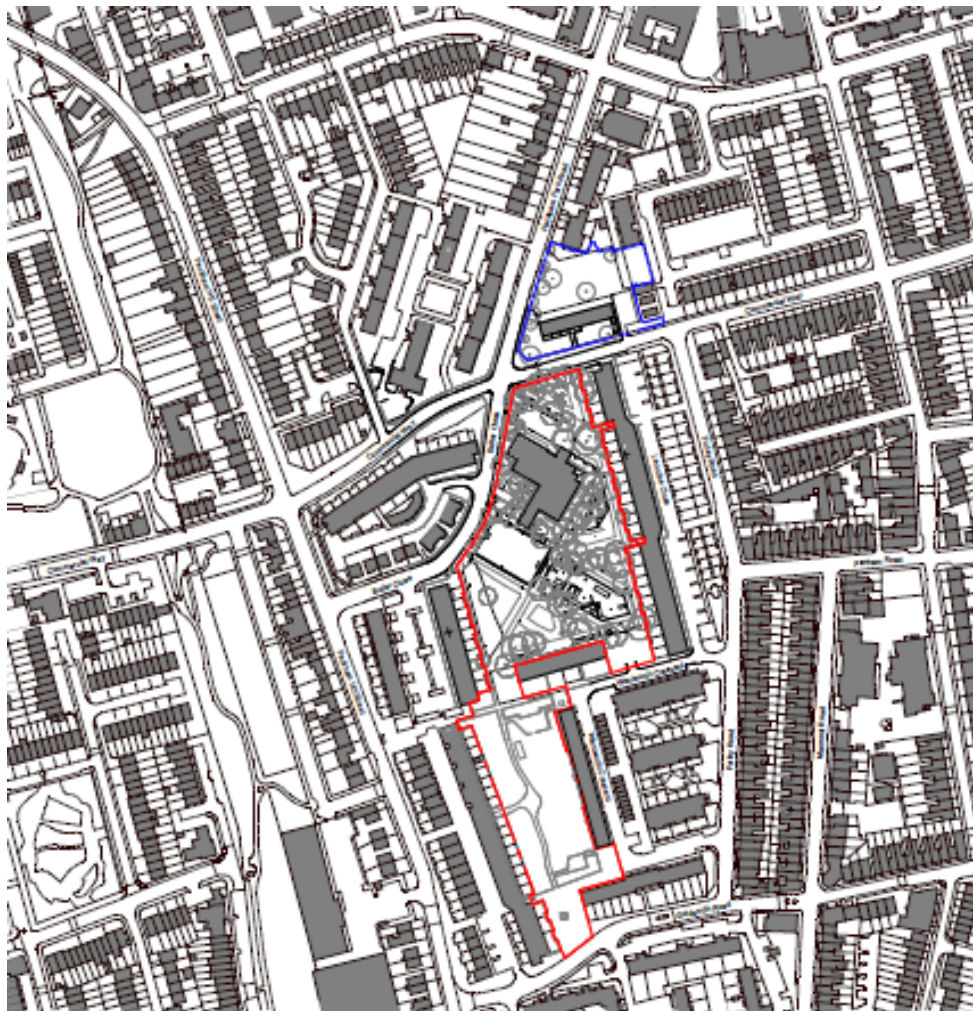
SCIL (estimated)	£524,475.00
MCIL (estimated)	£513,879.54
Unilateral undertaking	£128,734.00 (tree contribution)

BACKGROUND INFORMATION

Site location and description

13. The application site is Bells Gardens community centre and the surrounding housing amenity land. The site contains the part single and part two storey community centre which is towards the northern end of the site as well as a MUGA children's playspace and landscaped areas.
14. The site is on the corner of the junction with Commercial Way, Buller Close and Peckham Park Road and is within the Peckham Ward of the Borough.
15. At the most northern part of the site is a tarmacked play area which is currently in a poor state of repair and doesn't appear to have been used recently, however it appears to have been used as a MUGA at some point in the past. To the south of the community centre lies a large MUGA and playspace area as well as landscaped areas. To the west of the building lies the existing car park for the community centre and the vehicular access onto Buller Close.
16. The site is within the Peckham and Nunhead Action Area, an Air Quality Management Area, a Critical drainage Area and is also located within protected view 2: The linear view of St Pauls Cathedral from Nunhead Cemetery.

17.



Existing site plan showing the application site in red and adjacent Lindley Estate site in blue

18.

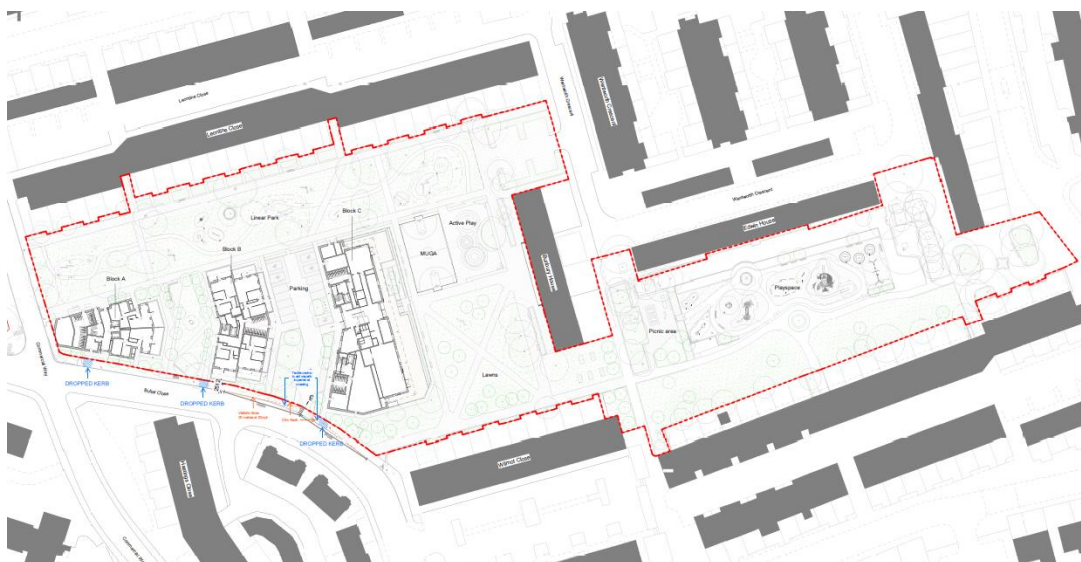


Surrounding Area

19. The area surrounding the site is predominantly in residential use with a development site to the north at 177 Commercial Way which is a Council led scheme that would provide a new five-storey development for 44 new council homes.
20. To the west of the site lies the long linear block- Leontine Close- which is six stories in height. To the east of the site on the opposite side of Buller Close lies a five storey block within Hastings Close in addition to some two storey semi-detached houses. To the south of the site lies the six storey Bunbury House. All of these buildings are residential.

Details of proposal

21. The proposal is for the demolition of existing community centre and the construction of three new buildings consisting of a seven stories, six stories and five stories to provide a retail unit fronting onto Commercial Way, and provision of 83 new Council homes, alongside the provision of the existing community facilities on the site as well as new landscaped areas including MUGA and playspace.
22. The development would include the erection of a seven storey building (Block A) at the northern end of the site fronting onto Commercial Way, close to the junction with Buller Close, which would contain a commercial unit (use class E) at ground floor with refuse and cycle storage and two residential flats and 24 homes on the upper floors
23. To the south of this building would be a new six-storey building (Block B) which would contain four homes at ground floor, alongside cycle storage and 19 homes on the upper floors.
24. To the south of Block B would lie a car park area which would contain spaces for 13 cars, including five blue badge spaces. To the south of the car park would be Block C, a five storey building that would include 34 new homes, a new community centre, energy centre, electricity substation and ancillary residential spaces including cycle storage, refuse area and water tank storage room.
25. To the east of the proposed blocks would lie a linear park and to the south of the blocks would lie a re-provided MUGA, active games area and planted areas and lawns. Further to the south of the buildings would lie a new picnic area and new children's play facilities.



Proposed site plan

Amendments to the application

26. The proposal has been amended to reduce the height of Block A from the originally proposed nine storeys to seven storeys and a reduction in height of block B from seven storeys to six storeys. This reduction has resulted in the number of dwellings within the development reducing from 97 to 83 as well as changing the tenure of the units so that the proposal would now consist entirely of new council homes which would result in an uplift of 18 new council homes. The dwelling mix of the proposal has also been amended from the original 23x1 bed units, 54x2 bed units, 18x3 bed units and 2x4 bed units, to the now proposed mix of 21x1-bed units, 40x2-bed units, 18x3-bed units and 4x4-bed units.
27. Additional documentation has also been provided which included the submission of an equalities impact assessment, fire statement as well as additional landscaping information.
28. Local residents were notified of changes on 23rd of September and asked to provide comments on the updated and additional information provided.

Comments from members of the public and local groups

29. After the initial publicity of the planning application, a total of 47 responses were received from members of the public, all of which were in objection to the proposed development. The objections included:

Development taking place on green space
 Design including height mass and scale
 Impacts on existing residents amenity, including daylight and sunlight
 Noise from the proposed MUGA
 Loss of the ball court/MUGA
 Impact on the transport network and bus capacity
 Impact on parking stress
 Impact on social facilities such as GP surgeries
 Reduction in community use floorspace

Waste management
Use of land for market housing
reduction in play area

Following the amendments made to the application to reduce the height, number of units and tenure of the units, a further two comments were received in objection citing the following matters:

Impact on social infrastructure
Impact on travel and transport.
Loss of green space.
Impact on parking.
Height of the proposal
Would result in the loss of the MUGA.

The geographical breakdown of the comments are:

Bells Estate 24
SE15 18 (including Lindley Estate)
Rest of Southwark 6
Outside of Southwark 1

SE15 = 18 (including Lindley Estate)
Wider Southwark = 6
None Southwark = 1

These comments are addressed throughout the main body of the report below.

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

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

KEY ISSUES FOR CONSIDERATION

Summary of main issues

31. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
 - Environmental impact assessment
 - Housing mix, density and residential quality
 - Affordable housing and development viability
 - Amenity space and children's play space
 - Design, including layout, building heights, landscaping and ecology;
 - Heritage considerations
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight

- Transport and highways, including servicing, car parking and cycle parking
 - Environmental matters, including construction management, flooding and air quality
 - Energy and sustainability, including carbon emission reduction
 - Ecology and biodiversity
 - Planning obligations (S.106 undertaking or agreement)
 - Mayoral and borough community infrastructure levy (CIL)
 - Consultation responses and community engagement
 - Community impact, equalities assessment and human rights
32. These matters are discussed in the 'Assessment' section of this report.

Legal context

33. 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 2016, 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.
34. 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

35. The statutory development plans for the Borough comprise the London Plan 2016, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The National Planning Policy Framework (2019) 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.
36. The site is located within:
Flood Zone 3 as identified by the Environment Agency flood map, which indicates a high probability of flooding however it benefits from protection by the Thames Barrier.
37. New Southwark Plan Protected view 2: The linear view of St Pauls Cathedral from Nunhead Cemetery as outlined within the New Southwark Plan.

ASSESSMENT

Principle of the proposed development in terms of land use

Relevant policies

38. Southwark Plan – Saved Policies:
Saved Policy 2.1 Enhancement of Community Facilities

Core Strategy Policies:
Strategic Policy 4 – Places for learning, enjoyment and healthy lifestyles

London Plan 2021:
Policy S2 Health and social care facilities

Other relevant policies for the application are listed in appendix 4

39. The existing site contains the Bells Garden community centre which consists of 476sqm of floor space. The proposal includes a new community centre that would provide 465 m of new floor space and as such would provide a new purpose built, enhanced facility. Whilst there would be a small reduction in overall floorspace, the new community facility will be purpose built with a far more efficient layout and would provide an enhanced and improved facility overall, and as such would accord with saved policy 2.1 of the Southwark Plan.
40. In relation to redevelopment of the land overall, objections have been raised in relation to the loss of open space and green space as one of the concerns raised by residents. The site is not protected open space as defined by the Southwark Plan (Metropolitan Open space, Borough Open Land or Other Open Space) and is Housing Amenity Land which forms part of the setting of the Bells Gardens Community Centre and surrounding residential estate. The principle of the development, in land use terms, comprising a new purpose built community facility and new housing is acceptable.

Environmental impact assessment

41. The applicant submitted a screening opinion in relation to this application (ref: 21/AP/0106) and a neighbouring application opposite on the Lindley Estate, Commercial Way (21/AP/0749). It was determined by the council that the proposals would not have significant effects upon the environment virtue of factors such as its nature, size or location. The matters to be considered can be adequately assessed through the submission of technical reports submitted with the planning application. This proposed development does constitute EIA development.

Housing mix, density and residential quality

42. The proposal would provide a total of 83 new council homes with the following dwelling mix:
- 1 bed units: 21 (25.3%). 21 x 1b2p,
 - 2 bed units: 40 (48.2%). 5 x 2b3p + 35 x 2b4p
 - 3 bed units: 18 (21.7%). 1 x 3b4p, 11 x 3b5p + 6 x 3b6p

- 4 bed units: 4 (4.8%)

43. In summary, in excess of 74.7% of units would be two or more bedrooms which would accord with strategic policy 7 'Family Homes' of the Core Strategy. The number of 3+ bedrooms would be 20 units which would equate to 26.5% of the dwellings being family sized 3 or more bedrooms units which would also meet the required 20% in accordance with strategic policy 7.
44. Five wheelchair accessible homes would be provided with the proposed mix being 5 x 2 bed homes units and this would equate to 7.8% on a habitable room basis. This would fall slightly below the required 10% as identified in policy, however it is acknowledged that the proposal would provide a large new community centre at ground floor within one of the blocks which restricts the number of level access wheelchair units at ground floor. Furthermore, the proposal would be unable to provide wheelchair units on the upper floors due to the arrangement of the access cores within each block only being able to provide one lift within each core. All of these units would meet the requirements of the South East London Wheelchair Housing standards which demonstrates they would be of a high quality in terms of overall space and design. Given the benefit of the newly provided community facility at ground floor, this is considered acceptable.
45. In terms of the layout of the proposed blocks, block A would provide 2 x 2B/3P homes at ground floor with 1 x 1B/2P unit and 3 x 2B/4P units on each of the first to sixth floor levels. The proposed homes would all meet or exceed the required overall space standards for each of the dwelling types within this block (1B/2P, 2B/3P and 2B/4P units).. Furthermore, all homes within this block would be dual aspect and would thus demonstrate a high quality of accommodation.
46. In terms of Block B, all of the homes within this block would meet or exceed the required overall space standards for each of the units' types within this block, with the majority being dual or triple aspect with no north facing single aspect homes meeting the requirements of the Residential Design Standards.
47. Looking at Block C, the ground floor contains the new community centre and there are no residential units provided here. Living rooms have access onto generous balconies and overlook the communal open spaces on the site. All of the homes meet or exceed the minimum unit standards on all floors, the majority are dual aspect and there are no north facing single aspect homes and thus demonstrates the overall high quality of accommodation provided.
48. Overall, the vast majority of homes are dual aspect with a very small proportion (13 units) being single aspect, however none of those units would be north facing. All homes within the three blocks meet or exceed the minimum dwelling space standards and would provide large outdoor amenity spaces to all homes as considered in more detail later in the report.
49. In terms of daylight received within the proposed homes, a daylight and sunlight assessment has been provided that assesses the Average Daylight Factor (ADF) results for all of the habitable rooms. Of the 121 habitable rooms

analysed, 102 (85%) achieve, and in most cases substantially surpass, the target ADF value for the rooms' observed use.

50. The 19 rooms that fall below the desired ADF target comprises 3 x Living/Dining Rooms and the remainder Bedrooms. The three Living/Dining Rooms falling below are located at the first floor on the south elevation of Block C and achieve 1.3%, 1.4% and 1.4% ADF. This is marginally below the BRE's recommended 1.5% target. While these fall marginally below, the levels are comparable to internal daylight levels of similar first-floor units in blocks within the area.
51. The bedrooms falling below are located on the ground, first and second floors of Block B with the ADF levels ranging from 0.5% to 0.9%. This elevation of Block B comprises external access decks, similar to many blocks within immediate proximity of the site. The internal daylight levels to these lower floor bedrooms are comparable to those already established on the lower floors of blocks in the vicinity and given the otherwise very good quality of accommodation provided within each of these units, the proposal is considered to still be of a very high standard throughout the scheme.

Affordable housing

52. Following the amendments to the application, all of the proposed units are now proposed to be new council houses to be delivered as part of the Councils commitment to provide 11,000 new homes by 2035. This is a significant public benefit of the proposed development and would deliver a significant number of new council homes.
53. The London Plan (2021) policy H5 - Threshold approach to applications, outlines that development on publically owned land, or land formally in public ownership should deliver a minimum of 50% affordable housing. The total provision of 100% of affordable housing based on habitable rooms would significantly exceed the required 50% as outlined within the London Plan (2021) and would provide a very high quality of new Council Homes, which is supported.

Amenity space

54. The proposal is arranged in three blocks with block A to the north, block B being central to the site and C to the south. In relation to block A, 12 of the units within this block would have 7.11sqm balconies which are one-bedroom units from first to eighth floor with the remaining 12 units providing 19.55sqm of outdoor amenity space. Given the limited footprint of the building, it would be difficult to provide additional balcony space within these units, however as they would relate to one-bedroom units the balconies provided would still be of a very good size for their purpose. Given that the balconies are still considered to be of a good size with only minor shortfalls below the 10sqm this is considered acceptable. Any shortfall is covered through the enhanced external communal amenity spaces surrounding the site.
55. In relation to block B, the ground floor units would all be provided in excess

of 10sqm of outdoor amenity space with a minimum of 19.54sqm space provide. On the upper floors, again all units would have a minimum of 11.4sqm of external amenity space with the larger family units providing a range of 36.3sqm-55.7sqm of external amenity space and would thus exceed the required 10sqm which demonstrates a very high provision of amenity space for the residents of this block.

56. Moving to Block C, the ground floor here would be given over to the new community centre with external spaces provided for this use. On the upper floors, outdoor amenity space would be provided for all units with these spaces ranging from 9.97sqm to 60.1sqm of external amenity space provided. As such all units would have a very good access to amenity space with the 4 units falling only negligibly below the required 10sqm of external amenity space.

Children's play space

57. Based on the GLA population child yield calculator, the proposed development would require a total provision of 875.4m² on site. The proposal would relocate the majority of the existing playspace to the southern end of the site and provide an uplift to deliver a total of approximately 1,575 m² of new purpose built playspace for the existing and future residents of the site which would significantly exceed the required playspace levels.
58. However, as noted, there is an existing MUGA on site would be required to be removed as a result of the proposal. Whilst a new MUGA is proposed, this would result in a reduction of size of the MUGA from 939sqm to 322sqm, and as such there would be a loss of 617sqm when looking at the MUGA in isolation. It is noted that there would be a loss of the overall size of the MUGA, however the existing MUGA is oversized and provides a football pitch and one basketball court across the width of the football pitch.
59. The proposed MUGA would also provide a basketball and football court, albeit they would be at a reduced size when compared to the existing ball court. The proposed MUGA would also include a games wall that defines the northern boundary and extends the range of sporting activities which can be played within the space. A games area is also proposed to the south of the MUGA and is designed to support a diverse range of play and recreational activities, including scooter, skateboard, climbing and informal ball games. The combined total of the MUGA and games area would provide a total of 614sqm and would provide a diverse range of play space for older children.

60.



Proposed MUGA court and games area

61.



Proposed landscaping and playspace

62. The applicant has commissioned a survey of how the MUGA is used over a 12 day period which included visual observation of the MUGA area between 10:00 and 20:00 during the school summer holidays between Friday 6th and Tuesday 17th August 2021. The report does note that the MUGA is well used with a range of users with 9 to 112 people using the site on a given day within the surveyed period. However, the report notes that the vast majority of users of the MUGA (59.8%) were not using the MUGA for its main purposes of sporting activities for which the area is designed. The new MUGA would still provide sufficient space for the use for sporting activities as its intended purpose with the other significantly improved spaces throughout the application site providing space for people to undertake other non-sporting activities.
63. The provision of playspace would exceed the required space on site whilst providing a significant upgrade to the overall facilities for children and families to use on site. Whilst it is noted that there would be a reduction in the size of the MUGA, there is a need to provide a balance of uses within the site for both the existing and future occupiers of the site which includes landscaped areas for biodiversity with green spaces and areas for sitting as well as for pure playspace. Officers are of the view that this proposal would provide a much improved provision of high quality outdoor space for both children and adults which would be of benefit for the existing residents and any new residents within the site.

Design

Site context

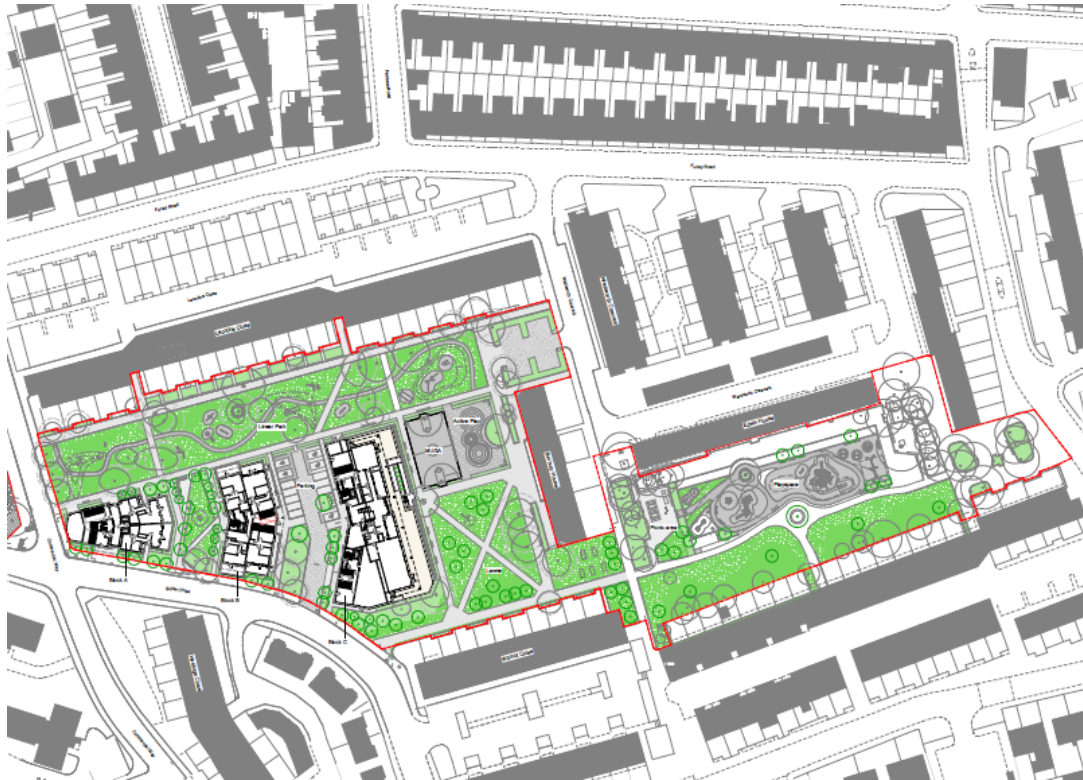
64. Bells Gardens relates to estate amenity space with a community building and linked garden spaces with mature trees and planting. It is enclosed by the existing blocks on the estate but is open at one corner at Buller Close to the west. The design challenge is to retain functional and generous estate amenity space as part of the development whilst providing much needed new council homes.

Site layout

65. The proposal would provide three blocks in a row along the western edge of the site with a seven-storey building to the north, six-storey building centrally within the site and five-storey building to the south. These will contrast in form with the slab blocks that make up the rest of the site by being shorter and less linear. More particularly the gaps between the blocks will allow for a sense of space to be retained with the concept being one of pavilion blocks standing as structures within the space of the gardens rather than reducing it in size.
66. The placement of the proposed buildings at the western edge of the site will also allow for the retention of a wide strip of land between them and the existing blocks (Leontine Close) to the east. With new landscaping this will form a generous linear park and is marked as play trail on the plans. A further area of open space is to be left to the south of the southernmost block which will be the location of a MUGA court, active play area and gardens. The enclosure to this space provided by the proposed block and the existing

blocks of Bunbury House and Wilmot Close to the south and west respectively will give the area the character of an attractive landscaped square. It is fitting that a community centre within the southernmost block will open up onto this space.

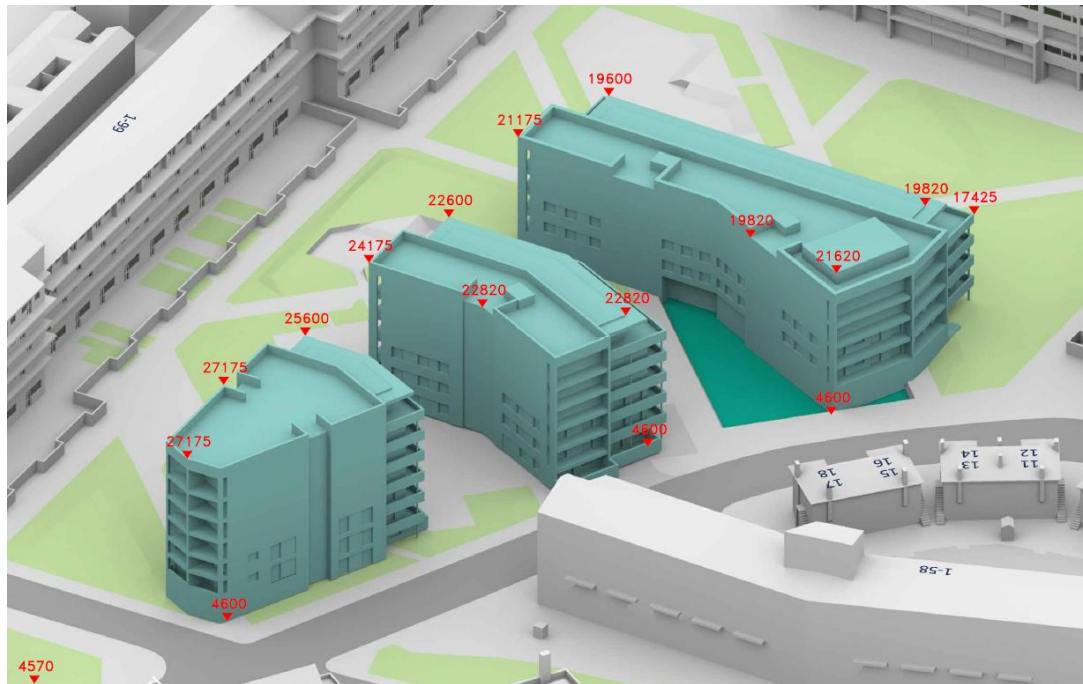
67.



Site layout

Height scale and massing

68.



3D axonometric drawing

69. The geometry of the site is such that the footprint of each block gets bigger from south to north. The northernmost block will have the smallest footprint. It will also be the tallest block at seven storeys and will have a shop at the ground floor. Its position and form is such that it will form an effective gateway to the site and the wider estate. Thereafter, the blocks are to be progressively lower but wider at six and five storeys adjacent to large retained open space on the south.
70. In relation to the tallest block, Block A, form and its position at the key corner junction of Commercial Way, Peckham Park Road and Buller Close is such that a minor landmark building of seven stories is appropriate in this location. Massing is broken down by the space between the buildings and the change in height would provide interest while mediating the relationship with the different heights of buildings on the estate at present.

Borough Views

71. The building will take the form three separate volumes of different heights (seven, six and five storeys) which would not breach the Borough Views heights of the linear view of St Pauls Cathedral from Nunhead Cemetery as outlined within the New Southwark Plan.

Architectural design and materials

72. The architecture of each block divides into two main aesthetics- continuous balconies to the south and wrapping round to the east and west elevations to provide private amenity space and sun shading, and more solid elevations to the north and the remained of the flank elevations. Windows are grouped together on northern elevations to form horizontal strips.
73. The main material is a grey brick (chosen deliberately by the architects to from a neutral backdrop to retained trees and landscaping). Active ground floor uses are picked out with patterned brickwork (commercial unit) and brightly coloured cladding (community centre).
74. The disciplined nature of the facades ensures that the scheme is coherent and orderly despite the different proportions of each block. The horizontal portions imparted by the continuous balconies and horizontal window strips relate well to the proportions of the existing blocks. Similarly the grey brick colour will relate in tone to existing pale yellow brickwork of existing blocks, but will be more interesting in texture. The block that will contain the community centre will stand out on account of its position along one edge of the main open space on the site and on account of the generous double height ground floor space allocated to the community centre.
75. This is a high quality design which would produce an attractive and liveable scheme that will complement the existing estate. In addition, the new/ repurposed open areas will provide spaces and facilities that will benefit the whole estate.

76.



77.



78.



Heritage considerations

79. No buildings within the site or adjoining sites are listed, however there are a group of listed buildings to the north of the site from 122 Peckham Park Road and to the east of the site at 80-98 Furley Road.
80. These properties are situated approximately 94m to the north of the site and 80m to the east of the site respectively. Given this significant distance between the listed buildings and the application site, coupled with the existing six storey blocks around the site, it is not considered that there would be any impacts on the setting of the listed buildings.
81. The Peckham Hill Street conservation area is situated approximately 132m to the west of the site and again given this distance, there would not be any impacts on the setting of the conservation area.

Landscaping, trees and urban greening

82. A number of objections received in relation to the development have referenced the loss of housing amenity land within the site as a result of the development. The land is not designated open space through it does provide outdoor space for residents of the estate and local residents more generally.
83. Objections raise concerns that 39% of 'green space' would be lost as a result of the proposed development. However, it is noted that a number of spaces within the site are hard landscaped areas that are not 'green' including the area to the north of the community centre, MUGA and existing playground. . The applicants have provided comparative area schedules which compares

the overall levels of building, playspace, green planted areas etc. which is summarised below. The document notes that the area as covered by soft landscaping would be reduced by approximately 8.8% at ground level. This would however be mitigated by the inclusion on biodiverse roofs on all three of the buildings within the development which would provide in up to 622.5m² of additional planted roof areas.

84.	Type of space	Existing	Proposed	Change +/-
	Soft landscaping	8,538sqm	7789sqm	-569sqm
	Playspace	1121sqm	1,575 sqm	+454sqm
	MUGA	939sqm	322sqm	-617sqm
	Built space	1,116sqm	1,839sqm	+723sqm
	Hard landscaping	6,099sqm	6,390sqm	+291sqm

85. Policy G5 'Urban greening' of the London Plan requires that new developments should result in a net increase in greening on site of 0.4. Following some points of clarification in relation to the Urban Greening factor the applicants have provided comprehensive landscaping proposals which demonstrate that the UGF would exceed this requirement with a score of 0.436 as calculated by the council's urban forester which demonstrates that there would be an uplift in greening on the site in accordance with Policy G5 of the London Plan which is supported.

86. In terms of tree loss, there are a total of 153 trees located within the site as existing and the proposal would require 35 trees to be removed in order to facilitate the proposed development. In accordance with London Plan policy G7 - Trees and woodlands, proposals to remove trees would require the provision of an uplift of 5% in canopy cover with any replacement trees on site, or through mitigation off-site.

Tree classification		A	B	C
Tree Removed	35	0	7	28
Trees gained	102			

87. Whilst all of the trees required for removal to facilitate social housing and amenity play space have been mitigated for through the applicant's proposal to plant a variety of tree species and sizes totalling 102 trees, however this would leave a shortfall of stem girth on site of 559.27cm which in accordance with policy is to be met through the compensatory element of the NPPF Mitigation Hierarchy. As such the applicant is required to provide a contribution towards off-site replanting which has been calculated to be a financial contribution of £128,734.00 as calculated by the Councils urban forester using a CAVAT valuation from the trees proposed to be removed on site.

88.



Designing out crime

89. The Metropolitan Police have provided a response to the application and they note that the proposed scheme has the potential meet secure by design accreditation. A condition has been recommended to require further information in order to ensure that the development does meet secure by design accreditation.

Fire safety

90. London Plan policy D12 outlines that for all major developments, a fire statement should be provided which sets out how the development will

function in terms of the following:

1) The building's construction: methods, products and materials used, including manufacturers' details.

2) The means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach.

3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans

4) Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these.

5) How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building.

6) Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

91. The applicant has provided a fire statement with the application which outlines that the proposal would be completed with non-combustible materials to limit surface spread of all walls and roof coverings, and identifies the need for fire doors. It sets out the means of escape for all building users, with a 'defend-in-place' strategy, whereby only the flat of fire origin will be signalled to evacuate upon activation of a fire detector. The building will be fitted with a protected stair and by an evacuation lift for disabled persons as well as all units being fitted with an automatic sprinkler system with coverage throughout. The report also outlines the access arrangements for the fire brigade from Buller Close into the buildings and to the upper floors by the protected staircore. The submitted fire strategy accords with the requirements of London Plan policy D12 and a condition is recommended for the development to be carried out in accordance with the recommendations of the report.

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

Outlook and privacy

92. As noted the proposed layout of the site would form three independent blocks, block A to the north fronting onto Commercial Way, with a central block accessed from Buller Close and a southern block to the south of the site.

Block A:

93. Block A is situated opposite an existing block which contains bedsit accommodation to the north, however this site is currently subject to a planning application to redevelop for additional residential accommodation.

Nonetheless, the proposed block would be approximately 15m away from the residential properties to the north which would exceed the required distance of 12m across a road between habitable windows.

94. To the east of the site, lies the residential block within Leontine Close, however these properties are situated across the proposed linear park and the proposal would have approximately 35m between habitable windows within the blocks, which would again exceed the required 21m distance between habitable windows as outlined within the Residential Design Standards SPD.
95. To the west of the site, lies Hastings Close, and these properties would be approximately 20.9m away from the proposed building which would exceed the required 12m distance between habitable rooms across a road.
96. To the south of the site would be the new proposed block B, which would be situated approximately 20.6m away from the habitable windows within Block A. Whilst it is noted that there would be a slight digression from the required 21m, this would be very minor and would not introduce an unacceptable level of overlooking or loss of outlook. The distance would comply with the Mayor's guidance of 18m separation.

Block B:

97. To the east of Block B is also Leontine Close, and the distance between these windows would be approximately 39m which would exceed the required 21m between habitable windows.
98. To the west of the site lies Hastings Court (northwest) and 11-18 Buller Close (southwest) and these properties would be at slightly oblique angles and would be 19.6m and 23.2m away from Block B. As these properties are situated opposite a road, this would again meet the required 12m between habitable windows.
99. To the south of the site lies block C, which is situated approximately 20.5m away at its closest point. Whilst this is below the required 21m as outlined above, it is very marginal. Furthermore, the blocks are intersected by an access road and car park for the community centre and as such, officers feel it would be appropriate to apply the 12m across a road distance here, which it would pass. Ultimately it is not considered that there would be any significant overlooking issues between these two blocks.

Block C:

100. To the east of the site lies Leontine Close which would be approximately 37.6m away and as such would exceed the required 21m between habitable rooms. As such it is not considered that there would be any privacy or outlook issues here.
101. To the south of the site lies Bunbury House which would be approximately 48m away from the application site and again would exceed the required 21m and as such there would be no privacy or outlook issues between these

blocks.

102. To the northwest lies the properties along Buller Close which would be approximately 20m away across a road and as such would meet the required 12m across a road. To the southwest lies the properties within Wilmott Close which would be approximately 21.8m away at an oblique angle. Again this would exceed the required 21m between habitable rooms and as such would not impact on the privacy or outlook of these occupiers.
103. Overall, all of the proposed blocks would not result in any significant impacts on the surrounding properties in terms of privacy or outlook.

Daylight

104. 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.

105. 1-99 Leontine Close

The daylight and sunlight report notes that there are 649 windows serving 230 rooms over five floors with results as follows:

106.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
649	513	79%	87	37	12
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
230	222	96.5%	5	3	0

107. As can be seen by the above table, there are a number of windows that fail the VSC test within this block. However, there is an overhanging decked access above the site facing windows on the first, second, third and fourth floors. The submitted report also notes that the ground floor is only mildly affected by the effect of the second-floor walkway.
108. Where overhangs are present, the BRE Guidelines states that: *“Existing windows with balconies above them typically receive less daylight. Because the balcony cuts light out from the top part of the sky, even a modest*

obstruction opposite may cause a large relative impact on the VSC and on the area receiving direct skylight. One way to demonstrate this would be to run an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place”.

109. The no-overhang analysis of these floors as outlined within appendix 2 of the submitted daylight and sunlight assessment shows the majority of proportionate reductions in VSC are less than 20%, which would outline that the impact on these windows would largely be unnoticeable and any impact is principally from the overhang itself. Where the proportionate reduction is greater than 20%, it should be noted that the retained VSC is above 27% and would thus accord with the BRE Guidance.
110. In terms of the No sky Line impacts with the overhang in place, only 8 bedrooms would fail to meet the NSL tests with the overhangs still in place, with the remaining rooms all meeting the required daylight levels as outlined within the BRE guidance. As noted, these rooms would retain good VSC levels and the proportionate changes in NSL terms would only slightly exceed the 20% allowance under the BRE guidance with changes between 22% and 32%, it is not considered that there would be a significant impact on these properties.
111. Overall, when looking at the daylight impacts of the proposal on the windows and rooms within Leontine Close in totality, the impacts of the proposed development are not considered to be significant and would largely not be noticeable as a result of the development.
112. Banbury House
The daylight and sunlight assessment notes that there are 132 windows assessed as serving 79 site facing rooms across five floors

113.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	40% +
132	120	90.9%	12	0	
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +
79	79	100%	0	0	0

114. As noted within the table above, the vast majority of windows within Bunbury House would pass the required VSC levels as outlined within the BRE guidance with those that do not meet this requirement seeing changes ranging between 20% and 27%. Again these windows are all situated below overhangs so the balcony removed analysis has been provided. Using this test, all windows would have impacts of less than 20% and would thus accord with the requirements of the BRE guidance.
115. Furthermore, all rooms would meet the required NSL levels with the overhangs in place which would demonstrate that there would not be a noticeable impact on light received within all of the rooms within the block of flats.

116. The impacts on the windows and rooms within Bunbury House would thus not be considered to be significant and any minor reductions would accord with the requirements of the BRE guidance.

117. 1-42 Wilmott Close

The daylight and sunlight assessment outlines that there are 308 windows assessed as serving 106 site facing rooms across five floors.

118. Vertical Sky Component (VSC)

Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	40% +
308	298	96.8%	8	2	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +
106	105	99.1%	1	0	0

119. As observed from the table above, with the overhang in place, 10 windows experience 21% to 34% changes in VSC which would exceed default BRE Guidance. Similar to Leontine and Bunbury, there is an overhanging decked access above the site facing windows on the first, second, third and fourth floors. With the VSC test undertaken with the overhang removed, all windows would meet the required VSC levels. Furthermore, only one room with the overhang in place, would fail to meet the required NSL levels, with this room only marginally falling below 0.8 its former value (77.3%) and as such all impacts on the properties within this block would largely not be noticeable.

120. 1-52 Hastings Close

The daylight and sunlight assessment outlines that there are 124 windows assessed as serving 47 site facing rooms across four floors.

121. Vertical Sky Component (VSC)

Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
124	102	82.3%	17	5	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
47	47	100%	0	0	0

122. As noted within the table above, 22 windows experience 20.5% to 38% changes in VSC which would exceed default BRE Guidance, however these windows are again situated below a deck access way. With the balcony removed, all impacts would be below the required 20% reduction in VSC as outlined within the BRE guidance. Furthermore, all rooms would meet the required NSL levels demonstrating that there would largely not be any noticeable impacts on these properties.

123. 11-18 Buller's Close

The daylight and sunlight assessment outlines that there 24 windows (12 main windows and 12 secondary windows) serving 12 site facing rooms.

However, the submitted tables within the appendices show that there would be 32 windows and 16 rooms tested within the development when looking at all 8 properties.

124.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	40% +
32	14	43.8%	13	4	1
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +
16	16	100%	0	0	0

125. A number of the windows within the 8 properties within Buller Close would fail to meet the required VSC levels as outlined within the BRE Guidance. However, the windows impacted upon are situated around a bay window which contains 3 individual windows within it. Whilst it is noted that individually these separate windows would receive a notable loss of daylight, they all serve one room, which when considering the NSL test, there would be very small proportionate losses of a maximum of 0.2% which would comfortably be below the allowances outlined within the BRE guidance. As such, each of the rooms would all receive good levels of daylight and any loss within the rooms would not be noticeable.

Lindley House:

126. The submitted daylight assessment suggests that there are some impacts on the VSC levels of the windows within these properties that would exceed the BRE guidance. However, the assessment of these properties within the main body of the report has not been updated following the amended daylight assessment which looks at this application in isolation. The appendices with the result have however been updated for these properties and it demonstrates that all windows would pass the required VSC levels and all rooms would meet the required NSL levels.
127. It is noted that there is an application at the Lindley Estate (21/AP/0749) situated on Commercial Way, opposite this application site. The initial daylight and sunlight report looked at the cumulative impacts of both applications on all of the surrounding properties. The main impacts seen from the cumulative assessment would be seen on the properties within Lindley House, however, these impacts would not be significant with all windows retaining VSC levels above 22.6% which is considered a good access to daylight within an urban location such as this. Furthermore, 75 of the 82 rooms tested would meet the required NSL levels with the remaining 7 rooms seeing proportionate losses just exceeding those required by the BRE guidance (20.1-30% loss).
128. As such, in the event that both developments were to come forward, the impacts on Lindley House would still not be considered to be significant and would still retain good access to daylight within these properties.

Sidmouth House and 125 Peckham Park Road:

129. All windows and rooms within Sidmouth House and 125 Peckham Park Road would all comfortably meet the required VSC and NSL levels and as such there would not be any daylight impacts on these properties as a result of this development.

Cumulative impacts from Bells Gardens and Lindley Estate

130. As noted, a cumulative assessment looking at the application at the Lindley Estate and this application was initially provided. In relation to the properties within Leontine Close, Banbury House, Hastings Close, Wilmot Close or Buller Close, the cumulative impacts of the proposed developments combined would not result in any further impacts beyond those addressed above, given the significant distance from the Lindley Estate site from these properties.
131. In relation to Sidmouth House and 125 Peckham Park Road, the impacts on the properties within these blocks would not be significant from the Bells Gardens Estate application as outlined above, with any impacts on these properties being as a result of the development within the adjoining site. As noted, Lindley House would see some minor impacts as a result of the cumulative assessment of these schemes, however these properties would still retain good access to daylight as outlined above.

Sunlight

132. Sunlight measured by the Annual Probable Sunlight Hours (APSH) test. This should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months. If a window receives less than 25% of the APSH or less than 5% of the APSH during winter, and is reduced to less than 0.8 times its former value during either period and has a reduction in sunlight received over the whole year of greater than 4%, then sunlight to the building may be adversely affected.

1-99 Leontine Close

133. With the overhangs in place, several rooms experience changes in APSH and winter sunlight hours which would result in impacts beyond those outlined within the BRE Guidance, however, once the walkway is removed, all reductions are fully BRE compliant easily exceeding both the APSH and winter sunlight hours, demonstrating the walkway is the main contributor to the change rather than the proposal.

Banbury House

134. None of the site facing rooms have a window orientated within 90 degrees due south and therefore not material for assessment in accordance with BRE Guidance.

1-42 Wilmott Close

135. None of the site facing rooms have a window orientated within 90 degrees due south and therefore not material for assessment in accordance with BRE Guidance.

1-52 Hastings Close

136. With the overhangs in place, several rooms experience changes in APSH which would result in impacts beyond those outlined within the BRE Guidance, however, once the walkway is removed, all reductions are fully BRE compliant with both the APSH and the winter sunlight hours, demonstrating the walkway is the main contributor to the change rather than the proposal. As such the impacts are not considered to be significant as a result of the proposed development.

Buller Close

137. There would be some minor impacts on the APSH and winter sunlight to the existing rooms, however all retained APSH levels are between 33 and 66 which would exceed the 25 APSH and all rooms would meet the required minimum winter sunlight hours of 5, as required within the BRE guidance. These retained values positively surpass the BRE's default recommendations and are therefore, be considered acceptable.

Overshadowing of amenity spaces

138. An overshadowing assessment submitted details the effect of the proposed development on the surrounding amenity space within Bells Gardens.
139. The report outlines that 85% of the space would retain at least 2 hours of sun on ground on March 21st. This would significantly exceed the required 50% of space receiving a minimum of 2 hours of sunlight as outlined within the BRE guidance and as such, the proposal would not significantly impact on the sunlight received within this amenity space.
140. Given the significant separation distances from other private amenity spaces and gardens, the proposal would also not result in a detrimental impact on the sunlight received in these spaces.

Conclusion on daylight and sunlight

141. Overall, it is acknowledged that there would be some impacts on the surrounding properties in terms of daylight, however much of the impacts are as a result of the existing deck access overhangs.

Noise and vibration

142. The applicant has provided a noise impact assessment which reviews the background noise levels and the potential impacts from noise generating elements of the proposed development.
143. The submitted assessment has been reviewed by the Councils Environmental Protection Team who have not raised any concerns in relation to the potential noise implications from the development. Conditions are recommended in relation to plant noise and the noise levels experienced by the future occupiers of the development in order to ensure that there would not be an unacceptable impact on their amenity.

144. Objections from local residents have raised concerns in relation to noise from the proposed MUGA as it would be closer to residential properties than the existing MUGA. At present, the closest residential properties to the ball court are the houses along Buller Close which are approximately 19m away, with the other properties at Leontine Close, Wilmot Close and Bunbury House being approximately 49m, 24m and 41m away.
145. The proposed MUGA would be 82m from the houses along Buller Close, 42m from Leontine Close, 64m from Wilmot Close and 30m from Bunbury House. It is acknowledged that the MUGA would be closer to the properties at Leontine Close and Bunbury House, however with the MUGA being 7m closer to Leontine Close and 11m closer to Bunbury House it is unlikely that there would be any noticeable increase in noise levels from the use of the MUGA. Furthermore, it would be fitted with low noise fencing surrounding it which would help reduce any noise from the use of the MUGA.

Transport and highways

Site layout

146. The footway next to this site on Buller Close connects northerly to the pedestrian/cycle routes along the neighbouring Burgess Park and, westerly to the adjacent Surrey Canal Linear Park incorporating north-south pedestrian route and a quiet cycle route (LCN22).
147. This footway and the pedestrian routes along Surrey Canal Linear Park also lead southwards to the nearby Peckham Rye train station. There are signalised pedestrian crossings on the four arms of the proximate Peckham Park Road/Commercial Way junction.
148. The proposed paved public realm to supplement the footways on the adjoining Peckham Park Road, Buller close and Commercial Way, north-south/east-west pedestrian routes via this site, the relocation of the existing bus shelter that is currently encroaching upon the footway on Peckham Park Road southwards to a new position on this footway stretch where it would be complemented with an additional public realm, re-arrangement of the prevailing car park, 2 refuse bins stores close to the highway on Peckham Park Road/Buller Close plus 4 cycle stores.

Transport Impacts

149. This proposed development is in an area with very good access to public transport (PTAL 4-6 across the site) level and within walking distance (960metres) of Peckham Rye train station and near the bus routes on Peckham Hill Street. Concerning the vehicle movements ensuing from this development proposal, officers review of comparable sites' travel surveys within TRICS travel database has revealed that this development proposal would generate some 5 net additional two-way vehicle movements in the morning or evening peak hours and 16 two-way service vehicle movements (predominantly light goods vehicles) per day.

150. Officers have considered that these levels of vehicular traffic would not have any noticeable adverse impact on the prevailing vehicle movements on the surrounding roads. It is also projected that this development proposal would create around 47 and 31 additional two-way public transport trips in the morning and evening peaks hours, separately. Moreover, the applicant has proposed travel plan initiatives comprising the provision of sustainable transport information and cycling facilities, appointment of a travel plan co-ordinator plus monitoring. Car club memberships will be required for the occupiers of this development for the first two years in order to promote more sustainable travel methods. A construction management plan will also be conditioned in order to ensure that any construction noise and traffic can be minimised.

Servicing and deliveries

151. It is proposed that servicing of this development by light vans would be conducted within its car parking area while large vehicles would service it from the adjacent roads which is considered an appropriate strategy for this site.
152. The applicant has also submitted a delivery and service management plan, which apart from the low estimated service vehicle traffic projection therein (3 per day) and the servicing solutions are considered acceptable.

Refuse storage arrangements

153. Each block of flats would have separate refuse storage and recycling areas which would include space for bulky waste. Each of the three blocks would be collected from Buller Close where it is proposed that 3 new dropped kerbs would be installed to allow for ease of access for the refuse contractors. The overall capacity would meet the requirements. In terms of drag distances, they would slightly exceed the 10m outlined within the Southwark Waste management guidance notes at approximately 14m, however the Waste Management team have outlined that this would be acceptable subject to a member of staff being present each week to return bins to the development.
154. As the details of how this would be managed have not yet been provided, and as such it is considered prudent to apply a condition requiring further information in relation to the overall refuse strategy.

Car parking

155. Although this site falls outside of a CPZ, the applicant has retained the existing 8 car parking spaces for the community use and proposed 5 more disabled car parking spaces plus ample turning space within the ground floor parking area. The overnight car parking surveys carried out by the applicant's consultants on Tuesday 25 and Wednesday 26 February 2020, along the immediate road sections surrounding this site encompassing Commercial Way, Peckham Park Road, Peckham Hill Street, Friary Road, Radnor Road, Freda Corbett Close and Bonar Road have indicated that on average 310(43%) of the 719 calculated on-street car parking bays were unoccupied.

In any event, the site is located within the proposed North East Peckham zone extension which is currently out for consultation, as such it is likely that this will be in place by the time this development is completed and as such, this development will be excluded from those eligible for car parking permits under the future CPZ and as such it is not considered that there would be a significant impact on car parking within the surrounding area. Nonetheless, the applicant will be required to provide 4 of the car parking spaces including at least one of the disabled bays with active electric vehicle charging points (EVCPs) and the remaining 8 with passive EVCPs. This will be conditioned.

Cycle parking and cycling facilities

156. In terms of the cycle storage provision, in relation to block A, the ground floor units have their own bike and bin enclosures to cater for 2 bikes per unit with a total provision of 64 bikes which would meet the requirements of the London Plan 2021. For Block B, 56 Cycle space in the store located on the ground floor would be provided and for Block C - 64 Cycle spaces in two bike stores located on the ground floor as two-tiered arrangement. The total secure and covered cycle provision is therefore 184 spaces across the proposed development for the residential uses which would accord with the requirements of the London Plan 2021, however would fall below the requirements of the emerging New Southwark Plan. It is however considered that it is suitable to condition further details of the proposed cycle parking to seek up to 200 secure cycle parking spaces for the residential properties within the development. This would represent a midpoint between the London Plan requirements and the emerging New Southwark Plan standards.
157. In terms of cycle parking for the community centre and visitor parking for the residential elements, there would be an overall requirement for 6 short stay cycle spaces for residential visitors plus 4 for the community centre which will be met by 10 cycle spaces in 5 Sheffield Stands outside Block C within the small car parking area. This is considered acceptable and again would accord with the London Plan 2021.

Environmental matters

Construction management

158. In order to ensure that the proposed construction of the development would not significantly impact on the surrounding highways in terms of traffic and to ensure that the surrounding residents are not significantly impacted upon in terms of noise, dust etc. during construction, and a condition is recommended to be applied to require the submission of a construction management plan.

Water resources

159. Thames Water have responded to the consultation request and have noted that on the basis of information provided, with regard to water network and water treatment infrastructure capacity, they would not have any objection to the above planning application.

Flood risk

160. The application site is located within flood risk zone 3 as outlined by the Environment Agencies flood map. The Environment Agency were subsequently consulted on the application and have raised no objections to the proposal in terms of flood risks.

Sustainable urban drainage

161. The Council's Flood and drainage team have reviewed the submitted flood risk assessment and basement impact assessment and have confirmed that the proposed drainage strategy meets Southwark's requirements in terms of surface water discharge rates and attenuation. However they have recommended conditions in relation to further SuDS details and details of the green roofs. These conditions have been included within the recommendation.

Land contamination

162. The site is unlikely to have any significant contamination on site given the current use as a community centre with ancillary residential spaces, and previous uses. A contamination has been provided and reviewed by the Councils EPT who have noted that the report outlines that there is a need for further phase 2 report is required as a result of organic and inorganic pollutants being found that would need remediating for the proposed residential use. A condition is proposed to require this further information to be submitted prior to the commencement of development.

Air quality

163. The applicants have provided an Air Quality Assessment with the application which has been reviewed by the Councils Environmental Protection Team.
164. The report outlines that there would not be any significant impacts in terms of air quality from construction from the construction of the development subject to mitigation measures being incorporated on site. A condition for a construction environmental management plan has been recommended in order to ensure that these measures to reduce dust and pollution from construction vehicles.
165. Looking at the future occupiers of the development, the submitted air quality assessment outlines that the future occupier's would not be subject to harmful levels of pollutants.
166. In terms of the air quality neutral requirements as outlined within the London Plan, the proposal would require mitigation measures to be implemented in order to achieve air quality neutral which include the provision of xxxxxxxx need to confirm.

Energy and sustainability

Whole life cycle and carbon capture

167. An energy statement has been provided with the application and this sets out the measures taken to ensure that the proposed development to ensure that the building is as energy efficient as possible, following the London Plan Energy Hierarchy: Be Lean, Be Clean, and Be Green. The overriding objective in the formulation of the strategy is to maximise the reductions in CO2 emissions through the application of this hierarchy with a cost-effective, viable and technically appropriate approach and to minimise the emission of other pollutants.

Carbon emission reduction

168. The submitted energy statement outlines that the proposal would achieve an overall carbon saving of 82% above building regulations for the domestic element of the proposal and a saving of 57% for the non-domestic elements of the proposal. This equates to an overall saving of 80% above building regulations across the entire scheme. This demonstrates a significant saving above the required on site savings of 35% and presents the maximum reasonable achievable carbon savings on site from the proposed development. A carbon off-set payment of £54,166, will be secured through the unilateral undertaking. The details of the carbon savings are set out below.

Be Lean (use less energy)

169. It is expected that all developments are to exceed Building Regulation requirements (Part L 2013 Baseline figures for carbon emissions) though passive and active demand reduction measures alone, with the London Plan requiring domestic developments to achieve at least a 10 percent improvement on Building Regulations from demand reduction measures and Non-domestic developments to achieve at least a 15 percent improvement on Building Regulations from demand reduction measures.
170. The applicant's energy statement notes that the orientation and massing of the building has been optimised within the site constraints and will provide passive design measures (including highly insulating building fabric, high airtightness envelope) and energy efficient services (energy-efficient ventilation systems, high efficiency lighting & controls, which are all to be incorporated).
171. The proposal would result in carbon savings of 13.2 tonnes per year which would equate to 15% savings above Building Regulations for the domestic element of the proposal and 1.1 tonnes per year for the non-domestic elements of the proposal (22%). Both of these savings would exceed the required levels as outlined within the London Plan for the 'be lean' stage.

Be Clean (supply energy efficiently)

172. The next stage of the energy hierarchy is to consider review whether connection to an area wide heat network is available or if not then the provision of a single energy centre at the site. In 2013, the initial SELCHP District Heating network was agreed between Southwark Council and Veolia. Southwark Council have carried out studies that have highlighted the strategic value of the SELCHP facility as a source of low-carbon water heat in the area. The London Heat Map indicates a route for the extension to the SELCHP District Heat Network proposed to commence later this year will run adjacent to the site, therefore it is proposed that a connection will be made to this network.
173. The proposal would result in Carbon savings of 55.6 tonnes per year which would equate to 63% for the domestic element of the proposal and 0.6 tonnes per year (11%) for the non-domestic elements of the proposal at the be clean stage of the energy hierarchy.

Be Green (Use low or carbon zero energy)

174. The final stage of the energy hierarchy is to incorporate renewable energy technology onsite to further reduce emissions towards the zero carbon target for the residential element. Photovoltaic panels will be provided to the roofs of each of the three blocks on the site and are part of the “biosolar” roof strategy.
175. The proposal would result in Carbon savings of 3.3 tonnes per year which would equate to 3% for the domestic element of the proposal and 1.2 tonnes per year (24%) for the non-domestic elements of the proposal at the be green stage of the energy hierarchy.

Be Seen (Monitor and review)

176. As required by the London Plan 2021, under the ‘be seen’ section, there will be a requirement to monitor, verify and report on the energy performance in order to ensure that the agreed carbon savings are met following construction, a clause will be included within the unilateral undertaking requiring submission of details to monitor the energy performance.

Overheating

177. Demand for active cooling has been minimised through passive design measures within the proposed building including effective glazing proportions, window orientation, and provision of external shading through balconies which has been analysed using qualitative overheating analyses within the submitted energy statement. Biosolar roofs, trees and balconies are all methods that have been incorporated to help reduce the amount of heat entering the building. In addition high efficiency facades and windows are being provided which have low U-values therefore reducing the rate of heat transfer from outside to in during the summer months.
178. Furthermore, all dwellings are to be provided with mechanical ventilation with heat recovery. In addition, all dwellings will have openable windows to assist with overheating mitigation and to provide purge ventilation as required.

Overall, the submitted details outline that the building has been effectively designed in order to sufficiently mitigate against overheating throughout the buildings on site.

BREEAM

179. The applicants have provided a BREEAM pre-assessment with the application which notes that the proposal would achieve a score of 70.29%, which equates to an excellent rating (70% required as minimum), which exceeds the requirements set out in the Core Strategy for community buildings and would meet the requirements for new commercial buildings for the retail element of the proposal. A condition is recommended in order to provide post construction details ensuring that the excellent target is met on site.

Planning obligations (Unilateral Undertaking)

180. Saved Policy 2.5 of the Southwark Plan and Policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the recently adopted Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic Policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:
181. necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development
182. Following the adoption of Southwark's Community Infrastructure Levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. Only defined site specific mitigation that meets the tests in Regulation 122 can be given weight.

183.

Planning Obligation	Mitigation	Applicant Position
Affordable Housing:	All units to be secured as new Council homes (Social Rent)	Agreed
Wheelchair Housing	5 units within block B	Agreed
Carbon off-set/Energy Strategy	Submission of a finalised energy strategy detailing the carbon reduction measures to a minimum of 82% savings. This would result in a	Agreed

	maximum carbon off-set payment of £55,166	
S278 work: enter into a S278 agreement to complete the following works:	<ol style="list-style-type: none"> 1. Repave the footway including new kerbing fronting the development using materials in accordance to Southwark's Streetscape Design Manual - SSDM (precast concrete slabs and 150mm wide granite kerbs). 2. Construct vehicle crossover at new location on Buller Close in accordance with SSDM standards. 3. Reconstruct the redundant vehicular crossover fronting the development as footway in accordance with the SSDM standards. 4. Submit a scheme for the provision of a raised pedestrian crossing at the bendy section of Buller Road for approval 5. Provide access arrangements such as a dropped kerb construction to accommodate refuse collection from residential blocks. 6. Promote all necessary Traffic Regulation Orders (TMOs) to amend waiting restrictions. 7. Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development. 8. Review existing and proposed signage 	Agreed

	fronting the development and investigate the possibility to install any existing / proposed signs on the building walls in order to improve effective footway widths.	
Parking restriction	Permits Restrict parking permits for all future occupiers.	Agreed
Car club provision	Provision of car club membership for future residents for 2 years.	Agreed
Tree replanting contribution.	Financial contribution of £128,734.00 as identified by the CAVAT valuation.	Agreed
Transport requirements	Submit a car parking scheme for the provision of 13(thirteen) car parking spaces consisting of 5(five) disabled bays, with 20% of the overall spaces equipped with active EVCP's while the remaining 80% is installed with passive EVCP's plus 200(two hundred) for approval.	Agreed
Travel Plan	Provision of a travel plan (with provision to measure its implementation and effect) which sets out measures to encourage sustainable means of transport (public, cycling and walking) via subsidised or free-ticketing, improved links to bus stops, improved infrastructure and layouts to improve accessibility and safety.	Agreed
Construction phase jobs / skills and employment requirements	This development would be expected to deliver 18 sustained jobs to unemployed Southwark residents,	Agreed

	<p>18 short courses, and take on 4 construction industry apprentices during the construction phase, or meet the Employment and Training Contribution.</p> <p>[As per: Section 106 Planning Obligations and Community Infrastructure Levy (CIL); Supplementary Planning Document (SPD); and the HCA employment densities guide].</p> <p>The maximum Employment and Training Contribution is £86,100 (£77,400 against sustained jobs, £2,700 against short courses, and £6000 against construction industry apprenticeships).</p> <p>An employment, skills and business support plan should be included in the S106 obligations. LET would expect this plan to include:</p> <ol style="list-style-type: none"> 1. Methodology for delivering the following: <ol style="list-style-type: none"> a. Identified 'construction workplace coordinator' role(s) responsible for on-site job brokerage through the supply chain and coordination with local skills and employment agencies; b. Pre-employment information advice and guidance; c. Skills development, pre and post-employment; d. Flexible financial support for training, personal protective
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	<p>equipment, travel costs etc;</p> <p>e. On-going support in the workplace;</p> <p>f. Facilitation of wider benefits, including schools engagement, work experience etc.</p> <p>2. Targets for construction skills and employment outputs, including apprenticeships, that meet the expected obligations;</p> <p>3. A mechanism for delivery of apprenticeships to be offered in the construction of the development;</p> <p>4. Local supply chain activity - we would expect methodologies with KPIs agreed to:</p> <p>a. provide support to local SMEs to be fit to compete for supply chain opportunities;</p> <p>b. develop links between lead contractors, sub-contractors and local SMEs;</p> <p>c. work with lead contractors and sub-contractors to open up their supply chains, and exploration as to where contract packages can be broken up and promote suitable opportunities locally.</p>	

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

185. In the absence of a signed Unilateral Undertaking there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy 8.2 Planning Obligations of the London Plan (2016) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

186. 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. In this instance, based on information provided by the applicant, the gross amount of CIL (pre-relief) for the residential elements only is approximately £1,038,354.54 consisting £513,879.54 of Mayoral CIL and £524,475.00 of Borough CIL. This will change when the demolition figure is verified. Subject to the correct CIL forms being submitted on time, CIL Social Housing Relief can be claimed for a number of types of affordable housing. For instance, if the entire 83 units development is of social rented tenure, relief of 100% CIL can be claimed. It should be noted that this is an estimate, and the floor areas will be checked when related CIL Assumption of Liability Form (Form 2) and Relief Claim Form (Form 10) are submitted after planning approval has been obtained. No demolition must take place until social housing relief has been granted by the Council, otherwise the exemption is forfeited.

Other matters

187. No other matters have been identified.

Community involvement and engagement

188. The applicants have submitted a community engagement summary with the application as well as providing further information of the community consultation that has been undertaken prior to the submission of the planning application within the Design and Access Statement.
189. The submitted information outlines the extensive level of community engagement that has been undertaken, beginning with an initial concept in July 2018 with the initial meeting being attended by Southwark Group of Tenants Organisation, Bells Gardens Estate TRA and the Lindley Estate TRA.
190. It goes on to outline that further consultation meetings were held, with a resident drop in on 13th February 2019 which was attended by 14 local residents which was followed by a series of 6 project board meetings between

17th April 2019 and 10th of June 2020. These groups were attended by the project team and the 8 project group members and residents advisor.

191. A second community Consultation Drop was also arranged for the 14th March 2020 and was attended by 16 local residents and a landscape workshop on 26th August 2020. An online Public Community Consultation was also undertaken from 13th November - 4th January 2021 which resulted in 11 responses to the questionnaire.
192. The engagement summary also outlines the various meetings undertaken with Councillors and Council officers including a pre-application meeting with officers on 7th May 2020.
193. The submitted engagement summary demonstrates that significant public consultation and engagement had taken place throughout the development of the proposals for the site. Following consultation responses received through the planning application process the applicants have made a number of alterations to the proposal to reduce the scale and alter the tenure of the proposal to contain 100% council homes.

Consultation responses from external and statutory consultees

194. MET police – Raised no objections, however they outline that the proposal should seek to meet the secure by design standards.

Officer comment: A condition is recommended for the applicants to provide details of the security measures to be included within the development showing how it would seek to achieve secure by design standards.

195. Environment Agency – Raised no objections to the proposal.
196. Sport England – No comments on the application.
197. London Fire & Emergency Planning Authority - No objections.
198. Thames Water – No objections raised.

Community impact and equalities assessment

199. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
200. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
201. 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:

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

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

Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic

Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it

Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low

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

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

203. An outreach team on behalf of The New Homes Development (NHD) Team called residents of Bells Gardens between July and September. They spoke to 233 residents who raised a number of issues:

Issue	Response from NHD Team
Lack of parking, loss of trees and open space	The linear park would provide open space while there would be parking for five blue badge holders and eight spaces for users of the community centre
Overcrowding in own homes and on the estate	At least 50% of the new home would offered to local tenants in housing need addressing some of the overcrowding
Lack of space for younger children	The playground would be replaced and the New MUGA along with the Game and Active Play Area
MUGA availability during construction	There would be a time during construction that a MUGA is not available, the development team will discuss alternative facilities once a construction programme is clearer.
Existing issues on the estate- pests, repairs, anti-social behaviour	The NHD Team have followed these matters up with colleagues in the council
Broader estate improvements	The NHD Team will continue discussions on estate improvements

204. The applicants have provided an Equalities Impact Assessment which looks at the impacts from the development on those using Bells Gardens Community Centre, the 2 play areas, those who use the open space in the centre of the estate, and residents of the blocks and homes on the boundary of the site. It also looks at the potential impacts from the development on a temporary basis as a result of construction works. The applicants have also provided a MUGA usage report which surveys the use of the MUGA over a 12 day period, which included visual observation of the MUGA area between 10:00 and 20:00 during the school summer holidays between Friday 6th and Tuesday 17th August 2021.
205. The key users that will be impacted by this application are as follows:
Community Centre tenants
Community Centre users
Multi Use Games area users
Play Space users
Neighbours who live and overlook the site
Future occupiers of the site
- Age:
206. Officers undertook visits to the site and distributed questionnaires to a local youth group, users of the MUGA as well as providing questionnaires to local residents. Officers also visited the MUGA to discuss with users on 1st July 2019 and during the school holidays between 26th and 31st July 2019.
207. In the survey carried out by LBS Direct Delivery team, 18% of MUGA users were under 16, with a further 9% under 16-24 years old. A total of 17% of MUGA users were under 25 year of age. Up to 14 children were observed using the MUGA during the summer months. Mothers and toddlers and parents and children use the MUGA before 6pm. Teenagers use the playground daily, although there is no apparatus for them to use. None of the MUGA users surveyed were over 65 years old.
208. There is no data on the age of the Community Centre users. A list of groups that use the Community Centre from 2018 identify some groups that provide services focused on the needs of younger and older users.
The groups providing services for young people are:
Southwark Youth Services Fast Forward
Cubs and Scouts Youth Group
Il Childs
KIDS Southwark
Family Action Building Bridges
St Francis RC primary school
Launch It is a business start-up organisation that works with young people to develop start-up companies. Launch It have a lease on part of the Bells Gardens Community Centre.
The groups providing services for older people are:
SGTO – as there are a disproportionate amount of elderly tenants in social rented tenants compared to other tenures.

209. The size of the flats should give an indication of the number of families and smaller households on the estate. 75% of the 1001 homes on Bells Gardens Estate are 2 bedroom homes and larger. For this amount of family sized accommodation it is likely that there is a significant number of children and young people living on the estate.
210. The MUGA survey outlines that there were a number of young people who used the facility with 94 children aged 0-6, 160 children aged 6-11, 87 children aged 11-16 and the remaining 191 users aged 16+.
211. The existing site contains approximately 1,181sqm of play space for use for the surrounding residents and community. The proposed scheme would provide a provision of 1,575sqm of new and improved play space. And as such there would be an uplift of 394sq m of new play space. The existing MUGA provides approximately 939sqm of space with the proposal providing a new MUGA that would be 322sqm. An active games area which would include facilities for skateboarding/climbing and scooters would also be provided which would be approximately 330sqm of space.
212. Overall there would be an uplift of playspace on the site as a whole which would also provide new and improved playspace for both the existing and proposed residents within the site. It is acknowledged that the MUGA proposed on site would see a reduction in size, other options for older children's play would also be provided on site to provide additional facilities for older children's playspace which would in part off-set this loss.
213. The existing community facility provides 476sqm of floorspace with the new community centre proposed on site providing 465sqm on site which largely re-provides the existing facility in terms of overall space. Given the new facility would be purpose built, it would provide an overall better quality of community use and would not result in significant impacts on the equalities of these users of the site in terms of this protected characteristic group.

Gender reassignment:

214. From the survey results undertaken, none of MUGA users or user groups for the community centre identified as transgender or provide services specifically for transgender clients. There is no data on the transgender population of the Bells Gardens Estate. Given that the proposal would re-provide key community facilities within a new purpose built community centre and re-provide children's play space with additional facilities, it is not considered that the proposal would have any significant impacts on the users of the site within this protected characteristic group.

Marriage and civil partnership

215. There is no data on the marriage and civil partnership status of the MUGA and play space users or from the users of the community group. There is limited estate based data on the marriage and civil partnership status of the head of households. The information collected shows less than a third of head of households are married. Given that the proposal would re-provide key community facilities within a new purpose built community centre and re-

provide children's play space with additional facilities, it is not considered that the proposal would have any significant impacts on the users of the site within this protected characteristic group.

Pregnancy and Maternity

216. From the submitted Equalities Impact Assessment, there was no data on the pregnancy and maternity status of the residents, MUGA and play space users. Given that the proposal would re-provide key community facilities within a new purpose built community centre and re-provide children's play space with additional facilities, it is not considered that the proposal would have any significant impacts on the users of the site within this protected characteristic group.

Ethnicity

217. The July 2019 survey report notes that the characteristics of MUGA users are comparable to the ward profile. The ward profile for ethnicity from the 2011 census, compared to Southwark is below:

Ethnic Group	Peckham	Southwark	London
White	29%	54%	60%
Mixed	7%	6%	5%
Asian	9%	9%	19%
Black	50%	27%	13%
Other	4%	4%	3%

218. The MUGA use survey also outlines that over the survey period of 12 days there were 532 users of the MUGA with the majority of users (414) of this being from BAME groups. As noted, a new replacement MUGA would be provided, albeit as a smaller facility. However, the majority of users of MUGA were not undertaking sporting activities (318), and the new improved MUGA space would provide a high quality facility to allow for ball game activities. Given that the remainder of the site would be re-landscaped to provide a number of new high quality spaces which would allow for residents to meet, including new seating areas.
219. Bells Gardens Community Centre
220. The groups providing services for particular racial and ethnic groups are:
•Ivoriens Unis UK
221. The proposal would include the replacement of all of the community facilities and improvements to outdoor spaces including playspace and games areas, as well as the provision of new council homes within the site.

Religion and Belief:

222. There was no data on the faith of MUGA users. Faith groups using the Community Centre to meet are:
Apostolic Church
CAC Foundation of Life Church

223. A new facility would be provided which would enable these faith groups to continue operating on site in the long term once the re-development of the site is complete. Furthermore, Block C can be built first to deliver the new community centre before demolishing the existing. Block A and B would be delivered in Phase 2, ensuring continuity of the community centre on site.

Sex:

224. There was no data on the sex of MUGA Users and there was no data on the sex of Community Centre Users. It is noted that 59% of head of households on Bells Gardens Estate are females and 41% are male.
225. Given that the proposal would re-provide key community facilities within a new purpose built community centre and re-provide children's play space with additional facilities, it is not considered that the proposal would have any significant impacts on the users of the site within this protected characteristic group.

Sexual Orientation:

226. There was no data on the sexual orientation of the MUGA users or the Bells Gardens Community Centre users provided from the surveys. Data on the head of households on Bells Gardens Estate shows the majority are heterosexual.
227. Given that the proposal would re-provide key community facilities within a new purpose built community centre and re-provide children's play space with additional facilities, it is not considered that the proposal would have any significant impacts on the users of the site within this protected characteristic group.

Conclusions on equal opportunities impacts:

228. Overall there would be an uplift of playspace on the site as a whole which would also provide new and improved playspace for both the existing and proposed residents within the site. It is acknowledged that the MUGA proposed on site would see a reduction in size, other options for older children's play would also be provided on site to provide additional facilities for older children's playspace which would in part off-set this loss.
229. The existing community facility provides 476sqm of floorspace with the new community centre proposed on site providing 465sqm on site which largely re-provides the existing facility in terms of overall space. Given the new facility would be purpose built, it would provide an overall better quality of community use and would not result in significant impacts on the equalities of the users of the site in terms of their protected characteristics. Furthermore, the proposal would provide 83 new council homes for local residents providing new high quality affordable accommodation for the local residents, including those with protected characteristics. Lack of access to affordable housing has

a disproportionate impact on BAME groups. The proposal would thus result in a significant equalities impact on the local residents and indeed would provide a number of benefits to residents within the area.

Human rights implications

230. 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.
231. This application has the legitimate aim of re-providing a new community centre as well as playspace and MUGA, as well of providing 97 new homes of which 65 would be new Council homes. 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

232. 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.
233. 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.
234. **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

235. The proposal would provide for 83 new council homes as well as a new purpose built community centre and significant playspace and landscaping improvements to the site to provide a significant benefit to the area.
236. The scale, massing and design of the proposal are in-keeping with the surrounding area and would not lead to an unacceptable impact on the surrounding resident's amenity or the surrounding transport network.
237. The proposal would mitigate the loss of trees and habitats through an extensive replanting programme that would provide new trees on site as well and new habitats within the site which would provide biodiversity net gain and an uplift in the urban greening factor.
238. The proposal would provide new playspace, landscaping and amenity space, improving the quality of the existing spaces to create an inviting and high quality estate amenity area for the existing surrounding residents and future residents within the site.
239. It is therefore recommended that planning permission be granted, subject to conditions, the timely completion of a Unilateral Undertaking.

BACKGROUND INFORMATION

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 2389-160 Application file: 21/AP/1077 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 undertaken
Appendix 5	Consultation responses received.

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth
Report Author	Alexander Cameron, Team Leader

Version	Final	
Dated		
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		21 October 2021

Appendix 1: Recommendation

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

This document is not a decision notice for this application.

Applicant	Miss Danielle Patten Southwark Council	Reg. Number	21/AP/1077
Application Type	Local Authority Development		
Recommendation	GRANT subject to Legal Agreement	Case Number	2389-160

Draft of Decision Notice

Grant subject to Legal Agreement for the following development:

Demolition of existing community centre and the construction of three new buildings consisting of a 7 stories, 6 stories and 5 stories to provide a retail unit fronting onto Commercial Way, and provision of 83 new Council homes, alongside the provision of the existing community facilities on the site as well as new landscaped areas including MUGA and playspace.

Bells Gardens Community Centre 19 Buller Close London Southwark

In accordance with application received on 25 March 2021 and Applicant's Drawing Nos.:

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

A772-WWP-BG-ZZ-M2-A-00050 - PROPOSED SITE PLAN BELLS + LINDLEY REV1
A772-WWP-BG-00-M2-A-00051- PROPOSED SITE PLAN REV 2
A772-WWP-BG A-00-M2-A-10020 - BLOCK A GROUND FLOOR REV 1
A772-WWP-BG A-01-M2-A-10021 - BLOCK A FIRST FLOOR REV 1
A772-WWP-BG A-02-M2-A-10022 - BLOCK A SECOND FLOOR REV 1
A772-WW-BG A-03-M2-A-10023 - BLOCK A THIRD FLOOR REV 1
A772-WWPBG A-04-M2-A-10024 - BLOCK A FOURTH FLOOR REV 1

A772-WWP-BG A-05-M2-A-10025 - BLOCK A FIFTH FLOOR REV 1
 A772-WWP-BG A-06-M2-A-10026 - BLOCK A SIXTH FLOOR REV 1
 A772-WWP-BG A-07-M2-A-10027- BLOCK A ROOF PLAN REV 1
 A772-WWPBG A-ZZ-M2-A-20020 BLOCK A NORTH ELEVATION REV 1
 A772-WWP-BG A-ZZ-M2-A-20021 BLOCK A SOUTH ELEVATION REV 1
 A772-WWP-BG A-ZZ-M2-A-20022 - BLOCK A EAST ELEVATION REV 2
 A772-WWP-BG A-ZZ-M2-A-20023 - BLOCK A WEST ELEVATION REV 1
 A772-WWP-BG B-00-M2-A-10040 - BLOCK B GROUND FLOOR REV 1
 A772-WWP-BG B-01-M2-A-10041 - BLOCK B FIRST FLOOR REV 1
 A772-WWP-BG B-02-M2-A-10042 - BLOCK B SECOND FLOOR REV 1
 A772-WWP-BG B-03-M2-A-10043 - BLOCK B THIRD FLOOR REV 1
 A772-WWP-BG B-04-M2-A-10044 - BLOCK B FOURTH FLOOR REV 1
 A772-WWP-BG B-05-M2-A-10045 - BLOCK B FIFTH FLOOR REV 1
 A772-WWP-BG B-06-M2-A-10046 - BLOCK B ROOF PLAN REV 1
 A772-WWP-BG B-ZZ-M2-A-20040 - BLOCK B NORTH ELEVATION REV 1
 A772-WWP-BG B-ZZ-M2-A-20041 - BLOCK B SOUTH ELEVATION REV 1
 A772-WWP-BG B-ZZ-M2-A-20042 - BLOCK B EAST ELEVATION REV 1
 A772-WWP-BG B-ZZ-M2-A-20043 - BLOCK B WEST ELEVATION REV 1
 A772-WWP-BG C-00-M2-A-10060 - BLOCK C GROUND FLOOR REV 1
 A772-WWP-BG C-01-M2-A-10061 - BLOCK C FIRST FLOOR REV 1
 A772-WWP-BG C-02-M2-A-10062 - BLOCK C SECOND FLOOR REV 1
 A772-WWP-BG C-03-M2-A-10063 - BLOCK C THIRD FLOOR REV 1
 A772-WWP-BG C-04-M2-A-10064 - BLOCK C FOURTH FLOOR REV 1
 A772-WWP-BG C-05-M2-A-10065 - BLOCK C ROOF PLAN REV 1
 A772-WWP-BG C-ZZ-M2-A-20060 - BLOCK C NORTH ELEVATION
 A772-WWP-BG C-ZZ-M2-A-20061 - BLOCK C SOUTH ELEVATION
 A772-WWP-BG C-ZZ-M2-A-20062 - BLOCK C EAST ELEVATION
 A772-WWP-BG C-ZZ-M2-A-20063 - BLOCK C WEST ELEVATION
 234_P_100 - LANDSCAPE MASTERPLAN REV A
 234_P_101 - URBAN GREENING FACTOR
 234_P_200 LANDSCAPE GENERAL ARRANGEMENT 1 OF 4 REV A
 234_P_201 LANDSCAPE GENERAL ARRANGEMENT 2 OF 4 REV A
 234_P_202 LANDSCAPE GENERAL ARRANGEMENT 3 OF 4 REV A
 234-104 - LANDSCAPE LAYOUT: GA PLAN 04
 234_P_300 LANDSCAPE SECTION AA - BELLS REV A
 234_P_301 LANDSCAPE SECTION BB - LINEAR REV A
 234_P_302 LANDSCAPE SECTION CC - CAR PARK REV A
 234_P_303 LANDSCAPE SECTION DD REV A
 234_P_304 LANDSCAPE SECTION EE - NEW REV A
 A772-WWP-BG-ZZ-M2-A-00050 - PROPOSED SITE PLAN BELLS + LINDLEY REV1
 A772-WWP-BG-ZZ-M2-A-20000 - SITE NORTH AND SOUTH REV 1
 A772-WWP-BG-ZZ-M2-A-20001 - SITE EAST AND WEST ELEVATION REV 2
 A772-WWP-BG-ZZ-M2-A-25000 - SITE LONG SECTIONS REV 1
 A772-WWP-BG-ZZ-M2-A-25001 - SITE SHORT SECTIONS REV 1

Reason:

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

Time limit for implementing this permission and the approved plans

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

Reason:

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

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

3. Prior to the commencement of any development except for demolition
 - a) 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 would 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 that 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.
 - b) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.
 - c) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

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

4. Prior to works commencing, including any demolition, an Arboricultural Method Statement for that part of the development shall be submitted to and approved in writing by the Local Planning Authority.
 - a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
 - b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
 - c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2

5. No development shall take place, including any works of demolition, until a written CEMP has been submitted for the part of works to take place to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:
- o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
 - o Site perimeter continuous automated noise, dust and vibration monitoring;
 - o Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
 - o Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
 - o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
 - o Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and 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.

6. Prior to the commencement of development except for demolition a drainage strategy detailing any on and or off site drainage works shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the public systems until drainage works referred to in the strategy have been completed and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

The development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 13 (Sustainable drainage) 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).

Permission is subject to the following Grade Condition(s)

- 7 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, childrens playspace details, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

8. GREEN ROOFS FOR BIODIVERSITY

Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) 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/brown) 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(s) 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/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with 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).

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

Reason:

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

Landscape and Habitat Management Plan, 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. Prior to any above grade works hereby granted permission, a Lighting Plan shall be submitted to and approved by the Local Planning Authority. The recommended lighting specification using LED's (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and 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)..

11. Prior to above grade works commencing, material samples of all external facing materials to be used in the carrying out of this permission shall be presented on site 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).

12. Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority.

Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D11 (Safety, security and resilience to emergency) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of the Core Strategy (2011); and Saved Policy 3.14 (Designing out crime) of the Southwark Plan (2007).

13. 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 at least 40(forty) spaces affixed to 20(twenty) Sheffield cycle racks including 1 cargo and 2 disabled cycle spaces, 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).

14. Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed excellent standard as outlined within the submitted BREEAM pre-assessment ref:4247-6-2-BRE Rev B, dated December 2020, have been met.

Reason

To ensure the proposal complies with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of The Core Strategy (2011); and Saved Policies 3.3 (Sustainability) and 3.4 (Energy Efficiency) of the Southwark Plan (2007).

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

Reason:

In the interests of visual and residential amenity in accordance with: the National Planning Policy Framework 2021; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), and 3.13 (Urban Design) of the Southwark Plan 2007.

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

16. Before the first occupation of the building hereby approved, details of the installation (including location and type) of at least two electric vehicle charger points within the car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

To encourage more sustainable travel, 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 Policies 3.1 (Environmental Effects) and 5.2 (Transport Impacts) of the Southwark Plan (2007).

17. Before the development hereby permitted is commenced, the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body.

Access to and use of building standard:

M4(3a)

Dwelling unit reference numbers: Units A00.01, A00.02, B00.02, B00.03, B00.04.

*M4(2):

Dwelling unit reference numbers: All other units

Reason:

To ensure the development complies with: Chapters 5 (Delivering a sufficient supply of homes) and 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D7 (Accessible housing) of the London Plan (2021), and; Strategic Policy 5 (Providing New Homes) of the Southwark Core Strategy (2011).

18. Before the first occupation of the development hereby permitted begins, details of the arrangements for the waste management strategy shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved refuse storage facilities shall be provided and made available for use by the occupiers of the development and the facilities 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).

Permission is subject to the following Compliance Condition(s)

19. 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 (or any future CPZ in this locality) 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).

20. The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the

purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014.

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 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).

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

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

Living rooms - 30dB 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).

22. The use hereby permitted for the community centre purposes shall not be carried on outside of the hours of:

07:00 to 22:00 on Monday to Saturdays and;

08:00 to 20:00 on Sundays and Bank Holidays.

The use hereby permitted for retail purposes shall not be carried on outside of the hours of:

07:00 to 23:00 on Monday to Saturdays and;

07:00 to 22:00 on Sundays and Bank Holidays.

Reason:

To safeguard the amenity of neighbours in accordance with Chapter 8 (Promoting healthy and safe communities) 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 Policy 3.2 (Protection of Amenity) of the Southwark Plan (2007).

23. The development hereby approved shall be carried out in accordance with the recommendations of the Fire Safety Strategy Report 210251-RT-01-I02, prepared by Trigon dated 18/09/2021 unless otherwise approved in writing by the Local Planning Authority.

Reason:

To ensure that the development incorporates the necessary fire safety measures in accordance with Policy D12 (Fire safety) of the London Plan 2021.

24. The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of equivalent stem girth and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

25 Arboricultural Site Supervision

Part 1: All Arboricultural Supervisory elements to be undertaken in accordance with the approved Arboricultural Method Statement for this site, as evidenced through signed sheets and photographs.

Part 2: The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority within 28 days of completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained or pre-appointed tree specialist.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

Appendix 2: Planning Policies

National Policy

National Planning Policy Framework (NPPF) 2019 sets out the Government's planning policies for England and how they will be applied in terms of securing sustainable development. The NPPF is underpinned by a presumption in favour of sustainable development.

The Sections considered relevant to the proposal are set out as follows;

Section 2 – Achieving sustainable development

Section 5 – Delivering a sufficient supply of homes

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

The NPPF highlights that good design is an integral part of sustainable development. New proposals should reflect this requirement for good design, as set out national, regional and local policy. The guidance further outlines that good design seeks to create places, buildings and spaces which work well for everyone and adapt to the needs of future generations.

The Technical Housing Standards

The Technical Housing Standards came into effect from 1 October 2015, after which all local planning policies relating to accessibility, internal space standards, water and energy efficiency must be in conformity with the equivalent new national standards.

The New London Plan

The London Plan policies considered relevant to the proposals are set out below;

GG1 Building strong and inclusive communities

GG2 Making the best use of land

GG3 Creating a healthy city

GG4 Delivering the homes Londoners need

GG6 Increasing efficiency and resilience

D1 London's form, character and capacity for growth

D3 Optimising site capacity through the design led approach

D4 Delivering good design

D5 inclusive design

D6 Housing quality and standards

D7 Accessible housing

D8 Public realm

D11 Safety, security and resilience to emergency

D12 Fire safety

D14 Noise

H1 Increasing housing supply

H2 Small sites

H4 Delivering affordable housing

H5 Threshold approach to applications

H6 Affordable housing tenure

H7 Monitoring affordable housing

H 10 Housing size mix
H11 Build to rent
S4 Play and informal recreation
S5 Sports and recreation facilities
G1 Green infrastructure
G5 Urban greening
G7 Trees and woodlands
SI 1 Improving air quality
SI 2 Minimising greenhouse gas emissions
SI 4 Managing heat risk
SI 7 Waste capacity and supporting the circular economy
T2 Healthy streets
T4 Assessing and mitigating transport impacts
T5 Cycling
T6 Car parking
T6 1 Residential parking
T7 Deliveries, servicing and construction

Mayoral Supplementary Planning Guidance

Accessible London: Achieving an inclusive environment (2014)
Affordable housing and viability SPG
Housing SPG (2016)
Sustainable design and construction (2014)
Planning for equality and diversity (2007)
The Mayors Transport Strategy (2018)
Climate change and energy strategy (2011)
Shaping neighbourhoods: Play and informal recreation (2012)
Shaping neighbourhoods: Character and context (2014)
Use of Planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (2013)

Core Strategy 2011

Southwark's Core Strategy sets out the overall vision and strategic objectives for the borough.

Strategic Policy 1 Sustainable development
Strategic Policy 2 Sustainable transport
Strategic Policy 5 Providing new homes
Strategic Policy 6 Homes for people on different incomes
Strategic Policy 7 Family homes
Strategic Policy 12 Design and Conservation
Strategic Policy 13 High Environmental standards
Strategic Policy 14 Implementation and delivery

Southwark Plan 2007

The relevant saved policies of the Southwark Plan are.
Policy 2.5 Planning obligations
Policy 3.1 Environmental effects

Policy 3.2 Protection of amenity
Policy 3.3 Sustainability assessment
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 of accommodation
Policy 3.13 Urban design
Policy 3.14 Designing out crime
Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites
Policy 4.2 Quality of residential accommodation
Policy 4.3 Mix of dwellings
Policy 4.4 Affordable housing
Policy 4.5 Wheelchair affordable housing
Policy 5.2 Transport impacts
Policy 5.3 Walking and Cycling
Policy 5.6 Car parking
Policy 5.7 Parking standards for disabled people

Southwark Supplementary Planning Documents

The relevant supplementary planning guidance and documents to this proposal are:

Residential Design Standards SPD (2011)
Section 106 Planning obligations and Community infrastructure levy SPD (2015)
2015 Technical update to the residential design standards (2011)
Draft Affordable Housing SPD (2011)
Sustainable transport SPD 2010
Sustainability assessments SPD 2009
Sustainable design and construction SPD 2009
Peckham and Nunhead Action Area Plan 2014

Emerging Policy

New Southwark Plan 2021

Strategic Policies

SP 1 Quality affordable homes
SP 2 Social regeneration to revitalise neighbourhoods
SP 6 Cleaner, greener, safer

DM Policies

SP 1 Quality affordable homes
SP2 Regeneration that works for all
SP5 Healthy, active lives
SP6 Cleaner, greener, safer
P1 Social rented and intermediate housing
P2 New family homes
P7 Wheelchair accessible and adaptable housing
P12 Design of places

P13 Design quality
P14 Residential design
P15 Designing out crime
P17 Efficient use of land
P44 Healthy developments
P46 Community uses
P48 Public transport
P49 Highway impacts
P50 Walking
P52 Cycling
P53 Car Parking
P54 Parking standards for disable people and mobility impaired people
P55 Protection of amenity
P59 Biodiversity
P60 Trees
P64 Improving air quality
P65 Reducing noise pollution and enhancing soundscapes
P66 Reducing water use
P68 Sustainability standards
P69 Energy
IP 3 Community infrastructure levy (CIL) and Section 106 Planning Obligations

Appendix 3: Relevant planning history

20/EQ/0083 - Pre Application: Redevelopment of the Bells Garden Community Centre and the Landscaping around it, to provide 97 new homes, 65 for social rent and 32 for private sale. The development will also include a new community centre, new multi-use games area, play space and new landscaping.

21/AP/0106 - Request for a Screening Opinion (EIA) for the development of two sites:

Site 1 - Bells Gardens would comprise the redevelopment of the existing community facility building and surrounding land to provide a group of 3 separate buildings comprising 97 residential units together with a Commercial Unit: 41.32sqm and a Community Centre: 486.92sqm.

Site 2 - Lindley Estate would comprise the redevelopment of the existing two storey block and surrounding area to provide a 6 storey building containing a total of 44 residential units.

Appendix 4: Consultation undertaken

Site notice date: 27/04/2021

Press notice date: 29/04/2021

Case officer site visit date: n/a

Neighbour consultation letters sent: 23/09/2021

Internal services consulted

Design and Conservation Team [Formal]

Local Economy

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Community Infrastructure Levy Team

Transport Policy

Urban Forester

Waste Management

Statutory and non-statutory organisations

Sport England

Environment Agency

London Fire & Emergency Planning Authority

Metropolitan Police Service (Designing Out crime)

Thames Water

Neighbour and local groups consulted:

Flat 89 Wakefield House Goldsmith
Road

Flat 76 Wakefield House Goldsmith
Road

68 Wilmot Close London Southwark

72 Peckham Hill Street London Southwark

Flat 41 Wakefield House Goldsmith Road

Flat 37 Wakefield House Goldsmith Road

28 Neville Close London Southwark

Flat 21 Primrose House Peckham Hill Street

Flat 17 Primrose House Peckham Hill Street

12 Leontine Close London Southwark

1 Leontine Close London Southwark

107 Leontine Close London Southwark

87 Leontine Close London Southwark

20A Holbeck Row London Southwark

77 Leontine Close London Southwark

74 Leontine Close London Southwark

61 Leontine Close London Southwark

Flat 49 Sidmouth House Lindley Estate Commercial Way

Flat 42 Sidmouth House Lindley Estate Commercial Way

Flat 31 Sidmouth House Lindley Estate Commercial Way

Flat 23 Sidmouth House Lindley Estate Commercial Way

Flat 19 Sidmouth House Lindley Estate Commercial Way

33 Leontine Close London Southwark

80A Peckham Hill Street London Southwark

Ground Floor And First Floor Flat 60 Peckham Hill Street London

Flat 2 Ferial Court 78 Furley Road

Flat 4 Lindley House Lindley Estate Peckham Park Road

Flat 5 Collinson House Lindley Estate Peckham Park Road

Flat 2 Henslow House Lindley Estate Peckham Park Road

124A Peckham Park Road London Southwark

122A Peckham Park Road London Southwark

Flat B Sidmouth House Lindley Estate Commercial Way

Flat 3 58 Peckham Hill Street London

Flat 10 Primrose House Peckham Hill Street

Flat 2 58 Peckham Hill Street London

67B Fenham Road London Southwark

Ground Floor Flat 70 Furley Road London

104D Peckham Hill Street London Southwark

First Floor And Second Floor Flat 72 Marmont Road London

80B Peckham Hill Street London Southwark

62 Peckham Hill Street London Southwark

1 Inforum Mews London Southwark

Flat 7 58 Peckham Hill Street London

Flat B 58B Peckham Hill Street London

Flat A 58B Peckham Hill Street London

82A Peckham Hill Street London Southwark

Flat 7 Ferial Court 78 Furley Road

18 Holbeck Row London Southwark

173 Commercial Way London Southwark

218 Commercial Way London Southwark	Flat 1 Sidmouth House Lindley Estate Commercial Way
Flat 38 Angelina House Goldsmith Road	Flat 6 58 Peckham Hill Street London
Flat 37 Angelina House Goldsmith Road	Flat 68 Wakefield House Goldsmith Road
Flat 30 Angelina House Goldsmith Road	40 Neville Close London Southwark
Flat 20 Angelina House Goldsmith Road	21 Leontine Close London Southwark
Flat 19 Angelina House Goldsmith Road	Flat 31 Wakefield House Goldsmith Road
Flat 11 Angelina House Goldsmith Road	56 Neville Close London Southwark
27 Neville Close London Southwark	35 Wentworth Crescent London Southwark
13 Neville Close London Southwark	Flat 33 Sidmouth House Lindley Estate Commercial Way
1 Neville Close London Southwark	50 Hastings Close London Southwark
44B Marmont Road London Southwark	Flat 6 Angelina House Goldsmith Road
28B Marmont Road London Southwark	Flat 15 Angelina House Goldsmith Road
52 Marmont Road London Southwark	Flat 1 Richland House Goldsmith Road
Flat 14 Bunbury House Fenham Road	Flat 1 Honeywood House Goldsmith Road
Flat 13 Bunbury House Fenham Road	Top Flat 68 Marmont Road London
7 Leontine Close London Southwark	7 Sister Mabels Way London Southwark
29 Leontine Close London Southwark	36 Furley Road London Southwark
26 Leontine Close London Southwark	8 Leontine Close London Southwark
20 Leontine Close London Southwark	42 Leontine Close London Southwark
116 Leontine Close London Southwark	16 Leontine Close London Southwark
106 Leontine Close London Southwark	171 Commercial Way London Southwark
79 Leontine Close London Southwark	165 Commercial Way London Southwark
52 Leontine Close London Southwark	Tenants Hall 19 Buller Close London
25 Lympstone Gardens London Southwark	Flat 4 Ferial Court 78 Furley Road
67 Lympstone Gardens London Southwark	Flat 1 100 Peckham Hill Street London
73 Fenham Road London Southwark	55 Lympstone Gardens London Southwark
Flat 22 Sidmouth House Lindley Estate Commercial Way	Flat 1 Ferial Court 78 Furley Road
Flat 13 Sidmouth House Lindley Estate Commercial Way	

First Floor Flat 70 Furley Road London	20 Furley Road London Southwark
5 Wentworth Crescent London Southwark	48 Marmont Road London Southwark
122B Peckham Park Road London Southwark	8 Wentworth Crescent London Southwark
55 Wentworth Crescent London Southwark	4 Furley Road London Southwark
52 Wentworth Crescent London Southwark	44 Furley Road London Southwark
145 Peckham Hill Street London Southwark	26 Furley Road London Southwark
Ground Floor Flat 72 Furley Road London	54 Marmont Road London Southwark
Second Floor Flat 72 Furley Road London	Day Nursery Peckham Park Road London
Rear Of 52 New Church Road London	86B Peckham Hill Street London Southwark
86A Peckham Hill Street London Southwark	Flat 13 Henslow House Lindley Estate Peckham Park Road
Flat 53 Wakefield House Goldsmith Road	Flat 11 Henslow House Lindley Estate Peckham Park Road
Flat 2 Wakefield House Goldsmith Road	Flat 5 Henslow House Lindley Estate Peckham Park Road
Flat 38 Wakefield House Goldsmith Road	Flat 3 Henslow House Lindley Estate Peckham Park Road
Flat 22 Primrose House Peckham Hill Street	Flat 10 Henslow House Lindley Estate Peckham Park Road
102D Peckham Hill Street London Southwark	50 Peckham Hill Street London Southwark
Ground Floor Flat 64 Furley Road London	40 Radnor Road London Southwark
Flat 11 Rudbeck House Lindley Estate Radnor Road	Flat 46 Edwin House Wentworth Crescent
Flat 18 Lindley House Lindley Estate Peckham Park Road	27 Hastings Close London Southwark
Flat 21 Collinson House Lindley Estate Peckham Park Road	Flat 15 Lindley House Lindley Estate Peckham Park Road
3 Inforum Mews London Southwark	59 Wentworth Crescent London Southwark
70 Marmont Road London Southwark	9 Neville Close London Southwark
	Flat 9 Collinson House Lindley Estate Peckham Park Road
	Flat 32 Rudbeck House Lindley Estate Radnor Road

96 Neville Close London Southwark	101 Neville Close London Southwark
29 Wentworth Crescent London Southwark	58 Marmont Road London Southwark
Flat 15 Henslow House Lindley Estate Peckham Park Road	15 Leontine Close London Southwark
Ground Floor Flat 56 Marmont Road London	93 Leontine Close London Southwark
12 Marmont Road London Southwark	39 Leontine Close London Southwark
60 Furley Road London Southwark	Flat 43 Sidmouth House Lindley Estate Commercial Way
2 Sister Mabels Way London Southwark	Flat 2 Sidmouth House Lindley Estate Commercial Way
2 Inforum Mews London Southwark	Flat C 58B Peckham Hill Street London
Flat 18 Honeywood House Goldsmith Road	Flat 10 Edwin House Wentworth Crescent
Flat 34 Jarvis House Goldsmith Road	Flat 34 Sidmouth House Lindley Estate Commercial Way
Flat 13 Jarvis House Goldsmith Road	10 Furley Road London Southwark
58 Leontine Close London Southwark	78 Peckham Hill Street London Southwark
Flat 6 Sidmouth House Lindley Estate Commercial Way	58 Furley Road London Southwark
Flat 8 Edwin House Wentworth Crescent	70 Neville Close London Southwark
Flat 23 Edwin House Wentworth Crescent	17 Hastings Close London Southwark
Flat 29 Lindley House Lindley Estate Peckham Park Road	Flat 23 Angelina House Goldsmith Road
Flat 17 Jarvis House Goldsmith Road	64 Marmont Road London Southwark
13 Wilmot Close London Southwark	43 Wilmot Close London Southwark
Flat 63 Edwin House Wentworth Crescent	84 Neville Close London Southwark
4 Wentworth Crescent London Southwark	18 Neville Close London Southwark
44 Hastings Close London Southwark	Flat 17 Bunbury House Fenham Road
29 Hastings Close London Southwark	112 Leontine Close London Southwark
56 Wentworth Crescent London Southwark	228 Commercial Way London Southwark
22 Wentworth Crescent London Southwark	Flat 5 Lindley House Lindley Estate Peckham Park Road
65 Neville Close London Southwark	Flat 17 Lindley House Lindley Estate Peckham Park Road
	41 Wentworth Crescent London Southwark
	99 Neville Close London Southwark

76 Neville Close London Southwark	13 Buller Close London Southwark
11 Neville Close London Southwark	38 Wilmot Close London Southwark
48B Peckham Hill Street London Southwark	3 Wilmot Close London Southwark
57 Hastings Close London Southwark	29 Wilmot Close London Southwark
69A Fenham Road London Southwark	19 Wilmot Close London Southwark
Flat 15 Richland House Goldsmith Road	Flat 50 Edwin House Wentworth Crescent
Flat 35 Jarvis House Goldsmith Road	Flat 43 Edwin House Wentworth Crescent
Flat 22 Jarvis House Goldsmith Road	Flat 36 Edwin House Wentworth Crescent
Flat 91 Wakefield House Goldsmith Road	Flat 18 Edwin House Wentworth Crescent
Flat 90 Wakefield House Goldsmith Road	48 Furley Road London Southwark
Flat 75 Wakefield House Goldsmith Road	34 Furley Road London Southwark
Flat 55 Wakefield House Goldsmith Road	7 Wentworth Crescent London Southwark
Flat 28 Wakefield House Goldsmith Road	57 Wentworth Crescent London Southwark
Flat 8 Primrose House Peckham Hill Street	51 Wentworth Crescent London Southwark
Flat 20 Primrose House Peckham Hill Street	50 Wentworth Crescent London Southwark
Flat 19 Primrose House Peckham Hill Street	43 Wentworth Crescent London Southwark
Flat 11 Primrose House Peckham Hill Street	59 Wilmot Close London Southwark
163 Peckham Hill Street London Southwark	58 Wilmot Close London Southwark
9 Buller Close London Southwark	53 Wilmot Close London Southwark
7 Buller Close London Southwark	40 Hastings Close London Southwark
Flat 1 108 Peckham Hill Street London	38 Hastings Close London Southwark
48 Neville Close London Southwark	37 Hastings Close London Southwark
26 Neville Close London Southwark	33 Hastings Close London Southwark
Flat 55 Edwin House Wentworth Crescent	25 Hastings Close London Southwark
	23 Hastings Close London Southwark
	22 Hastings Close London Southwark

66B Furley Road London Southwark	Flat 27 Sidmouth House Lindley Estate Commercial Way
40B Furley Road London Southwark	Flat 6 Lindley House Lindley Estate Peckham Park Road
19 Wentworth Crescent London Southwark	Flat 14 Lindley House Lindley Estate Peckham Park Road
95 Neville Close London Southwark	Flat 3 Collinson House Lindley Estate Peckham Park Road
Flat 26 Angelina House Goldsmith Road	Flat 26 Collinson House Lindley Estate Peckham Park Road
57 Neville Close London Southwark	Flat 15 Collinson House Lindley Estate Peckham Park Road
Flat 53 Edwin House Wentworth Crescent	Flat 14 Rudbeck House Lindley Estate Radnor Road
Flat 45 Edwin House Wentworth Crescent	Flat 1 58A Peckham Hill Street London
Flat 33 Edwin House Wentworth Crescent	69B Fenham Road London Southwark
Flat 26 Edwin House Wentworth Crescent	Flat 5 Richland House Goldsmith Road
Flat 3 Angelina House Goldsmith Road	Flat 23 Richland House Goldsmith Road
20 Hastings Close London Southwark	Flat 20 Richland House Goldsmith Road
30A Marmont Road London Southwark	Flat 9 Jarvis House Goldsmith Road
10 Buller Close London Southwark	Flat 78 Wakefield House Goldsmith Road
42 Wilmot Close London Southwark	Flat 72 Wakefield House Goldsmith Road
37 Wilmot Close London Southwark	Flat 67 Wakefield House Goldsmith Road
Flat 10 Jarvis House Goldsmith Road	Flat 5 Wakefield House Goldsmith Road
Flat 54 Wakefield House Goldsmith Road	Flat 47 Wakefield House Goldsmith Road
65 Wilmot Close London Southwark	Flat 24 Wakefield House Goldsmith Road
Flat 46 Wakefield House Goldsmith Road	Flat 23 Wakefield House Goldsmith Road
Flat 39 Wakefield House Goldsmith Road	Flat 16 Primrose House Peckham Hill Street
Flat 10 Wakefield House Goldsmith Road	Flat 13 Primrose House Peckham Hill Street
68 Leontine Close London Southwark	
82 Furley Road London Southwark	
Flat 50 Sidmouth House Lindley Estate Commercial Way	

42 Radnor Road London Southwark
35 Bonar Road London Southwark
159 Peckham Hill Street London Southwark
68A Peckham Hill Street London Southwark
54 Peckham Hill Street London Southwark
98 Peckham Hill Street London Southwark
52 Neville Close London Southwark
32 Neville Close London Southwark
21 Neville Close London Southwark
42B Marmont Road London Southwark
42A Marmont Road London Southwark
30B Marmont Road London Southwark
24A Marmont Road London Southwark
14A Marmont Road London Southwark
16 Marmont Road London Southwark
66 Marmont Road London Southwark
40 Marmont Road London Southwark
Flat 1 Bunbury House Fenham Road
23 Leontine Close London Southwark
101 Leontine Close London Southwark
99 Leontine Close London Southwark
89 Leontine Close London Southwark
85 Leontine Close London Southwark
66 Leontine Close London Southwark
64 Leontine Close London Southwark
57 Leontine Close London Southwark
50 Leontine Close London Southwark
88 Furley Road London Southwark
86 Furley Road London Southwark

21 Holbeck Row London Southwark
11 Holbeck Row London Southwark
226 Commercial Way London Southwark
7A Holbeck Row London Southwark
70 Lympstone Gardens London Southwark
49 Lympstone Gardens London Southwark
167 Commercial Way London Southwark
65 Fenham Road London Southwark
Flat 48 Sidmouth House Lindley Estate Commercial Way
Flat 26 Sidmouth House Lindley Estate Commercial Way
Flat 18 Sidmouth House Lindley Estate Commercial Way
Flat 8 Ferial Court 78 Furley Road
Flat 1 58 Peckham Hill Street London
Flat 74 Wakefield House Goldsmith Road
Flat A Sidmouth House Lindley Estate Commercial Way
Flat 36 Sidmouth House Lindley Estate Commercial Way
41 Hastings Close London Southwark
Flat 31 Angelina House Goldsmith Road
Flat 24 Collinson House Lindley Estate Peckham Park Road
5 Wilmot Close London Southwark
14 Hastings Close London Southwark
60 Leontine Close London Southwark
Flat 20 Bunbury House Fenham Road
Flat 25 Wakefield House Goldsmith Road
9 Wilmot Close London Southwark

Flat 29 Edwin House Wentworth Crescent
Flat 8 Sidmouth House Lindley Estate Commercial Way
6 Wentworth Crescent London Southwark
45 Wentworth Crescent London Southwark
24 Wentworth Crescent London Southwark
27 Leontine Close London Southwark
2 Neville Close London Southwark
48A Peckham Hill Street London Southwark
18 Buller Close London Southwark
25 Wilmot Close London Southwark
14 Wilmot Close London Southwark
12 Wilmot Close London Southwark
71 Wilmot Close London Southwark
67 Wilmot Close London Southwark
Flat 24 Edwin House Wentworth Crescent
Flat 12 Edwin House Wentworth Crescent
6 Furley Road London Southwark
50 Furley Road London Southwark
60 Wentworth Crescent London Southwark
55 Wilmot Close London Southwark
49 Wilmot Close London Southwark
45 Wilmot Close London Southwark
56 Hastings Close London Southwark
52 Hastings Close London Southwark
43 Hastings Close London Southwark
31 Hastings Close London Southwark

78 Neville Close London Southwark
71 Neville Close London Southwark
16 Hastings Close London Southwark
Flat 28 Angelina House Goldsmith Road
62 Neville Close London Southwark
100 Neville Close London Southwark
47 Neville Close London Southwark
6A Marmont Road London Southwark
18 Marmont Road London Southwark
Flat 27 Bunbury House Fenham Road
Flat 26 Bunbury House Fenham Road
Flat 23 Bunbury House Fenham Road
Flat 19 Bunbury House Fenham Road
6 Leontine Close London Southwark
40 Leontine Close London Southwark
35 Leontine Close London Southwark
32 Leontine Close London Southwark
24 Leontine Close London Southwark
13 Leontine Close London Southwark
115 Leontine Close London Southwark
114 Leontine Close London Southwark
102 Leontine Close London Southwark
95 Leontine Close London Southwark
86 Leontine Close London Southwark
73 Leontine Close London Southwark
53 Leontine Close London Southwark
47 Leontine Close London Southwark
98 Furley Road London Southwark
15 Holbeck Row London Southwark
10 Holbeck Row London Southwark
23 Lymptone Gardens London Southwark

169 Commercial Way London Southwark	39 Hastings Close London Southwark
75 Fenham Road London Southwark	Flat 60 Edwin House Wentworth Crescent
Flat 7 Sidmouth House Lindley Estate Commercial Way	Flat 47 Edwin House Wentworth Crescent
81 Leontine Close London Southwark	Flat 10 Angelina House Goldsmith Road
Flat 82 Wakefield House Goldsmith Road	1 Hastings Close London Southwark
Flat 18 Rudbeck House Lindley Estate Radnor Road	Flat 12 Richland House Goldsmith Road
Ground Floor Flat 22 Furley Road London	8 Wilmot Close London Southwark
Flat 9 Lindley House Lindley Estate Peckham Park Road	Flat 17 Honeywood House Goldsmith Road
Flat 31 Lindley House Lindley Estate Peckham Park Road	37 Bonar Road London Southwark
Flat 3 Lindley House Lindley Estate Peckham Park Road	Flat 50 Wakefield House Goldsmith Road
Flat 21 Lindley House Lindley Estate Peckham Park Road	Flat 44 Wakefield House Goldsmith Road
Flat 19 Lindley House Lindley Estate Peckham Park Road	Flat 22 Wakefield House Goldsmith Road
Flat 20 Collinson House Lindley Estate Peckham Park Road	Peckham Park Primary School Marmont Road London
Flat 19 Collinson House Lindley Estate Peckham Park Road	6 Neville Close London Southwark
Flat 10 Collinson House Lindley Estate Peckham Park Road	16 Neville Close London Southwark
23 Wentworth Crescent London Southwark	94 Leontine Close London Southwark
52 Peckham Hill Street London Southwark	65 Leontine Close London Southwark
18 Wentworth Crescent London Southwark	12 Holbeck Row London Southwark
3 Neville Close London Southwark	71 Fenham Road London Southwark
Flat 62 Edwin House Wentworth Crescent	69 Lympstone Gardens London Southwark
7 Hastings Close London Southwark	Flat 38 Sidmouth House Lindley Estate Commercial Way
	Flat 14 Sidmouth House Lindley Estate Commercial Way
	Flat 10 Sidmouth House Lindley Estate Commercial Way
	Flat 18 Bunbury House Fenham Road
	28 Leontine Close London Southwark

19 Leontine Close London Southwark
Flat 30 Lindley House Lindley Estate
Peckham Park Road
Flat 16 Lindley House Lindley Estate
Peckham Park Road
Flat 12 Lindley House Lindley Estate
Peckham Park Road
Flat 8 Collinson House Lindley Estate
Peckham Park Road
Flat 7 Collinson House Lindley Estate
Peckham Park Road
Flat 41 Sidmouth House Lindley Estate
Commercial Way
Flat 3 Ferial Court 78 Furley Road
96 Leontine Close London Southwark
Flat 8 Richland House Goldsmith Road
Flat 29 Rudbeck House Lindley Estate
Radnor Road
Flat 26 Rudbeck House Lindley Estate
Radnor Road
Flat 24 Rudbeck House Lindley Estate
Radnor Road
Flat 21 Rudbeck House Lindley Estate
Radnor Road
Flat 15 Rudbeck House Lindley Estate
Radnor Road
Flat 7 Lindley House Lindley Estate
Peckham Park Road
Flat 25 Lindley House Lindley Estate
Peckham Park Road
Flat 6 Collinson House Lindley Estate
Peckham Park Road
47 Wentworth Crescent London
Southwark
83 Neville Close London Southwark
35 Neville Close London Southwark
23 Neville Close London Southwark

41 Leontine Close London Southwark
Flat 65 Edwin House Wentworth
Crescent
48 Hastings Close London Southwark
Flat 40 Edwin House Wentworth
Crescent
Flat 38 Edwin House Wentworth
Crescent
51 Wilmot Close London Southwark
40A Furley Road London Southwark
Flat 22 Angelina House Goldsmith Road
Flat 12 Angelina House Goldsmith Road
Flat 21 Richland House Goldsmith Road
Flat 17 Richland House Goldsmith Road
Flat 7 Jarvis House Goldsmith Road
Flat 5 Jarvis House Goldsmith Road
4 Wilmot Close London Southwark
Flat 23 Honeywood House Goldsmith
Road
Flat 71 Wakefield House Goldsmith
Road
Flat 61 Wakefield House Goldsmith
Road
Flat 52 Wakefield House Goldsmith
Road
Flat 49 Wakefield House Goldsmith
Road
60 Wilmot Close London Southwark
Flat 15 Wakefield House Goldsmith
Road
Flat 13 Wakefield House Goldsmith
Road
Flat 9 Primrose House Peckham Hill
Street
34 Neville Close London Southwark

Flat 3 Primrose House Peckham Hill Street

Flat 2 Primrose House Peckham Hill Street

24 Lymptone Gardens London Southwark

15 Lymptone Gardens London Southwark

16 Holbeck Row London Southwark

Flat 46 Sidmouth House Lindley Estate Commercial Way

Flat 3 Sidmouth House Lindley Estate Commercial Way

Flat 25 Sidmouth House Lindley Estate Commercial Way

Basement Flat 60 Peckham Hill Street London

Flat 2 Collinson House Lindley Estate Peckham Park Road

Flat 17 Collinson House Lindley Estate Peckham Park Road

Flat 19 Rudbeck House Lindley Estate Radnor Road

Flat 17 Rudbeck House Lindley Estate Radnor Road

Flat 8 Henslow House Lindley Estate Peckham Park Road

104C Peckham Hill Street London Southwark

Top Flat 56 Marmont Road London

Ground Floor Flat 72 Marmont Road London

112B Peckham Hill Street London Southwark

102A Peckham Hill Street London Southwark

52B Furley Road London Southwark

Flat 2 Richland House Goldsmith Road

Flat 10 Richland House Goldsmith Road

Flat 8 Jarvis House Goldsmith Road

Flat 30 Jarvis House Goldsmith Road

74 Marmont Road London Southwark

Flat B 88 Peckham Hill Street London

Flat 22 Honeywood House Goldsmith Road

Flat 85 Wakefield House Goldsmith Road

Flat 60 Wakefield House Goldsmith Road

Flat 57 Wakefield House Goldsmith Road

Flat 45 Wakefield House Goldsmith Road

Flat 29 Wakefield House Goldsmith Road

Flat 26 Wakefield House Goldsmith Road

Flat 7 Primrose House Peckham Hill Street

39 Bonar Road London Southwark

15 Buller Close London Southwark

17 Wilmot Close London Southwark

Flat 49 Edwin House Wentworth Crescent

Flat 48 Edwin House Wentworth Crescent

32 Furley Road London Southwark

12 Furley Road London Southwark

53 Wentworth Crescent London Southwark

62 Wilmot Close London Southwark

48 Wilmot Close London Southwark

46 Wilmot Close London Southwark

9 Hastings Close London Southwark

30B Furley Road London Southwark	Flat 10 Honeywood House Goldsmith Road
31 Wentworth Crescent London Southwark	Flat 70 Wakefield House Goldsmith Road
64 Neville Close London Southwark	Flat 7 Wakefield House Goldsmith Road
13 Hastings Close London Southwark	Flat 19 Wakefield House Goldsmith Road
10 Hastings Close London Southwark	Flat 4 Primrose House Peckham Hill Street
Flat 21 Angelina House Goldsmith Road	Flat 1 Primrose House Peckham Hill Street
Flat 18 Angelina House Goldsmith Road	28 Furley Road London Southwark
7 Neville Close London Southwark	44 Radnor Road London Southwark
43 Neville Close London Southwark	Flat 2 108 Peckham Hill Street London
39 Neville Close London Southwark	33 Bonar Road London Southwark
33 Neville Close London Southwark	56 Peckham Hill Street London Southwark
Flat 4 Bunbury House Fenham Road	114 Peckham Hill Street London Southwark
3 Leontine Close London Southwark	38 Neville Close London Southwark
18 Leontine Close London Southwark	30 Neville Close London Southwark
Flat 8 Lindley House Lindley Estate Peckham Park Road	14 Neville Close London Southwark
Flat 27 Lindley House Lindley Estate Peckham Park Road	Flat 61 Edwin House Wentworth Crescent
Flat 24 Lindley House Lindley Estate Peckham Park Road	Flat 57 Edwin House Wentworth Crescent
Flat 6 Henslow House Lindley Estate Peckham Park Road	12 Buller Close London Southwark
104A Peckham Hill Street London Southwark	11 Buller Close London Southwark
Ground Floor Flat 100 Furley Road London	31 Wilmot Close London Southwark
82B Peckham Hill Street London Southwark	23 Wilmot Close London Southwark
Flat 9 Richland House Goldsmith Road	20 Wilmot Close London Southwark
Flat 3 Richland House Goldsmith Road	64 Wilmot Close London Southwark
Flat 16 Richland House Goldsmith Road	Flat 39 Edwin House Wentworth Crescent
Flat 33 Jarvis House Goldsmith Road	Flat 32 Edwin House Wentworth Crescent
Flat 23 Jarvis House Goldsmith Road	
Flat 15 Jarvis House Goldsmith Road	

Flat 20 Edwin House Wentworth Crescent
Flat 2 Edwin House Wentworth Crescent
Flat 13 Edwin House Wentworth Crescent
46 Furley Road London Southwark
62 Wentworth Crescent London Southwark
54 Wentworth Crescent London Southwark
8 Hastings Close London Southwark
53 Hastings Close London Southwark
35 Hastings Close London Southwark
26 Hastings Close London Southwark
34 Wentworth Crescent London Southwark
27 Wentworth Crescent London Southwark
25 Wentworth Crescent London Southwark
111 Leontine Close London Southwark
105 Leontine Close London Southwark
98 Leontine Close London Southwark
92 Leontine Close London Southwark
78 Leontine Close London Southwark
70 Leontine Close London Southwark
54 Leontine Close London Southwark
17 Holbeck Row London Southwark
226A Commercial Way London Southwark
14 Lymptone Gardens London Southwark
71 Lymptone Gardens London Southwark
175 Commercial Way London Southwark

161 Commercial Way London Southwark
84 Furley Road London Southwark
Flat 5 Sidmouth House Lindley Estate Commercial Way
Flat 30 Sidmouth House Lindley Estate Commercial Way
Flat 11 Sidmouth House Lindley Estate Commercial Way
Flat 6 Ferial Court 78 Furley Road
Flat 5 58 Peckham Hill Street London
Flat 7 Richland House Goldsmith Road
Flat 4 58 Peckham Hill Street London
Flat 12 Honeywood House Goldsmith Road
Flat 22 Edwin House Wentworth Crescent
98 Neville Close London Southwark
Flat 16 Bunbury House Fenham Road
71 Leontine Close London Southwark
37 Leontine Close London Southwark
44A Marmont Road London Southwark
22 Marmont Road London Southwark
63 Fenham Road London Southwark
4 Neville Close London Southwark
Flat 64 Edwin House Wentworth Crescent
5 Buller Close London Southwark
32 Wilmot Close London Southwark
21 Hastings Close London Southwark
Flat 13 Rudbeck House Lindley Estate Radnor Road
Flat 12 Henslow House Lindley Estate Peckham Park Road
Flat 4 Collinson House Lindley Estate Peckham Park Road

Flat 14 Collinson House Lindley Estate
Peckham Park Road
68 Peckham Hill Street London
Southwark
63 Neville Close London Southwark
17 Neville Close London Southwark
Flat 42 Edwin House Wentworth
Crescent
66A Furley Road London Southwark
Flat 21 Edwin House Wentworth
Crescent
Flat 16 Edwin House Wentworth
Crescent
Flat 11 Edwin House Wentworth
Crescent
Flat 27 Angelina House Goldsmith Road
15 Hastings Close London Southwark
8B Marmont Road London Southwark
14B Marmont Road London Southwark
Flat 21 Jarvis House Goldsmith Road
21 Wentworth Crescent London
Southwark
11 Wentworth Crescent London
Southwark
97 Neville Close London Southwark
91 Neville Close London Southwark
85 Neville Close London Southwark
Flat 9 Angelina House Goldsmith Road
Flat 4 Angelina House Goldsmith Road
Flat 33 Angelina House Goldsmith Road
Flat 29 Angelina House Goldsmith Road
60 Neville Close London Southwark
58 Neville Close London Southwark
46A Marmont Road London Southwark
50 Marmont Road London Southwark

38 Marmont Road London Southwark
Flat 2 Bunbury House Fenham Road
36 Leontine Close London Southwark
31 Leontine Close London Southwark
118 Leontine Close London Southwark
63 Leontine Close London Southwark
49 Leontine Close London Southwark
43 Leontine Close London Southwark
80 Furley Road London Southwark
76 Furley Road London Southwark
222 Commercial Way London Southwark
220 Commercial Way London Southwark
157 Commercial Way London Southwark
Flat 35 Sidmouth House Lindley Estate
Commercial Way
Flat 28 Sidmouth House Lindley Estate
Commercial Way
Flat 16 Sidmouth House Lindley Estate
Commercial Way
2C Marmont Road London Southwark
2B Marmont Road London Southwark
8 Buller Close London Southwark
Flat 63 Wakefield House Goldsmith
Road
Flat 34 Wakefield House Goldsmith
Road
10 Neville Close London Southwark
110 Leontine Close London Southwark
97 Leontine Close London Southwark
45 Leontine Close London Southwark
77 Fenham Road London Southwark
59 Fenham Road London Southwark
Flat 4 Sidmouth House Lindley Estate
Commercial Way

Flat 20 Sidmouth House Lindley Estate
Commercial Way

Flat 17 Sidmouth House Lindley Estate
Commercial Way

224 Commercial Way London Southwark

Flat 6 Bunbury House Fenham Road

Flat 3 Bunbury House Fenham Road

25 Leontine Close London Southwark

50 Lymphstone Gardens London
Southwark

Flat 22 Lindley House Lindley Estate
Peckham Park Road

Flat 2 Lindley House Lindley Estate
Peckham Park Road

Flat 13 Collinson House Lindley Estate
Peckham Park Road

Flat 1 Collinson House Lindley Estate
Peckham Park Road

Flat 27 Rudbeck House Lindley Estate
Radnor Road

Flat 23 Rudbeck House Lindley Estate
Radnor Road

Flat 22 Rudbeck House Lindley Estate
Radnor Road

5 Sister Mabels Way London Southwark

1 Sister Mabels Way London Southwark

Flat 13 Richland House Goldsmith Road

Flat 6 Jarvis House Goldsmith Road

Flat 18 Jarvis House Goldsmith Road

Flat 14 Jarvis House Goldsmith Road

Flat 11 Jarvis House Goldsmith Road

Flat 5 Honeywood House Goldsmith
Road

Flat 24 Honeywood House Goldsmith
Road

Flat 15 Honeywood House Goldsmith
Road

Flat 88 Wakefield House Goldsmith
Road

Flat 83 Wakefield House Goldsmith
Road

Flat 69 Wakefield House Goldsmith
Road

Flat 9 Wakefield House Goldsmith Road

Flat 33 Wakefield House Goldsmith
Road

20 Neville Close London Southwark

Flat 54 Edwin House Wentworth
Crescent

3 Buller Close London Southwark

16 Buller Close London Southwark

7 Wilmot Close London Southwark

26 Wilmot Close London Southwark

10 Wilmot Close London Southwark

66 Wilmot Close London Southwark

Flat 51 Edwin House Wentworth
Crescent

Flat 37 Edwin House Wentworth
Crescent

68 Furley Road London Southwark

49 Wentworth Crescent London
Southwark

48 Wentworth Crescent London
Southwark

46 Wentworth Crescent London
Southwark

61 Wilmot Close London Southwark

42 Hastings Close London Southwark

70A Peckham Hill Street London
Southwark

33 Wentworth Crescent London Southwark

10 Wentworth Crescent London Southwark

94 Neville Close London Southwark

90 Neville Close London Southwark

74 Neville Close London Southwark

67 Neville Close London Southwark

11 Hastings Close London Southwark

Flat 16 Angelina House Goldsmith Road

61 Neville Close London Southwark

53 Neville Close London Southwark

5 Neville Close London Southwark

19 Neville Close London Southwark

28A Marmont Road London Southwark

24B Marmont Road London Southwark

10A Marmont Road London Southwark

20 Marmont Road London Southwark

Flat 7 Bunbury House Fenham Road

Flat 5 Bunbury House Fenham Road

38 Leontine Close London Southwark

106 Furley Road London Southwark

108 Leontine Close London Southwark

103 Leontine Close London Southwark

91 Leontine Close London Southwark

72 Leontine Close London Southwark

59 Leontine Close London Southwark

94 Furley Road London Southwark

13 Lympstone Gardens London Southwark

54 Lympstone Gardens London Southwark

52 Lympstone Gardens London Southwark

Flat 51 Sidmouth House Lindley Estate Commercial Way

Flat 45 Sidmouth House Lindley Estate Commercial Way

Flat 39 Sidmouth House Lindley Estate Commercial Way

Flat 9 Ferial Court 78 Furley Road

Flat 5 Ferial Court 78 Furley Road

18 Hastings Close London Southwark

26A Marmont Road London Southwark

Flat 20 Wakefield House Goldsmith Road

Flat 12 Rudbeck House Lindley Estate Radnor Road

Flat 14 Wakefield House Goldsmith Road

28 Wilmot Close London Southwark

Flat 32 Angelina House Goldsmith Road

Flat 58 Edwin House Wentworth Crescent

59 Neville Close London Southwark

Flat 66 Wakefield House Goldsmith Road

27 Wilmot Close London Southwark

34A Marmont Road London Southwark

46 Leontine Close London Southwark

14 Holbeck Row London Southwark

Flat 11 Richland House Goldsmith Road

Flat 10 Rudbeck House Lindley Estate Radnor Road

Flat 16 Henslow House Lindley Estate Peckham Park Road

Flat 27 Collinson House Lindley Estate Peckham Park Road

Flat 25 Collinson House Lindley Estate
Peckham Park Road

Flat 22 Collinson House Lindley Estate
Peckham Park Road

Flat 12 Collinson House Lindley Estate
Peckham Park Road

3 Sister Mabels Way London Southwark

64 Peckham Hill Street London
Southwark

15 Wentworth Crescent London
Southwark

86 Neville Close London Southwark

102 Neville Close London Southwark

147-149 Peckham Hill Street London
Southwark

Flat 14 Edwin House Wentworth
Crescent

Flat 36 Angelina House Goldsmith Road

36A Marmont Road London Southwark

155 Peckham Hill Street London
Southwark

12A Marmont Road London Southwark

Flat 27 Jarvis House Goldsmith Road

Flat 1 106 Peckham Hill Street London

Flat 58 Wakefield House Goldsmith
Road

11 Wilmot Close London Southwark

72 Wilmot Close London Southwark

4 Marmont Road London Southwark

Flat 32 Wakefield House Goldsmith
Road

Flat 3 Wakefield House Goldsmith Road

Flat 27 Wakefield House Goldsmith
Road

Flat 18 Wakefield House Goldsmith
Road

Flat 6 Primrose House Peckham Hill
Street

Flat 15 Primrose House Peckham Hill
Street

7B Holbeck Row London Southwark

51 Leontine Close London Southwark

48 Leontine Close London Southwark

96 Furley Road London Southwark

19 Holbeck Row London Southwark

Flat 9 Sidmouth House Lindley Estate
Commercial Way

72 Lympstone Gardens London
Southwark

Flat 10 Bunbury House Fenham Road

53 Lympstone Gardens London
Southwark

Flat 11 Lindley House Lindley Estate
Peckham Park Road

Flat 1 Lindley House Lindley Estate
Peckham Park Road

Flat 18 Collinson House Lindley Estate
Peckham Park Road

Flat 9 Rudbeck House Lindley Estate
Radnor Road

Flat 25 Rudbeck House Lindley Estate
Radnor Road

Flat 16 Rudbeck House Lindley Estate
Radnor Road

First Floor Flat 72 Furley Road London

Flat 2 58A Peckham Hill Street London

Flat 2 106A Peckham Hill Street London

104B Peckham Hill Street London
Southwark

67A Fenham Road London Southwark

Flat 6 Richland House Goldsmith Road

Flat 18 Richland House Goldsmith Road

Flat 20 Jarvis House Goldsmith Road
Flat 1 Jarvis House Goldsmith Road
Flat 9 Honeywood House Goldsmith Road
Flat 25 Honeywood House Goldsmith Road
Flat 2 Honeywood House Goldsmith Road
Flat 86 Wakefield House Goldsmith Road
Flat 43 Wakefield House Goldsmith Road
Flat 40 Wakefield House Goldsmith Road
Flat 17 Wakefield House Goldsmith Road
Flat 1 Wakefield House Goldsmith Road
58B Peckham Hill Street London Southwark
25 Goldsmith Road London Southwark
Flat 9 Edwin House Wentworth Crescent
Flat 6 Edwin House Wentworth Crescent
Flat 59 Edwin House Wentworth Crescent
Flat 52 Edwin House Wentworth Crescent
1 Buller Close London Southwark
41 Wilmot Close London Southwark
22 Wilmot Close London Southwark
63 Wilmot Close London Southwark
Flat 44 Edwin House Wentworth Crescent
Flat 4 Edwin House Wentworth Crescent
Flat 34 Edwin House Wentworth Crescent

Flat 25 Edwin House Wentworth Crescent
Flat 17 Edwin House Wentworth Crescent
42 Furley Road London Southwark
37 Wentworth Crescent London Southwark
51 Hastings Close London Southwark
47 Hastings Close London Southwark
28 Hastings Close London Southwark
30A Furley Road London Southwark
36 Wentworth Crescent London Southwark
2 Hastings Close London Southwark
Flat 7 Angelina House Goldsmith Road
Flat 35 Angelina House Goldsmith Road
Flat 1 Angelina House Goldsmith Road
51 Neville Close London Southwark
45 Neville Close London Southwark
37 Neville Close London Southwark
25 Neville Close London Southwark
26B Marmont Road London Southwark
60 Marmont Road London Southwark
Flat 9 Bunbury House Fenham Road
Flat 21 Bunbury House Fenham Road
Flat 11 Bunbury House Fenham Road
34 Leontine Close London Southwark
11 Leontine Close London Southwark
82 Leontine Close London Southwark
69 Leontine Close London Southwark
92 Furley Road London Southwark
9 Holbeck Row London Southwark
13 Holbeck Row London Southwark

51 Lymptone Gardens London Southwark
159 Commercial Way London Southwark
57 Fenham Road London Southwark
163 Commercial Way London Southwark
Flat 47 Sidmouth House Lindley Estate Commercial Way
Flat 40 Sidmouth House Lindley Estate Commercial Way
Flat 37 Sidmouth House Lindley Estate Commercial Way
Flat 32 Sidmouth House Lindley Estate Commercial Way
Flat 29 Sidmouth House Lindley Estate Commercial Way
Flat 21 Sidmouth House Lindley Estate Commercial Way
Flat 15 Sidmouth House Lindley Estate Commercial Way
Flat 24 Angelina House Goldsmith Road
Flat 7 Honeywood House Goldsmith Road
Flat 73 Wakefield House Goldsmith Road
Flat 41 Edwin House Wentworth Crescent
Flat 13 Angelina House Goldsmith Road
109 Leontine Close London Southwark
44 Leontine Close London Southwark
113 Leontine Close London Southwark
124B Peckham Park Road London Southwark
2 Wilmot Close London Southwark
57 Wilmot Close London Southwark
Flat 24 Sidmouth House Lindley Estate Commercial Way

1 Wentworth Crescent London Southwark
74 Furley Road London Southwark
Flat 9 Henslow House Lindley Estate Peckham Park Road
Ground Floor Flat 68 Marmont Road London
6 Sister Mabels Way London Southwark
157 Peckham Hill Street London Southwark
79 Neville Close London Southwark
49 Neville Close London Southwark
47 Wilmot Close London Southwark
Flat 35 Edwin House Wentworth Crescent
Flat 30 Edwin House Wentworth Crescent
Flat 1 Edwin House Wentworth Crescent
Flat 39 Angelina House Goldsmith Road
Flat 2 Angelina House Goldsmith Road
32 Hastings Close London Southwark
24 Hastings Close London Southwark
12 Hastings Close London Southwark
46B Marmont Road London Southwark
Flat 4 Richland House Goldsmith Road
Flat 24 Richland House Goldsmith Road
Flat 24 Jarvis House Goldsmith Road
14 Buller Close London Southwark
Flat 8 Honeywood House Goldsmith Road
Flat 6 Honeywood House Goldsmith Road
Flat 3 Honeywood House Goldsmith Road

Flat 21 Honeywood House Goldsmith Road

Flat 87 Wakefield House Goldsmith Road

Flat 81 Wakefield House Goldsmith Road

Flat 8 Wakefield House Goldsmith Road

33 Wilmot Close London Southwark

18 Wilmot Close London Southwark

46 Neville Close London Southwark

117 Leontine Close London Southwark

100 Leontine Close London Southwark

84 Leontine Close London Southwark

80 Leontine Close London Southwark

102 Furley Road London Southwark

Flat 44 Sidmouth House Lindley Estate Commercial Way

Flat 12 Sidmouth House Lindley Estate Commercial Way

Flat 8 Bunbury House Fenham Road

Flat 22 Bunbury House Fenham Road

4 Leontine Close London Southwark

30 Leontine Close London Southwark

Flat 11 Collinson House Lindley Estate Peckham Park Road

Flat 28 Rudbeck House Lindley Estate Radnor Road

Flat 2 100 Peckham Hill Street London

102B Peckham Hill Street London Southwark

Flat 32 Jarvis House Goldsmith Road

Flat 3 Jarvis House Goldsmith Road

Flat 25 Jarvis House Goldsmith Road

Flat 4 Honeywood House Goldsmith Road

Flat 20 Honeywood House Goldsmith Road

Flat 13 Honeywood House Goldsmith Road

Flat 80 Wakefield House Goldsmith Road

Flat 59 Wakefield House Goldsmith Road

Flat 51 Wakefield House Goldsmith Road

Flat 48 Wakefield House Goldsmith Road

Flat 42 Wakefield House Goldsmith Road

Flat 4 Wakefield House Goldsmith Road

Flat 36 Wakefield House Goldsmith Road

Flat 21 Wakefield House Goldsmith Road

Flat 16 Wakefield House Goldsmith Road

Flat 12 Wakefield House Goldsmith Road

Flat 18 Primrose House Peckham Hill Street

6 Buller Close London Southwark

8 Neville Close London Southwark

50 Neville Close London Southwark

42 Neville Close London Southwark

24 Neville Close London Southwark

Flat 7 Edwin House Wentworth Crescent

40 Wilmot Close London Southwark

36 Wilmot Close London Southwark

35 Wilmot Close London Southwark

1 Wilmot Close London Southwark

Flat 31 Edwin House Wentworth Crescent
Flat 15 Edwin House Wentworth Crescent
56 Furley Road London Southwark
38 Furley Road London Southwark
58 Wentworth Crescent London Southwark
52 Wilmot Close London Southwark
55 Hastings Close London Southwark
5 Hastings Close London Southwark
4 Hastings Close London Southwark
30 Hastings Close London Southwark
30 Wentworth Crescent London Southwark
2 Wentworth Crescent London Southwark
17 Wentworth Crescent London Southwark
13 Wentworth Crescent London Southwark
92 Neville Close London Southwark
88 Neville Close London Southwark
82 Neville Close London Southwark
75 Neville Close London Southwark
73 Neville Close London Southwark
68 Neville Close London Southwark
19 Hastings Close London Southwark
Flat 25 Angelina House Goldsmith Road
Flat 14 Angelina House Goldsmith Road
15 Neville Close London Southwark
8A Marmont Road London Southwark
6B Marmont Road London Southwark
36B Marmont Road London Southwark

34B Marmont Road London Southwark
Flat 24 Bunbury House Fenham Road
9 Leontine Close London Southwark
5 Leontine Close London Southwark
104 Furley Road London Southwark
22 Leontine Close London Southwark
2 Leontine Close London Southwark
14 Leontine Close London Southwark
10 Leontine Close London Southwark
119 Leontine Close London Southwark
88 Leontine Close London Southwark
83 Leontine Close London Southwark
75 Leontine Close London Southwark
67 Leontine Close London Southwark
56 Leontine Close London Southwark
20B Holbeck Row London Southwark
68 Lympstone Gardens London Southwark
177 Commercial Way London Southwark
2A Marmont Road London Southwark
4 Buller Close London Southwark
21 Wilmot Close London Southwark
Flat 56 Edwin House Wentworth Crescent
Flat 4 Jarvis House Goldsmith Road
Flat 6 Wakefield House Goldsmith Road
66 Peckham Hill Street London Southwark
56 Wilmot Close London Southwark
6 Hastings Close London Southwark
29 Neville Close London Southwark
32A Marmont Road London Southwark
76 Leontine Close London Southwark

61 Fenham Road London Southwark
54 Furley Road London Southwark
12 Neville Close London Southwark
69 Wilmot Close London Southwark
34 Hastings Close London Southwark
103 Neville Close London Southwark
10B Marmont Road London Southwark
8 Holbeck Row London Southwark
Flat 28 Jarvis House Goldsmith Road
Flat 12 Jarvis House Goldsmith Road
Flat 1 Henslow House Lindley Estate
Peckham Park Road
Flat 23 Lindley House Lindley Estate
Peckham Park Road
Flat 13 Lindley House Lindley Estate
Peckham Park Road
Flat 10 Lindley House Lindley Estate
Peckham Park Road
32 Wentworth Crescent London
Southwark
26 Wentworth Crescent London
Southwark
62 Furley Road London Southwark
46 Peckham Hill Street London
Southwark
Flat A 88 Peckham Hill Street London
12 Wentworth Crescent London
Southwark
89 Neville Close London Southwark
69 Neville Close London Southwark
66 Neville Close London Southwark
55 Neville Close London Southwark
41 Neville Close London Southwark
54 Hastings Close London Southwark
36 Hastings Close London Southwark

Flat 5 Edwin House Wentworth Crescent
Flat 19 Edwin House Wentworth
Crescent
Flat 8 Angelina House Goldsmith Road
Flat 34 Angelina House Goldsmith Road
Flat 17 Angelina House Goldsmith Road
3 Hastings Close London Southwark
32B Marmont Road London Southwark
Flat 29 Jarvis House Goldsmith Road
17 Buller Close London Southwark
Flat 19 Honeywood House Goldsmith
Road
Flat 14 Honeywood House Goldsmith
Road
Flat 79 Wakefield House Goldsmith
Road
30 Wilmot Close London Southwark
24 Wilmot Close London Southwark
15 Wilmot Close London Southwark
22 Neville Close London Southwark
Flat 12 Primrose House Peckham Hill
Street
90 Leontine Close London Southwark
55 Leontine Close London Southwark
90 Furley Road London Southwark
Flat 25 Bunbury House Fenham Road
25A Goldsmith Road London Southwark
Flat 28 Lindley House Lindley Estate
Peckham Park Road
Flat 16 Collinson House Lindley Estate
Peckham Park Road
Flat 3 100 Peckham Hill Street London
Flat C Sidmouth House Lindley Estate
Commercial Way

102C Peckham Hill Street London
Southwark

First Floor Flat 22 Furley Road London

161 Peckham Hill Street London
Southwark

Flat 4 Henslow House Lindley Estate
Peckham Park Road

Flat 84 Wakefield House Goldsmith
Road

104 Leontine Close London Southwark

Flat 22 Richland House Goldsmith Road

Flat 19 Jarvis House Goldsmith Road

2 Buller Close London Southwark

8 Furley Road London Southwark

81 Neville Close London Southwark

73 Lymptone Gardens London
Southwark

78 Furley Road London Southwark

Flat 28 Edwin House Wentworth
Crescent

20 Wentworth Crescent London
Southwark

72 Neville Close London Southwark

54 Neville Close London Southwark

Flat 31 Rudbeck House Lindley Estate
Radnor Road

49 Hastings Close London Southwark

52 Furley Road London Southwark

Flat 5 Angelina House Goldsmith Road

31 Neville Close London Southwark

17 Leontine Close London Southwark

62 Leontine Close London Southwark

Flat 62 Wakefield House Goldsmith
Road

Flat 14 Primrose House Peckham Hill
Street

Flat 7 Henslow House Lindley Estate
Peckham Park Road

Flat 14 Henslow House Lindley Estate
Peckham Park Road

Flat 30 Rudbeck House Lindley Estate
Radnor Road

44 Wentworth Crescent London
Southwark

39 Wentworth Crescent London
Southwark

165 Peckham Hill Street London
Southwark

110 Peckham Hill Street London
Southwark

93 Neville Close London Southwark

62 Marmont Road London Southwark

16 Furley Road London Southwark

61 Wentworth Crescent London
Southwark

54 Wilmot Close London Southwark

44 Wilmot Close London Southwark

45 Hastings Close London Southwark

Flat 19 Richland House Goldsmith Road

Flat 14 Richland House Goldsmith Road

Flat 31 Jarvis House Goldsmith Road

Flat 2 Jarvis House Goldsmith Road

Flat 16 Jarvis House Goldsmith Road

Flat 11 Honeywood House Goldsmith
Road

Flat 15 Bunbury House Fenham Road

Flat 12 Bunbury House Fenham Road

Flat 32 Lindley House Lindley Estate
Peckham Park Road

Flat 26 Lindley House Lindley Estate
Peckham Park Road

Flat 20 Lindley House Lindley Estate
Peckham Park Road

Flat 23 Collinson House Lindley Estate
Peckham Park Road

Flat 20 Rudbeck House Lindley Estate
Radnor Road

First Floor Flat 64 Furley Road London

112A Peckham Hill Street London
Southwark

4 Sister Mabels Way London Southwark

Flat 26 Jarvis House Goldsmith Road

Flat 16 Honeywood House Goldsmith
Road

Flat 77 Wakefield House Goldsmith
Road

Flat 65 Wakefield House Goldsmith
Road

Flat 64 Wakefield House Goldsmith
Road

Flat 56 Wakefield House Goldsmith
Road

Flat 35 Wakefield House Goldsmith
Road

Flat 30 Wakefield House Goldsmith
Road

Flat 11 Wakefield House Goldsmith
Road

Flat 5 Primrose House Peckham Hill
Street

The Peckham Hill Street Surgery 143-
145 Peckham Hill Street London

38 Radnor Road London Southwark

151-153 Peckham Hill Street London
Southwark

70 Peckham Hill Street London
Southwark

84 Peckham Hill Street London
Southwark

44 Neville Close London Southwark

36 Neville Close London Southwark

Flat 66 Edwin House Wentworth
Crescent

6 Wilmot Close London Southwark

39 Wilmot Close London Southwark

34 Wilmot Close London Southwark

16 Wilmot Close London Southwark

70 Wilmot Close London Southwark

Flat 3 Edwin House Wentworth Crescent

Flat 27 Edwin House Wentworth
Crescent

24 Furley Road London Southwark

18 Furley Road London Southwark

9 Wentworth Crescent London
Southwark

42 Wentworth Crescent London
Southwark

40 Wentworth Crescent London
Southwark

38 Wentworth Crescent London
Southwark

50 Wilmot Close London Southwark

58 Hastings Close London Southwark

46 Hastings Close London Southwark

3 Wentworth Crescent London
Southwark

28 Wentworth Crescent London
Southwark

16 Wentworth Crescent London
Southwark

14 Wentworth Crescent London
Southwark

87 Neville Close London Southwark

80 Neville Close London Southwark

77 Neville Close London Southwark

Re-consultation:

Appendix 5: Consultation responses received

Internal services

Design and Conservation Team [Formal]
Ecology
Environmental Protection
Highways Development and Management
Community Infrastructure Levy Team
Transport Policy
Urban Forester

Statutory and non-statutory organisations

Environment Agency
Metropolitan Police Service (Designing O

Neighbour and local groups consulted:

218 Commercial Way London SE15 1PT	24 Furley Road SE15 5UQ
226 Commercial Way Peckham SE15 1PT	69 Lymptone Gardens Lindley Estate London
21 WILMOT CLOSE LONDON SE15 6UA	36a Marmont Road London SE15 5TE
1 Glengall terrace Londin Se15 6nW	3 Ashmore Close London SE15 5GY
Flat 23, Bunbury House Fenham Road London	160 Tooley Street London SE1
Flat 37, Edwin House Wentworth Crescent London	160 Tooley Street London SE1
Flat 28, Edwin House Wentworth Crescent London	160 Tooley Street London SE1
13 Wilmot Close London SE15 6UA	160 Tooley Street London SE1
	160 Tooley Street London SE1

160 Tooley Street London SE1
15 Holbeck Row London SE15 1QA
hastings close buller close london
112A Peckham Hill Street London SE15
5JT
41 Neville Close London SE15 5UE
Wilmot Road 37 London
6 Buller Close London SE15 6UJ
23 Bunbury House Peckham SE15 1AA
16 Hastings Close London SE15 6TY
38 Hastings Close London SE15 6TY
33 Angelina House Goldsmith Road
Peckham

15 Pennethorne Road Peckham London
28 Bermondsey Wall West London SE16
4UB
20 Springfield House London SE5 8JY
Flat 31 Angelina House Goldsmith Road
80A Peckham Hill Street Peckham SE15
5JT

23 Wentworth Crescent Peckham SE15
5UG
62 Furley Rd London SE15 5UQ
Flat 23, Bunbury House, Fenham Road
Bunbury House London
110B Friary Road Peckham London
31 Potier Street London SE1 4UX
Flat 55 Edwin house Wentworth crescent
Peckham
7 Sternhall Lane London SE15 45NT
The Shires Manchester M43 7er
25 Wilmot Close SE15 6UA SE15 6UA
18 Buller Close Peckham London
1 Northway Road London SE15 9AN
91 Leontine Close LONDON SE15 1UH
13 Neville Close Peckham London
22 Holbeck Row London SE15 1QA
39 Leontine Close London SE15 1UQ
15 Buller Close Peckham Peckham
55 Leontine Close London SE15 1UH
7 Wilmot Close London SE15 6UA
36a Marmont Road London SE15 5TE

