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<b>Item No.</b> 7.2	<b>Classification:</b> OPEN	<b>Date:</b> 2 November 2021	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application for: Full Planning Application; 21/AP/1866  <b>Address:</b> Florian, Racine And Garage Site, Sceaux Gardens, London, Southwark  <b>Proposal:</b> Redevelopment of existing single storey bungalows at Racine and Florian and an existing garage site to create 79 new homes for social rent within 3 blocks with associated landscaping and childrens play space		
<b>Ward(s) or groups affected:</b>	St Giles		
<b>From:</b>	Director of Planning and Growth		
<b>Application Start Date</b> 17/06/2021		<b>PPA Expiry Date</b> 16/09/2021	
<b>Earliest Decision Date</b> 20/07/2021			

## RECOMMENDATION

1. That planning permission be granted subject to conditions and the completion of a unilateral undertaking.
2. In the event that the requirement of paragraph 1 above are not met by 02/05/2022, the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 115.

## EXECUTIVE SUMMARY

3. The proposal is to redevelop the Florian and Racine blocks and a garage site on the Sceaux Gardens Estate to create 79 council homes. Racine currently contains 15 x 1 bedroom bungalows and Florian currently contains 18 x 1 bedroom bungalows; there are 13 garages on the garage site. The principle of development in land use terms is acceptable as the land would remain in residential use.
4. The development would not result in any significant impacts on the amenity of surrounding residents in terms of overlooking as the redeveloped Racine and Florian blocks would follow the existing footprints and the building on the garage site has been designed in a wedge shape with the footprint angling away from neighbouring buildings along Southampton Way to mitigate any impacts. There would be some impacts on the daylight and sunlight levels received by

neighbouring windows, however these impacts would not be significantly beyond levels deemed appropriate within BRE guidance.

5. Whilst the proposal would have a small impact on the character of the Sceaux Gardens Conservation Area, the impact would be less than substantial. In accordance with planning policy it is therefore deemed acceptable as the less than substantial harm would be outweighed by the high quality design of the scheme and its social benefits. The design of the proposed development would appropriately respond to the character of the estate.
6. The development would provide 79 new council homes with a high quality of both internal and external accommodation in accordance with planning policy for future occupiers. It would also add 1,150 sq. m. of open space to the central gardens of the estate and provide integrated playspace.
7. Overall there would be significant public benefit from the proposed development with new high quality council homes in an appropriate location.

8.	Units	Aff. Social Rent Units	Aff. Social Rent Habitable Rooms	Units Total (% of total)
	Studio	0	0	0
	1 bed	21	42	21
	2 bed	38	114	38
	3 bed	13	54	13
	4 bed +	7	35	7
	HR. Total (% of total)	79 (100%)	243 (100%)	

9.		Existing sq. m.	Proposed sq. m.	Change +
	Public Open Space	7000 sq. m.	8150 sq. m.	1150 sq. m.
	Play Space	0 sq. m.	752sq.m	752 sq. m.

10.	CO2 Savings beyond part L Bldg. Regs.	70%
	Trees lost	3 x Category B trees, 3 x Category C trees and 1 x Category U tree
	Trees gained	448 cm in girth

11.		Existing	Proposed	Change +/-
	Urban Greening Factor		0.4	

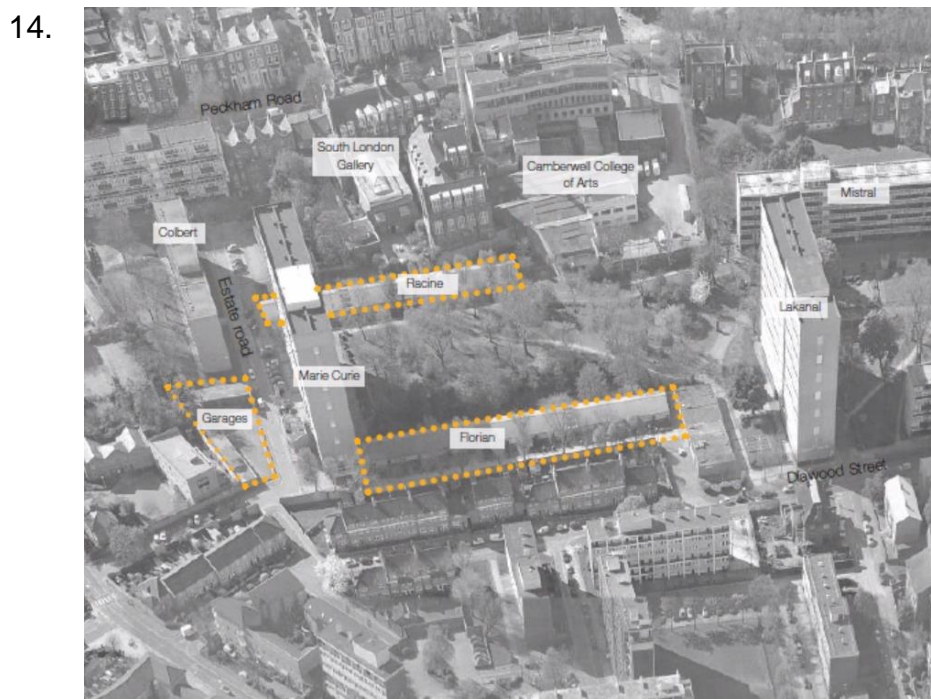
Greenfield Run Off Rate in 100 year storm l/s	Florian 16.5 Racine 13.5 Garages 11.0	Florian 0.4 Racine 0.3 Garages 0.3	Florian -16.1 Racine -13.2 Garages -10.7
Green/Brown Roofs	0 sq. m.	622.51sqm	+622.51sqm
EVCPS (on site)	0	6	+6
Cycle parking spaces	0	141	+141

12.	S106	£277,327
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## BACKGROUND INFORMATION

### Site location and description

13. The site consists of three separate areas on the Sceaux Gardens Estate, being the Florian block, Racine block and a garage site. The estate is to the north of Peckham Road and south west of Southampton Way. The Racine block is a single storey terrace which contains 18 x 1 bedroom bungalows to the north of the estate's central gardens. The Florian block is a single storey terrace which contains 15 x 1 bedroom bungalows to the south of the estate's central gardens. The garage site is to the east of the estate and currently contains 19 garages, an electrical substation and additional car parking. It is bound by the Colbert block to the south, properties along Southampton Way to the east and an estate road to the west.



15. The application site is subject to the following designations:
- PTAL 2 – 3
  - Sceaux Gardens Conservation Area
  - Air Quality Management Area

- Critical Drainage Area
  - Urban Density Zone
  - North Peckham Controlled Parking Zone
16. The nearest listed buildings are the South London Art Gallery and 71 - 77 Peckham Road, which are Grade II listed approximately 20m to the south of the site.
17. The Sceaux Gardens Conservation Area is characterised by late 18th century buildings around the former Town Hall on Peckham Road and further Victorian, Edwardian and post war buildings. The extent of the conservation area is shown below. The Sceaux Gardens Estate forms part of the conservation area as it is an early example of post-war social housing, built in 1955.

18.



19. The estate itself consists of 14 storey point blocks and lower blocks of maisonettes and bungalows built around the retained elements of the gardens of the former Camberwell House Asylum and Camden Nursery.
20. The wider surrounding area comprises a mix of land uses. The estate is entirely residential in land use, as is much of the wider area. Commercial and education land uses are located predominantly to the south of the application site on Peckham Road.

### **Details of proposal**

21. The proposal comprises the demolition of the existing buildings and garages on the application site and the construction of replacement buildings ranging from 4 to 7 storeys. The replacement Florian and Racine blocks would occupy similar footprints to the existing buildings. A total of 79 council homes are proposed, of which eight would be wheelchair accessible homes.

22. All of the proposed units are new council homes to be delivered as part of the Councils commitment to provide 11,000 new homes by 2043.
23. The proposed redevelopment of the Florian block is for a 5 storey building providing a total of 34 homes. The proposed dwelling mix is for 16 x 1 bedroom and 18 x 2 bedroom dwellings. Refuse storage and cycle storage for 40 bikes is also to be included at ground floor and within private gardens.
24. The proposed redevelopment of the Racine block is for a 4 storey building providing a total of 24 homes. The proposed dwelling mix is for 4 x 1 bedroom, 6 x 2 bedroom, 7 x 3 bedroom and 7 x 4 bedroom dwellings. Refuse storage and cycle storage for 68 bikes is also to be included at ground floor and within private gardens.
25. The proposed redevelopment of the garage site is for a 7 storey building providing a total of 21 homes. The proposed dwelling mix is for 1 x 1 bedroom, 14 x 2 bedroom and 6 x 3 bedroom dwellings. 20 cycle parking spaces are proposed at ground floor. A separate single storey building is proposed to house a substation, refuse storage and additional cycle storage for 10 bikes, with 2 wheelchair accessible cycle parking spaces. 12 visitor cycle parking spaces are also proposed to the front of the separate building.
26. The proposal would increase the central gardens within Sceaux Gardens Estate by 1,150 sq. m through the addition of land currently associated with the Florian block as communal space, and provide integrated playspace for ages 0 - 11.

### **Comments responses from members of the public and local groups**

27. 3 responses to the application have been received, comprising 2 neutral comments and 1 objection.

The objector raises the following material planning considerations:

- Loss of garages
- Emergency access
- Noise and dust impacts during construction
- Consultation
- Impact on neighbouring occupiers – outlook and daylight / sunlight
- Impact on the conservation area
- Impact on wildlife
- Overcrowding
- Anti-social behaviour

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

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

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

29. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
  - Tenure mix, dwelling mix and wheelchair housing;
  - Density;
  - Quality of residential accommodation;
  - Design, layout and heritage assets;
  - Trees;
  - Outdoor amenity space, children's playspace and public open space;
  - Impact of proposed development on amenity of adjoining occupiers and surrounding area;
  - Transport and highways;
  - Energy and sustainability;
  - Ecology and biodiversity;
  - Water resources and flood risk;
  - Fire Safety;
  - Planning obligations (Unilateral undertaking);
30. These matters are discussed in detail in the 'Assessment' section of this report.

### **Legal context**

31. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021, the Core Strategy 2011, and the Saved Southwark Plan 2007. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
32. 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**

33. The statutory development plans for the Borough comprise the London Plan 2021, Southwark Core Strategy 2011 and the Saved Southwark Plan 2007. The National Planning Policy Framework 2021 and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any



policies which are particularly relevant to the consideration of this application are highlighted in the report.

## **ASSESSMENT**

### **Principle of the proposed development in terms of land use**

34. The principle of the residential land use on the Sceaux Gardens Estate has already been established. The redevelopment of the Florian and Racine blocks would make a more efficient use of land to provide social rented housing. The residential units lost would be re-provided on site. Garages and car parking are not offered protection within planning policy. The principle of the development is acceptable in terms of land use.

### **Tenure mix, dwelling mix and wheelchair housing**

35. All of the 79 units proposed would be for social rent in accordance with the strategic objectives of the Council and would form part of the programme to deliver 11,000 new council homes by 2043. Policy H5 of the London Plan 2021 states that development on publically owned land should deliver a minimum of 50% affordable housing. The total provision of 100% of affordable housing based on habitable rooms would exceed the required 50% and would provide a high quality of new Council homes, which is supported.

36.

<b>Dwelling size</b>	<b>No. of council homes</b>
1 bedroom	21 (27%)
2 bedroom	38 (48%)
3 bedroom	13 (16%)
4 bedroom	7 (9%)
All units	79

37. As set out above, the proposed development would provide a mix of 1, 2, 3 and 4 bedroom homes. Exceeding the requirements of Strategic Policy 7 of the Core Strategy 2011, 73% of the proposed dwellings would contain 2 or more bedrooms and 25% would contain 3 or more bedrooms. The proposed dwelling mix is considered acceptable as it would provide family housing.
38. The proposal includes the provision of 8 wheelchair units, being 2 x 3 bedroom 4 person homes and 6 x 3 bedroom 5 person homes. This equates to 12% of the proposed development based on habitable rooms and therefore exceeds the 10% policy requirement as set out in Saved Policy 4.3 of the Southwark Plan 2007.

### **Density**

39. The proposed development would provide a total of 243 habitable rooms on the 1.28 hectare site. This equates to a density of 189 habitable rooms per hectare. The application site is located in the Urban Density Zone, whereby densities of 200 to 700 habitable rooms per hectare are considered appropriate within the 2015 Technical Update to the Residential Design Standards SPD 2011. The proposed

density is only slightly below the suggested density range and is deemed appropriate when considering the design of the proposal which responds to the character of the area, including the conservation area.

## Quality of residential accommodation

### Florian

40.



- 41. 1 bedroom homes are proposed at ground floor, whilst 2 bedroom duplexes are proposed across first and second and third and fourth floors, with 1 bedroom flats on either end of the building.
- 42. All of the dwellings would be dual aspect with windows facing both north and south. Every habitable room would benefit from vertical windows for daylight, sunlight and outlook.
- 43. All of the dwellings would comply with minimum space standards as set out in the 2015 Technical Update to the Residential Design Standards SPD 2011 in terms of both GIA and individual room sizes.
- 44. All of the dwellings would have access to private amenity space. The ground floor 1 bedroom homes would benefit from 10 sq. m. front gardens to the south and either 40 sq. m. or 70 sq. m. rear gardens to the north. The 2 bedroom duplexes would all benefit from a 4.5 sq. m. balcony off the kitchen / dining room and a 10 sq. m. balcony off the living room to the south. The 1 bedroom homes at second, third and fourth floors on either end of the building would have access to 5.5 sq. m. balconies. As such, all but 6 of the 34 homes would have access to private amenity space of over 10 sq. m as the building has been designed to follow a similar footprint to the existing building on site. The shortfall of 27 sq. m. for the 1 bedroom homes would be offset within the communal amenity space provided. The provision of amenity space therefore complies with the requirements set out in the 2015 Technical Update to the Residential Design Standards SPD 2011.

### Racine



45. The replacement Racine block would provide 24 dwellings, comprising 4 x 1 bedroom, 6 x 2 bedroom, 7 x 3 bedroom and 7 x 4 bedroom homes. 4 bedroom duplexes are proposed across ground and first floors, with a 1 bedroom flat to the east of the ground floor, 2 bedroom flats to the east and west of the first floor and a 1 bedroom flat also to the east of the first floor. 3 bedroom duplexes are proposed across second and third floors, with 2 bedroom flats to the east and west of the second and third floors and 1 bedroom flats also to the east of the second and third floor.
46. All of the dwellings would be dual aspect with windows facing both north and south. Every habitable room would benefit from vertical windows for daylight, sunlight and outlook.
47. All of the dwellings would comply with minimum space standards as set out in the 2015 Technical Update to the Residential Design Standards SPD 2011 in terms of both GIA and individual room sizes.
48. The ground and first floor duplexes would all benefit from 11.5 sq. m. front gardens, rear gardens ranging from 17 sq. m. to 48 sq. m. and balconies of 11.5 sq. m. The 2 bedroom flats on either end of the building at first, second and third floors would all have access to 6 sq. m. balconies. This provision is below the ideal 10 sq. m. standard set out in the 2015 Technical Update to the Residential Design Standards SPD as the building has been designed to follow a similar footprint to the existing building on site and therefore the flats within the proposal would only have access to one balcony each, whereas the duplexes would have access to two separate balconies. The shortfall would be offset within the communal amenity space. The second and third floor duplexes would all benefit from two separate 11.5 sq. m. balconies. As such, all future occupiers would have access to private external amenity space.

#### Garage site



49. The proposed development would provide 1 x 1 bedroom, 14 x 2 bedroom and 6 x 3 bedroom homes. 1 x 1 bedroom dwellings and 2 x 2 bedroom units are proposed at ground floor. The layout is then repeated from first to sixth floors providing 2 x 2 bedroom units and 1 x 3 bedroom unit at each floor.
50. All of the units would be at least dual aspect. The units to the north and south of the building would be triple aspect, providing future occupiers with a high quality of accommodation. Every habitable room would benefit from vertical windows for daylight, sunlight and outlook.
51. All of the units would comply with minimum space standards as set out in the 2015 Technical Update to the Residential Design Standards SPD 2011 in terms of both GIA and individual room sizes.
52. The ground floor units would benefit from gardens of 25 sq. m., 54 sq. m. and 77 sq. m. On the upper floors of the building the three replicated units would benefit from balconies of 9 sq. m., 10 sq. m. and 15 sq. m. All of the units would therefore have access to private amenity space, with the 3 bedroom units having at least 10 sq. m.

### **Design, layout and heritage assets**

53. The proposed replacement blocks generally follow the same footprint as the existing buildings which appropriately preserves the relationship of the surrounding buildings to the central gardens within the estate and is therefore supported.
54. The proposed Racine block, as shown in the image below, would be split into 2 separate buildings with a gap between leading to the gardens of the Camberwell College of Arts, and appropriately formalising the pedestrian routes and allowing views through.



55.



56.



57. The proposed Florian block would also follow a similar footprint to the existing building on site, although would be re-arranged so that the main entrances are from the central gardens, with private amenity space on the south side of the building. This arrangement would help create more activity along the central gardens.

58.



59. The wedge shape of the building would successfully create an effective visual gateway to the estate, as shown in the image below, and would further activate the existing estate road.

60.



61. The proposed Florian and Racine buildings are higher than the single storey bungalows they replace, however would remain much lower than the adjacent slab blocks and thus would preserve the original spatial concept of the estate. The replacement Florian block at, 5 storeys, would sit at the same height as the mid height buildings on the estate, including the Florian shop units directly adjacent. The proposed 5 storey block would hide views to a mix of non-descript buildings



behind. The replacement Racine block would sit lower at be 4 storeys. The proposal for 4 and 5 storey buildings is a sensible and well designed for the development on this estate.

62. The main architectural concept for the facades of the proposed Florian and Racine blocks is an applied grid of continuous balconies, with alternating access decks and amenity decks serving stacked maisonettes on different floors. This pays homage to the primary and secondary grids of the large point blocks on the estate which is acceptable and would produce attractive architecture. The garage block would have windows punched into façades, rather than a gridded cladding system, which is considered an acceptable aesthetic given the site's gateway location to the north east of the estate.
63. The proposed materials are a slightly rustic grey brick and contrasting galvanised metal filigree of balconies as the main feature, with contrasting panels of glazed grey green brick. The green brick relates to the green panels used on the point blocks on the wider estate. Overall, the contrast of hard shiny materials with the rustic brick would be attractive and would fit well within the immediate context. A condition has been recommended for full details of materials to be submitted.
64. The Sceaux Gardens Estate is a fine example of 1950s estate planning and architecture and falls within the Sceaux Gardens Conservation Area. The placement of buildings around the gardens was very deliberate with low terraces of bungalows on the north and south sides (Florian and Racine blocks) to preserve a sense of space and light, juxtaposed with the higher point blocks at the narrower east and west ends of the gardens. The architecture of the bungalows was very crisp and deliberate, and clearly part of an overall design concept.
65. The replacement of the Florian and Racine blocks with higher buildings would affect the original concept and spatial qualities of the estate to some extent. The harm is reduced by previous alterations of the existing Florian and Racine Blocks. In addition, the central gardens would remain a large space which would not feel unduly enclosed by the larger scale of blocks now proposed. Nevertheless a degree of harm would occur the deliberate and special character of the estate as designed which forms part of the Sceaux Gardens Estate Conservation Area.
66. Paragraph 202 of the National Planning Policy Framework 2021 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals. It is considered that the demolition and replacement of the Florian and Racine blocks would result in a small degree of harm to the conservation area, however this would be less than substantial. The proposal would significantly improve the estate, including the central gardens and would make a more efficient use of land to provide 79 social rented homes as part of the Council's commitment to delivering housing. It is therefore deemed that the degree of harm is outweighed by the public benefits of the proposal.
67. The proposed height, scale and massing are all considered appropriate within the context of the Sceaux Gardens Estate, as well as the wider area. The detailed design of the proposed buildings is also supported and again would integrate well with the existing estate buildings. Whilst the proposal would result in a small degree of harm to the conservation area, the impact would be less than substantial

and is outweighed by the high quality design and social benefits.

## **Trees**

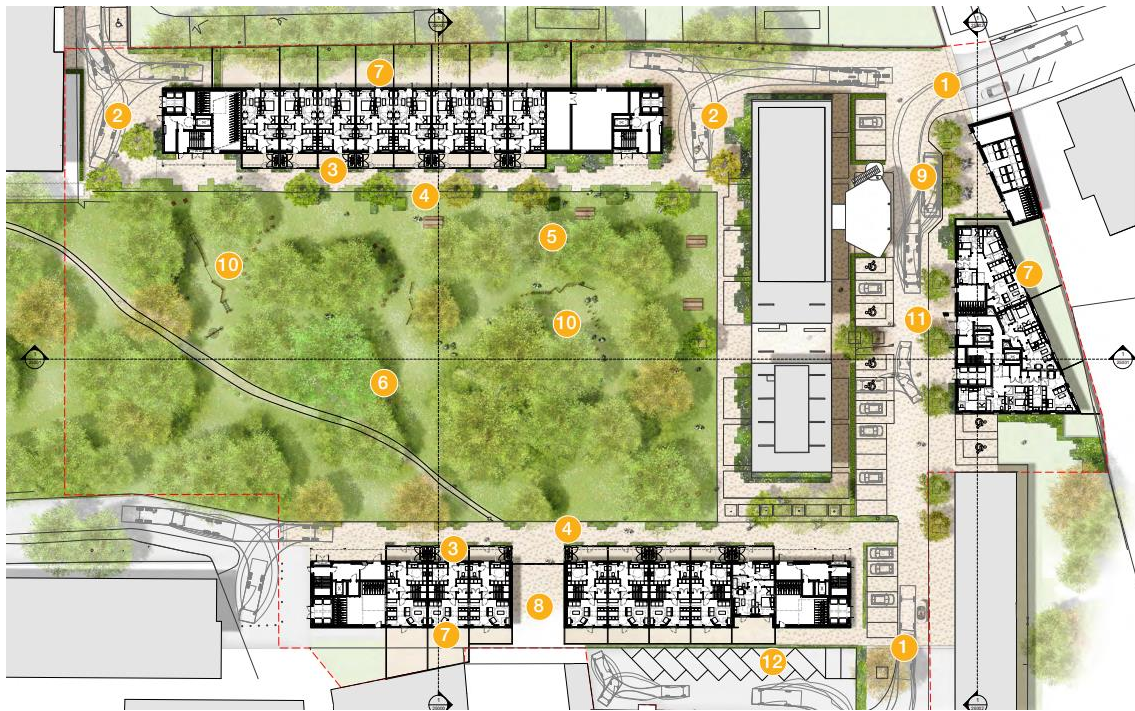
68. The proposed development would require the removal of three Category B trees and three Category C trees, as well as one Category U tree. The London plane (T50) is considered acceptable for removal as it has been downgraded to Category B1 on the basis that prior management and growth do not merit inclusion of the tree into Category A, and the removal would be mitigated by new planting on a like for like stem diameter basis. This is necessary due to the close proximity of the existing tree to the proposed buildings. Two European lime trees (T39 and T40) would conflict with a proposed service vehicle route required to supply the Florian block and therefore would need to be removed. It is not feasible for trees of these diameters (845mm and 470mm) to be replanted on site and as access cannot be provided elsewhere the trees fall under the compensatory element of the NPPF Mitigation Hierarchy. As such, a financial contribution at a CAVAT value of £195,368 is to be secured via legal agreement based solely on the removal of the two European lime trees (T39 and T40). The other losses would be mitigated through on-site replacement planting at a total stem girth of 448cm. Conditions have been recommended to secure the replacement planting, for an Arboricultural Method Statement to be submitted and for site supervision to take place.

## **Outdoor amenity space, children's playspace and public open space**

69. The Sceaux Gardens Estate already benefits from significant open spaces in the form of the central gardens. The redevelopment of the Florian block would remove the communal amenity space associated with the existing residential dwellings to provide an additional 1,150 sq. m. of public accessible open space as part of the central gardens. This area includes soft landscaping, extensive tree coverage and footpaths. Future occupiers of the proposed development would be able to make use of this area and it would also be extended and improved for existing residents of the estate. The proposed landscaping is shown below.



70.



### Landscaping

- 1 Vehicle Entrance - raised table to slow incoming traffic
- 2 Shared Surface space - entrance squares into gardens and vehicle turning space
- 3 Front gardens to residential units
- 4 Pedestrian route along gardens and providing access to ground floor units
- 5 Communal garden space
- 6 Existing central green space retained
- 7 Rear gardens to ground floor units
- 8 South London Gallery entrance
- 9 Delivery zone
- 10 Play space within central gardens
- 11 New trees along estate road
- 12 New parking area

71. According to the GLA population yield calculator it is expected that the proposed development would result in a yield of 83.9 children, of which 62 would be ages 0 – 11. The proposal therefore seeks to integrate playspace within the central gardens for ages 0 – 11. This is considered an appropriate response to the existing area as the proposal would enhance the central gardens for both existing residents and future occupiers of the proposed development.
72. The child yield of ages 12+ is calculated as 21.9, however as the focus of the proposal is on both retaining and improving the central gardens for the local community it is not felt that playspace for ages 12+ would be appropriate within this area. Playspace for ages 12+ would disrupt the character of the central gardens. As such, a financial contribution of £33,069 which would be used to improve facilities at the Central Venture Park which is about 300m walking distance to the east on Commercial Way. The existing basketball court within

Central Venture Park is in need of upgrading with new surfacing, hoops, fencing and spectator seating.

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

### *Overlooking and privacy*

73.

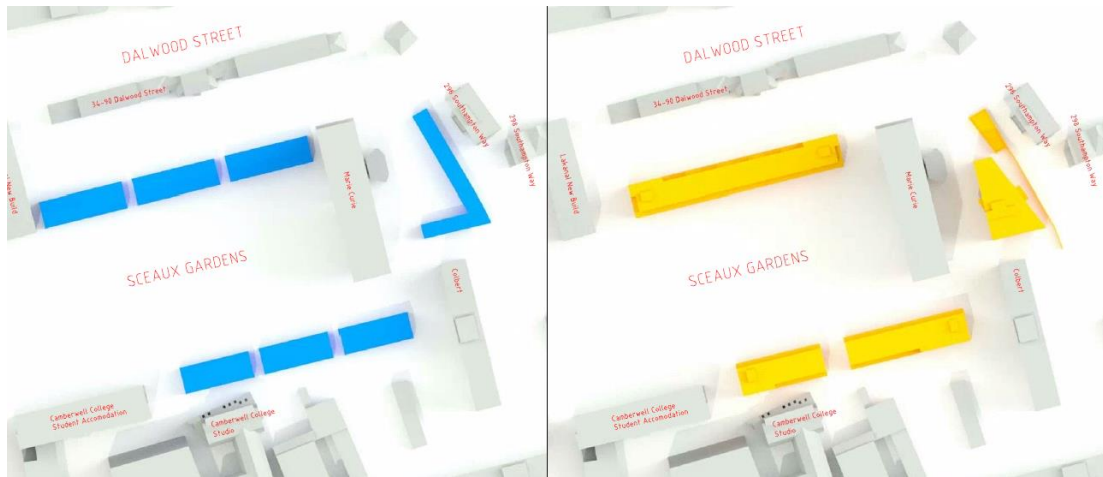


Site plan

### Florian

74. The proposed Florian block would follow a similar footprint to the existing building on site. The separation distance to 34 - 90 Dalwood Street to the north would be 22m, whilst the separation distance to the Racine block to the south, across the communal gardens, would be 63m. Both distances exceed the 21m minimum set out within the 2015 Technical Update to the Residential Design Standards SPD 2011. The separation distance to the Florian shops building to the west would be 15m and to Marie Curie to the east would be 14m. This would be an improvement on the existing separation distances of 3m to 4m, as represented in the visual below. The proposed redevelopment of the Florian block would not give rise to the potential of any additional overlooking and privacy impacts.

75.



### Racine

76. The proposed Racine redevelopment would provide two separate blocks, which would again follow a similar footprint to the existing block. A separation distance between the two buildings of 8.10m would exist, with no windows on these elevations. To the west, a separation distance of 14m would exist to the UAL Student Accommodation building, and to the east a separation distance of 16.3m would exist to Colbert. Residential properties to the south are over 50m away from the proposed building, with the exception of the South London Gallery, which is not residential in land use. Again, this would be the same as the existing situation and therefore would not give rise to any additional overlooking and privacy impacts.

### Garage site

77. The proposed building on the garage site would have windows on all elevations. The separation distance to Colbert to the south would be 9.1m, however Colbert only has windows facing east and west which do not overlook the application site. The Marie Curie building would be approximately 20m to the west and this distance is only slightly below the 21m distance deemed appropriate in the 2015 Technical Update to the Residential Design Standards SPD 2011. No. 296 and 298 Southampton Way form a care home located to the north east of the garage site. The proposed residential building has been designed to decrease in width to the north to reduce any potential impacts on the care home. This creates separation distances ranging from approximately 15m to over 23m. Further to the south of the site, residential properties on Southampton Way to the east are located over 50m away. It is considered that the proposed development has been appropriately designed in terms of its footprint in order to manage potential privacy impacts.

### *Daylight, sunlight and overshadowing*

78. A Daylight and Sunlight Assessment has been submitted which considers the impacts of the proposed development on Colbert, 296 and 298 Southampton Way, Marie Curie, Lakanal House, Lakanal new build, 34-90 Dalwood Street, Camberwell College student accommodation and Camberwell College studios. The results show the Vertical Sky Component (VSC); the impact on VSC, in line with BRE guidance, is considered acceptable in the VSC value is higher than 27% or if it is no less than 0.8 times its former value (20%). The assessment shows the percentage loss of No Sky Line (NSL) whereby BRE guidance notes that a reduction of 0.8 times may be deemed to adversely affect daylight. The

assessment also includes an Annual Probable Sunlight Hours (APSH) analysis and overshadowing analysis.

#### Colbert

79. The assessment finds the following impacts on Colbert:

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
128	128	0	0	0
No Sky Line (NSL) reduction				
Rooms	Pass	20-30%	30-40%	40%+
68	68	0	0	0

80. The assessment finds that no windows would experience a VSC reduction of more than 20% and similarly, no rooms would experience a NSL reduction of more than 20%. Colbert therefore would not experience any noticeable impacts in terms of daylight as a result of the proposed development. All rooms would also meet BRE guidance in terms of APSH.

#### 296 Southampton Way

81. The assessment finds the following impacts on 296 Southampton Way:

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
32	17	7	7	1
No Sky Line (NSL) reduction				
Rooms	Pass	20-30%	30-40%	40%+
31	17	2	3	9

82. 15 windows would fail to meet BRE guidance in terms of VSC, whilst 17 would comply with BRE guidance. Of those that fail, 7 windows would experience reductions of 20 – 30% (0.7 to 0.8); two of these windows are at ground floor (0.7 and 0.72), two are at first floor (0.72 and 0.75) and three are at second floor (0.73 and 2 x 0.79). 7 windows would experience reductions of 30 – 40% and 1 would experience a more noticeable impact of 40%+. In this urban location this level of impact would not be significant. Of the 31 rooms assessed 17 would comply with BRE guidance in terms of NSL.

#### 298 Southampton Way

83. The assessment finds the following impacts on 298 Southampton Way:

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
6	4	2	0	0
No Sky Line (NSL) reduction				
Rooms	Pass	20-30%	30-40%	40%+
5	1	1	2	1



84. 2 windows out of 6 would fail to meet BRE guidance in terms of VSC, although the losses would only be marginally below BRE guidance at 20 – 30%, meaning the impacts would not be significantly noticeable. 4 rooms would also fail to meet BRE guidance in terms of NSL. Notwithstanding this, as the impacts on VSC would not be significant it is considered that the impacts on 298 Southampton Way would not be detrimental to existing living accommodation.

#### Marie Curie

85. The assessment finds the following impacts on Marie Curie

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
489	363	27	35	64
No Sky Line (NSL) reduction				
Rooms	Pass	20-30%	30-40%	40%+
171	171	3	0	0

86. 363 windows out of the 489 assessed within Marie Curie would comply with BRE guidance in terms of VSC. As such, 126 windows would experience proportional reductions in VSC below BRE guidance. Notwithstanding this, 171 rooms out of 174 would comply with BRE guidance in terms of NSL. This means that 3 rooms would experience a slight loss in daylight levels, experiencing proportional reductions of 0.77 and 0.79 which are only slightly below BRE guidance of 0.8. These slight impacts on 3 rooms are not considered unacceptable.

#### Lakanal House

87. The assessment finds the following impacts on Lakanal House:

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
249	247	1	1	0
No Sky Line (NSL) reduction				
Rooms	Pass	20-30%	30-40%	40%+
91	91	0	0	0

88. 2 windows would experience VSC reductions over 20%, however all rooms within the building would comply with BRE guidance in terms of NSL. There would therefore be no noticeable impacts on daylight received by the rooms within Lakanal House.

#### Lakanal new build

89. The assessment finds the following impacts on Lakanal new build:

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
26	26	0	0	0

No Sky Line (NSL) reduction				
Rooms	Pass	20 – 30%	30 – 40%	40%+
12	12	0	0	0

90. The assessment finds that no windows would experience a VSC reduction of more than 20% and similarly, no rooms would experience a NSL reduction of more than 20%. The new build therefore would not experience any unacceptable impacts in terms of daylight as a result of the proposed development.

#### 39 – 40 Dalwood Street

91. The assessment finds the following impacts on 39 – 40 Dalwood Street:

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
94	44	32	18	0
No Sky Line (NSL) reduction				
Rooms	Pass	20 – 30%	30 – 40%	40%+
90	50	15	13	12

92. 50 windows out of 94 would fail to meet BRE guidance in terms of VSC, with 32 experiencing reductions of 20 – 30% and 18 of 30 – 40% below BRE guidance, which would be more noticeable. All of the window would however still have VSC values of over 19%, which is considered appropriate within an urban London location.

#### Camberwell College of Arts student accommodation

93. The assessment finds the following impacts on Camberwell College student accommodation:

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
81	80	1	0	0
No Sky Line (NSL) reduction				
Rooms	Pass	20 – 30%	30 – 40%	40%+
54	54	0	0	0

94. One window out of 80 windows would fail to meet BRE guidance in terms of VSC, although would only experience a 20 – 30% reduction on the existing VSC value which would not be a significant loss. All rooms would meet BRE guidance in terms of NSL and therefore no rooms would experience a noticeable loss of daylight.

#### Camberwell College of Arts studio spaces

95. The assessment finds the following impacts on Camberwell College studio spaces:

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
23	17	1	5	0

No Sky Line (NSL) reduction				
Rooms	Pass	20 – 30%	30 – 40%	40%+
13	13	0	0	0

96. The studio spaces are not residential, however have been considered within the assessment. The assessment finds that 6 windows within the studio spaces would fail to meet BRE guidance in terms of VSC, however all rooms would comply with BRE guidance in terms in terms of NSL. The proposed development therefore would not have any unacceptable impacts on the daylight levels received by the studio spaces.

### Summary

97. Overall the proposed development would result in some minor impacts on the daylight levels received by neighbouring properties. Nos. 296 and 298 Southampton Way would experience some slight impacts on the existing daylight levels received, however these would not be significantly beyond BRE guidance. Just 3 rooms within Marie Curie, which contains 171 rooms, would experience reductions slightly higher than BRE guidance of 0.8. These impacts would not be significant. 39 - 40 Dalwood Street would also experience some impacts in terms of VSC, although with values remaining at over 19%. None of the other surrounding properties would experience any impacts on daylight or sunlight that do not comply with BRE guidance. It is therefore concluded that the proposed development would have mostly minor impacts on neighbouring properties in terms of daylight and sunlight and whilst some impacts would be more significant for the reasons set out above, overall these impacts would be acceptable.

## **Transport and highways**

98. The North Peckham Controlled Parking Zone (CPZ) provides parking control around the site weekdays from 08:30 to 18:30. Future occupiers would be restricted from obtaining parking permits within the CPZ and this would be secured via legal agreement. The proposal involves the loss of 19 existing garages, however includes the provision of 26 car parking spaces across the site, including 8 wheelchair accessible parking spaces. Car parking and its management can be a significant issue on estates for existing communities. The provision of replacement spaces for the redeveloped garages is for existing estate residents, whilst the wheelchair accessible spaces are available for new residents. In accordance with planning policy, 5 of the car parking spaces and 1 of the wheelchair accessible parking spaces would have active electric vehicle charging points. It is expected that the proposal would generate some 6 and 9 net additional two-way vehicle movements in the morning and evening peak hours, respectively, and 18 two-way service vehicle movements per day. It is considered that these levels of vehicular traffic would not have any noticeable adverse impact on the prevailing vehicle movements on the surrounding roads.
99. A vehicle tracking diagram has been provided showing appropriate access to the proposed buildings, which is an improvement on the existing arrangement. A condition has also been recommended for a Construction Management Plan to be submitted. This would ensure that the construction phase would not significantly

impact on the surrounding highways in terms of traffic and or on surrounding residents in terms of noise and dust.

100. The development would provide 141 cycle parking spaces for the residential dwellings across the three separate buildings, in accordance with the requirements of the London Plan. All cycle storage areas would be secure, weatherproof and easily accessible for future occupiers of the buildings, either within communal areas or private gardens. This provision includes 24 private cycle store, 86 double stacked spaces, 28 Sheffield stands, 1 cargo space and 2 wheelchair accessible spaces. 12 visitor spaces are also proposed. A condition has therefore been recommended for the cycle parking to be provided in accordance with the details already submitted.
101. Refuse storage is proposed at ground floors of the Florian and Racine blocks and within a separate building for the garage site. The proposed refuse storage meets quantity requirements and are in appropriate locations for collection. A condition has been recommended for the refuse storage to be provided in accordance with the details already submitted.

## **Energy and sustainability**

102. The energy assessment has been carried out in accordance with the energy hierarchy 'Be Lean, Be Clean, Be Green' of the London Plan. In seeking to 'Be Lean' the proposal includes active enhancements of connection to a communal heating system, the installation of mechanical ventilation with heat recovery and the use of 100% low energy lighting. The existing South East London Combined Heat and Power (SELCHP) network is to be extended and will run adjacent to the site. The programme anticipates that delivery will take place in 2022 at which point heat will be available. Connection to this future network is to be secured via unilateral undertaking in seeking to 'Be Clean', however if connection were to not be available when the proposal is to be occupied then temporary gas boilers would be provided to serve the communal heating system on site until connection becomes available. Full details of the proposed temporary boiler flues have been submitted and are considered appropriate. In seeking to 'Be Green' the assessment also recommends the use of photovoltaic panels (PVs) on the Racine and Florian blocks which have been shown on the proposed plans.
103. The proposed development would achieve a 78% carbon reduction over the Part L 2013 baseline emissions. In accordance with planning policy, a financial contribution of £48,890 would be secured via legal agreement to offset carbon emissions.

## **Ecology and biodiversity**

104. The proposed development would achieve Urban Greening Factor of 0.52, which exceeds the 0.4 requirement as set out within the London Plan. This is achieved through the provision of trees, extensive green roofs, planting, hedges and soft landscaping across the site. A condition has been recommended for full details of a hard and soft landscaping scheme to be submitted.



105. The Preliminary Ecological Assessment has been reviewed by Southwark's Ecologist and is considered acceptable. Furthermore, no bat roosts were identified during the last survey on site. It is therefore considered that the proposed development would have no significant ecological impacts. Conditions have been recommended for details of biodiverse roofs, 14 integral bat bricks and 18 integral swift bricks to be submitted.

## **Water resources and flood risk**

106. On the basis of information provided, Thames Water advised that with regard to the water network and water treatment infrastructure capacity, they did not have any objection to the application.
107. The application site is located within Flood Risk Zone 1 as outlined by the Environment Agencies flood map. The submitted flood risk assessment finds that the application site is at low risk of flooding from rivers or the sea. The Environment Agency were consulted on the application and have raised no objections to the proposal in terms of flood risk. Furthermore, the proposed development would decrease the overall amount of impermeable surface and therefore reduce surface water run-off. The Annual Exceedance Probability (AEP) in 100 year storm l/s for Florian site is currently 16.5 and this would reduce to 0.4, for Racine it is currently 13.5 and would reduce to 0.3, and for the garage site it is currently 11.0 and would reduce to 0.3. Surface water would be discharged to the Thames Water sewer on Dalwood Street in line with the existing arrangements.

## **Air quality**

108. The applicants have provided an Air Quality Assessment with the application which has been reviewed by the Council's Environmental Protection Team. The proposal would not result in any impacts on the air quality of the surrounding residents and that the future residents of the site would not be subject to harmful levels of air quality. The development would be air quality neutral.

## **Fire safety**

109. Policy D12 of the London Plan 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.
110. A fire statement has been submitted within the design and access statement which outlines that the buildings would be constructed using in-situ reinforced concrete structural frames and that external walls will be formed using metal structural framework for the inner leaf and facing brickwork for the external leaf, with the use of non-combustible insulation. The use of non-combustible materials would minimise the risk of any fire spreading. It also notes that the green roofs will require maintenance to ensure that they do not dry out to become a potential source of ignition for fire spread. The statement sets out the means of escape, both within the flats and maisonettes and from within common areas. It details how the proposed external access decks are designed in order to be appropriate means of escape in the event of a fire. Escape signage would be provided.
111. Active fire safety measures include the provision of sprinkler systems, a fire-fighting lift and a mechanical smoke extract shaft to common corridors within the garage block due to its height, fire detection and alarm systems within flats and ancillary spaces, stores, plant and refuse rooms and emergency lighting. The proposed buildings would be accessible by fire service personnel as the separate sites are already served by existing roads providing access for emergency service vehicles; a vehicle swept path analysis has been provided in support. The proposal would provide dry risers within the stair cores of all buildings, with the stair cores and lobbies designed for use by fire personnel. Emergency power supplies would also be available.
112. The submitted fire strategy accords with the requirements of Policy D12 of the London Plan and a condition has been recommended for the development to be carried out in accordance with the recommendations of the report.

### **Planning obligations (Unilateral undertaking)**

113. Saved Policy 2.5 of the Southwark Plan and Policy DF1 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:
- 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

114.	<b>Planning obligation</b>	<b>Mitigation</b>	<b>Applicant's position</b>
<b>Local Economy and Workspace</b>			
	Local economy: Construction phase jobs/ contributions	17 jobs lasting a minimum 26 weeks for unemployed Southwark residents	Agreed
	Local economy: Construction phase employment, skills and business support plan	17 Southwark residents trained in pre or post-employment short courses  4 new apprenticeship start or in work NVQs	Agreed
<b>Housing, Viability and Amenity Space</b>			
	Affordable Provision	100% social rent on site - 79 units of 21 x 1 bed, 38 x 2 bed, 13 x 3 bed and 7 x 4 bed	Agreed
	Wheelchair housing provision	8 wheelchair units on site - 2 x 2 bed and 6 x 3 bed	Agreed
	Play space	£33,069 financial contribution for ages 12+ playspace	Agreed
<b>Transport and Highways</b>			
	Parking permit restriction	Future occupiers to be restricted from CPZ permit	Agreed
<b>Energy, Sustainability and the Environment</b>			
	Connection to (or futureproofing for connection to) district CHP	Futureproof for connection to SELCHP District Heat Network	Agreed
	Carbon offset fund	£48,890 carbon offset contribution	Agreed
	Precautionary tree loss offset	£195,368 CAVAT payment for tree removal	Agreed
	Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum	Agreed

115. In the event that an agreement has not been completed by 02/05/2022, the committee is asked to authorise the Director of Planning to refuse permission, if appropriate, for the following reason:

In the absence of a signed unilateral undertaking there is no mechanism in place to mitigate 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 DF1 Delivery of the Plan and Planning Obligations of the London Plan 2021 and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015.

### **Mayoral and borough community infrastructure levy (CIL)**

#### **TO BE CONFIRMED**

125. 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.

### **Community involvement and engagement**

126. 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.
127. The submitted information outlines the level of community engagement undertaken. In addition, drop-in meetings were held on 27/09/2016, 20/04/2018, 15/05/2021 and 20/05/2021 to discuss the proposals. A residents meeting was also held on 07/09/2017 to discuss the phasing of construction.
128. Regular project group meetings have been held since 2016. Pre-application meetings were held with the Council's Planning Department on 28/04/2017 and 12/04/2021. The proposals were taken to the Design and Review Panel on 08/05/2017 and were presented to Councillors on 22/04/2021.

### **Consultation responses from external and statutory consultees**

129. Met Police:  
The development could achieve the security requirements of Secured by Design and advise that a condition should be attached.

Officer response:

A condition has been included within the recommendation.

130. Environment Agency:

No objection subject to conditions relating to contamination, piling and surface water drainage.

Officer response:

Conditions have been included within the recommendation.

131. Thames Water:

With regard to waste water network and sewage treatment works infrastructure capacity, Thames Water raise no objection to the application. Advise a condition relating to water infrastructure.

Officer response:

A condition has been included within the recommendation.

## **Community impact and equalities assessment**

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

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

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

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
  - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
  - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
  - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

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

136. An Equalities Impact Assessment has been submitted with the application as the proposals would involve the loss of 19 existing garages. It notes that existing garages renters would be offered garages to let in the local area. As of May 2021 there were 103 Council garages within 200m of the Sceaux Gardens estate; 31 are occupied and 31 have recently been refurbished and are available for occupation.
137. Lack of access to affordable housing disproportionately effects people from non white ethnic backgrounds. The provision of a 100% affordable housing development would have a positive impact on people with protected characteristics.

### **Human rights implications**

138. 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.
139. This application has the legitimate aim of providing 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**

140. 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.
141. 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.

### **142. 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
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## CONCLUSION

143. The proposal seeks the redevelopment of the existing Florian and Racine blocks and the garage site on the Sceaux Gardens estate. It would provide a total of 79 new council homes at social rent as part of the Council's commitment to delivering housing. The proposed design is considered appropriate within the immediate context and would not adversely impact on the character of the conservation area. It would not result in any overlooking and privacy impacts to existing residents or give rise to any unacceptable impacts on daylight and sunlight levels received. The scheme would improve the estate, especially by adding to the central gardens and providing playspace.
144. 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 file2828-B Application file 21AP1866 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

### Appendices

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning policy

Appendix 3	Planning history of the site and nearby sites
Appendix 4	Consultation/publicity undertaken
Appendix 5	Consultation responses received

## Audit Trail

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Abbie McGovern Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	14 October 2021	
<b>Key Decision</b>	No	
<b>Consultation with Other Officers / Directorates / Cabinet Member</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
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
<b>Date final report sent to Constitutional Team</b>		20 October 2021



## Appendix 1: Recommendation (draft decision notice)

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

This document is not a decision notice for this application.

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<b>Applicant</b>	Coral Mitchell London Borough of Southwark	<b>Reg. Number</b>	21/AP/1866
<b>Application Type</b>	Local Authority Development		
<b>Recommendation</b>	GRANT permission	<b>Case Number</b>	2828-B

### Draft of Decision Notice

#### For the following development:

Redevelopment of existing single storey bungalows at Racine and Florian and an existing garage site to create 79 new homes for social rent within 3 blocks with associated landscaping and childrens play space.

Florian, Racine And Garage Site Sceaux Gardens London Southwark

#### In accordance with application received on 1 June 2021 and Applicant's Drawing Nos.:

##### Plans

FLORIAN - PROPOSED GROUND AND FIRST FLOOR PLANS A717-WWP-ZZ-ZZ-DR-A-10100 received 09/06/2021

FLORIAN - PROPOSED SECOND AND THIRD FLOOR PLANS A717-WWP-ZZ-ZZ-DR-A-10101 received 09/06/2021

FLORIAN - PROPOSED FOURTH FLOOR AND ROOF PLANS A717-WWP-ZZ-ZZ-DR-A-10102 received 09/06/2021

RACINE - PROPOSED GROUND AND FIRST FLOOR PLANS A717-WWP-ZZ-ZZ-DR-A-10200 received 09/06/2021

RACINE - PROPOSED SECOND AND THIRD FLOOR PLANS A717-WWP-ZZ-ZZ-DR-A-10201 received 09/06/2021

RACINE - PROPOSED ROOF PLAN A717-WWP-ZZ-ZZ-DR-A-10202 received 09/06/2021

GARAGE - PROPOSED GROUND - SIXTH FLOOR AND ROOF PLANS A717-WWP-

ZZ-ZZ-DR-A-10300 received 09/06/2021

PROPOSED SITE PLAN A717-WWP-ZZ-00-DR-A-00201 A received 21/09/2021

FLORIAN - PROPOSED NORTH ELEVATION A717-WWP-ZZ-XX-DR-A-20000 B  
received 04/10/2021

FLORIAN - PROPOSED SOUTH ELEVATION A717-WWP-ZZ-XX-DR-A-20001  
received 01/06/2021

FLORIAN - PROPOSED EAST AND WEST ELEVATION A717-WWP-ZZ-XX-DR-A-  
20002 received 01/06/2021

RACINE - PROPOSED NORTH ELEVATION A717-WWP-ZZ-XX-DR-A-20010  
received 01/06/2021

RACINE - PROPOSED SOUTH ELEVATION A717-WWP-ZZ-XX-DR-A-20011 B  
received 04/10/2021

RACINE BLOCK A - PROPOSED EAST AND WEST ELEVATION A717-WWP-ZZ-  
XX-DR-A-20012 received 01/06/2021

RACINE BLOCK B - PROPOSED EAST AND WEST ELEVATION A717-WWP-ZZ-  
XX-DR-A-20013 received 01/06/2021

GARAGE - PROPOSED NORTH ELEVATION A717-WWP-ZZ-XX-DR-A-20020  
received 01/06/2021

GARAGE - PROPOSED EAST ELEVATION A717-WWP-ZZ-XX-DR-A-20021  
received 01/06/2021

GARAGE - PROPOSED SOUTH ELEVATION A717-WWP-ZZ-XX-DR-A-20022  
received 01/06/2021

GARAGE - PROPOSED WEST ELEVATION A717-WWP-ZZ-XX-DR-A-20023  
received 01/06/2021

PROPOSED SECTION A A717-WWP-ZZ-XX-DR-A-25000 received 01/06/2021

PROPOSED SECTION B A717-WWP-ZZ-XX-DR-A-25001 received 01/06/2021

PROPOSED SECTION C A717-WWP-ZZ-XX-DR-A-25002 received 01/06/2021

10.7m REFUSE VEHICLE SWEPT PATH ANALYSIS 65202776-SWE-ZZ-XX-DR-TP-  
0001 P02 received 21/09/2021

#### Other Documents

TRANSPORT STATEMENT received 09/06/2021

MATERIAL PALETTE A717-WWP-ZZ-XX-DR-A-20050 received 01/06/2021

FLORIAN ENTRANCE SQUARE VISUALISATION A717-WWP-ZZ-XX-RN-A-30000  
received 01/06/2021

FLORIAN CORNER VISUALISATION A717-WWP-ZZ-XX-RN-A-30001 received

01/06/2021

FLORIAN GARDEN VIEW VISUALISATION A717-WWP-ZZ-XX-RN-A-30002  
received 01/06/2021

RACINE BLOCK VISUALISATION A717-WWP-ZZ-XX-RN-A-30003 received  
01/06/2021

SCEAUX GARDENS ESTATE ENTRANCE VISUALISATION A717-WWP-ZZ-XX-RN-A-30004 received 01/06/2021

GARAGE BLOCK VISUALISATION A717-WWP-ZZ-XX-RN-A-30005 received  
01/06/2021

REPORT ON DAYLIGHT AND SUNLIGHT REPORT received 01/06/2021

REPORT ON RIGHTS OF LIGHT received 01/06/2021

INITIAL SITE UTILITIES APPRAISAL received 01/06/2021

NOISE REPORT received 01/06/2021

ENGAGEMENT SUMMARY received 01/06/2021

OVERHEATING VENTILATION CONDITION ASSESSMENT received 01/06/2021

FLOOD RISK ASSESSMENT & SURFACE WATER DRAINAGE STRATEGY  
received 01/06/2021

DESIGN AND ACCESS STATEMENT received 01/06/2021

DOMESTIC ENERGY CONSUMPTION AND CO2 ANALYSIS received 01/06/2021

EQUALITIES IMPACT ASSESSMENT received 01/06/2021

FINANCIAL VIABILITY STATEMENT received 01/06/2021

Document received 01/06/2021

PHASE 1 CONTAMINATION ASSESSMENT REPORT received 01/06/2021

PRELIMINARY ECOLOGICAL ASSESSMENT received 01/06/2021

BAT EMERGENCE/ACTIVITY SURVEY received 01/06/2021

SELCHP DISTRICT HEATING NETWORK - INFORMATION FOR DEVELOPERS  
received 01/06/2021

ENERGY STATEMENT received 01/06/2021

HERITAGE STATEMENT received 01/06/2021

SERVICING & REFUSE MANAGEMENT PLAN received 01/06/2021

ARBORICULTURAL IMPACT ASSESSMENT received 01/06/2021

AIR QUALITY ASSESSMENT received 01/06/2021

## **Time limit for implementing this permission and the approved**

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

FLORIAN - PROPOSED GROUND AND FIRST FLOOR PLANS A717-WWP-ZZ-ZZ-DR-A-10100 received 09/06/2021

FLORIAN - PROPOSED SECOND AND THIRD FLOOR PLANS A717-WWP-ZZ-ZZ-DR-A-10101 received 09/06/2021

FLORIAN - PROPOSED FOURTH FLOOR AND ROOF PLANS A717-WWP-ZZ-ZZ-DR-A-10102 received 09/06/2021

RACINE - PROPOSED GROUND AND FIRST FLOOR PLANS A717-WWP-ZZ-ZZ-DR-A-10200 received 09/06/2021

RACINE - PROPOSED SECOND AND THIRD FLOOR PLANS A717-WWP-ZZ-ZZ-DR-A-10201 received 09/06/2021

RACINE - PROPOSED ROOF PLAN A717-WWP-ZZ-ZZ-DR-A-10202 received 09/06/2021

GARAGE - PROPOSED GROUND - SIXTH FLOOR AND ROOF PLANS A717-WWP-ZZ-ZZ-DR-A-10300 received 09/06/2021

PROPOSED SITE PLAN A717-WWP-ZZ-00-DR-A-00201 A received 21/09/2021

FLORIAN - PROPOSED NORTH ELEVATION A717-WWP-ZZ-XX-DR-A-20000 B received 04/10/2021

FLORIAN - PROPOSED SOUTH ELEVATION A717-WWP-ZZ-XX-DR-A-20001 received 01/06/2021

FLORIAN - PROPOSED EAST AND WEST ELEVATION A717-WWP-ZZ-XX-DR-A-20002 received 01/06/2021

RACINE - PROPOSED NORTH ELEVATION A717-WWP-ZZ-XX-DR-A-20010 received 01/06/2021

RACINE - PROPOSED SOUTH ELEVATION A717-WWP-ZZ-XX-DR-A-20011 B received 04/10/2021

RACINE BLOCK A - PROPOSED EAST AND WEST ELEVATION A717-WWP-ZZ-XX-DR-A-20012 received 01/06/2021

RACINE BLOCK B - PROPOSED EAST AND WEST ELEVATION A717-WWP-ZZ-XX-DR-A-20013 received 01/06/2021

GARAGE - PROPOSED NORTH ELEVATION A717-WWP-ZZ-XX-DR-A-20020 received 01/06/2021

GARAGE - PROPOSED EAST ELEVATION A717-WWP-ZZ-XX-DR-A-20021 received 01/06/2021

GARAGE - PROPOSED SOUTH ELEVATION A717-WWP-ZZ-XX-DR-A-20022  
received 01/06/2021

GARAGE - PROPOSED WEST ELEVATION A717-WWP-ZZ-XX-DR-A-20023  
received 01/06/2021

PROPOSED SECTION A A717-WWP-ZZ-XX-DR-A-25000 received  
01/06/2021

PROPOSED SECTION B A717-WWP-ZZ-XX-DR-A-25001 received  
01/06/2021

PROPOSED SECTION C A717-WWP-ZZ-XX-DR-A-25002 received  
01/06/2021

Reason:

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

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**

3. No development shall take place, , until a written Construction Environmental Management Plan has been submitted for that part of the works 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 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.
- o A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

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

Reason:

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

4. Prior to the commencement of works an Arboricultural Method Statement for the relevant part of the works 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 Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land) and 12 (Achieving well-designed places) of the National Planning Policy Framework 2021, Policy G7 (Trees and Woodlands) of the London Plan 2021, Policies SP11 (Open spaces and wildlife), SP12 (Design and conservation) and SP13 (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.

5.
  - a) Prior to the commencement of any development except for demolition, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.
  - b) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA 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 and implemented as part of the development.

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

d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-d 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 off-site receptors in accordance with Saved Policy 3.2 (Protection of amenity) of the Southwark Plan 2007 and Strategic Policy 13 (High environmental standards) of the Core Strategy 2011.

### **Permission is subject to the following Grade Conditions**

6. Before any above grade work hereby authorised begins, details of security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework 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.

7. Prior to occupation of the development hereby approved, details of 18 Swift nesting bricks and 14 bat bricks shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the exact location, specification and design of the habitats. The details approved shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

Reason:

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

9. Prior to above grade works, full details of all proposed tree planting (total stem girth of 448cm) shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

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

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land)

and 12 (Achieving well-designed places) of the National Planning Policy Framework 2021, Policy G7 (Trees and Woodlands) of the London Plan 2021, Policies SP11 (Open spaces and wildlife), SP12 (Design and conservation) and SP13 (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.

10. Prior to above grade works details of the materials to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority and 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.

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

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

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

Discharge of this condition will be granted on receiving the details of the green roof and Southwark Council agreeing the submitted plans, and once the green

roof is 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 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.

12. 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, 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 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 3.12 (Quality in design), 3.13 (Urban

design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

**Permission is subject to the following Compliance Condition(**

12. The development hereby approved shall be carried out in accordance with the Servicing & Refuse Management Plan 66201707-SWE-ZZ-XX-RP-TP-0002 Rev 01 dated 17/05/2021 and drawing no. 65202776-SWE-ZZ-XX-DR-TP-0001 Rev P02 10.7m Refuse Vehicle Swept Path Analyses dated 19/08/2021.

**Reason:**

To ensure appropriate servicing and that 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 Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework 2021, Policy D4 (Delivering good design) and Policy T7 (Deliveries, servicing and construction) of the London Plan 2021, Strategic Policies 2 (Sustainable transport) and 13 (High environmental standards) of the Core Strategy 2011 and Saved Policies 3.2 (Protection of amenity), 3.7 (Waste reduction) and 5.2 (Transport impacts) of the Southwark Plan 2007.

13. Before the first occupation of the buildings, the cycle storage facilities as shown on drawing Vehicle and Cycle Parking Scheme as proposed A717-WWP-ZZ-00-DR-A-00205 dated 07/23/21 hereby approved shall be provided and made available to the users of the development.

Thereafter, such facilities 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:**

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with 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, the refuse storage

arrangements shall be provided as detailed on drawings Florian – Ground and First Floor Plan A717-WWP-ZZ-ZZ-DR-A-10100 dated 05/19/21, Racine – Ground and First Floor Plan A717-WWP-ZZ-ZZ-DR-A-10200 dated 05/19/21 and Garage – Ground, Typical Floor and Roof Plan A717-WWP-ZZ-ZZ-DR-A-10300 dated 05/19/21 hereby approved and shall be made available for use by the occupiers of the dwellings/premises.

The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

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

#### **Permission is subject to the following Special Conditions**

15. 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 from 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 Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land) and 12 (Achieving well-designed places) of The National Planning Policy Framework 2021, Policies G5 (Urban greening) and G7 (Trees and woodland) 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.

16. No construction shall take place within 5m of the water main. If necessary, information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure shall be submitted to and approved in writing by the Local Planning Authority. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason:

To ensure that the proposed development does not adversely impact on local underground water utility infrastructure in accordance with Policy SI 5 (Water infrastructure) of the London Plan 2021.

17. No drainage systems for the infiltration of surface water drainage in to the ground are permitted unless submitted to and approved in writing by the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the development does not contribute to, and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants 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.

18. The development hereby approved shall be carried out in accordance with the Fire Statement in Section 8 of the Design and Access Statement 717-WWP-ZZ-XX-RP-A-01000 dated May 2021.

Reason:

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

## Informatives

1. The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

2. Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 to arrange.

The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards. Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), <https://www.southwark.gov.uk/transport-and-roads/asset-management-and-streetscape-design/southwark-streetscape-design-manual-ssdm>.



## **Appendix 2: Relevant planning policy**

### **Adopted Planning Policy**

#### National Planning Policy Framework (the Framework) 2021

Section 2 Achieving sustainable development

Section 5 Delivering a sufficient supply of homes

Section 8– Promoting healthy and safe communities

Section 9 Promoting sustainable transport

Section 11 Making efficient use of land

Section 12 Achieving well designed places

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

Section 15 Conserving and enhancing the natural environment

Section 16 Conserving and enhancing the historic environment

#### London Plan 2021

Policy D1 London's form, character and capacity for growth

Policy D2 Infrastructure requirements for sustainable densities

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D5 Inclusive design

Policy D6 Housing quality and standards

Policy D7 Accessible housing

Policy D8 Public realm

Policy D11 Safety, security and resilience to emergency

Policy D12 Fire safety

Policy D14 Noise

Policy H1 Increasing housing supply

Policy H4 Delivering affordable housing

Policy H5 Threshold approach to applications  
Policy H6 Affordable housing tenure  
Policy H7 Monitoring of affordable housing  
Policy H10 Housing size mix  
Policy S4 Play and informal recreation  
Policy HC1 Heritage conservation and growth  
Policy G1 Green infrastructure  
Policy G6 Biodiversity and access to nature  
Policy G7 Trees and woodlands  
Policy SI 1 Improving air quality  
Policy SI 2 Minimising greenhouse gas emissions  
Policy SI 3 Energy infrastructure  
Policy SI 4 Managing heat risk  
Policy SI 5 Water infrastructure  
Policy SI 8 Waste capacity and net waste self-sufficiency  
Policy SI 12 Flood risk management  
Policy SI 13 Sustainable drainage  
Policy DF1 Delivery of the Plan and Planning Obligations  
Policy T2 Healthy Streets  
Policy T3 Transport capacity, connectivity and safeguarding  
Policy T4 Assessing and mitigating transport impacts  
Policy T5 Cycling  
Policy T6 Car parking  
Policy T6.1 Residential parking  
Policy T7 Deliveries, servicing and construction

#### Core Strategy 2011

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 11 Open spaces and wildlife  
Strategic Policy 12 Design and conservation  
Strategic Policy 13 High environmental standards

Southwark Plan 2007 (July) - saved policies

Policy 2.5 Planning obligations  
Policy 3.2 Protection of amenity  
Policy 3.4 Energy efficiency  
Policy 3.6 Air quality  
Policy 3.7 Waste reduction  
Policy 3.9 Water  
Policy 3.11 Efficient use of land  
Policy 3.12 Quality in design  
Policy 3.13 Urban design  
Policy 3.14 Designing out crime  
Policy 3.28 Biodiversity  
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 and the mobility impaired

Supplementary Planning Documents (SPDs)

Sustainable Design and Construction SPD 2009  
Sustainability Assessments SPD 2009  
Sustainable Transport SPD 2010  
2015 Technical Update to the Residential Design Standards SPD 2011

Affordable Housing SPD 2008 (2011 Draft)

Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD 2015

Development Viability SPD 2016

## **Emerging Planning Policy**

### **New Southwark Plan**

The New Southwark Plan (NSP) was submitted to the Secretary of State in January 2020. The Examination in Public (EiP) for the NSP is taking place between February to April 2021 and the amendments within the Proposed Changes to the Submitted New Southwark Plan will be considered along with the consultation responses received at each stage of public consultation. It is anticipated that the plan will be adopted later in 2021 following the EiP which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy.

Paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

### Appendix 3: Planning history of the site and nearby sites

<b><u>Proposal</u></b>	<b><u>Status</u></b>
21/AP/0851: Complete demolition of the Florian Block	Granted
17/EQ/0094: Redevelopment of existing buildings Racine and Florian and garages to create 69 new homes for social housing.	Enquiry closed
15/AP/0294: Installation of four free-standing notice boards	Granted

## **Appendix 4: Consultation/publicity undertaken**

### **Internal services consulted**

Community Infrastructure Levy Team  
Archaeology  
Design and Conservation Team [Formal]  
Ecology  
Environmental Protection  
Highways Development and Management  
Flood Risk Management & Urban Drainage  
Transport Policy  
Urban Forester  
Waste Management

### **Statutory and non-statutory organisations**

Environment Agency  
Metropolitan Police Service  
Thames Water

### **Neighbour and local groups consulted**

25 Mistral Sceaux Gardens London	27 Colbert Sceaux Gardens London
23 Mistral Sceaux Gardens London	25 Colbert Sceaux Gardens London
17 Mistral Sceaux Gardens London	2 Colbert Sceaux Gardens London
1 Mistral Sceaux Gardens London	Flat 5 Anthony Court 67 Sedgmoor Place
78 Lakanal Sceaux Gardens London	Flat 1 Anthony Court 67 Sedgmoor Place
66 Lakanal Sceaux Gardens London	Flat 8 41 Peckham Road London
15 Lakanal Sceaux Gardens London	Room 23 Central House Annex 33B Peckham Road
17 Florian Sceaux Gardens London	
13 Florian Sceaux Gardens London	Room 3 East House 35 Peckham Road

Flat 65 Peckham Road London  
Flat 1 Dibden Southampton Way  
17 Netley Dalwood Street London  
Studio 258 Garden House 37A Peckham Road  
Studio 242 Garden House 37A Peckham Road  
Studio 238 Garden House 37A Peckham Road  
Studio 236 Garden House 37A Peckham Road  
Studio 231 Garden House 37A Peckham Road  
Studio 216 Garden House 37A Peckham Road  
Studio 188 Garden House 37A Peckham Road  
Studio 183 Garden House 37A Peckham Road  
Studio 167 Garden House 37A Peckham Road  
Studio 164 Garden House 37A Peckham Road  
Studio 161 Garden House 37A Peckham Road  
Studio 152 Garden House 37A Peckham Road  
Studio 135 Garden House 37A Peckham Road  
Studio 99 Garden House 37A Peckham Road  
Studio 95 Garden House 37A Peckham Road  
Studio 93 Garden House 37A Peckham Road  
Studio 88 Garden House 37A Peckham Road

Studio 76 Garden House 37A Peckham Road  
Studio 69 Garden House 37A Peckham Road  
Studio 59 Garden House 37A Peckham Road  
Studio 53 Garden House 37A Peckham Road  
Studio 48 Garden House 37A Peckham Road  
Studio 45 Garden House 37A Peckham Road  
Studio 36 Garden House 37A Peckham Road  
Studio 30 Garden House 37A Peckham Road  
Studio 22 Garden House 37A Peckham Road  
Studio 15 Garden House 37A Peckham Road  
Studio 11 Garden House 37A Peckham Road  
Studio 9 Garden House 37A Peckham Road  
Studio 7 Garden House 37A Peckham Road  
Studio 4 Garden House 37A Peckham Road  
Flat 18 76 Peckham Road London  
7 Wodehouse Avenue London Southwark  
27 Mistral Sceaux Gardens London  
82 Lakanal Sceaux Gardens London  
2 Voltaire Sceaux Gardens London  
Flat 17 76 Peckham Road London  
23 Voltaire Sceaux Gardens London



Flat 3 282 Southampton Way London	15 Colbert Sceaux Gardens London
54 Marie Curie Sceaux Gardens London	59 Marie Curie Sceaux Gardens London
48 Mistral Sceaux Gardens London	50 Marie Curie Sceaux Gardens London
108 Dalwood Street London Southwark	17 Voltaire Sceaux Gardens London
Flat 8 70 Peckham Road London	Flat 16 76 Peckham Road London
17 Marie Curie Sceaux Gardens London	Flat 2 Anthony Court 67 Sedgmoor Place
22 Lakanal Sceaux Gardens London	Flat 6 Dibden Southampton Way
95 Marie Curie Sceaux Gardens London	24 Netley Dalwood Street London
4 Colbert Sceaux Gardens London	Flat 7 70 Peckham Road London
Oliver Goldsmith Primary School Peckham Road London	77A Peckham Road London Southwark
13 Marie Curie Sceaux Gardens London	2 Redbridge Gardens London Southwark
296 Southampton Way London Southwark	72 Dalwood Street London Southwark
83 Dalwood Street London Southwark	64 Dalwood Street London Southwark
51 Lakanal Sceaux Gardens London	62 Dalwood Street London Southwark
70 Mistral Sceaux Gardens London	85 Dalwood Street London Southwark
53 Mistral Sceaux Gardens London	73 Dalwood Street London Southwark
47 Mistral Sceaux Gardens London	26 Voltaire Sceaux Gardens London
41 Mistral Sceaux Gardens London	21 Voltaire Sceaux Gardens London
93 Dalwood Street London Southwark	15 Voltaire Sceaux Gardens London
5 Mistral Sceaux Gardens London	13 Voltaire Sceaux Gardens London
94 Lakanal Sceaux Gardens London	10 Voltaire Sceaux Gardens London
2 Marie Curie Sceaux Gardens London	1 Voltaire Sceaux Gardens London
88 Lakanal Sceaux Gardens London	96 Marie Curie Sceaux Gardens London
40 Marie Curie Sceaux Gardens London	87 Marie Curie Sceaux Gardens London
4 Marie Curie Sceaux Gardens London	35 Marie Curie Sceaux Gardens London
2 Lakanal Sceaux Gardens London	33 Marie Curie Sceaux Gardens London
7 Florian Sceaux Gardens London	28 Marie Curie Sceaux Gardens London
78 Marie Curie Sceaux Gardens London	27 Marie Curie Sceaux Gardens London
26 Colbert Sceaux Gardens London	Flat 11 296 Southampton Way London
20 Colbert Sceaux Gardens London	2 Stanswood Gardens London Southwark

50 Lakanal Sceaux Gardens London	Studio 251 Garden House 37A Peckham Road
Flat 7 243 Southampton Way London	Studio 239 Garden House 37A Peckham Road
30 Lakanal Sceaux Gardens London	Studio 237 Garden House 37A Peckham Road
19 Fontenelle Sceaux Gardens London	Studio 215 Garden House 37A Peckham Road
67 Mistral Sceaux Gardens London	Studio 214 Garden House 37A Peckham Road
54 Mistral Sceaux Gardens London	Studio 213 Garden House 37A Peckham Road
42 Mistral Sceaux Gardens London	Studio 203 Garden House 37A Peckham Road
9 Mistral Sceaux Gardens London	Studio 199 Garden House 37A Peckham Road
4 Mistral Sceaux Gardens London	Studio 194 Garden House 37A Peckham Road
31 Mistral Sceaux Gardens London	Studio 190 Garden House 37A Peckham Road
106 Dalwood Street London Southwark	Studio 180 Garden House 37A Peckham Road
96 Dalwood Street London Southwark	Studio 179 Garden House 37A Peckham Road
94 Dalwood Street London Southwark	Studio 141 Garden House 37A Peckham Road
68 Lakanal Sceaux Gardens London	Studio 136 Garden House 37A Peckham Road
9 Lakanal Sceaux Gardens London	Studio 133 Garden House 37A Peckham Road
26 Lakanal Sceaux Gardens London	Studio 117 Garden House 37A Peckham Road
302C Southampton Way London Southwark	Studio 116 Garden House 37A Peckham Road
10 Florian Sceaux Gardens London	Studio 110 Garden House 37A Peckham Road
5 Colbert Sceaux Gardens London	Studio 94 Garden House 37A Peckham Road
13 Colbert Sceaux Gardens London	
Flat 6 41 Peckham Road London	
Flat 5 41 Peckham Road London	
Flat 14 296 Southampton Way London	
Room 6 East House 35 Peckham Road	
Room 2 East House 35 Peckham Road	
Flat 5 Dibden Southampton Way	
Flat 15 Dibden Southampton Way	
26 Netley Dalwood Street London	
25 Netley Dalwood Street London	
20 Netley Dalwood Street London	

Studio 92 Garden House 37A Peckham Road

Studio 83 Garden House 37A Peckham Road

Studio 79 Garden House 37A Peckham Road

Studio 77 Garden House 37A Peckham Road

Studio 67 Garden House 37A Peckham Road

Studio 64 Garden House 37A Peckham Road

Studio 61 Garden House 37A Peckham Road

Studio 50 Garden House 37A Peckham Road

Studio 47 Garden House 37A Peckham Road

Studio 46 Garden House 37A Peckham Road

Studio 42 Garden House 37A Peckham Road

Studio 31 Garden House 37A Peckham Road

Studio 29 Garden House 37A Peckham Road

Studio 27 Garden House 37A Peckham Road

Studio 12 Garden House 37A Peckham Road

Studio 8 Garden House 37A Peckham Road

61 Mistral Sceaux Gardens London

14 Lakanal Sceaux Gardens London

18 Marie Curie Sceaux Gardens London

Flat 9 Dibden Southampton Way

30 Marie Curie Sceaux Gardens London

1 Marie Curie Sceaux Gardens London

Flat 12 296 Southampton Way London

3 Wodehouse Avenue London Southwark

102 Dalwood Street London Southwark

1 Lakanal Sceaux Gardens London

78 Dalwood Street London Southwark

54 Dalwood Street London Southwark

38 Lakanal Sceaux Gardens London

15 Fontenelle Sceaux Gardens London

Flat 4 282 Southampton Way London

Flat 10 296 Southampton Way London

Flat 6 298 Southampton Way London

70 Lakanal Sceaux Gardens London

67 Lakanal Sceaux Gardens London

7 Marie Curie Sceaux Gardens London

17 Lakanal Sceaux Gardens London

4 Racine Sceaux Gardens London

13 Wodehouse Avenue London Southwark

1 Racine Sceaux Gardens London

9 Voltaire Sceaux Gardens London

72 Marie Curie Sceaux Gardens London

6 Voltaire Sceaux Gardens London

Flat 4 70 Peckham Road London

73A Peckham Road London Southwark

Flat 9 76 Peckham Road London

Flat 6 76 Peckham Road London

Flat 12 76 Peckham Road London

16 Redbridge Gardens London Southwark

12 Redbridge Gardens London

## Southwark

17 Dalwood Street London Southwark

15 Dalwood Street London Southwark

8 Redbridge Gardens London Southwark

32 Redbridge Gardens London  
Southwark

7 Voltaire Sceaux Gardens London

29 Voltaire Sceaux Gardens London

24 Voltaire Sceaux Gardens London

Flat 2 282 Southampton Way London

97 Marie Curie Sceaux Gardens London

91 Marie Curie Sceaux Gardens London

80 Marie Curie Sceaux Gardens London

79 Marie Curie Sceaux Gardens London

73 Marie Curie Sceaux Gardens London

55 Marie Curie Sceaux Gardens London

49 Marie Curie Sceaux Gardens London

45 Marie Curie Sceaux Gardens London

44 Marie Curie Sceaux Gardens London

25 Marie Curie Sceaux Gardens London

24 Marie Curie Sceaux Gardens London

9 Marie Curie Sceaux Gardens London

Flat 8 296 Southampton Way London

Flat 7 298 Southampton Way London

Flat 4 298 Southampton Way London

Flat 2 298 Southampton Way London

13 Stanswood Gardens London  
Southwark

52 Lakanal Sceaux Gardens London

17 Wodehouse Avenue London  
Southwark

5 Fontenelle Sceaux Gardens London

32 Fontenelle Sceaux Gardens London

30 Fontenelle Sceaux Gardens London

146 Sedgmoor Place London Southwark

64 Mistral Sceaux Gardens London

57 Mistral Sceaux Gardens London

52 Mistral Sceaux Gardens London

7 Mistral Sceaux Gardens London

6 Mistral Sceaux Gardens London

112 Dalwood Street London Southwark

90 Lakanal Sceaux Gardens London

86 Lakanal Sceaux Gardens London

83 Lakanal Sceaux Gardens London

72 Lakanal Sceaux Gardens London

27 Lakanal Sceaux Gardens London

9 Florian Sceaux Gardens London

9 Racine Sceaux Gardens London

8 Racine Sceaux Gardens London

5 Racine Sceaux Gardens London

2 Racine Sceaux Gardens London

9 Colbert Sceaux Gardens London

16 Colbert Sceaux Gardens London

Flat 8 Anthony Court 67 Sedgmoor Place

10 Netley Dalwood Street London

4 Netley Dalwood Street London

Studio 259 Garden House 37A Peckham  
Road

Studio 248 Garden House 37A Peckham  
Road

Studio 247 Garden House 37A Peckham  
Road

Studio 245 Garden House 37A Peckham  
Road

Studio 243 Garden House 37A Peckham Road	Studio 115 Garden House 37A Peckham Road
Studio 227 Garden House 37A Peckham Road	Studio 91 Garden House 37A Peckham Road
Studio 226 Garden House 37A Peckham Road	Studio 85 Garden House 37A Peckham Road
Studio 222 Garden House 37A Peckham Road	Studio 80 Garden House 37A Peckham Road
Studio 218 Garden House 37A Peckham Road	Studio 73 Garden House 37A Peckham Road
Studio 201 Garden House 37A Peckham Road	Studio 72 Garden House 37A Peckham Road
Studio 193 Garden House 37A Peckham Road	Studio 66 Garden House 37A Peckham Road
Studio 192 Garden House 37A Peckham Road	Studio 60 Garden House 37A Peckham Road
Studio 184 Garden House 37A Peckham Road	Studio 58 Garden House 37A Peckham Road
Studio 182 Garden House 37A Peckham Road	Studio 39 Garden House 37A Peckham Road
Studio 173 Garden House 37A Peckham Road	Studio 26 Garden House 37A Peckham Road
Studio 170 Garden House 37A Peckham Road	Studio 14 Garden House 37A Peckham Road
Studio 150 Garden House 37A Peckham Road	86 Marie Curie Sceaux Gardens London
Studio 140 Garden House 37A Peckham Road	84 Marie Curie Sceaux Gardens London
Studio 137 Garden House 37A Peckham Road	3 Marie Curie Sceaux Gardens London
Studio 130 Garden House 37A Peckham Road	60 Lakanal Sceaux Gardens London
Studio 129 Garden House 37A Peckham Road	21 Colbert Sceaux Gardens London
Studio 125 Garden House 37A Peckham Road	Flat 2 243 Southampton Way London
Studio 120 Garden House 37A Peckham Road	72 Mistral Sceaux Gardens London
	45 Mistral Sceaux Gardens London
	93 Lakanal Sceaux Gardens London
	62 Lakanal Sceaux Gardens London
	11 Florian Sceaux Gardens London

5 Sceaux Gardens London Southwark	Flat 6 282 Southampton Way London
22 Redbridge Gardens London Southwark	85 Marie Curie Sceaux Gardens London
18 Redbridge Gardens London Southwark	68 Marie Curie Sceaux Gardens London
Ground Floor Flat 69 Peckham Road London	23 Lakanal Sceaux Gardens London
69 Sedgmoor Place London Southwark	10 Colbert Sceaux Gardens London
Flat 9 Anthony Court 67 Sedgmoor Place	11 Racine Sceaux Gardens London
50 Dalwood Street London Southwark	24 Colbert Sceaux Gardens London
Club Room Marie Curie Sceaux Gardens	73C Peckham Road London Southwark
140 Sedgmoor Place London Southwark	62A Peckham Road London Southwark
34 Redbridge Gardens London Southwark	66B Peckham Road London Southwark
54 Lakanal Sceaux Gardens London	Flat 15 Anthony Court 67 Sedgmoor Place
47 Lakanal Sceaux Gardens London	Flat 1 41 Peckham Road London
71 Peckham Road London Southwark	Flat 15 296 Southampton Way London
Room 24 Central House Annex 33B Peckham Road	Flat 7 41 Peckham Road London
65 Marie Curie Sceaux Gardens London	75B Peckham Road London Southwark
6 Muscatel Place London Southwark	75A Peckham Road London Southwark
Flat 8 298 Southampton Way London	Flat 16 Anthony Court 67 Sedgmoor Place
34 Mistral Sceaux Gardens London	Flat 6 Anthony Court 67 Sedgmoor Place
19 Mistral Sceaux Gardens London	Flat 10 Anthony Court 67 Sedgmoor Place
10 Racine Sceaux Gardens London	Room 16 Central House Annex 33B Peckham Road
71 Mistral Sceaux Gardens London	Room 21 Central House Annex 33B Peckham Road
80 Lakanal Sceaux Gardens London	Room 5 East House 35 Peckham Road
30 Voltaire Sceaux Gardens London	Room 20 Central House Annex 33B Peckham Road
7 Racine Sceaux Gardens London	Room 18 Central House Annex 33B Peckham Road
19 Dalwood Street London Southwark	Room 13 Central House Annex 33B Peckham Road
6 Redbridge Gardens London Southwark	15 Netley Dalwood Street London
Flat 3 76 Peckham Road London	
8 Voltaire Sceaux Gardens London	

6 Netley Dalwood Street London  
 12 Netley Dalwood Street London  
 11 Netley Dalwood Street London  
 9 Netley Dalwood Street London  
 19 Netley Dalwood Street London  
 22 Netley Dalwood Street London  
 10 Redbridge Gardens London  
 Southwark  
 77 Dalwood Street London Southwark  
 60 Dalwood Street London Southwark  
 11 Stanswood Gardens London  
 Southwark  
 65 Mistral Sceaux Gardens London  
 Flat 7 296 Southampton Way London  
 76 Lakanal Sceaux Gardens London  
 37 Marie Curie Sceaux Gardens London  
 18 Florian Sceaux Gardens London  
 63 Marie Curie Sceaux Gardens London  
 47 Marie Curie Sceaux Gardens London  
 22 Voltaire Sceaux Gardens London  
 Flat 13 76 Peckham Road London  
 Flat 12 Anthony Court 67 Sedgmoor  
 Place  
 Room 17 Central House Annex 33B  
 Peckham Road  
 Flat 3 Dibden Southampton Way  
 5 Netley Dalwood Street London  
 16 Netley Dalwood Street London  
 Flat 7 76 Peckham Road London  
 73B Peckham Road London Southwark  
 294 Southampton Way London  
 Southwark  
 42 Dalwood Street London Southwark

75 Dalwood Street London Southwark  
 13 Dalwood Street London Southwark  
 93 Marie Curie Sceaux Gardens London  
 88 Marie Curie Sceaux Gardens London  
 74 Marie Curie Sceaux Gardens London  
 57 Marie Curie Sceaux Gardens London  
 52 Marie Curie Sceaux Gardens London  
 16 Marie Curie Sceaux Gardens London  
 Flat 1 243 Southampton Way London  
 6 Marie Curie Sceaux Gardens London  
 Flat 9 296 Southampton Way London  
 Flat 3 296 Southampton Way London  
 59 Lakanal Sceaux Gardens London  
 58 Lakanal Sceaux Gardens London  
 11 Wodehouse Avenue London  
 Southwark  
 46 Lakanal Sceaux Gardens London  
 43 Lakanal Sceaux Gardens London  
 39 Lakanal Sceaux Gardens London  
 17 Fontenelle Sceaux Gardens London  
 46 Mistral Sceaux Gardens London  
 29 Mistral Sceaux Gardens London  
 11 Mistral Sceaux Gardens London  
 92 Dalwood Street London Southwark  
 96 Lakanal Sceaux Gardens London  
 81 Lakanal Sceaux Gardens London  
 74 Lakanal Sceaux Gardens London  
 69 Lakanal Sceaux Gardens London  
 21 Lakanal Sceaux Gardens London  
 19 Lakanal Sceaux Gardens London  
 3 Racine Sceaux Gardens London



11 Colbert Sceaux Gardens London	Studio 51 Garden House 37A Peckham Road
Studio 260 Garden House 37A Peckham Road	Studio 25 Garden House 37A Peckham Road
Studio 230 Garden House 37A Peckham Road	Studio 21 Garden House 37A Peckham Road
Studio 210 Garden House 37A Peckham Road	Studio 17 Garden House 37A Peckham Road
Studio 206 Garden House 37A Peckham Road	Studio 16 Garden House 37A Peckham Road
Studio 204 Garden House 37A Peckham Road	11 Marie Curie Sceaux Gardens London
Studio 202 Garden House 37A Peckham Road	23 Colbert Sceaux Gardens London
Studio 189 Garden House 37A Peckham Road	14 Netley Dalwood Street London
Studio 186 Garden House 37A Peckham Road	9 Dalwood Street London Southwark
Studio 172 Garden House 37A Peckham Road	4 Fontenelle Sceaux Gardens London
Studio 169 Garden House 37A Peckham Road	21 Mistral Sceaux Gardens London
Studio 122 Garden House 37A Peckham Road	74 Dalwood Street London Southwark
Studio 121 Garden House 37A Peckham Road	18 Fontenelle Sceaux Gardens London
Studio 114 Garden House 37A Peckham Road	62 Mistral Sceaux Gardens London
Studio 111 Garden House 37A Peckham Road	50 Mistral Sceaux Gardens London
Studio 104 Garden House 37A Peckham Road	110 Dalwood Street London Southwark
Studio 101 Garden House 37A Peckham Road	98 Dalwood Street London Southwark
Studio 96 Garden House 37A Peckham Road	26 Marie Curie Sceaux Gardens London
Studio 52 Garden House 37A Peckham Road	20 Marie Curie Sceaux Gardens London
	75 Marie Curie Sceaux Gardens London
	15 Racine Sceaux Gardens London
	29 Colbert Sceaux Gardens London
	18 Colbert Sceaux Gardens London
	12 Colbert Sceaux Gardens London
	Flat 4 243 Southampton Way London
	Flat 7 Anthony Court 67 Sedgmoor Place
	Flat 11 Dibden Southampton Way
	27 Netley Dalwood Street London

66C Peckham Road London Southwark  
Flat 4 76 Peckham Road London  
Flat 1 76 Peckham Road London  
Flat 14 76 Peckham Road London  
292 Southampton Way London Southwark  
20 Redbridge Gardens London Southwark  
82 Dalwood Street London Southwark  
58 Dalwood Street London Southwark  
1 Colbert Sceaux Gardens London  
19 Voltaire Sceaux Gardens London  
16 Voltaire Sceaux Gardens London  
12 Voltaire Sceaux Gardens London  
95 Dalwood Street London Southwark  
91 Dalwood Street London Southwark  
Flat 5 282 Southampton Way London  
278 Southampton Way London Southwark  
77 Marie Curie Sceaux Gardens London  
70 Marie Curie Sceaux Gardens London  
51 Marie Curie Sceaux Gardens London  
8 Marie Curie Sceaux Gardens London  
276 Southampton Way London Southwark  
4 Muscatel Place London Southwark  
2 Muscatel Place London Southwark  
1 Stanswood Gardens London Southwark  
49 Lakanal Sceaux Gardens London  
45 Lakanal Sceaux Gardens London  
33 Fontenelle Sceaux Gardens London  
69 Mistral Sceaux Gardens London

144 Sedgmoor Place London Southwark  
142 Sedgmoor Place London Southwark  
63 Mistral Sceaux Gardens London  
49 Mistral Sceaux Gardens London  
37 Mistral Sceaux Gardens London  
100 Dalwood Street London Southwark  
92 Lakanal Sceaux Gardens London  
71 Lakanal Sceaux Gardens London  
29 Lakanal Sceaux Gardens London  
18 Lakanal Sceaux Gardens London  
302B Southampton Way London Southwark  
5 Florian Sceaux Gardens London  
14 Racine Sceaux Gardens London  
6 Colbert Sceaux Gardens London  
28 Colbert Sceaux Gardens London  
17 Colbert Sceaux Gardens London  
Flat 12 Dibden Southampton Way  
Studio 262 Garden House 37A Peckham Road  
Studio 261 Garden House 37A Peckham Road  
Studio 256 Garden House 37A Peckham Road  
Studio 253 Garden House 37A Peckham Road  
Studio 244 Garden House 37A Peckham Road  
Studio 211 Garden House 37A Peckham Road  
Studio 196 Garden House 37A Peckham Road  
Studio 185 Garden House 37A Peckham Road

Studio 178 Garden House 37A Peckham Road	Depot 37-39 Peckham Road London
Studio 176 Garden House 37A Peckham Road	Second Floor Flat 69 Peckham Road London
Studio 175 Garden House 37A Peckham Road	66A Peckham Road London Southwark
Studio 162 Garden House 37A Peckham Road	65 Peckham Road London Southwark
Studio 160 Garden House 37A Peckham Road	Camberwell School Of Arts And Crafts 61-65 Peckham Road London
Studio 158 Garden House 37A Peckham Road	Flat 1 70 Peckham Road London
Studio 154 Garden House 37A Peckham Road	6 Sceaux Gardens London Southwark
Studio 153 Garden House 37A Peckham Road	69 Peckham Road London Southwark
Studio 151 Garden House 37A Peckham Road	Room 9 East House 35 Peckham Road
Studio 149 Garden House 37A Peckham Road	Room 7 East House 35 Peckham Road
Studio 145 Garden House 37A Peckham Road	Room 1 East House 35 Peckham Road
Studio 144 Garden House 37A Peckham Road	Room 12 Central House Annex 33B Peckham Road
Studio 142 Garden House 37A Peckham Road	Room 4 East House 35 Peckham Road
Studio 132 Garden House 37A Peckham Road	First Floor Flat 69 Peckham Road London
Studio 127 Garden House 37A Peckham Road	66D Peckham Road London Southwark
Studio 123 Garden House 37A Peckham Road	3 Stanswood Gardens London Southwark
Studio 109 Garden House 37A Peckham Road	57 Lakanal Sceaux Gardens London
Studio 98 Garden House 37A Peckham Road	Flat 5 76 Peckham Road London
302A Southampton Way London Southwark	64 Peckham Road London Southwark
	84 Dalwood Street London Southwark
	52 Dalwood Street London Southwark
	81 Dalwood Street London Southwark
	Room 15 Central House Annex 33B Peckham Road
	Flat 3 Anthony Court 67 Sedgmoor Place
	The Bungalow 37-39 Peckham Road London
	41 Peckham Road London Southwark
	Room 8 East House 35 Peckham Road

Flat 2 Dibden Southampton Way  
 67 Peckham Road London Southwark  
 Studio 264 Garden House 37A Peckham Road  
 Studio 249 Garden House 37A Peckham Road  
 Studio 246 Garden House 37A Peckham Road  
 Studio 232 Garden House 37A Peckham Road  
 Studio 90 Garden House 37A Peckham Road  
 Studio 87 Garden House 37A Peckham Road  
 Studio 63 Garden House 37A Peckham Road  
 Studio 62 Garden House 37A Peckham Road  
 Studio 44 Garden House 37A Peckham Road  
 Studio 41 Garden House 37A Peckham Road  
 Studio 40 Garden House 37A Peckham Road  
 Studio 37 Garden House 37A Peckham Road  
 56 Lakanal Sceaux Gardens London  
 2 Netley Dalwood Street London  
 Flat 1 282 Southampton Way London  
 Flat 5 298 Southampton Way London  
 36 Lakanal Sceaux Gardens London  
 68 Dalwood Street London Southwark  
 32 Lakanal Sceaux Gardens London  
 31 Fontenelle Sceaux Gardens London  
 97 Lakanal Sceaux Gardens London

91 Lakanal Sceaux Gardens London  
 64 Lakanal Sceaux Gardens London  
 43 Marie Curie Sceaux Gardens London  
 34 Marie Curie Sceaux Gardens London  
 23 Marie Curie Sceaux Gardens London  
 10 Lakanal Sceaux Gardens London  
 1 Florian Sceaux Gardens London  
 83 Marie Curie Sceaux Gardens London  
 7 Colbert Sceaux Gardens London  
 66 Marie Curie Sceaux Gardens London  
 53 Marie Curie Sceaux Gardens London  
 28 Voltaire Sceaux Gardens London  
 25 Voltaire Sceaux Gardens London  
 Room 19 Central House Annex 33B Peckham Road  
 Flat 14 Dibden Southampton Way  
 18 Netley Dalwood Street London  
 1 Netley Dalwood Street London  
 44 Dalwood Street London Southwark  
 24 Redbridge Gardens London Southwark  
 5 Voltaire Sceaux Gardens London  
 27 Voltaire Sceaux Gardens London  
 82 Marie Curie Sceaux Gardens London  
 42 Marie Curie Sceaux Gardens London  
 41 Marie Curie Sceaux Gardens London  
 31 Marie Curie Sceaux Gardens London  
 19 Marie Curie Sceaux Gardens London  
 Flat 6 243 Southampton Way London  
 Flat 3 243 Southampton Way London  
 Flat 6 296 Southampton Way London  
 Flat 5 296 Southampton Way London

12 Stanswood Gardens London  
Southwark

5 Wodehouse Avenue London  
Southwark

31 Lakanal Sceaux Gardens London

2 Fontenelle Sceaux Gardens London

Studio 225 Garden House 37A Peckham  
Road

Studio 217 Garden House 37A Peckham  
Road

Studio 208 Garden House 37A Peckham  
Road

Studio 205 Garden House 37A Peckham  
Road

Studio 200 Garden House 37A Peckham  
Road

Studio 198 Garden House 37A Peckham  
Road

Studio 191 Garden House 37A Peckham  
Road

Studio 187 Garden House 37A Peckham  
Road

Studio 168 Garden House 37A Peckham  
Road

Studio 163 Garden House 37A Peckham  
Road

Studio 139 Garden House 37A Peckham  
Road

Studio 131 Garden House 37A Peckham  
Road

Studio 126 Garden House 37A Peckham  
Road

Studio 124 Garden House 37A Peckham  
Road

Studio 119 Garden House 37A Peckham  
Road

Studio 108 Garden House 37A Peckham

Road

Studio 107 Garden House 37A Peckham  
Road

Studio 103 Garden House 37A Peckham  
Road

Studio 102 Garden House 37A Peckham  
Road

Studio 100 Garden House 37A Peckham  
Road

Studio 84 Garden House 37A Peckham  
Road

Studio 82 Garden House 37A Peckham  
Road

Studio 70 Garden House 37A Peckham  
Road

Studio 57 Garden House 37A Peckham  
Road

Studio 54 Garden House 37A Peckham  
Road

Studio 35 Garden House 37A Peckham  
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Studio 33 Garden House 37A Peckham  
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Studio 28 Garden House 37A Peckham  
Road

Studio 23 Garden House 37A Peckham  
Road

Studio 19 Garden House 37A Peckham  
Road

Studio 18 Garden House 37A Peckham  
Road

Studio 13 Garden House 37A Peckham  
Road

Studio 6 Garden House 37A Peckham  
Road

Studio 2 Garden House 37A Peckham  
Road

Flat 3 298 Southampton Way London  
66 Mistral Sceaux Gardens London  
98 Lakanal Sceaux Gardens London  
14 Florian Sceaux Gardens London  
8 Mistral Sceaux Gardens London  
21 Netley Dalwood Street London  
20 Voltaire Sceaux Gardens London  
36 Mistral Sceaux Gardens London  
28 Redbridge Gardens London  
Southwark  
11 Dalwood Street London Southwark  
40 Dalwood Street London Southwark  
44 Lakanal Sceaux Gardens London  
41 Lakanal Sceaux Gardens London  
35 Lakanal Sceaux Gardens London  
62 Peckham Road London Southwark  
16 Fontenelle Sceaux Gardens London  
43 Mistral Sceaux Gardens London  
39 Mistral Sceaux Gardens London  
33 Mistral Sceaux Gardens London  
30 Mistral Sceaux Gardens London  
28 Mistral Sceaux Gardens London  
22 Mistral Sceaux Gardens London  
13 Mistral Sceaux Gardens London  
7 Lakanal Sceaux Gardens London  
12 Lakanal Sceaux Gardens London  
13 Racine Sceaux Gardens London  
30 Colbert Sceaux Gardens London  
Flat 9 41 Peckham Road London  
Flat 3 41 Peckham Road London  
Flat 4 Dibden Southampton Way

Flat 13 Dibden Southampton Way  
Studio 257 Garden House 37A Peckham  
Road  
Studio 252 Garden House 37A Peckham  
Road  
Studio 250 Garden House 37A Peckham  
Road  
Studio 233 Garden House 37A Peckham  
Road  
Studio 229 Garden House 37A Peckham  
Road  
Studio 228 Garden House 37A Peckham  
Road  
Studio 223 Garden House 37A Peckham  
Road  
Studio 212 Garden House 37A Peckham  
Road  
Studio 209 Garden House 37A Peckham  
Road  
Studio 177 Garden House 37A Peckham  
Road  
Studio 174 Garden House 37A Peckham  
Road  
Studio 159 Garden House 37A Peckham  
Road  
Studio 157 Garden House 37A Peckham  
Road  
Studio 156 Garden House 37A Peckham  
Road  
Studio 155 Garden House 37A Peckham  
Road  
Studio 148 Garden House 37A Peckham  
Road  
Studio 146 Garden House 37A Peckham  
Road  
Studio 143 Garden House 37A Peckham  
Road

Studio 118 Garden House 37A Peckham Road	29 Marie Curie Sceaux Gardens London
Studio 86 Garden House 37A Peckham Road	10 Marie Curie Sceaux Gardens London
Studio 78 Garden House 37A Peckham Road	89 Marie Curie Sceaux Gardens London
Studio 68 Garden House 37A Peckham Road	11 Voltaire Sceaux Gardens London
Studio 65 Garden House 37A Peckham Road	Flat 4 Anthony Court 67 Sedgmoor Place
Studio 56 Garden House 37A Peckham Road	Flat 17 Anthony Court 67 Sedgmoor Place
Studio 55 Garden House 37A Peckham Road	Flat 4 41 Peckham Road London
Studio 43 Garden House 37A Peckham Road	8 Netley Dalwood Street London
Studio 38 Garden House 37A Peckham Road	Flat 6 70 Peckham Road London
Studio 34 Garden House 37A Peckham Road	Flat 2 76 Peckham Road London
Studio 20 Garden House 37A Peckham Road	300 Southampton Way London Southwark
265 Southampton Way London Southwark	14 Redbridge Gardens London Southwark
56 Mistral Sceaux Gardens London	267 Southampton Way London Southwark
29 Fontenelle Sceaux Gardens London	56 Dalwood Street London Southwark
68 Mistral Sceaux Gardens London	38 Dalwood Street London Southwark
1 Fontenelle Sceaux Gardens London	36 Dalwood Street London Southwark
Flat 7 282 Southampton Way London	87 Dalwood Street London Southwark
35 Mistral Sceaux Gardens London	30 Redbridge Gardens London Southwark
20 Mistral Sceaux Gardens London	3 Voltaire Sceaux Gardens London
15 Mistral Sceaux Gardens London	90 Marie Curie Sceaux Gardens London
85 Lakanal Sceaux Gardens London	76 Marie Curie Sceaux Gardens London
79 Lakanal Sceaux Gardens London	71 Marie Curie Sceaux Gardens London
25 Lakanal Sceaux Gardens London	58 Marie Curie Sceaux Gardens London
	48 Marie Curie Sceaux Gardens London
	21 Marie Curie Sceaux Gardens London
	15 Marie Curie Sceaux Gardens London
	40 Lakanal Sceaux Gardens London
	3 Fontenelle Sceaux Gardens London



26 Mistral Sceaux Gardens London  
16 Mistral Sceaux Gardens London  
89 Lakanal Sceaux Gardens London  
84 Lakanal Sceaux Gardens London  
75 Lakanal Sceaux Gardens London  
65 Lakanal Sceaux Gardens London  
63 Lakanal Sceaux Gardens London  
6 Lakanal Sceaux Gardens London  
16 Lakanal Sceaux Gardens London  
13 Lakanal Sceaux Gardens London  
11 Lakanal Sceaux Gardens London  
8 Florian Sceaux Gardens London  
6 Florian Sceaux Gardens London  
3 Florian Sceaux Gardens London  
22 Colbert Sceaux Gardens London  
14 Colbert Sceaux Gardens London  
77 Lakanal Sceaux Gardens London  
10 Mistral Sceaux Gardens London  
Room 14 Central House Annex 33B  
Peckham Road  
64A Peckham Road London Southwark  
Flat 13 Anthony Court 67 Sedgmoor  
Place  
7 Netley Dalwood Street London  
88 Dalwood Street London Southwark  
80 Dalwood Street London Southwark  
34 Dalwood Street London Southwark  
44 Mistral Sceaux Gardens London  
274 Southampton Way London  
Southwark  
32 Mistral Sceaux Gardens London  
3 Mistral Sceaux Gardens London

18 Mistral Sceaux Gardens London  
Flat 4 296 Southampton Way London  
8 Lakanal Sceaux Gardens London  
32 Marie Curie Sceaux Gardens London  
4 Florian Sceaux Gardens London  
15 Florian Sceaux Gardens London  
Flat 8 243 Southampton Way London  
92 Marie Curie Sceaux Gardens London  
69 Marie Curie Sceaux Gardens London  
56 Marie Curie Sceaux Gardens London  
Flat 8 76 Peckham Road London  
Flat 10 76 Peckham Road London  
Room 22 Central House Annex 33B  
Peckham Road  
13 Netley Dalwood Street London  
Flat 5 70 Peckham Road London  
Flat 15 76 Peckham Road London  
Flat 11 76 Peckham Road London  
73D Peckham Road London Southwark  
90 Dalwood Street London Southwark  
86 Dalwood Street London Southwark  
36 Redbridge Gardens London  
Southwark  
4 Voltaire Sceaux Gardens London  
18 Voltaire Sceaux Gardens London  
Flat 8 282 Southampton Way London  
280 Southampton Way London  
Southwark  
62 Marie Curie Sceaux Gardens London  
39 Marie Curie Sceaux Gardens London  
38 Marie Curie Sceaux Gardens London  
5 Marie Curie Sceaux Gardens London

Flat 2 296 Southampton Way London	Studio 235 Garden House 37A Peckham Road
55 Lakanal Sceaux Gardens London	Studio 234 Garden House 37A Peckham Road
48 Lakanal Sceaux Gardens London	Studio 224 Garden House 37A Peckham Road
138 Sedgmoor Place London Southwark	Studio 221 Garden House 37A Peckham Road
60 Mistral Sceaux Gardens London	Studio 220 Garden House 37A Peckham Road
58 Mistral Sceaux Gardens London	Studio 219 Garden House 37A Peckham Road
55 Mistral Sceaux Gardens London	Studio 207 Garden House 37A Peckham Road
40 Mistral Sceaux Gardens London	Studio 197 Garden House 37A Peckham Road
2 Mistral Sceaux Gardens London	Studio 195 Garden House 37A Peckham Road
14 Mistral Sceaux Gardens London	Studio 181 Garden House 37A Peckham Road
Anthony Court 67 Sedgmoor Place London	Studio 171 Garden House 37A Peckham Road
Flat 18 Anthony Court 67 Sedgmoor Place	Studio 166 Garden House 37A Peckham Road
Flat 14 Anthony Court 67 Sedgmoor Place	Studio 165 Garden House 37A Peckham Road
Flat 11 Anthony Court 67 Sedgmoor Place	Studio 147 Garden House 37A Peckham Road
Room 25 Central House Annex 33B Peckham Road	Studio 138 Garden House 37A Peckham Road
Room 11 East House 35 Peckham Road	Studio 134 Garden House 37A Peckham Road
Room 10 East House 35 Peckham Road	Studio 128 Garden House 37A Peckham Road
Flat 10 Dibden Southampton Way	Studio 113 Garden House 37A Peckham Road
3 Netley Dalwood Street London	Studio 112 Garden House 37A Peckham Road
23 Netley Dalwood Street London	
Studio 263 Garden House 37A Peckham Road	
Studio 255 Garden House 37A Peckham Road	
Studio 254 Garden House 37A Peckham Road	
Studio 241 Garden House 37A Peckham Road	
Studio 240 Garden House 37A Peckham Road	

Studio 106 Garden House 37A Peckham Road	19 Colbert Sceaux Gardens London
Studio 105 Garden House 37A Peckham Road	Flat 2 41 Peckham Road London
Studio 97 Garden House 37A Peckham Road	Flat 8 Dibden Southampton Way
Studio 89 Garden House 37A Peckham Road	Flat 7 Dibden Southampton Way
Studio 81 Garden House 37A Peckham Road	Studio 3 Garden House 37A Peckham Road
Studio 75 Garden House 37A Peckham Road	Studio 1 Garden House 37A Peckham Road
Studio 74 Garden House 37A Peckham Road	Room 26 Central House Annex 33B Peckham Road
Studio 71 Garden House 37A Peckham Road	28 Lakanal Sceaux Gardens London
Studio 49 Garden House 37A Peckham Road	36 Marie Curie Sceaux Gardens London
Studio 32 Garden House 37A Peckham Road	Flat 5 243 Southampton Way London
Studio 24 Garden House 37A Peckham Road	42 Lakanal Sceaux Gardens London
Studio 10 Garden House 37A Peckham Road	20 Lakanal Sceaux Gardens London
Studio 5 Garden House 37A Peckham Road	Flat 1 296 Southampton Way London
4 Lakanal Sceaux Gardens London	61 Lakanal Sceaux Gardens London
3 Lakanal Sceaux Gardens London	60 Marie Curie Sceaux Gardens London
95 Lakanal Sceaux Gardens London	Flat 2 70 Peckham Road London
87 Lakanal Sceaux Gardens London	26 Redbridge Gardens London Southwark
24 Lakanal Sceaux Gardens London	46 Marie Curie Sceaux Gardens London
2 Florian Sceaux Gardens London	Flat 3 70 Peckham Road London
16 Florian Sceaux Gardens London	148 Sedgmoor Place London Southwark
6 Racine Sceaux Gardens London	48 Dalwood Street London Southwark
8 Colbert Sceaux Gardens London	59 Mistral Sceaux Gardens London
3 Colbert Sceaux Gardens London	38 Mistral Sceaux Gardens London
	24 Mistral Sceaux Gardens London
	12 Mistral Sceaux Gardens London
	Flat 13 296 Southampton Way London
	73 Lakanal Sceaux Gardens London
	5 Lakanal Sceaux Gardens London

104 Dalwood Street London Southwark  
14 Marie Curie Sceaux Gardens London  
12 Florian Sceaux Gardens London  
98 Marie Curie Sceaux Gardens London  
81 Marie Curie Sceaux Gardens London  
12 Racine Sceaux Gardens London  
14 Voltaire Sceaux Gardens London  
77B Peckham Road London Southwark  
76 Dalwood Street London Southwark  
70 Dalwood Street London Southwark  
66 Dalwood Street London Southwark  
46 Dalwood Street London Southwark  
79 Dalwood Street London Southwark  
4 Redbridge Gardens London Southwark  
94 Marie Curie Sceaux Gardens London

67 Marie Curie Sceaux Gardens London  
64 Marie Curie Sceaux Gardens London  
61 Marie Curie Sceaux Gardens London  
22 Marie Curie Sceaux Gardens London  
12 Marie Curie Sceaux Gardens London  
Flat 1 298 Southampton Way London  
53 Lakanal Sceaux Gardens London  
15 Wodehouse Avenue London  
Southwark  
9 Wodehouse Avenue London  
Southwark  
37 Lakanal Sceaux Gardens London  
34 Lakanal Sceaux Gardens London  
33 Lakanal Sceaux Gardens London  
51 Mistral Sceaux Gardens London

## **Appendix 5: Comments received**

### **Internal services**

Community Infrastructure Levy Team

Archaeology

Design and Conservation Team [Formal]

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Transport Policy

Urban Forester

### **Statutory and non-statutory organisations**

Environment Agency

Metropolitan Police Service

Thames Water

### **Neighbour and local groups consulted**

Mistral House London SE5 7DR

71 Peckham Road London SE5 8UH

65 Marie Curie Camberwell London SE5 7DH