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Item No. 7.2	Classification: Open	Date: 16 November 2021	Meeting Name: Planning Sub Committee A
Report title:	Development Management planning application: Application for: Full Planning Application 21/AP/3118 Address: PYNFOLDS ESTATE, JAMAICA ROAD, LONDON Proposal: Construction of part 5 and part 6 storey building to provide 8 residential dwellings (4x 1 bedroom units and 4x 2 bedroom units) with associated cycle parking, landscaping and refuse storage		
Ward(s) or groups affected:	North Bermondsey		
From:	Director of Planning and Growth		
Application Start Date 31/08/2021		PPA Expiry Date 17/12/2021	
Earliest Decision Date 14/10/2021			

RECOMMENDATION

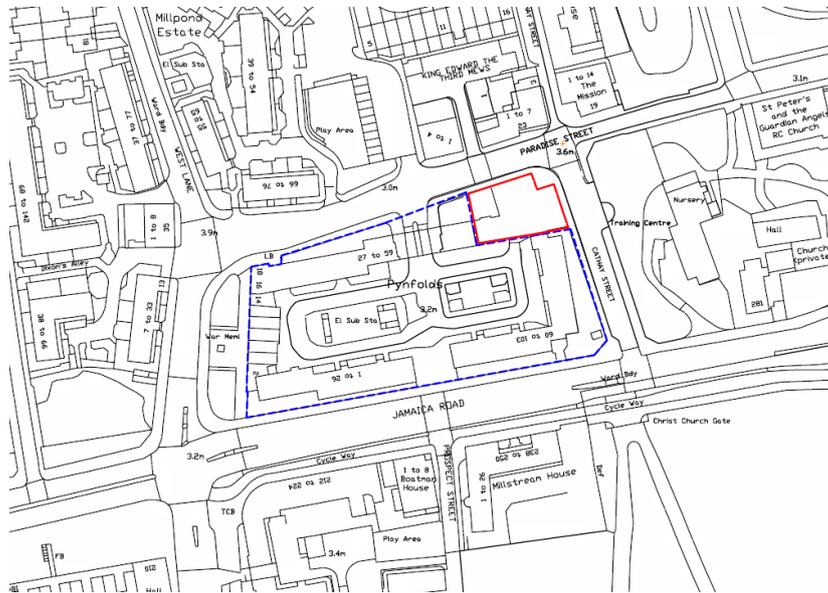
1. That planning permission is granted, subject to the conditions as set out in the report and the completion of a Unilateral Undertaking.
2. That in the event that a legal agreement is not signed by 16 May 2022 the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 76 of this report.

BACKGROUND INFORMATION

Site location and description

3. The application site is an area of brownfield land, currently used for car parking, to the north east corner of the Pynfolds Estate. The site is bound by Cathay Street to the east, Paradise Street to the north and the Pynfolds Estate to the south and west. There are 15 car parking spaces on the site which are associated with the estate, a small grassed area with trees and recycling facilities. The site is shown outlined in red below.

4.



Site location plan

5.

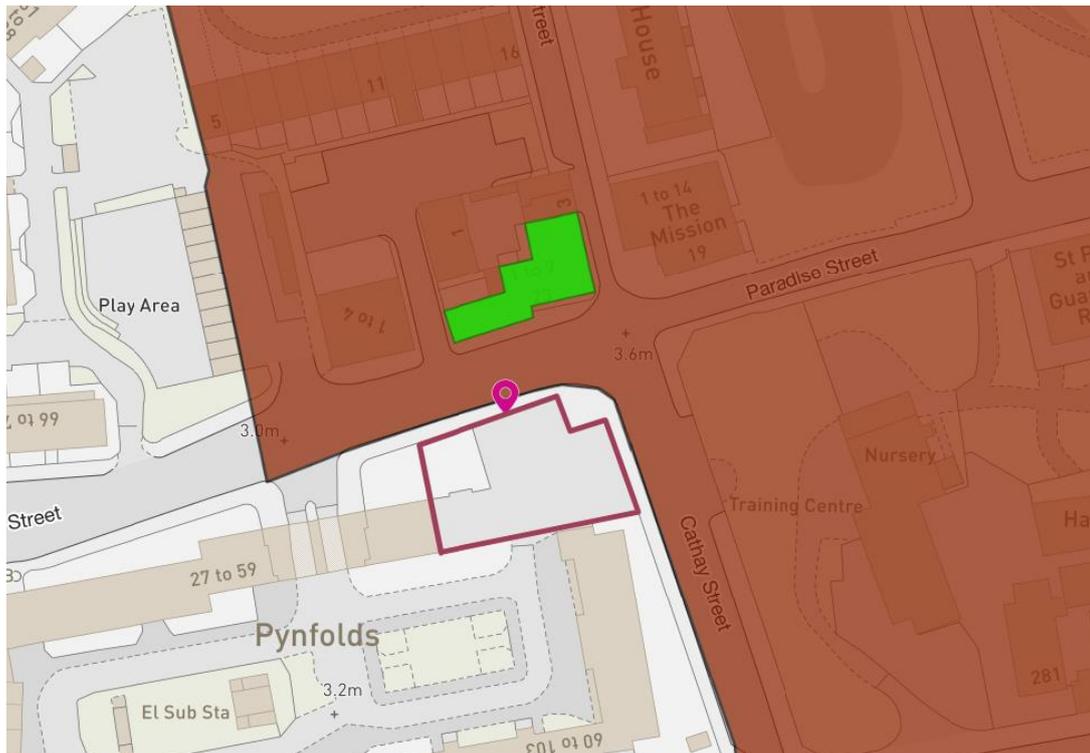


Aerial site location

6. The Pynfolds Estate is a 1950s brick built estate comprising buildings ranging from 5 to 6 storeys and is bound by West Lane to the west, Paradise Street to the north, Cathay Street to the east and Jamaica Road to the south. The buildings on the estate contain 103 flats which are set around a central courtyard.
7. The site is subject to the following designations:
 - Urban Density Zone
 - Flood Zones 2 and 3
 - Air Quality Management Area
 - Public Transport Accessibility Level (PTAL) 4
 - Bermondsey Controlled Parking Zone (CPZ)
 - Borough, Bermondsey and Rivers Archaeological Priority Zone (APZ)
8. The plan below shows the heritage assets near the site with Sir William Gaitskell House at 23 Paradise Street, which is Grade II listed, opposite the site, across Paradise Street and about 13.5m away. The site is also directly bound by the Edward III's Rotherhithe Conservation Area (in red below) to the north and east. The scheduled monument of Edward II's Manor House is located over 60m to the

north.

9.



Heritage assets

10. The surrounding area is predominantly residential in land use and there are retail and commercial uses along Jamaica Road and West Lane.

Details of proposal

11. The proposal is for the redevelopment of the site for the construction of a 6 storey building containing 8 new homes of 4 x 1 bedroom units and 4 x 2 bedroom units.
12. The new homes would all be provided at social rent and would form part of the council's New Homes Delivery Programme which seeks to deliver 11,000 new homes by 2043.
13. The development would include a plant room (at 6th storey), cycle storage and refuse storage at ground floor, with the flats at first to fourth floors. Wider landscaping improvements are also proposed, including new planting and seating, and improvements to the central courtyard.
14. The development would directly abut 60 to 103 Pynfolds Estate and follow the existing building line. The building would sit forward from the existing building lines of the 27 to 59 Pynfolds Estate on Paradise Street by 5m, and would set back a further 3.2m to the corner of Paradise Street and Cathay Street. There are no windows within the building fronting the site. At its narrowest the separation distance between the proposed development and existing properties at King Edward the III Mews and 23 Paradise Street, across Paradise Street, would be 18.5m.

Comments from members of the public and local groups

15. 22 comments have been received, of which 21 are in objection and 1 is in support. Summarised below are the material planning consideration raised by members of the public.
16. Principle of development:
 - Density
17. Design quality and site layout:
 - Height
 - Character / design
 - Appearance of roof plant
 - Impact on listed buildings and conservation area
18. Neighbour amenity impacts:
 - Daylight / sunlight
 - Overlooking
 - Outlook
19. Transport, parking, highways, deliveries and servicing matters:
 - Loss of car parking spaces
 - Impact on local amenities
20. Environmental impact during the construction phase:
 - Noise impacts
21. Trees and landscaping:
 - Lack of open space
 - Loss of trees
22. These matters are addressed in the relevant parts of this report.

Planning history of the site, and adjoining or nearby sites

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

KEY ISSUES FOR CONSIDERATION

Summary of main issues

24. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use
 - Density
 - Quality of residential accommodation
 - Design, layout and heritage assets

- Landscaping and trees
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area
 - Transport and highways
 - Ecology and biodiversity
 - Water resources and flood risk
 - Planning obligations (Unilateral undertaking)
25. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

26. 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.
27. 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

28. The statutory development plans for the Borough comprise the London Plan (2021), Southwark Core Strategy (2011), and saved policies from the Southwark Plan (2007 - July). The National Planning Policy Framework (2021) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Principle of the proposed development in terms of land use

29. The proposal is for the construction of a residential development (Use Class C3) of 8 new council homes on the Pynfolds Estate. The site is currently used for car parking which is not protected within planning policy and the loss of car parking is therefore acceptable. The principle of the proposed residential land use has already been established on the estate.

Density

30. The site is 560 sq. m. (0.056 hectares) in total area and the proposed development would provide 25 habitable rooms. The proposed density of the development would therefore be 446 habitable rooms per hectare, which falls within the 200 to 700 habitable rooms per hectare density range considered appropriate for the Urban Zone in the 2015 Technical Update to the Residential Design Standards SPD 2011.

Tenure mix and dwelling mix

31. The 8 homes proposed would all be for social rent which is wholly supported. The proposed dwelling mix is for 4 x 1 bedroom dwellings and 4 x 2 bedroom dwellings.

Unit size	No. of social rented units
1-bedroom	4 (50%)
2-bedroom	4 (50%)
All units	8

Quality of residential accommodation

32. The development would provide 8 residential dwellings. 1 x 2 bedroom flat is proposed at first floor, and as the building extends to the west at second and third floors 1 x 2 bedroom flat and 2 x 1 bedroom flats are proposed at each level. The proposed building would then set back at fourth floor to provide 1 x 2 bedroom flat.
33. The flats would all meet, or exceed, minimum space standards as set out in the 2015 Technical Update to the Residential Design Standards SPD 2011 in terms of both overall Gross Internal Area (GIA) and individual room sizes. The 1 bedroom flats would have open plan kitchen and living rooms, and the 2 bedroom flats would have separate living rooms and kitchens.
34. All of the flats would be at least dual aspect, with all habitable rooms benefitting from vertical windows for outlook. BRE guidance recommends that the Average Daylight Factor (ADF) for a proposed development should meet a minimum of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. All of the proposed rooms within the development would meet these minimum standards, although two of the open plan kitchen and living rooms would achieve ADFs of just over 1.5%. This is because the rooms would sit behind deck access to the south, although they would still be dual aspect rooms. As there is no specific recommendation for this type of room, 1.5% is seen as an acceptable level for the rooms in line with the BRE recommendation for living rooms. The proposal would provide a good quality of accommodation in terms of daylight levels received.
35. Future occupiers of the proposed flats would all have access to 10 sq. m. private balconies off the principal living spaces, in accordance with the 2015 Technical Update to the Residential Design Standards SPD 2011. Due to the constraints of

the site the proposed development would not provide communal amenity space. A financial contribution of £10,250 would be secured via legal agreement to offset the lack of communal amenity space, in accordance with the Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD 2015. The development would provide landscaped areas, with planting and street furniture, to the front of the building on both Paradise Street and Cathay Street, for use by future occupiers and the wider community. This would significantly improve the area which is currently hard landscaping, and would provide useable areas for residents.

36. A condition has been recommended to ensure that the proposed dwellings are designed to appropriate internal noise levels.

Design, layout and heritage assets

37. The proposal would infill the car park associated with the Pynfolds Estate forming an L shaped corner block that joins the existing estate buildings fronting both Paradise Street and Cathay Street. As the car park presents an obvious gap in the streetscape, the general scale and form of the proposed building would appropriately sit within this space and complete the north eastern corner of the courtyard.
38. The height of the building would generally be at the same height as the immediate surrounding buildings which range from 5 to 6 storeys. The 6th floor plant room set back from footprint allows the building to be read more as a 5 storey which is an appropriate scale as it would make an efficient use of the site whilst responding to the existing built form.

- 39.



Visual

40. The proposed building would step forward of the established buildings lines of the estate buildings which is appropriate given the corner position of the site. The proposed building would still be sufficiently set back from the street, with landscaping and defensible space proposed to both Paradise Street and Cathay Street, and would not protrude enough to create any sense of enclosure or appear overbearing within the context.
41. The proposal has been designed to make an efficient use of the site by directly abutting 60 to 103 Pynfolds Estate and avoiding any awkward relationships with the existing built environment. Furthermore, the detailed design has been drawn from the existing estate buildings and reflects the local character. The double height arches proposed on Paradise Street would allow for necessary vehicular and emergency services access into the estate and are reflective of estate architecture. A condition has been recommended for details of materials to be submitted.
42. The building would be visible within the context of heritage assets as the site is directly opposite the Grade II listed building of Sir William Gaitskell House on Paradise Street, and in close proximity of the Edward III's Rotherhithe Conservation Area, which is immediately to the north and east. The building would be of the same scale as the existing estate buildings and would be set back from the street edge with generous landscaping allowing it to not appear overbearing and to be read as part of the estate. It would therefore not cause harm to the setting on the listed building or the conservation area. The building also would not impact on the nearby scheduled monument of Edward II's Manor House to the north due to intervening buildings blocking any views.

Landscaping and trees

43. New landscaping is proposed to the corner of Paradise Street and Cathay Street, including the planting of new trees and the introduction of seating. This would be a significant improvement on the current hardstanding and recycling storage area. The development would involve wider estate landscaping improvements with new fencing to the central courtyard and additional entrances to improve permeability through the estate. New planting is also proposed within the central courtyard around the existing trees. An existing bench to the centre of the courtyard would be repaired and the existing playground further to the west of the courtyard would be improved.

44.

3.13 Whole Estate Landscape

KEY

1. New homes - five storey block & elevated two storey block
2. Corner landscape improvements with planting, seating and new fruit trees around existing Magnolia tree
3. New vehicle access route adequate for fire safety vehicles
4. 3 parking spaces retained including one disabled parking bay
5. Safe new pedestrian access route separate from vehicles access
6. New fencing to courtyard landscape with increased permeability of edge creating more openings to the gardens
7. New planting around existing trees & informal routes through planting
8. Re-surfacing of paths & hard landscaping
9. Repair of existing bench around tree trunk
10. Relocated resident storage units to below existing arches
11. New enclosure for existing estate recycling bins
12. Playground improvements
13. Improvements to hard landscaping & new planting

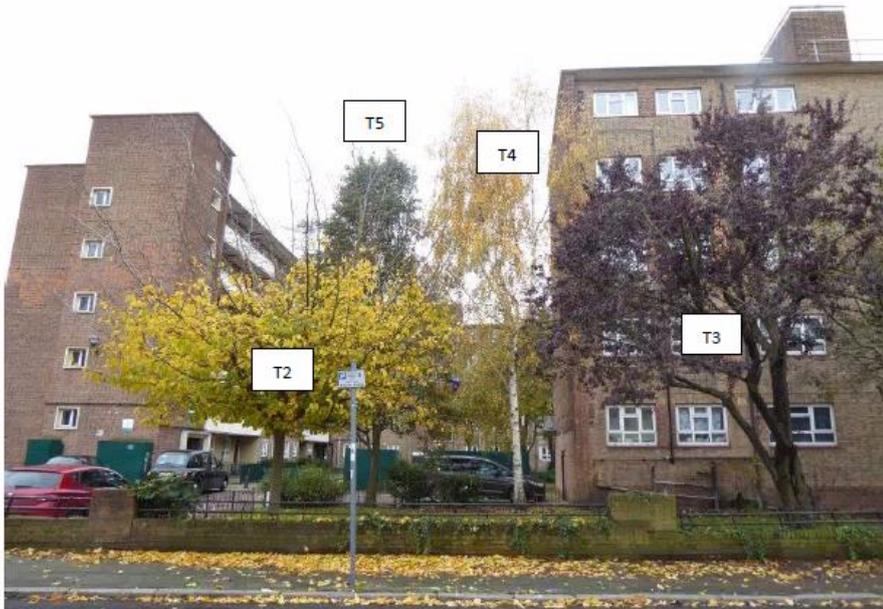
- EXISTING BUILDING
- PROPOSED NEW BUILDING
- PROPOSED NEW BUILDING ABOVE
- PEDESTRIAN ACCESS
- VEHICLE ACCESS
- EXISTING LANDSCAPE IMPROVEMENT WORKS
- EXISTING TREE RETAINED
- PROPOSED NEW TREE



Wider estate landscaping

45. The proposal requires the removal of two existing Category C trees, as shown in the photograph below as T4 and T5. This loss would be mitigated through replacement on site planting of 5 new trees. T4 is a silver birch and T5 is a pear tree, both are early-mature trees with an estimated remaining contribution of 10 years. A condition has been recommended for details of the proposed tree planting totalling 163cm in stem girth to offset the loss to be submitted. A condition has been recommended for details of tree protection measures to be submitted to ensure that none of the retained trees are adversely affected.

46.



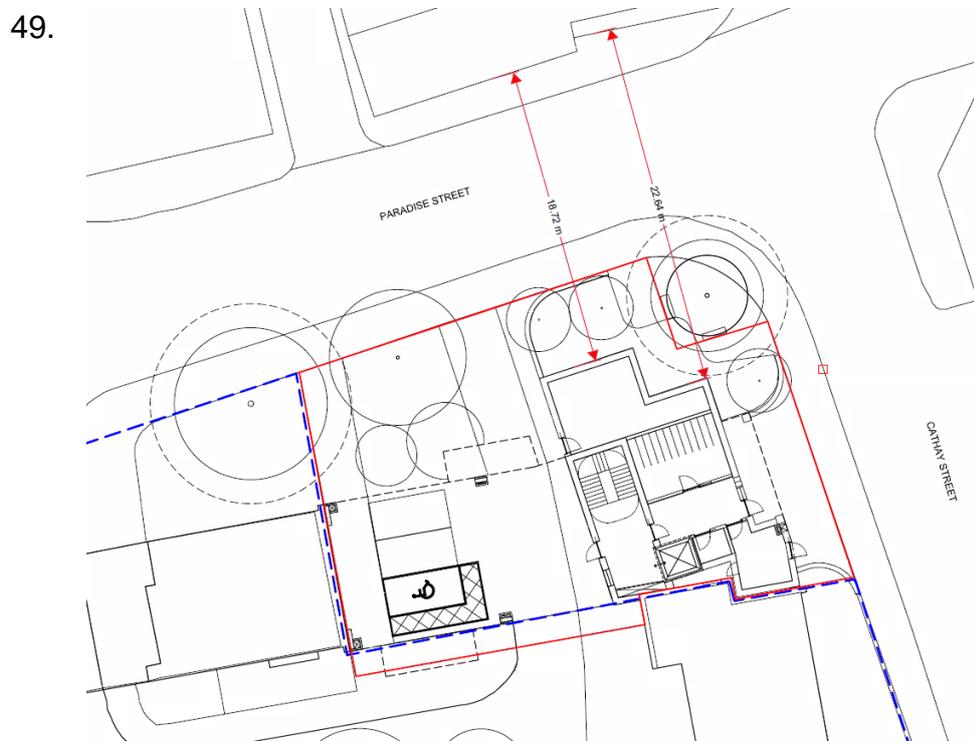
Trees

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

47. The nearest residential properties to the site are shown in the visual below. These include 1 to 4 King Edward the III Mews to the north, 23 Paradise Street and 19 Paradise Street to the north east, 60 to 103 Pynfolds Estate to the south, 1 to 26 Pynfolds Estate to the south west, and 27 to 59 Pynfolds Estate to the west.



Modelled development



Separation distances

Privacy, outlook and sense of enclosure

50. The building would follow the existing building lines of the adjacent 60 to 103 Pynfolds Estate on Cathay Street, although protruding approximately 1.5m to the rear. This relationship would not create any harmful privacy impacts or any sense of enclosure habitable rooms as the proposed building would generally align with the existing building. The proposal would require the blocking up of existing stairwell windows to the north of 60 to 103 Pynfolds Estate which overlook the site, as shown in the photograph below. These windows do not serve habitable rooms.

51.



60 to 103 Pynfolds Estate

52. The proposed building would sit forward from the existing building lines of the 27 to 59 Pynfolds Estate on Paradise Street by 5m, and would set back a further 3.2m to the corner of Paradise Street and Cathay Street. There are no windows within the building fronting the site, as shown in the photograph above; existing windows within 27 to 59 Pynfolds Estate are to the north and south. There would therefore not be any direct overlooking to occupiers within this building.
53. At its narrowest the separation distance between the proposed development and existing properties at King Edward the III Mews and 23 Paradise Street, across Paradise Street, would be 18.5m. This exceeds the suggested minimum separation distance set out in the 2015 Technical Update to the Residential Design Standards SPD 2011 of 12m across a public highway to avoid any problems of overlooking and loss of privacy.
54. There are no existing buildings directly to the east of the site across Cathay Street; this area includes private green space associated with education facilities at 281 Jamaica Road to the south east.

Daylight, sunlight and overshadowing

55. A Daylight and Sunlight Assessment has been submitted which considers the impact of the proposed development on 1 to 4 King Edward the III Mews, 19 Paradise Street, 23 Paradise Street, 27 to 59 Pynfolds Estate, 60 to 103 Pynfolds Estate and 281 Jamaica Road.

56. The results show the Vertical Sky Component (VSC); the impact on VSC, in line with BRE guidance, is considered acceptable if the VSC value of a window is higher than 27%, or if it is no less than 0.8 times its former value (20%). The results also show the percentage loss of No Sky Line (NSL) within rooms whereby BRE guidance notes that a reduction of 0.8 times may be deemed to adversely affect the daylight distribution of a room.
57. All of the neighbouring windows assessed meet BRE guidance in terms of the VSC. This means that none of the windows would experience noticeable impacts on the levels of daylight received as a result of the proposed development.
58. The daylight distribution of neighbouring rooms has been assessed using NSL levels. The assessment demonstrates that all rooms, with the exception of one room, comply with BRE guidance in terms of NSL. The room that fails to comply is a bedroom at ground floor of 1 to 4 King Edward the III Mews. This room would experience a proportional reduction in NSL of 0.78. This is only marginally below BRE guidance of 0.8, whereby impacts on the daylight received would be noticeable. This slight impact on a habitable room, which is not a principal living room, would not be an unacceptable consequence of the proposed development. The window is labelled as 187 in the photograph below.

59.



1 to 4 King Edward III Mews

60. All neighbouring windows that face within 90 degrees of due south would comply with BRE guidance in terms of sunlight levels received.
61. All of the surrounding gardens and open spaces have been assessed in terms of overshadowing. One small grassed area to the north of 27 to 59 Pynfolds Estate would experience some overshadowing as a result of the proposed development. This area is shown in the photograph below and already receives very little sunlight due to its location, with just 17% of the 76.97 sq. m. area receiving at least two hours of sunlight on 21 March. With the proposed development in place none of the area would not receive at least two hours of sunlight on 21 March. This area predominantly acts as defensible space to the ground floors rooms within the

building to the south. It is bound by a low level wall. Given the limited amount of sunlight already received by the grassed area and the location to the front of the estate, the overshadowing impacts would not be unacceptable.

62.



Open space 27 to 59 Pynfolds Estate

Summary

63. The proposed development would not give rise to any direct overlooking or privacy impacts. Neighbouring windows would not experience any noticeable reductions in VSC levels as they all comply with BRE guidance. One neighbouring bedroom within 1 to 4 King Edward III Mews would experience a proportional reduction in NSL levels of 0.78, which is only marginally BRE guidance of 0.8. Again, the windows within this room would comply with BRE guidance in terms of VSC. One small grassed area to the front of 27 to 59 Pynfolds would experience overshadowing as a result of the proposed development, however this area predominantly acts as defensible space due to its low level wall and is not actively used like other areas within the estate. There would not be any unacceptable impacts on neighbouring occupiers as a result of the proposed development.

Transport and highways

64. The site benefits from a Public Transport Accessibility Level (PTAL) rating of 4 with easy access to bus services and Bermondsey Underground Station. The proposed development would result in the loss of 15 car parking spaces. Three spaces would be re-provided on site, including one wheelchair accessible space. This proposed parking area would be accessed from the proposed new vehicular access from Paradise Street into the estate.
65. A parking survey has been carried out on roads within 200m walking distance of the site in accordance with the Lambeth methodology, being Jamaica Road, Paradise Street, Cathay Street, Fulford Street, West Lane and Cherry Garden Street. The surveys taken on Friday 16 October 2020 at 00:30 and Friday 23

October 2020 at 00:30 identified 166 parking spaces within the area, with a maximum of 104 occupied. This represents a parking stress of 62%, with at least 62 vacant spaces. Any cars displaced from the car park as a result of the proposal can therefore make use of spaces within the local vicinity of the site. The loss of the car parking spaces, which are not protected within planning policy, is acceptable. The site is located within a Controlled Parking Zone (CPZ) and future occupiers would be restricted from obtaining permits.

66. Proposed plans show the provision of 14 cycle parking spaces for future occupiers within an internal cycle store at ground floor. These would be in the form of 7 Sheffield stands and would be weatherproof, secure and easily accessible for future occupiers. This provision complies with planning policy requirements. A further 2 visitor cycle parking racks are also proposed externally, close to the entrance of the building. A condition has been recommended for the cycle storage facilities to be provided in accordance with the submitted plans.
67. Refuse storage would be provided at ground floor which would be accessible from within the entrance lobby and externally for collection on Cathay Street. The storage provides space for recycling, general waste, food waste and bulky items. A condition has been recommended for the refuse facilities to be provided in accordance with the submitted plans.
68. The site currently contains refuse and recycling bins on the corner of Paradise Street and Cathay Street, as shown in the photograph below. This wider estate refuse and recycling storage would be re-provided within the central courtyard of the estate in a new purpose-built enclosure, whilst the area which currently hosts the recycling storage would benefit from soft landscaping.

69.



Existing recycling point

70. A condition has been recommended for a Construction Environmental Management Plan (CEMP) to be submitted to ensure the impacts of construction works are mitigated with regard to the local highway network and neighbouring

occupiers.

Ecology and biodiversity

71. The submitted Preliminary Ecological Appraisal (PEA) identifies that the site is predominantly hardstanding, with a small area of amenity grassland with non-native ornamental shrubs and trees. The site therefore has a relatively low ecological value. The appraisal also found no evidence of bats or breeding birds.
72. Conditions have been recommended for details of 8 integral swift bricks to be submitted, for details of the green roof to be submitted and for an ecological management plan to be submitted.

Ground conditions and contamination

73. The submitted Preliminary Investigation Report found a low to moderate risk of contamination on site. A condition has been recommended for an intrusive site investigation and associated risk assessment to be submitted and that in the event that contamination is found, a detailed remediation or mitigation strategy is submitted. The condition would also require a verification report to be submitted upon the completion of works.

Water resources and flood risk

74. The application site is located in Flood Zones 2 and 3 and is protected by the River Thames tidal defences for events up to the 0.1% Annual Exceedance Probability (AEP). The submitted Flood Risk Assessment concludes that the proposed development would be flood resistant and resilient, and would not increase flood risk elsewhere. A detailed drainage strategy has been provided demonstrating that surface water on the site would be appropriately managed.

Other matters

75.	London Plan D12 (A) fire safety requirement	Information submitted
	1) Identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point	Appropriate locations identified for pump appliances and high-reach appliances to access the building
	2) Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures	Flats provided with a protected entrance hall and automatic fire detection systems Heat detectors installed central to kitchen and smoke detectors within living areas and protected halls Non-residential area provided with smoke detection and alarm
	3) Are constructed in an appropriate	Primary structure non-combustible steel-

way to minimise the risk of fire spread	reinforced concrete with all other materials meeting building regulations
4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users	Means of escape identified from within flats (maximum travel distance of 9m from furthest point within the hallway to flat access door), common areas and ancillary areas
5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in	'Stay put' evacuation strategy whereby only the unit of fire origin will be signalled to evacuate in the first instance
6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development	Identifies primary access into the building from Cathay Street and direct access from secondary stair on Paradise Street Public highway provides suitable access route for firefighting vehicles

76. The site is located within the Borough, Bermondsey and Rivers Archaeological Priority Zone (APZ) and close to the scheduled monument of Edward II's Manor House. Archaeological work undertaken to the south of the Manor House revealed remains of the use of the site associated with the pottery industries of Rotherhithe in the post medieval period. As such, conditions have been recommended for archaeological evaluation works to take place, for details of the foundation and basement design to be submitted, for details of mitigation works to be submitted and for an assessment report to be submitted within one year of completion. A financial contribution would be secured for the monitoring of archaeological works.

Planning obligations (Unilateral undertaking)

77.

Planning obligation	Mitigation	Applicant's position
Housing, Viability and Amenity Space		
Affordable housing provision	100% social rented	Agreed
Amenity space contribution	£10,250 financial contribution	Agreed
Transport and Highways		
Parking permit restriction	Removal of all parking permit rights except blue badge permits	Agreed
Archaeology Monitoring		
Archaeology	Financial contribution of £3,389 for archaeology monitoring	Agreed

Other		
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

78. The planning obligations agreed would satisfactorily mitigate against the adverse impacts of the proposed development.
79. In the event that a satisfactory legal agreement has not been entered into by 16 May 2022 it is recommended that the director of planning refuses planning permission, if appropriate, for the following reason:

The proposal, by failing to provide for appropriate planning obligations secured through the completion of a legal agreement, fails to ensure adequate provision of affordable housing and mitigation against the adverse impacts of development through projects or contributions in accordance with Policy DF1 (Delivery of the London Plan and Planning Obligations) of the London Plan 2021, Strategic Policy 14 (Delivery and implementation) of the Core Strategy 2011, Saved Policy 2.5 (Planning obligations) of the Southwark Plan 2007 and Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (2015).

Consultation responses from internal and divisional consultees

80. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.
81. Environmental Protection Team:
- Advise conditions for residential internal noise, Construction Environmental Management Plan (CEMP) and land contamination
82. Design and Conservation Team:
- Support the proposed design
 - Recommend conditions for materials
83. Ecologist:
- Site has limited ecological value
 - Advise conditions for swift nesting bricks, a green roof and ecological management plan
84. Transport Planning Policy:
- Parking survey shows displaced vehicles can be offset elsewhere within the vicinity of the site
 - Satisfied with cycle parking and refuse storage details
85. Urban Forester:
- Advise conditions for replacement planting and tree protection measures.

86. Archaeologist:
- Advise conditions for archaeology monitoring.

Community impact and equalities assessment

87. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
88. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
89. 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.
90. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

91. 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.

92. This application has the legitimate aim of providing social rented housing. 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

93. 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.
94. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table	
Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the 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 statutory determination date?	NO

CONCLUSION

95. The proposed development would make an efficient use of an existing estate car park which is not protected by planning policy to provide 8 social rented residential council homes. The proposed dwellings would be of a high quality, both internally and externally. The height, scale, massing and detailed design of the proposed building are appropriate within the context of the site and would not adversely impact on the amenity of neighbouring occupiers.
96. It is therefore recommended that the application is approved, subject to conditions and completion of a legal agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 308-B Application file:21/AP/3118 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Growth and Planning	
Report Author	Abbie McGovern, Planning Officer	
Version	Final	
Dated	28 October 2021	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	5 November 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.

Applicant	Southwark Council	Reg. Number	21/AP/3118
Application Type Recommendation	Local Authority Development	Case Number	308-B

Draft of Decision Notice

for the following development:

Construction of part 5 and part 6 storey building to provide 8 residential dwellings (4x 1 bedroom units and 4x 2 bedroom units) with associated cycle parking, landscaping and refuse storage

Pynfolds Estate Jamaica Road London Southwark

In accordance with application received on 31 August 2021 and Applicant's Drawing Nos.:

Proposed Plans

SOFT LANDSCAPE PLAN DWG 0444 PF PL 012 REV 02 received 31/08/2021

LANDSCAPE PLAN DWG 0444 PF PL 012 REV 04 received 31/08/2021

Block plans received 31/08/2021

PROPOSED GROUND AND FIRST FLOOR PLANS DWG 0444 PF PL 013 REV 02 received

PROPOSED SECOND AND THIRD FLOOR PLAN DWG 0444 PF PL 014 REV 02 received

PROPOSED FOURTH AND ROOF PLAN DWG 0444 PF PL 015 REV 03 received

PROPOSED FURNITURE PLANS DWG 0444 PF PL 016 REV 02 received

PROPOSED TYPICAL FURNITURE PLANS DWG 0444 PF PL 016 REV 02 received

PROPOSED UPPER AND ROOF PLAN DWG 0444 PF PL 017 REV 01 received

PROPOSED CONTEXT ELEVATIONS DWG 0444 PF PL 020 REV 02 received

PROPOSED ELEVATIONS DWG 0444 PF PL 021 REV 04 received

PROPOSED SECTION DWG 0444 PF PL 022 REV 02 received

PROPOSED DETILED SECTION AND ELEVATIONS DWG 0444 PF PL 016 REV 023 REV 02 received

DWG 0444 PF PL 024 received

PROPOSED VIEWS DWG 0444 PF PL 025 REV 02 received

Other Documents

Daylight/Sunlight assessment received 31/08/2021

Design and access statement received 31/08/2021

Flood risk assessment received 31/08/2021

Noise impact assessment received 31/08/2021

Parking Layout received 31/08/2021

Planning statement received 31/08/2021

Transport assessment/statement received 31/08/2021

Arboricultural statement received 31/08/2021

Ecology assessment/Nature conservation received 31/08/2021

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

SOFT LANDSCAPE PLAN DWG 0444 PF PL 012 REV 02 received
31/08/2021

LANDSCAPE PLAN DWG 0444 PF PL 012 REV 04 received 31/08/2021

Block plans received 31/08/2021

PROPOSED GROUND AND FIRST FLOOR PLANS DWG 0444 PF PL 013
REV 02 received

PROPOSED SECOND AND THIRD FLOOR PLAN DWG 0444 PF PL 014
REV 02 received

PROPOSED FOURTH AND ROOF PLAN DWG 0444 PF PL 015 REV 03
received

PROPOSED FURNITURE PLANS DWG 0444 PF PL 016 REV 02 received

PROPOSED TYPICAL FURNITURE PLANS DWG 0444 PF PL 016 REV 02
received

PROPOSED UPPER AND ROOF PLAN DWG 0444 PF PL 017 REV 01
received

PROPOSED CONTEXT ELEVATIONS DWG 0444 PF PL 020 REV 02
received

PROPOSED ELEVATIONS DWG 0444 PF PL 021 REV 04 received

PROPOSED SECTION DWG 0444 PF PL 022 REV 02 received

PROPOSED DETILED SECTION AND ELEVATIONS DWG 0444 PF PL 016
REV 023 REV 02 received

DWG 0444 PF PL 024 received

PROPOSED VIEWS DWG 0444 PF PL 025 REV 02 received

Reason:

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

Time limit for implementing this permission and the approved

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

Reason:

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

amended.

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

3. No development shall take place, including any works of demolition, until a written CEMP has been submitted 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:
 - A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures.
 - Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.
 - 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.)
 - 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.
 - Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
 - 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

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 works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

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

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

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with the National Planning Policy Framework 2021, Policies G1 (Green infrastructure), G5 (Urban greening) and G7 (Trees and woodlands) of the London Plan 2021, Strategic Policies 11 (Open spaces and wildlife), 12 (Design and conservation) and 13 (High environmental standards) of the Core Strategy 2011 and Saved Policies 3.2 (Protection of amenity), 3.12 (Quality in design), 3.13 (Urban design) and Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

5. a) Prior to the commencement of development works, an intrusive site investigation (including completed ground gas monitoring results) 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-c above.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors 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.

6. Prior to commencement of works, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with the National Planning Policy Framework 2021, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

7. Prior to commencement of works, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with the National Planning Policy Framework 2021, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

8. Prior to commencement, hereby authorised, excluding demolition to basement level, archaeological evaluation and site investigation works, begins, the applicant shall submit a detailed scheme showing the complete scope and arrangement of the basement and foundation design, and all associated subterranean groundworks, including the construction methods. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The detailed scheme will need to be approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approval given.

Reason:

In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with the National Planning Policy Framework 2021, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

Permission is subject to the following Grade Condition(s)

9. Prior to above grade works commencing, samples of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with 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.

10. Prior to above grade works commencing, full details of all proposed tree

planting (163cm) 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.

All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 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 the National Planning Policy Framework 2021, Policies G1 (Green infrastructure), G5 (Urban greening) and G7 (Trees and woodlands) of the London Plan 2021, Strategic Policies 11 (Open spaces and wildlife), 12 (Design and conservation) and 13 (High environmental standards) of the Core Strategy 2011 and Saved Policies 3.2 (Protection of amenity), 3.12 (Quality in design), 3.13 (Urban design) and Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

11. Before any above grade work hereby authorised begins, details of swift nesting bricks shall be submitted to and approved in writing by the Local Planning Authority.

No less than 8 nesting bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The swift nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 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.

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

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

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

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

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

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

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with the National Planning Policy Framework 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.

Permission is subject to the following Compliance Condition(s)

14. The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:
Bedrooms - 35dB LAeq T†, 30 dB LAeq T*, 45dB LAFmax T *
Living and Dining rooms- 35dB LAeq T †
* - Night-time 8 hours between 23:00-07:00
† - Daytime 16 hours between 07:00-23:00.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the National Planning Policy Framework 2021, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, Saved Policies 3.2 (Protection of amenity) and 4.2 (Quality of residential accommodation) of the Southwark Plan 2007.

15. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the Ground & First Floor Plans DWG 0444 PF L013 Rev 02 hereby approved and shall be made available for use by the occupiers of the dwellings.

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 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.

16. Before the first occupation of the building hereby permitted, the cycle storage arrangements shall be provided as detailed on drawing Ground & First Floor Plans DWG 0444 PF L013 Rev 02 hereby approved and shall be made available for use by the occupiers of the dwellings.

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

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with 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.

17. The development hereby approved shall be carried out in accordance with the recommendations of the Fire Statement for Planning Pynfolds Estate TX 145900 (Issue 01) Socotec dated 13/08/2021 unless otherwise approved in writing by the Local Planning Authority.

Reason:

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

Permission is subject to the following Special Condition(s)

18. Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason:

In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with the National Planning Policy Framework 2021, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

Planning policy

National Planning Policy Framework (the framework)

The revised National Planning Policy Framework ('NPPF') was published on 20 July 2021 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. Paragraph 218 states that the policies in the Framework are material considerations, which should be taken into account in dealing with applications.

The relevant chapters from the Framework are:

- Chapter 2 Achieving sustainable development
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

The London Plan 2021

On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

- 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 D8 Public realm
- Policy D12 Fire safety
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H2 Small sites
- Policy HC1 Heritage conservation and growth
- Policy G1 Green infrastructure
- Policy G4 Open space
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands

- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T7 Deliveries, servicing and construction
- Policy DF1 Delivery of the plan and planning obligations

Core Strategy 2011

The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:

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

Southwark Plan 2007 (saved policies)

In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

- Policy 3.2 Protection of amenity
- Policy 3.7 Waste reduction
- Policy 3.11 Efficient use of land
- Policy 3.12 Quality in design
- Policy 3.13 Urban design
- Policy 3.18 Setting Of Listed Buildings, Conservation Areas And World Heritage Sites
- Policy 4.1 Density
- Policy 4.2 Quality of residential accommodation
- Policy 4.3 Mix of dwellings
- Policy 5.2 Transport impacts
- Policy 5.3 Walking and cycling

SPDs

Of relevance in the consideration of this application are:

- 2015 Technical Update to the Residential Design Standards SPD (2011)

- Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (2015)
- Sustainable Design and Construction SPD (2008)

New Southwark Plan

The New Southwark Plan is now at an advanced stage. The New Southwark Plan (NSP) was submitted to the Secretary of State in January 2020. The Examination in Public (EiP) for the NSP took place between February and April 2021. The Inspectors wrote a post hearings letter on 28 May 2021 and under Section 20(7)(c) of the Planning and Compulsory Purchase Act (2004) the Council asked the Inspectors to recommend Main Modifications to ensure the Plan is sound. The Council is consulting on the Main Modifications as recommended by the Inspectors from 6 August 2021 to 24 September 2021. The Inspectors will write a report once the consultation has concluded and they have had the opportunity to consider representations.

It is anticipated that the plan will be adopted later in 2021 and will replace the saved policies of the 2007 Southwark Plan, the 2011 Core Strategy, the Aylesbury Area Action Plan 2010, the Peckham and Nunhead Area Action Plan 2014 and the Canada Water Area Action Plan 2015. 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.

The Inspectors have heard all the evidence submitted at the Hearings and in previous stages of consultation. The Main Modifications comprise the changes to policies the Inspectors consider are needed to ensure the Plan is sound.

Relevant planning history

Reference and Proposal	Status
<p>19/EQ/0085 Pre-application advice for the construction of a part 5- part 6-storey building to provide eight social-rented residential units (4x 2-bedroom units and 4x 1-bedroom units) with associated cycle parking, landscaping refuse storage and site access.</p>	<p>Pre-Application Enquiry Closed 17/05/2021</p>

Consultation undertaken

Site notice date: n/a.

Press notice date: n/a.

Case officer site visit date: n/a

Neighbour consultation letters sent: 16/09/2021

Internal services consulted

Archaeology

Design and Conservation Team [Formal]

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Waste Management

Urban Forester

Transport Policy

Community Infrastructure Levy Team

Neighbour and local groups consulted:

Plaza House 3 Cathay Street London	London
Flat 1 Mission Point 19 Paradise Street	15 Pynfolds Estate Jamaica Road
14 Pynfolds Estate Jamaica Road	London
London	94 Pynfolds Estate Jamaica Road
Flat 3 Mission Point 19 Paradise Street	London
31 Pynfolds Estate Jamaica Road	93 Pynfolds Estate Jamaica Road
London	London
95 Pynfolds Estate Jamaica Road	77 Pynfolds Estate Jamaica Road
London	London
86 Pynfolds Estate Jamaica Road	76 Pynfolds Estate Jamaica Road
London	London
78 Pynfolds Estate Jamaica Road	58 Pynfolds Estate Jamaica Road
London	London
100 Pynfolds Estate Jamaica Road	Flat 5 William Gaitskell House 23
London	Paradise Street
Flat 9 Mission Point 19 Paradise Street	92 Pynfolds Estate Jamaica Road
Flat 7 Mission Point 19 Paradise Street	London
39 Pynfolds Estate Jamaica Road	41 Pynfolds Estate Jamaica Road
London	London
22 Pynfolds Estate Jamaica Road	8 Pynfolds Estate Jamaica Road London
London	4 Pynfolds Estate Jamaica Road London
17 Pynfolds Estate Jamaica Road	10 Pynfolds Estate Jamaica Road

London
 73 Pynfolds Estate Jamaica Road
 London
 103 Pynfolds Estate Jamaica Road
 London
 6 Pynfolds Estate Jamaica Road London
 Flat 1 William Gaitskell House 23
 Paradise Street
 Flat 4 Mission Point 19 Paradise Street
 Flat 2 Mission Point 19 Paradise Street
 16 West Lane London Southwark
 49 Pynfolds Estate Jamaica Road
 London
 38 Pynfolds Estate Jamaica Road
 London
 27 Pynfolds Estate Jamaica Road
 London
 74 Pynfolds Estate Jamaica Road
 London
 65 Pynfolds Estate Jamaica Road
 London
 54 Pynfolds Estate Jamaica Road
 London
 101 Pynfolds Estate Jamaica Road
 London
 Flat 14 Mission Point 19 Paradise Street
 Flat 6 Mission Point 19 Paradise Street
 96 Pynfolds Estate Jamaica Road
 London
 5 Pynfolds Estate Jamaica Road London
 13 Pynfolds Estate Jamaica Road
 London
 61 Pynfolds Estate Jamaica Road
 London
 59 Pynfolds Estate Jamaica Road
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 56 Pynfolds Estate Jamaica Road
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 46 Pynfolds Estate Jamaica Road
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 43 Pynfolds Estate Jamaica Road
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 40 Pynfolds Estate Jamaica Road
 London
 33 Pynfolds Estate Jamaica Road
 London
 91 Pynfolds Estate Jamaica Road
 London
 82 Pynfolds Estate Jamaica Road
 London
 57 Pynfolds Estate Jamaica Road
 London
 Flat 2 William Gaitskell House 23
 Paradise Street
 45 Pynfolds Estate Jamaica Road
 London
 102 Pynfolds Estate Jamaica Road
 London
 67 Pynfolds Estate Jamaica Road
 London
 29 Pynfolds Estate Jamaica Road
 London
 26 Pynfolds Estate Jamaica Road
 London
 75 Pynfolds Estate Jamaica Road
 London
 70 Pynfolds Estate Jamaica Road
 London
 18 West Lane London Southwark
 Courtyard House 1 Cathay Street
 London
 2 King Edward The Third Mews London
 Southwark
 1 King Edward The Third Mews London
 Southwark
 50 Pynfolds Estate Jamaica Road
 London
 42 Pynfolds Estate Jamaica Road
 London
 30 Pynfolds Estate Jamaica Road
 London
 1 Pynfolds Estate Jamaica Road London
 55 Pynfolds Estate Jamaica Road
 London
 Flat 4 William Gaitskell House 23
 Paradise Street
 89 Pynfolds Estate Jamaica Road
 London
 44 Pynfolds Estate Jamaica Road
 London
 84 Pynfolds Estate Jamaica Road
 London
 53 Pynfolds Estate Jamaica Road
 London

9 Pynfolds Estate Jamaica Road London	London
Flat 3 William Gaitskell House 23 Paradise Street	Flat 5 Mission Point 19 Paradise Street
Flat 10 Mission Point 19 Paradise Street	3 Pynfolds Estate Jamaica Road London
25 Pynfolds Estate Jamaica Road London	64 Pynfolds Estate Jamaica Road London
20 Pynfolds Estate Jamaica Road London	37 Pynfolds Estate Jamaica Road London
99 Pynfolds Estate Jamaica Road London	34 Pynfolds Estate Jamaica Road London
97 Pynfolds Estate Jamaica Road London	98 Pynfolds Estate Jamaica Road London
69 Pynfolds Estate Jamaica Road London	Flat 6 William Gaitskell House 23 Paradise Street
Flat 7 William Gaitskell House 23 Paradise Street	Flat 12 Mission Point 19 Paradise Street
Flat 13 Mission Point 19 Paradise Street	7 Pynfolds Estate Jamaica Road London
Flat 8 Mission Point 19 Paradise Street	32 Pynfolds Estate Jamaica Road London
35 Pynfolds Estate Jamaica Road London	83 Pynfolds Estate Jamaica Road London
18 Pynfolds Estate Jamaica Road London	72 Pynfolds Estate Jamaica Road London
87 Pynfolds Estate Jamaica Road London	Flat 11 Mission Point 19 Paradise Street
68 Pynfolds Estate Jamaica Road London	79 Pynfolds Estate Jamaica Road London
47 Pynfolds Estate Jamaica Road London	62 Pynfolds Estate Jamaica Road London
21 Pynfolds Estate Jamaica Road London	23 Pynfolds Estate Jamaica Road London
3 King Edward The Third Mews London Southwark	19 Pynfolds Estate Jamaica Road London
81 Pynfolds Estate Jamaica Road London	16 Pynfolds Estate Jamaica Road London
28 Pynfolds Estate Jamaica Road London	4 King Edward The Third Mews London Southwark
90 Pynfolds Estate Jamaica Road London	48 Pynfolds Estate Jamaica Road London
88 Pynfolds Estate Jamaica Road London	36 Pynfolds Estate Jamaica Road London
85 Pynfolds Estate Jamaica Road London	24 Pynfolds Estate Jamaica Road London
66 Pynfolds Estate Jamaica Road London	2 Pynfolds Estate Jamaica Road London
63 Pynfolds Estate Jamaica Road London	12 Pynfolds Estate Jamaica Road London
52 Pynfolds Estate Jamaica Road	11 Pynfolds Estate Jamaica Road London
	80 Pynfolds Estate Jamaica Road London

40

71 Pynfolds Estate Jamaica Road
London
60 Pynfolds Estate Jamaica Road
London

51 Pynfolds Estate Jamaica Road
London

40

Consultation responses received

Internal services

Archaeology
Ecology
Environmental Protection
Highways Development and Management
Urban Forester
Transport Policy
Community Infrastructure Levy Team

Neighbour and local groups consulted:

3 King Edward III Mews London SE16 4QH
Flat 12 Mission Point 19 Paradise Street London
Flat 5, Mission Point 19 Paradise Street London
23 Paradise Street Flat 5 London
27 Fairmount Road London SW2 2BJ
Flat 7, William Gaitskell House 23 Paradise Street London
Flat 6 William Gaitskell house 23 Paradise Street London
Atollo 1 pilgrimage street London
32 Courthouse 70 Horseferry Road London
56 Lavender gardens London
27 Fairmount Road London SW2 2BJ
Flat one, KING EDWARD THE THIRD MEWS LONDON SE16 4QH
Flat 1 William Gaitskell House 23 Paradise Street London
Flat 100, 130 Webber Street Southwark London
Flat 7, William Gaitskell House 23 Paradise Street London
King Edward the Third Mews, 4 4 London
4 King Edward the Third Mews London SE164QH
Courtyard House 1 Cathay Street London
1 Smith Square London SW1P 3HS
Flat 1 Mission Point London SE164QD
19 Paradise Street London SE16 4QD
67 Pynfolds Jamaica Road London