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Item No. 7.1	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/3033 Address: Site To The North Of 55 - 77 Fenwick Road London SE15 4HN Proposal: Construction of a three to four storey residential development comprising of 8 flats. The units include 4x 1B/2P, 3x2B/3P and 1x 4B/7P all of which will be council homes for council rents.		
Ward(s) or groups affected:	Rye Lane		
From:	Director of Planning and Growth		
Application Start Date 25/08/2021		PPA Expiry Date 23/11/2021	
Earliest Decision Date 19/10/2021			

RECOMMENDATION

1. That planning permission is granted subject to conditions.

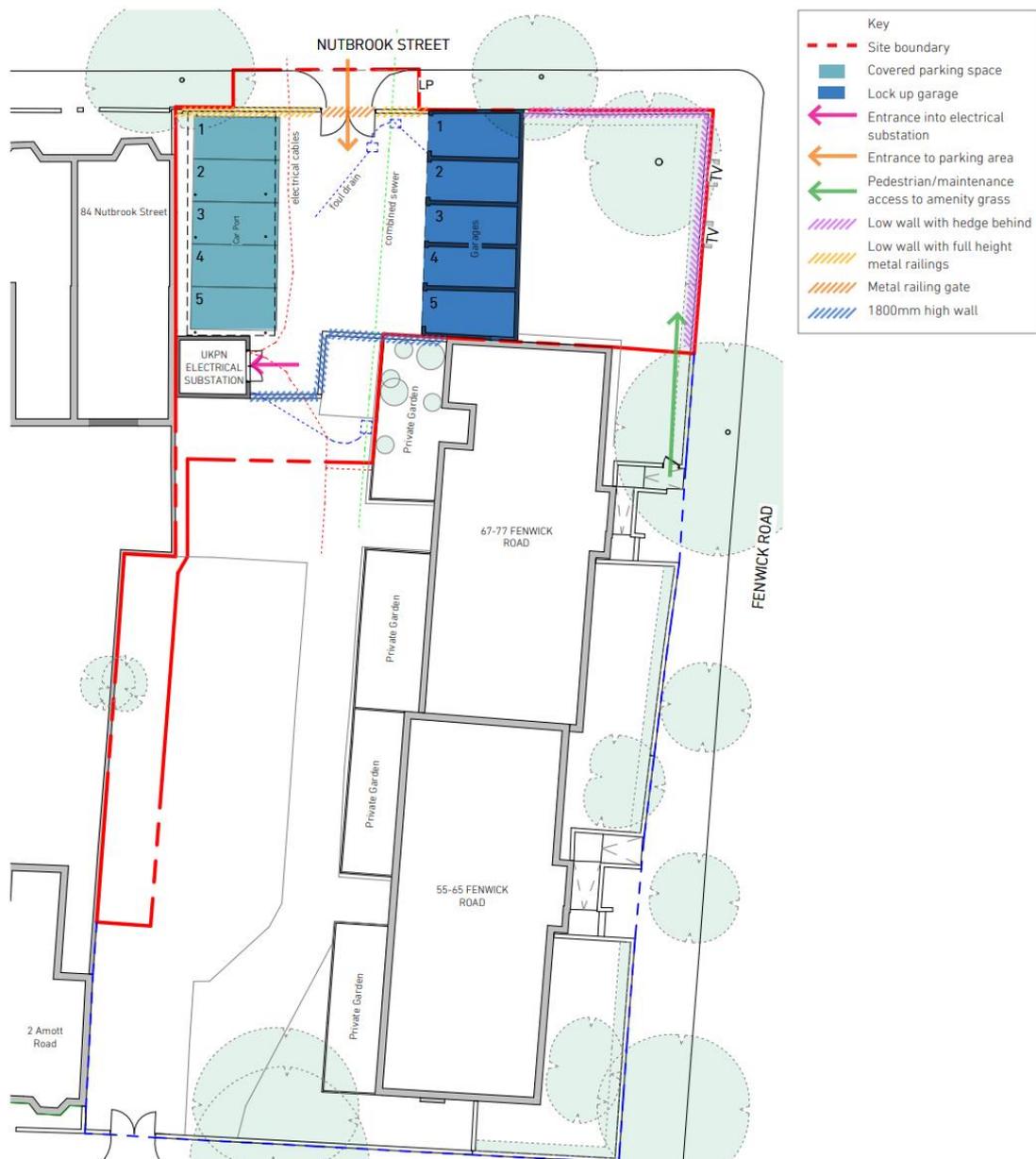
EXECUTIVE SUMMARY

2. The proposed development is acceptable in land use terms and results in a more efficient use of the site, which is currently used for surface level car parking. The proposed scale, form and massing of the new development is acceptable for a corner plot and within the context of the Francis Bacon Lodge to the north.
3. The proposal will provide 8 homes, which are all at least dual aspect and provide sufficient amenity space for future occupiers. All homes meet the minimum dwelling space standards and are suitably designed to achieve an efficient use of the land available, whilst minimising impacts of privacy and overlooking on neighbouring dwellings. For the reasons set out in the 'Assessment' section of this report, it is therefore recommended that planning permission is granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

4. The application site is located in a residential area to the west of Peckham Town Centre. The existing site is a corner plot at the junction of Fenwick Road and Nutbrook Street.
5. The application site currently provides x5 car parking spaces and x5 garages available for let from Southwark Council. The site is within the same ownership as the existing 3 storey block of residential flats to the south (55-77 Fenwick Road).



Existing site plan.

6. To the north of the site on the opposite side on Nutbrook Street is a religious building with spire, known as the Francis Bacon Lodge. The immediate surrounding areas of the site are predominately terraced housing. Bellenden Primary school is located approximately 50 metres to the west. A pedestrian access links the application site with Peckham High Street and Peckham Rye Common to the west.

Details of proposal

7. The application proposes a part three, part four storey residential development, delivering 4x one bed two person homes, 3x two bed three person homes and 1x four bed seven person home. The proposed development will deliver 8 new council-owned homes in total, which will provide 100% affordable social rent accommodation.



View of the proposed development from Nutbrook Street (above).



View of the proposed development from the Junction of Nutbrook Street and Fenwick Road (above).

8. The application proposes landscaping works including 5x new trees to be planted on site to mitigate the loss of 1x tree to the front of the site, at the junction of Fenwick Road and Nutbrook Street. The landscaping proposals also include additional planting of hedgerows, new permeable paving and a new ramp access to the communal garden.

Consultation responses from members of the public and local groups

9. In total, sixty nine neighbouring addresses were written to publicising the application. Twenty six letters of objections and two letters of support were received.
10. Summarised below are the material planning considerations raised by members of the public. These matters are addressed comprehensively in the subsequent parts of this report.

Principle of development:

- Support for new social rent housing
- Over development

Design quality and site layout:

- Development too high
- Out of keeping with the character of the area

Neighbour amenity impacts

- Close to adjoining properties
- Loss of light
- Loss of privacy
- Daylight and sunlight impact

Transport and Highways

- Inadequate parking provision
- Increase in traffic
- Loss of parking

Open space and ecology

- Affects local ecology
- More open space needed
- Loss of a tree

Environmental impact during the construction phase of development

- Noise nuisance

Other matters

- Strain on existing community facilities
- Missing information from plans
- Not enough information given on application
- Conflict with the Local Plan
- General dislike of the proposals
- Inadequate pre-planning consultation

Planning history of the site, and adjoining or nearby sites

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

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

Legal context

14. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021, the Core Strategy 2011, and the Saved Southwark Plan 2007. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
15. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

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

17. The site is located within:
- Peckham and Nunhead Action Area
 - Urban Density Zone
 - Air Quality Management Area
 - proposed Critical Drainage Area

ASSESSMENT

Principle of the proposed development in terms of land use

18. The loss of the existing car parking spaces on site is justified by the provision of 8 affordable homes. A parking stress survey to Lambeth methodology demonstrates an acceptable level of parking stress. Displaced vehicles can comfortably be accommodated in surrounding streets within a 200 metre radius walking distance from the site. Parking stress will be further offset by the new development being car-free and prohibited from applying for parking permits.
19. The proposed development site is defined as a 'small site' (less than 0.25 ha) that can contribute to meeting housing need in accordance with the London Plan Policies H1 and H2. The proposed development will deliver 100% affordable social rent homes as part of the Council's New Homes Delivery Programme. This significantly exceeds the minimum requirement of 50% affordable housing on publically owned land, as required by the London Plan policy H5. The proposal will deliver a public benefit by providing 8 new high-quality council homes. The principle of new residential development on this site is accepted.

Housing density and residential quality

Density

20. The proposed development comprises a mix of 1, 2 and 4 bed units. The development density is calculated at 520 habitable rooms per ha, which falls within the required density range for new development within the Urban Zone. This is based on a site area of 0.05 ha.

Space Standards

21. All of the proposed total floor areas and individual room sizes are in compliance with the minimum spaces standards, as outlined in the London Plan Policy D6 and the 2015 Technical Updates to the Residential Design Standards SPD (2011). All dwellings are proposed to meet Part M4 (2) requirements for accessible/adaptable housing and lift access is proposed to all floor levels. This will enable the building to be accessible for all users in accordance with London Plan Policy D5.

Outdoor amenity space

22. All of the units will have access to private outdoor amenity space. The one bed two person units propose private balconies of 5sqm. The two bed four person

units propose private balconies of 10sqm and above. The four bed seven person unit proposes a private garden space at ground floor of 13.3sqm. There is an existing communal garden to the rear of the site for the benefit of existing and new residents on site. This will provide 620sqm of communal outdoor amenity space which significantly exceeds the minimum requirement for 50sqm of communal outdoor space for new flatted development.

Daylight / sunlight (Proposed development)

23. A daylight and sunlight assessment has been provided, based on BRE Guidance to assess daylight received within the proposed development. The Average Daylight Factor (ADF) tests show that 21 of 26 rooms exceed the minimum daylight recommendations. The remaining 5 rooms at ground, first and second floor fall narrowly short of the minimum recommended values. This is likely due to the creation of some deep and narrow living spaces as a result of the building layout which seeks to maximise living space on site, whilst minimising impacts on neighbouring development adjoining the site boundaries. Notwithstanding this, all windows are compliant with the BRE minimum requirements for No Sky Line (NSL) tests, therefore demonstrating an acceptable level of daylight distribution.

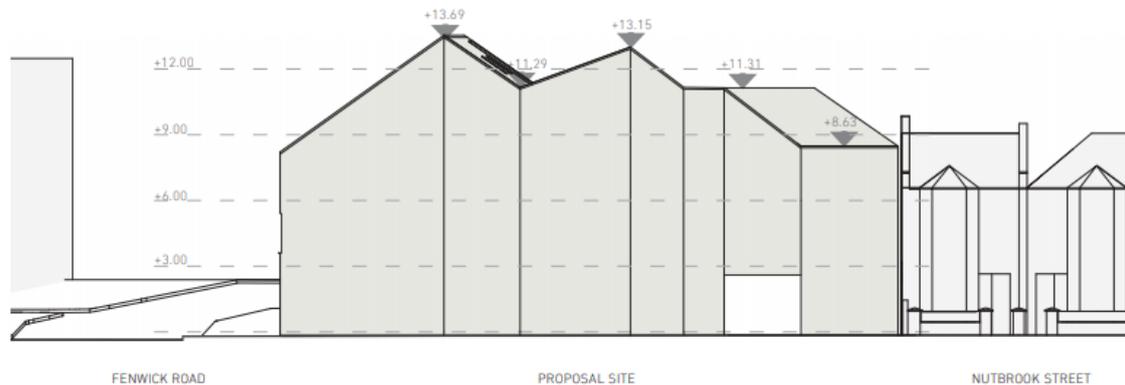
Refuse storage

24. Indoor communal waste storage is proposed to be located at ground floor level, on the western side of the site, closest to the site entrance from Nutbrook street. This will provide storage for 2200 litres (L) of general waste and 1100L of recycling waste, 240L of garden waste and 240L of food waste. This exceeds the minimum recommended communal refuse storage for residential flats, set out in the Waste Management Guidance Note for Residential Developments (2014).

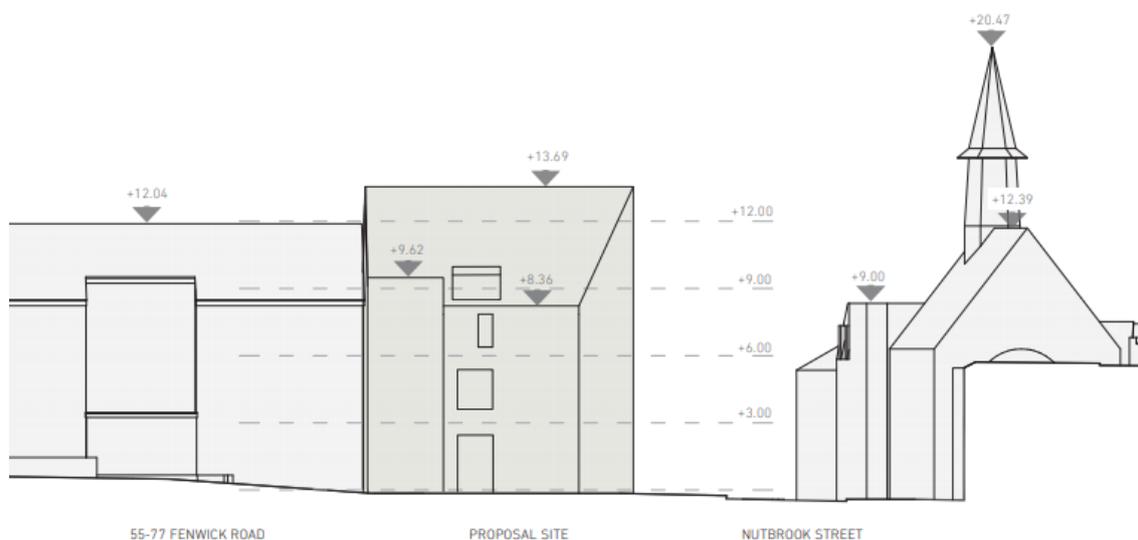
Design, including layout, and building heights

25. The application site comprises a corner plot connecting Nutbrook Street and Fenwick Road. The development site adjoins an existing two storey, end of terrace Victorian house on Nutbrook Street and a three storey linear block of flats on Fenwick Road. These existing buildings are set back from the street front, with street trees and mature gardens providing an enhanced and spacious feel to the street scene. The Francis Bacon Lodge on the opposite side of Nutbrook Street is an ecclesiastical red brick building with miniature spire, which stands out within the street scene as a small and characterful landmark.
26. The application proposes to infill the corner site abutting the three storey flats at the end of Fenwick Road and extending a smaller arm of the building to abut the end of terrace house on Nutbrook Street. The new building is part three, part four storeys in height and will extend further outwards towards the road frontage, to create a slightly larger building footprint.
27. Careful consideration has been given to refine the geometry of the junction with the adjacent end of terrace house on Nutbrook Street. The roof is hipped to

align with the height of the neighbouring house and inset brick detail is proposed on the north elevation level of the new development, to align with the adjacent eaves of the neighbouring house. This reduces the visual massing of the new building, and creates a step level change in building heights from west to east along Nutbrook Street.



Proposed building heights along Nutbrook Street adjoining the existing two-storey house (above).



Proposed building heights along Fenwick Road adjoining the existing three storey block of flats (above).

28. The proposed elevations comprise a series of faceted brickwork planes with a pitched roof that folds over the buildings complex geometry. The new building will be multi-stock brick with rusticated brick detailing at the base of the building. This material will provide a colour and texture that is picturesque to its architecture, alluding to the gothic geometry of the Francis Bacon Lodge opposite. The window composition follows the same aesthetic and windows are well placed and sized according to the rooms they serve, rather than to achieve a more formal external composition.

29. All balconies are proposed to be inset into the building footprint and are non-street facing, with the exception of the inset balconies for units 3 and 6 which face onto Fenwick Road. These two balconies on the first and second floors are dual aspect, outward facing to the south and east. The balcony openings mimic the scale of the windows to maintain
30. Overall, the proposed form and size of the new building will stand out as a small focal point on the street corner and will deliver a high quality design that positively contributes to the street scene. Whilst the building is larger and bulkier than the surrounding residential buildings, this is acceptable for a corner location and opposite the Francis Bacon Lodge religious building.

Fire Safety

31. The proposed development has considered a suitable fire strategy in accordance with the London Plan Policy D12 (A) which requires all development proposals to achieve the highest standards of fire safety. This is summarised in the table below, looking at each criteria of the policy in part:

London Plan D12 (A) requirement	Information provided in the submission to address the requirements of D12 (A)
1) Identify suitably positioned unobstructed outside space for fire appliances to be positioned on and appropriate for use as an evacuation assembly point.	Access for firefighters is proposed from the entrance off Nutbrook Street. The corner of Anstey Road and Nutbrook Street is identified as the evacuation muster point. The space is only be required where the fire crew decide to abandon the stay put policy.
2) Incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire.	Various active and passive fire safety measures are proposed including a fire detection and alarm system, suitable means of escape, fire resistance and compartmentation, and fire suppression.
3) Be appropriately constructed to minimise the risk of fire spread.	The construction method is to be confirmed during the detailed design of development. The building will be constructed in compliance with the relevant Building Regulations related to fire safety.
4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.	A stay put evacuation strategy is proposed. Fire detection and alarm systems are to be installed and suitable escape routes have be identified for the scale of development.
5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all	The new development is proposed to be managed by Southwark Council. The management requirements will be clearly detailed by the management company for the

building users can have confidence in.	building.
6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.	Direct access for firefighting has been identified off Nutbrook Street. Two existing ground fire hydrants are located within proximity to the site. A fire service information box will be provided at the building entrance.

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

Daylight and Sunlight

32. A daylight and sunlight report based on the BRE guidance has been provided, and the following daylight tests have been undertaken:

- Vertical Sky Component (VSC) is the amount of skylight reaching a window expressed as a percentage. The guidance recommends that the windows of neighbouring properties achieve a VSC of at least 27%, and notes that if the VSC is reduced to no less than 0.8 times its former value (i.e. 20% reduction) following the construction of a development, then the reduction will not be noticeable.

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

33. 84 Nutbrook Street

This property adjoins the site to the west. As summarised in the table below, only one window doesn't pass the minimum recommended VSC level. All of the rooms pass the daylight distribution NSL test, demonstrating that the proposed development would not have a noticeably impact on this property.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
13	12	92%	1	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
5	5	100%	0	0	0

34. 66 Waghorn Street

This property is located to the north-west of the site, on the opposite side of Nutbrook Street. As summarised on the table below, all of the windows meet the required VSC levels above 27% and the proportionate loss would be less than 20%, which outlines that the impacts on this property would be unnoticeable.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
12	12	100%	0	0	0

35. 70 Anstey Road

This property is located to the north-east of the site, on the opposite side of Nutbrook Street. Two windows at ground floor level already fall below the recommended 27% VSC minimum value. However, the proposed development does not result in a further reduction in the VSC level for these properties. In addition, all rooms pass the daylight distribution NSL test. Therefore, the impact of the proposed development on this property would largely be unnoticeable.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
4	4	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
3	3	100%	0	0	0

36. 47 Anstey Road

This property is located to the north-east of the site, on the opposite side of Nutbrook Street. As summarised on the table below, all of the windows meet the required VSC levels above 27% and the proportionate loss would be less than 20%, which outlines that the impacts on this property would be unnoticeable.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
6	6	100%	0	0	0

37. 80-82 Fenwick Road

These properties are located to the east of the site, on the opposite side of Fenwick Road. One window at ground floor level and two windows at first floor level already fall below the recommended 27% VSC minimum value. However, the proposed development would result in a proportionate loss of less than 20% of the existing value. In addition, all rooms would pass the daylight distribution NSL test. Therefore, the impact on these properties would largely be unnoticeable.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
17	17	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
6	6	100%	0	0	0

38. 78 Fenwick Road

This property is located to the east of the site, on the opposite side of Fenwick Road. A window at ground floor level already falls below the recommended 27% VSC minimum. The proposed development will result in a proportionate loss of less than 20% of the existing value. In addition, all rooms pass the daylight distribution NSL test. Therefore, the impact on this property would largely be unnoticeable.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
7	7	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
2	2	100%	0	0	0

39. 76 Fenwick Road

This property is located to the east of the site, on the opposite side of Fenwick Road. Two windows at ground floor would fall below the recommended 27% VSC minimum value as a result of the proposed development, however the proportionate loss would be less than 20% of the existing value. In addition, all rooms pass the daylight distribution NSL test. Therefore, the impact on this property would largely be unnoticeable.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
7	7	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
2	2	100%	0	0	0

40. 2 Amott Road

This property is located to the south-west of the application site. As shown on the table below, all of the windows meet the required VSC levels above 27% and the proportionate loss would be less than 20%, which outlines that the

impacts on this property would be unnoticeable.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
5	5	100%	0	0	0

41. 66 to 77 Fenwick Road

These properties adjoin the site to the south. Six windows at ground, first and second floor already fall significantly below the recommended 27% VSC minimum value. However, the proposed development would result in a proportionate loss of less than 20% of the existing value for these windows. In addition, all rooms pass the daylight distribution NSL test. Therefore, the impact on these properties would largely be unnoticeable.

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

Overlooking and Privacy

42. The proposed development is compliant with the minimum distances of 12 metres to the front of the building facing Fenwick Road and Nutbrook Street, and 21 metres to the rear of the building facing Amott Road. However, as noted earlier in this report, the new building will be situated between existing residential development at 55-77 Fenwick Road and 84 Nutbrook Street. Consideration should be given to the design and orientation of the new development in relation to these neighbouring residents
43. The diagram below summaries the measures that have been taken to reduce impact of privacy and overlooking for these neighbouring residents. The development proposes to inset balconies into the building footprint and balcony doors will be glazed. The internal floorplans and access onto balconies to the rear of the site are orientated westwards, away from existing residents at 55-77 Fenwick Road.



Proposed measures to reduce privacy and overlooking impact on neighbouring occupiers (above).

44. The two units with balconies to the front of the site are also inset within the building footprint and are orientated southwards to reduce overlooking onto the street. This will also improve privacy for the future occupiers of these units. An 1100mm sill height is proposed for kitchen windows which are located closest to 84 Nutbrook Street. This will prevent future occupiers of the new development from looking directly onto the neighbouring dwelling.

Transport and highways

45. The application site location is well connected to public transport with a PTAL score of 6a. The site is also within a CPZ. Therefore the new development is required to be car-free and future residents would be excluded from the CPZ with the exception of disabled car parking. The proposed development is relatively small in scale and would not likely have a noticeable impact on the local highway network or public transport demand. Any disabled blue badge holders visiting the site can be dropped off on the double yellow lines at the proposed dropped kerb access from Nutbrook Street.
46. A Lambeth Methodology parking stress survey has been provided which shows that the predicted parking stress as a result of the development, would be acceptable. This is measured within a 200m radius walking distance from the site and extends to a suitable location along a road (i.e. the nearest junction). The survey demonstrates an acceptable level of parking stress at 79% in the unrestricted area. In a worst case scenario, the likely increase in stress from the loss of 5 garages and 5 parking spaces, would be offset by the development being car-free and prohibited from applying for parking permits.
47. The application proposes 22 cycle parking spaces which is an acceptable

quantum for this size of development, in accordance with the draft New Southwark Plan and in excess of the minimum requirement of long-stay 12 cycle spaces, as required by the London Plan Policy T5.

Trees and landscaping

48. The application proposes the loss of one existing tree, which is located to the front of the site on the corner of Fenwick Road and Nutbrook Street. This is mitigated by the planting of 5 new trees within the site.
49. The landscaping proposals also include additional planting of hedgerows, new permeable paving and a new ramp access to the communal garden.

Ecology

50. As part of the proposed landscaping scheme, the development seeks to achieve ecological enhancements on site through biodiverse planting, an area of green roof and provision of bat and bird boxes. The submitted details are considered acceptable for this site.

Environmental matters

Flood Risk and Sustainable Urban Drainage

51. The site is located within Flood Zone 1 in accordance with the EA records, which identifies a low probability of flooding and there is a low risk of surface water flooding onsite. However, the site location is identified within the draft New Southwark Plan as a critical drainage area, which suggests there is a risk of localised flooding. Therefore, a site-specific Flood Risk Assessment was undertaken to demonstrate a suitable drainage strategy for the site.
52. The sustainable urban drainage strategy proposes on-site attenuation tanks below ground. In addition, the use of pervious pavements, tree pit, proprietary treatment systems and rainwater harvesting is proposed to be agreed at the detailed design stage of construction. Overall, the proposed strategy meets the requirements for surface water discharge rates and attenuation and will acceptably mitigate risk of flooding to future occupiers on site and within the surrounding area.

Air quality

53. This site is within an Air Quality Management Area however the application is for a minor development and is not located on a classified road nor does it propose pollution sources. Therefore a full Air Quality Assessment was not required to be submitted.
54. The application proposes a low carbon, fabric-first approach to the development and includes design solutions that seek to minimise carbon emissions. This approach will contribute to reducing exposure to future occupiers of poor air quality and prevent a further deterioration of air quality.

Construction management

55. The proposed development is relatively small scale and would likely to have limited impact on the surrounding area in terms of traffic. Notwithstanding this, the application site is located in close proximity to neighbouring residents and close to an existing primary school. To mitigate any impacts in terms of noise, dust and traffic disturbances, it is recommended that a condition is applied to require the applicant to submit details of the proposed construction management process. The details submitted should be proportionate to the small scale of development.

Energy and sustainability

56. The application proposes Air Source Heat Pumps as the primary source of heating and hot water for development. This will to be located in the third floor roof space of the development. Passive design measures have also been proposed including the use of energy efficient materials, solar orientation, mechanical ventilation and heat recovery. The proposed fabric-first approach is supported for this minor development and will assist in the delivery of high energy efficiency standards and low carbon footprint of the development over its lifetime.

Mayoral and borough community infrastructure levy (CIL)

57. 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.
58. The development proposes the creation of new dwellings, which constitutes CIL liable development. The scheme proposes 100% social housing and therefore qualifies for social housing relief, subject to undertaking the prescribed process and providing the necessary CIL forms as required under CIL Regulations. The development will be liable to pay Mayoral CIL contributions at a rate of £60 per sqm.

Community involvement and engagement

Consultation responses from internal consultees

59. Ecology:
- No further surveys are required
 - Swift bricks to be used
 - Net and bat box plans are sufficient
60. Urban Forester:
- No objection subject to conditions on tree details, landscaping proposals and monitoring of tree protection works

61. Design and Conservation:
 - Proposed form and architecture is supported
 - The building is larger and bulkier than surrounding buildings but this is acceptable for a corner plot
 - The new building will form a fitting terminus to the end of Fenwick Road
62. Flood Risk and Drainage:
 - Information submitted is acceptable subject to condition.
63. Transport Policy:
 - CPZ exclusion condition to be applied
 - Construction Management Plan to be submitted
 - Make good of any damaged footway condition to be applied
64. Highways:
 - Construction Management Plan to be submitted
 - Joint Survey condition to be agreed

Community impact and equalities assessment

65. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
66. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
67. 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.

68. 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

69. 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.
70. This application has the legitimate aim of providing 8 new residential units and 318m² of E use floor space. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

71. 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.
72. 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.

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

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

CONCLUSION

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

more efficient use of the site, which is currently used for surface level car parking. The proposed scale, form and massing of the new development is acceptable for a corner plot and within the context of the Francis Bacon Lodge to the north.

75. The proposal will provide 8 homes, which are all at least dual aspect and provide sufficient amenity space for future occupiers. All homes meet the minimum dwelling space standards and are suitably designed to achieve an efficient use of the land available, whilst minimising impacts of privacy and overlooking on neighbouring dwellings. For the reasons set out in the 'Assessment' section of this report, it is therefore recommended that planning permission is granted subject to conditions.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 2678-55 Application file: 21/AP/3033 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Gemma Perry, Graduate Planner	
Version	Final	
Dated	5 November 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

Recommendation

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

This document is not a decision notice for this application.

Applicant	Ms Rachel Askew London Borough of Southwark	Reg. Number	21/AP/3033
Application Type	Minor Development		
Recommendation	Grant	Case Number	2678-55

Draft of Decision Notice

Grant planning permission for the following development:

Construction of a three to four storey residential development comprising of 8 flats. The units include 4x 1B/2P, 3x2B/3P and 1x 4B/7P all of which will be council homes for council rents.

At

Site To The North Of 55-77 Fenwick Road Fenwick Road London SE15 4HN

Conditions

Permission is subject to the following Approved Plans Condition:

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

043-S3-P102 - PROPOSED SECOND FLOOR PLAN 24/08/2021 PROPOSED SECOND FLOOR PLAN (Rev: H)

043-S3-P103 - PROPOSED THIRD FLOOR PLAN PROPOSED THIRD FLOOR PLAN (Rev: D)
24/08/2021

043-S3-P101 - PROPOSED FIRST FLOOR PLAN PROPOSED FIRST FLOOR PLAN (Rev: H)
24/08/2021

043-S3-P104 - PROPOSED ROOF PLAN PROPOSED ROOF PLAN (Rev: D)
24/08/2021

043-S3-P105 - PROPOSED SITE/BLOCK PLANS PROPOSED
SITE/BLOCK PLANS (Rev: D)
24/08/2021
043-S3-P201 - PROPOSED EAST ELEVATION/SECTION
THROUGH UNDERCROFT PROPOSED EAST
ELEVATION/SECTION THROUGH UNDERCROFT (Rev: D)
24/08/2021
043-S3-P302 - PROPOSED SOUTH ELEVATION PROPOSED
SOUTH ELEVATION (Rev: F)
24/08/2021
043-S3-P300 - PROPOSED NORTH ELEVATION PROPOSED
NORTH ELEVATION (Rev: F)
24/08/2021
043-S3-P301 - PROPOSED EAST ELEVATION PROPOSED
EAST ELEVATION (Rev: E)
24/08/2021
043-S3-P202 - PROPOSED WEST ELEVATION/SECTION
THROUGH UNDERCROFT PROPOSED WEST
ELEVATION/SECTION THROUGH UNDERCROFT (Rev: D)
24/08/2021
043-S3-P303 - PROPOSED WEST ELEVATION PROPOSED
WEST ELEVATION (Rev: E)
24/08/2021
043-S3-P100 - PROPOSED GROUND FLOOR PLAN
PROPOSED GROUND FLOOR PLAN (Rev: H)
24/08/2021

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

Permission is subject to the following Time Limit:

1. 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)

2. No development shall take place, including any works of demolition, until a written Construction Method Statement (CMS) for the site has been devised. The CMS shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CMS shall be available on site at all times and shall include information on:
 - the construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
 - Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
 - Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);

- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- Site traffic - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- Waste Management - Accurate waste identification, separation, storage registered waste carriers for transportation and disposal to appropriate destinations.

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

Reason:

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

3. No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment and Drainage Strategy prepared by structure Haus (report reference 04143L, revision B, dated August 2021). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

4. Prior to works commencing, full details of all proposed planting of five trees 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.

Reasons: 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 Parts 8, 11, 12, 15 and 16; 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; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

5. 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 precommencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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

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

6. a) Before any works commence on site, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing, in accordance with the Phase 2 Geo-environmental Investigation report (prepared by GO contaminated land solutions, Rev A, dated 17/08/2021). 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.

b.) 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.

c.) 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), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2021

Permission is subject to the following Grade Condition(s)

7. Details of bat tubes shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 3 bat tubes shall be provided and the details shall include the exact location, specification and design of the habitats. The bat tubes 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 bat tubes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the roost features are installed in full in accordance to the agreed plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: G6 of the London Plan 2021, Saved Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

8. Details of integral nesting bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 4 Swift nesting bricks shall be provided and the details shall include the exact location, specification and design of the bricks. The bricks shall be installed within the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: G6 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

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

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

10. Before any above grade work hereby authorised begins, detailed drawing 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: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007

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

11. The development authorised by this permission shall not be occupied until the local planning authority has received confirmation of any arrangement (if required) approved by the Highway Authority for reinstating any footway damaged during the demolition and construction phases of development.

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

Permission is subject to the following Compliance Condition(s)

12. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on drawing ref: 043-S3- P107 Rev A 'Bin and Bike Store' 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).

13. Before the first occupation of the building/extension, the cycle storage facilities as shown on drawing ref: 043-S3-P107 REV A 'Bin and Bike Store' 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. (Walking and Cycling) of the Southwark Plan (2007).

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

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

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

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

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); 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. 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 Chapter 8 (Promoting healthy and safe communities) and Chapter 12

(Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 13 (High environmental standards) of the Core Strategy (2011); and Saved Policies 3.2 (Protection of amenity) and 4.2 (Quality of residential accommodation) of the Southwark Plan (2007).

Informative Notes to Applicant Relating to the Proposed Development

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

Relevant planning policy

National Planning Policy Framework (the Framework)

Chapter 2 Achieving sustainable development

Chapter 5 Delivering a sufficient supply of homes

Chapter 8 Promoting healthy and safe communities

Chapter 9 Promoting sustainable transport

Chapter 11 Making effective use of land

Chapter 12 Achieving well-designed places

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

Chapter 15 Conserving and enhancing the natural environment

The London Plan 2021

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D5 Inclusive design

Policy D6 Housing quality and standards

Policy D7 Accessible housing

Policy H1 Increasing housing supply

Policy H2 Small sites

Policy G6 Biodiversity and access to nature

Policy SI 1 Improving air quality

Policy SI 2 Minimising greenhouse gas emissions

Policy SI 4 Managing heat risk

Policy SI 5 Water infrastructure

Policy SI 7 Reducing waste and supporting the circular economy

Policy SI 12 Flood risk management

Policy SI 13 Sustainable drainage

Policy T4 Assessing and mitigating transport impacts

Policy T5 Cycling

Policy T6 Car parking

Policy T6.1 Residential parking

Policy T7 Deliveries, servicing and construction

Core Strategy 2011

Strategic Policy 1 (Sustainable development)

Strategic Policy 2 (Sustainable transport)

Strategic Policy 5 (Providing new homes)

Strategic Policy 12 (Design and conservation)

Strategic Policy 13 (High environmental standards)

Southwark Plan 2007 (saved policies)

Policy 3.2 - Protection of amenity

Policy 3.4 - Energy efficiency

Policy 3.6 - Air quality

Policy 3.7 - Waste reduction

Policy 3.9 - Water

Policy 3.11 - Efficient use of land

Policy 3.12 - Quality in design

Policy 3.13 - Urban design

Policy 3.14 - Designing out crime

Policy 4.1 - Density

Policy 4.2 - Quality of residential accommodation

Policy 5.2 - Transport impacts

Policy 5.3 - Walking and cycling

Policy 5.6 - Car parking

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

APPENDIX 3

Planning history of the site and nearby sites

None.

Consultation/publicity undertaken

Site notice date: n/a.

Press notice date: n/a

Case officer site visit date: 21/10/2021

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

Internal services consulted

Design and Conservation Team

Ecology

Environmental Protection

Flood Risk Management & Urban Drainage

Transport Policy

Community Infrastructure Levy Team

Highways Development and Management

Statutory and non-statutory organisations

Environment Agency

Neighbour and local groups consulted:

Letters sent to the following

53 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post

57 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post

67 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post

Flat B 6 Amott Road London 01/09/2021 29/09/2021 Post

62 Waghorn Street London Southwark 01/09/2021 29/09/2021 Post

68A Fenwick Road London Southwark 01/09/2021 29/09/2021 Post

4 Amott Road London Southwark 01/09/2021 29/09/2021 Post

78 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
72 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
73 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
Flat 1 Nutbrook Court 66 Waghorn Street 01/09/2021 29/09/2021 Post
66A Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
60A Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
62A Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
8 Amott Road London Southwark 01/09/2021 29/09/2021 Post
Flat 6 Nutbrook Court 66 Waghorn Street 01/09/2021 29/09/2021 Post
80B Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
68 Anstey Road London Southwark 01/09/2021 29/09/2021 Post
74B Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
68C Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
66C Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
Flat 3 Nutbrook Court 66 Waghorn Street 01/09/2021 29/09/2021 Post
70 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
78 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
59 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
64 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
Ground Floor Flat 71 Waghorn Street London 01/09/2021 29/09/2021 Post
Francis Bacon Lodge Waghorn Street London 01/09/2021 29/09/2021 Post
Ground Floor Flat 69 Waghorn Street London 01/09/2021 29/09/2021 Post
First Floor Flat 71 Waghorn Street London 01/09/2021 29/09/2021 Post
Flat A 6 Amott Road London 01/09/2021 29/09/2021 Post
76B Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
76A Fenwick Road London Southwark 01/09/2021 29/09/2021 Post

74A Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
70B Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
70A Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
68B Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
2 Amott Road London Southwark 01/09/2021 29/09/2021 Post
80A Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
84 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
82 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
76 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
74 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
72 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
80-82 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
64 Waghorn Street London Southwark 01/09/2021 29/09/2021 Post
70 Anstey Road London Southwark 01/09/2021 29/09/2021 Post
60B Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
58B Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
58A Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
90 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
88 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
Flat 5 Nutbrook Court 66 Waghorn Street 01/09/2021 29/09/2021 Post
Flat 4 Nutbrook Court 66 Waghorn Street 01/09/2021 29/09/2021 Post
Flat 2 Nutbrook Court 66 Waghorn Street 01/09/2021 29/09/2021 Post
51 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
77 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
75 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
71 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post

69 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
65 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
63 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
61 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
62C Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
62B Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
66B Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
73 Waghorn Street London Southwark 01/09/2021 29/09/2021 Post
47 Anstey Road London Southwark 21/09/2021 19/10/2021 Post
45 Anstey Road London Southwark 21/09/2021 19/10/2021 Post

APPENDIX 5

Consultation responses received

Internal services consulted

Design and Conservation Team
Ecology
Flood Risk Management & Urban Drainage
Transport Policy
Community Infrastructure Levy Team
Highways Development and Management

Neighbour and local groups

69 Fenwick Road London – objector
74 Maxted Road London – objector
72 Ondine road London – objector
74b Fenwick Road London – objector
3 Nutbrook Court 66 Waghorn Street Peckham Rye – objector
75 Fenwick Road Peckham London – objector
26 Nutbrook Street London – objector
Swanage The Gardens East Dulwich, London – objector
Swanage, The Gardens London London – objector
38 Howden Street London – objector
38, Howden Street Peckham – objector
2 AMOTT ROAD LONDON – objector
78 Nutbrook Street Peckham Rye London – objector
33 WaghornSt London – objector
64 Nutbrook Street London – objector
40

41 Anstey Road London – objector

84 Nutbrook Street London – objector

47 Nutbrook Street London – objector

40 Adys Road London – objector

56 Waghorn Street Peckham – objector

60 Nutbrook Street Peckham – objector

3 Wingfield Mews, Wingfield Street, London, Southwark SE15 4LD – objector

84 Nutbrook Street London – objector

69 Fenwick Road London – objector

34 Nutbrook Street London – objector

64 Nutbrook Street London

63, Waghorn Street London – supporter

8B Nutbrook Street London – supporter