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<b>Item No.</b> 7.4	<b>Classification:</b> Open	<b>Date:</b> 16 November 2021	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application for: Full Planning Application, 21/AP/2905  <b>Address:</b> Longfield Estate Balaclava Road/ Fort Road - Infill Site London SE1 5RZ  <b>Proposal:</b> Construction of a 5 storey corner building containing 4 x 2 bedroom flats and 2 storey terraced houses containing 1 x 2 bedroom house and 2 x 1 bedroom houses along Balaclava Road, with associated cycle parking, landscaping and refuse storage. All 7 homes are for social rent.		
<b>Ward(s) or groups affected:</b>	South Bermondsey		
<b>From:</b>	Director of Planning and Growth		
<b>Application Start Date 16/08/2021</b>		<b>PPA Expiry Date 23/11/2021</b>	
<b>Earliest Decision Date</b>			

## 1. RECOMMENDATION

That planning permission be granted subject to conditions.

## EXECUTIVE SUMMARY

2. The proposed development is acceptable in land use terms and will optimise the use of the land providing benefits to existing and future residents on the estate. The provision of 100% social rent housing is supported in principle. The proposed scale, form and massing of the development is acceptable in the context of the surrounding area and steps down in height from the existing blocks of flats on the Longfield Estate. There is less the substantial harm to the setting of the conservation area. On balance, any harm is mitigated by the provision of a development of high design quality, public realm improvements and the provision of 100% affordable housing. The new development will be car-free and will provide at least dual aspect living accommodation with sufficient outdoor amenity space, landscaping improvements, and cycle and refuse storage.
3. For the reasons set out in the 'Assessment' section of this report, it is recommended that planning permission is granted subject to conditions, and the applicant entering into an appropriate unilateral undertaking.

## BACKGROUND INFORMATION

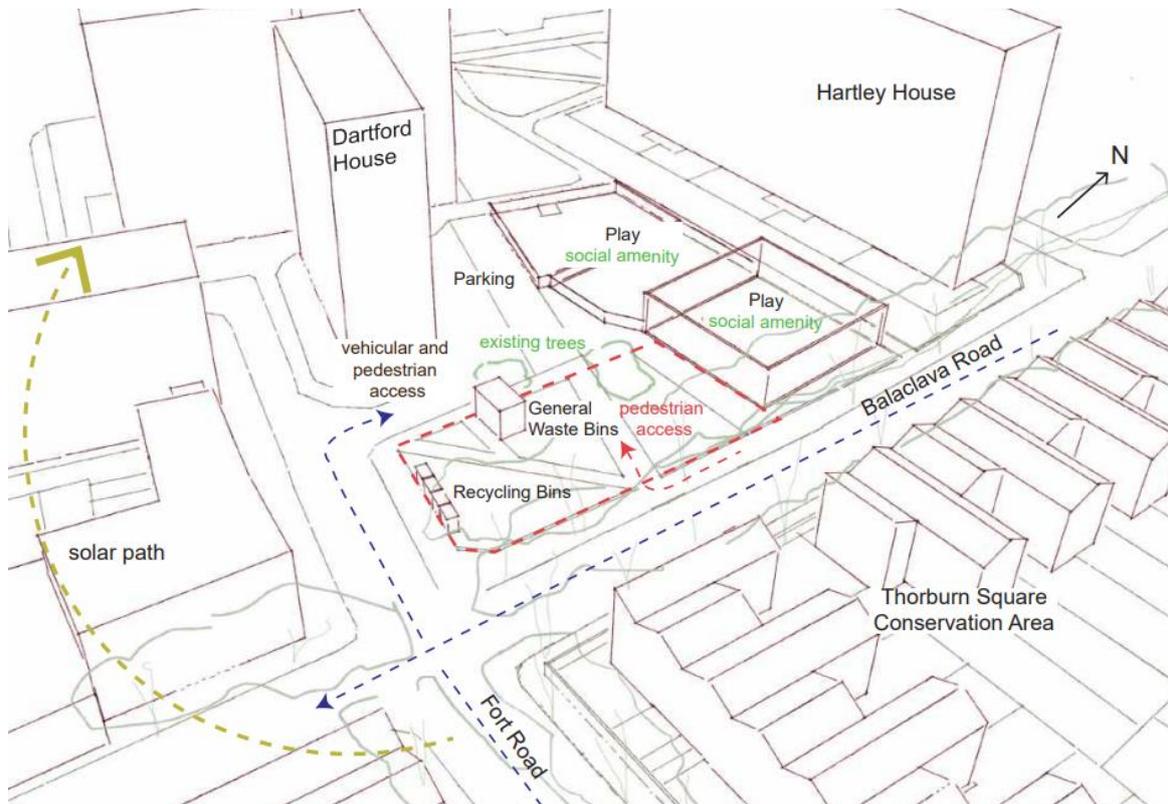
### Site location and description

4. The application site is located on the corner of Balaclava Road and Fort Road on the eastern edge of the Longfield residential estate, South Bermondsey.



Site location in red (above)

5. The site is approximately 0.06 ha and comprises an area of grass and hardstanding with brick built refuse and recycling bin storage. There is an existing games court and play area to the north and car park area immediately adjoining the site to the west.
6. The site is located approximately 0.3 miles north of the Old Kent Road and Burgess Park MOL. The immediate surrounding area is predominately residential in character. There are two 7 storey buildings close to the development site and within the existing Longfield estate. These are known as Hartley House (to the north) and Dartford house (to the west). To the east of the site on Balaclava Road are two storey terraced properties, situated within the Thorburn Square Conservation Area. To the south of the site on the opposite side of Fort Road is existing residential development, comprises a mix of two and three storey houses and flats.



*Indicative drawing of the existing site and surrounding area (above)*

7. The site is located within an Air Quality Management Area, Archaeological Priority Zone, Controlled Parking Zone (CPZ), Flood Zone 3, Old Kent Road Opportunity Area, Smoke Control Design and Urban Density Zone

### **Details of proposal**

8. The application proposes x7 social-rent homes, consisting of 5x two bed homes and x2 one bed homes. This scheme has come forward as part of the Council's 'New Council Homes' Delivery programme which seeks to provide quality and affordable new council homes in the Borough.
9. The application proposes to deliver x4 two bedroom homes within a five storey corner building located at the junction of Fort Road and Balaclava Road. A communal entrance is proposed from Fort Road and will include lift and stair access via a security lobby. A separate bike store, bin store, and plant room is provided at ground floor and the 4 homes will be situated on the first to fourth floor.
10. Two-storey terraced houses as proposed to front Balaclava Road to deliver x1 two bedroom unit and x2 one bedroom homes. This is in keeping with the scale and form of existing terraced houses opposite the development on Balaclava Road, which are within the Thorburn Square Conservation Area. Separate bike and bin storages are provided in the private gardens for each of the three houses.
11. The proposal includes landscaping enhancements to the west of the site,

connecting with the wider estate. The development will result in the loss of 1 Category C tree of the rear (west) of the site.

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

12. In total, 211 neighbouring addresses were written to publicising the application. Six letters of objection were received on the application and one neutral comment.

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

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

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

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

These matters are discussed in detail in the 'Assessment' section of this report.

### **Legal context**

15. 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.

16. 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**

17. 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.
18. The site is located within:
  - Air Quality Management Area
  - Archaeological Priority Zone
  - Controlled Parking Zone (CPZ)
  - Flood Zone 3
  - Old Kent Road Opportunity Area
  - Smoke Control Design
  - Urban Density Zone

## **ASSESSMENT**

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

19. The existing site is not protected open space and is defined as housing amenity land for the existing Longfield Estate. The existing refuse storage on site has been re-located within the wider estate to ensure no net loss of storage facilities for existing residents. The proposal will optimise the use of site, providing benefits to existing and future residents on the estate.
20. 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 forms part of the Council's 'New Council Homes' Delivery programme and seeks to provide quality and affordable new homes in the Borough, in accordance with draft New Southwark Plan (NSP) Policy SP1. The principle of residential development on this site is accepted.

### **Housing density and residential quality**

#### Density

21. The development density for this site is 316.7 habitable rooms per hectare.

This is based on a site area of 0.06ha with 19 habitable rooms proposed. This falls within the expected residential density range of 200 to 700 habitable rooms per ha for the Urban Density Zone.

### Space standards

22. All units meet the minimum space standards and provide dual aspect accommodation, in accordance with the London Plan Policy D6, Southwark's Residential Design Standards SPD, and the nationally described space standards.
23. Whilst it is unusual to deliver one bed two person houses, the proposal for terraced housing in this instance seeks to respond to the setting of the Thorburn Square Conservation Area on the eastern side of Balaclava road; mirroring the existing building height and form. There is not sufficient space on site to deliver two units which each meet the minimum GIA of 70sq.m for two bed three person houses. The proposal for two storey one bed two person houses is therefore accepted in the context of this site and would deliver good-sized accommodation for couples.

### Outdoor amenity space

24. Private outdoor gardens are proposed for the three houses on this site. The terraced houses are set back from Balaclava road to avoid development within root protection zones. As a result, the private outdoor space for units 1-3 are spilt between the front and rear gardens. For unit 1 (two bed four person), 61sqm of private outdoor space is proposed which exceeds the minimum requirement of 50sqm. Given the space constraints on site, units 2 and 3 (one bed two person) fall short of the 50sqm minimum requirement. Unit 2 will deliver a total of 33.7sqm of private amenity space and unit 3 will deliver a total of 31sqm of private amenity space. This is considered an acceptable amount of private outdoor amenity space for one bed two person dwellings.
25. The application proposes 10sqm dual aspect private balconies for units 4-7, in accordance with the London Plan Policy D6 and Southwark's Residential Design Standards SPD.
26. No communal outdoor space is proposed for specific use by the new flatted development, due to the limited space available. However the site is within close proximity to outdoor space existing within the wider Longfield estate. This includes a games court and play space immediately adjoining the site boundary. The applicant has provided details of landscaping proposals to the north and west of the site including the creation of an enhanced public realm within this development proposal, in addition to opportunity for allotment spaces and landscaping enhancements within the wider Longfield estate.

### Daylight / sunlight (Proposed development)

27. A daylight and sunlight assessment has been provided, based on BRE Guidance to assess daylight received within the proposed development. The results show that 25 habitable windows (across 9 rooms) do not achieve the

recommended Vertical Sky Component of 27%. The Average Daylight Factor (ADF) has been calculated for these 9 rooms, demonstrating that they would all exceed the minimum ADF targets for habitable rooms. Therefore, the proposed daylight and sunlight levels for the new development are acceptable.

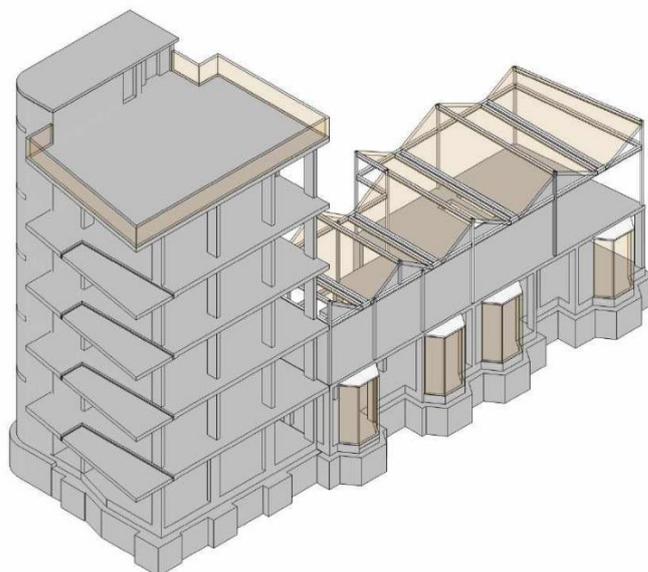
### Refuse storage

28. Communal refuse storage is proposed within the ground floor area of the four storey corner block. This will provide storage for 660 Litres (L) of general waste, 360 L of recycling waste, 240 L of food waste and an area for bulky waste. This area is proposed to be accessed from Fort Road will service units 4-7.
29. Individual refuse storage is proposed within the front garden areas of the terraced houses, fronting Balaclava Road. This will provide storage for 240 L of general waste, 240 L of recycling waste, 240 L of garden waste and 23 L of food waste per house. Overall the proposed refuse storage facilities meet the minimum capacity requirements set out within Southwark's Waste Management Guidance Note.

## **Design, including layout, and building heights**

### Urban design

30. The proposed layout of the new development is logical and makes use of the corner location that maintains suitable separation with existing buildings on the estate whilst also offering a sense of enclosure to the shared communal space which connected the new development with the existing estate. The proposed height and massing is considerate the surrounding area, utilising the corner plot for a modest height increase from Balaclava road. This height is acceptable in the context of the existing Longfield Estate and blocks of flats on Fort Road. The proposal for 2 storey terraced housing with bayed design and v-shaped parapets deliberately reflects the character of the historic frontage of Balaclava road.



*3D structural outline of the proposed building design (above)*



*View of the proposed development from the junction of Fort Road and Balaclava Street (above)*

31. The V-shaped parapet is extended to the corner block where it combines with the inset balconies of the flats to give it a highly articulated and elegant silhouette. The proposed elevations will comprise a combination of red-coloured brick on the upper storeys and deep green glazed brick at the base of the building.
32. Overall the proposed is well considered, logically arranged and designed to mediate between the fine character and modest scale of the conservation area and the larger scale and open spaces of the estate. It will provide high quality architecture and landscape not just to the new residents but also to existing residents on the estate as well as the wider neighbourhood.

### Heritage consideration

33. The application site is situated adjacent to the Thorburn Square Conservation Area on the opposite side of Balaclava Road. This conservation area is characterised by its narrow streets fronted by traditional Victorian terraced housing, with small front gardens providing separation from the street frontage. The Balaclava Road frontage forms the eastern edge of the conservation area and comprises well preserved 2 storey late Victorian style terraced housing with brick facades. The Junction with Fort Road is a key entrance to the conservation area, extending eastwards from Balaclava Road towards the main entrance of St Anne's Church which forms the centre point of the conservation.

Due to the scale and siting of the proposed development, there is likely to be some impact on the setting of this conservation area.

34. At its tallest point, the new development is 5 storeys in height on the corner junction of Fort Road and Balaclava Road. This steps down in height from the existing 7 storey buildings immediately to the north and west of the site, to create a lower scale of development fronting Balaclava Road. The new building footprint is set back from the pavement edge by some 6.5 metres to preserve the mature planted edge of the conservation area. The 2 storey terraced houses are proposed to front Balaclava Road, in keeping with the scale and form of the existing terraced houses opposite within the conservation area. The creation of front gardens for these new houses echo that of the conservation area. Overall it is considered that the proposed layout and scale of development is modest and will cause limited harm to the setting of the adjacent conservation area.
35. In accordance with paragraph 199 of the NPPF (2021), the potential harm arising from the proposed development is considered to be on the lesser order of less than substantial harm. This harm must be balanced against any public benefits arising from the new development. In this instance it is considered that the proposed quality of design, improved public realm and provision of 100% affordable housing on-site outweighs any harm identified to the setting of the Thorburn Square Conservation.

### Fire Safety

36. 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.	There are a number of access routes around the site from Balaclava Road and Fort Road leading to an existing car park. These access routes provide suitable access to the front and rear of the new building for fire services.
2) Incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire.	The installation of an automatic fire alarm and detection system is proposed for all units and common areas within the block of flats. The installation of automatic suppression systems are proposed for all open plan flats and ancillary common rooms. The development will incorporate structural fire resistance and compartmentation.
3) Be appropriately constructed to minimise the risk of fire spread.	The development will be designed to prevent fire spread between building boundaries, to achieve 60 minutes fire resistance.

4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.	The building layouts allow for occupants to safely egress from the buildings at any time. Travel distances within apartments are limited to 20m from the entrance door and kitchen areas are enclosed from bedrooms. An evacuation lift is proposed.
5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.	A stay put evacuation policy is proposed. Each unit is suitably protected against the spread of fire. Suitable evacuation provisions have been made to allow for safe egress from the building at any time.
6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.	A dry rising main is proposed within the five storey block of flats at ground floor. This would be located within a suitable distance for firefighters to access from the main road.

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

### Daylight and Sunlight

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

- 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.

38. Dartford House (west)

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
7	6	86%	0	1	0

39. As outlined above, there is only 1 window that fails to meet the recommended VSC level of at least 27%. The proportionate loss of light for this window would be 32%. This suggests a moderate noticeable impact to existing occupants.

40. Hartley House (north)

Vertical Sky Component (VSC)	
Window	Loss

Total	Pass	BRE compliant	20-30%	31-40%	41% +
115	115	100%	0	0	0

41. As noted above, all of the windows would meet the required VSC level of above 27% and the proportionate loss would be less than 20%, therefore, the impact of the new development would not be noticeable.

42. 2-3 Storey Houses (south)

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
15	3	20%	6	6	0

43. As outlined above, 12 windows would fail to meet the required VSC level of above 27%. For 6 of these windows, the proportionate loss of light would be between 20-30% of the original value, which would suggest a marginal noticeable impact for the existing occupants. For the other 6 windows, the proportionate loss would be between 31-36% of the original value, which may cause a moderate noticeable impact to existing occupants.

44. Victorian Houses (east)

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
21	21	100%	0	0	0

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

46. Alfred Salter House (south)

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
5	4		1	0	0

47. As outlined above, only 1 window does not meet the recommended VSC level of at least 27% and would result in a proportionate loss of light of 20.5% of the original value. This suggests a marginal noticeable impact for the existing occupants.

48. Overall the development is not considered to result in an unacceptable impact on the amenity of surrounding residents. No windows experience more than 41% reduction. Therefore, the new development would not adversely affect neighbouring residents in terms of daylight. The most affected neighbouring buildings are the 3 storey houses at 108 Fort Road to the south of site which would notice a moderate change for some habitable windows. No-Skyline tests were carried out on these units which suggest the rooms will receive a good

level of light. The floor plans available for these houses show that the most affected rooms at ground and first floor are dual aspect.

### Overlooking and Privacy:

49. The proposed development is compliant with the minimum distance of 12 metres to the front of the building, facing Balaclava Road and Fort Road. Therefore, the new development should not impact on neighbouring residents to the east and south of the site in terms of overlooking, loss of privacy and disturbances.
50. At the nearest point, there is approximately 10 metres between the rear of the proposed building and Dartford House to the west. This does not meet the minimum distance of 21 metres, as required by the Residential Design Standards SPD. Accordingly, no habitable windows have been proposed on the western elevation of the five storey building. The closest habitable window is approximately 16 metres from the rear of the terraced housing and Dartford House. This view does not have a direct sightline and is partially blocked by the 5 storey part of the development, which extends 6 metres further west than the terraced houses. Therefore, impact on neighbouring residents to the west of the site in terms of overlooking, loss of privacy and disturbances is limited.

### **Transport and highways**

51. The application site scores a PTAL of 4 (good), which means that it is well connected by public transport and the development is required to be car free. The site is also within a CPZ. Future occupiers will therefore be excluded from obtaining a car parking permit, with the exception of blue badge holders.
52. The application proposes a total of 19 cycle parking spaces across the development site. This quantum of cycle parking exceeds the minimum standards for short and long stay parking, as required by the London Plan T5 and draft NSP Policy P52. The following provision is proposed:
  - 4x short-stay cycle parking spaces to the front of the site closest to Balaclava Road
  - 11x long stay cycle parking spaces within the ground floor plan of the new development to include space for 2x disabled access cycle parking spaces and 1 cargo bicycle space
  - Separate cycle storage within the rear gardens of the three houses to provide 1x cycle space for each of the one bed units and 2x cycle spaces for the two bed unit.
53. The applicant will be required to submit details of the proposed design of cycle storage to demonstrate that it is secure, weatherproof and accessible for future residents and visitors.
54. The proposed development is relatively small in scale and is not likely to have a noticeable impact on the local highway network or public transport demand. There is expected to be limited trip generation as a result of the development

being car free with the expectation of blue badge holders visiting the site and deliveries. There is an existing access from Fort Road, providing vehicle and pedestrian access to the existing car park and play space to the west and north of the site.

## **Flood Risk and Sustainable Urban Drainage**

55. The site is within Flood Zone 3 within an area benefiting from flood defences, in accordance with the EA records. A Flood Risk Assessment (FRA) and Drainage Strategy has been prepared to demonstrate that suitable measures have been incorporated to minimise the risk of flooding for future occupiers on the site and within the surrounding area.
56. The proposed finish floor level of development is 2.6 metres AOD, raising the finished floor level 150mm above the average ground level. This does not meet the EA standing advice for habitable rooms at ground floor level to be 600mm above the estimated flood level, which would potentially reach 2.53 metres AOD for this site during a 2100 breach event. However, no sleeping accommodation is proposed at ground floor level. The only habitable rooms at ground floor level are the kitchen, dining and living areas for the three terraced houses, which all have sleeping accommodation at first floor level.
57. The drainage strategy proposes below-ground attenuation tanks located on the western part of the development boundary. The strategy proposes re-use measures to capture surface water on the roof areas and hardstanding. Detailed design of the proposed drainage strategy and sustainable urban drainage measures are recommended to be secured via condition.

## **Air quality**

58. 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. The Air Quality Assessment demonstrates an acceptable level of air quality conditions for future occupiers. The development will be car-free and proposes the use of low carbon heating and energy. This will reduce exposure to future occupiers of poor air quality and prevent a further deterioration of air quality.

## **Energy and sustainability**

59. The application proposes the installation of communal air source heat pumps as the primary source of heating and hot water for development, located within a plant enclosure on the roof top of the five storey building. The remaining roof area will accommodate photovoltaic panels for on-site electricity generation. The development has been designed to improve energy efficiency and reduce to water consumption and heating demand. Mechanical ventilation heat recovery units are proposed for each flat in addition to the installation of energy sub-metering.

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

60. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark.
61. The development proposes the creation of new dwellings, which constitutes CIL liable development. The scheme proposes 100% social housing and therefore qualifies for social housing relief, subject to undertaking the prescribed process and providing the necessary CIL forms as required under CIL Regulations. The development will be liable to pay Mayoral CIL contributions at a rate of £60 per sqm.

## **Community involvement and engagement**

### **Consultation responses from internal consultees**

62. **Ecology:**
- Hedge should be changed to a mixed native hedge.
  - Yellow iris should not be used in the rain garden as it will choke it very quickly. Consider purple loosestrife and yellow Loosestrife.
  - Swift bricks to be used instead of the sparrow and starling ones proposed.
  - Use condition PC40 - 6 bricks
63. **Design and Conservation:**
- On the lesser end of less than substantial harm to the setting of the conservation area
  - quality of design, improved public realm and provision of 100% affordable housing on-site outweighs any harm identified
  - Proposed design supported subject to conditions
64. **Environmental Protection:**
- No objection subject to conditions on Residential internal noise levels, site contamination, and construction management plan
65. **Urban Forester:**
- No arboricultural impacts assessment has been submitted
  - The opportunity exists for planting elsewhere within the site.
66. **Transport Policy:**
- Mark up on the plans the design specification of cycle parking

- Outline arrangements for disabled visitors/residents arriving by car
- Provide details on management of the construction process to minimise impact on the local highway network and community. A Construction Management Plan will need to be submitted.
- Agree to a condition to make good any footway that is damaged during the construction process.

67. **Highways:**

- Joint survey to be arranged prior to works commencing on site (including any demolition).

68. **Archaeology:**

- Low potential for significant archaeology
- No response is necessary

### **Community impact and equalities assessment**

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

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

71. 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.

72. 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**

73. 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.
74. This application has the legitimate aim of providing 8 new residential units and 318m<sup>2</sup> 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**

75. 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.
76. 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.

77. **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**

78. The proposed development is acceptable in land use terms and will optimise the use of the land providing benefits to existing and future residents on the

estate. The provision of 100% social rent housing is supported in principle. The proposed scale, form and massing of the development is acceptable in the context of the surrounding area and steps down in height from the existing blocks of flats on the Longfield Estate. There is limited harm to the setting of the conservation area and on balance any harm is acceptable due to the provision of a high design quality, public realm improvements and the provision of 100% affordable housing. The new development will be car-free and will provide at least dual aspect living accommodation with sufficient outdoor

79. For the reasons set out in the 'Assessment' section of this report, it is recommended that planning permission is granted subject to conditions, and the applicant entering into an appropriate unilateral agreement.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file H31 Application file 21/AP/2905 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

## APPENDICES

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



## AUDIT TRAIL

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Gemma Perry, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	4 November 2021	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		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.

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<b>Applicant</b>	Southwark Council	<b>Reg. Number</b>	21/AP/2905
<b>Application Type</b>	Minor Development (Council Own)		
<b>Recommendation</b>	Grant	<b>Case Number</b>	H31

**Draft of Decision Notice****Grant planning permission for the following development:**

Construction of a 5 storey corner building containing 4 x 2 bedroom flats and 2 storey terraced houses containing 1 x 2 bedroom house and 2 x 1 bedroom houses along Balaclava Road, with associated cycle parking, landscaping and refuse storage. All 7 homes are for social rent.

At

Longfield Estate Balaclava Road/ Fort Road London SE1 5RZ

**Conditions****Permission is subject to the following Approved Plans Condition:**

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

Reference no./Plan or document name/Rev.

576.PL 102-A - FIRST FLOOR PLAN FIRST FLOOR PLAN 13/08/2021

576.PL.103-A - SECOND, THIRD AND FOURTH FLOOR PLANS SECOND, THIRD AND FOURTH FLOOR PLANS 3/08/2021

576.PL.104-D - ROOF PLAN ROOF PLAN 13/08/2021

576.PL.201-A - PROPOSED SECTION A-A PROPOSED SECTION A-A 13/08/2021

576.PL.202-A - PROPOSED SECTION B-B PROPOSED SECTION B-B 13/08/2021

576.PL.203-A - PROPOSED SECTION C-C PROPOSED SECTION C-C 13/08/2021

576.PL.301-C - EAST ELEVATION EAST ELEVATION 13/08/2021

576.PL.302.B - WEST ELEVATION WEST ELEVATION 13/08/2021

576.PL.303.C - NORTH ELEVATION NORTH ELEVATION 13/08/2021

576.PL.304-C - SOUTH ELEVATION SOUTH ELEVATION 13/08/2021

576.PL.502 - PROPOSED SOFT LANDSCAPE PROPOSED SOFT LANDSCAPE 13/08/2021

576.PL.503 - PROPOSED HARD LANDSCAPE PROPOSED HARD LANDSCAPE 13/08/2021

576.PL.601-C - BAY STUDY TYPICAL TOWER BUILDING BAY STUDY TYPICAL TOWER BUILDING 13/08/2021

576.PL.602-C - BAY STUDY TYPICAL TERRACED HOUSE BAY STUDY TYPICAL TERRACED HOUSE 13/08/2021

4457-SITE-ICS-XX-RP-C-07.002 Drainage Plan/Strategy (Rev: P04) 02/11/2021

576.PL101-B GROUND FLOOR PLAN Plans - Proposed 13/08/2021

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 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.

4. Prior to works commencing, full details of all tree planting such that there is an increase of 10% in stem girth 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 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.

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. 1:5/10 section detail-drawings through:

- o the facades;
- o parapets;
- o roof edges;
- o base junctions
- o plant rooms;
- o common areas; and
- o heads, cills and jambs of all openings,

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any above-grade work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Part 12 and part 16 of the NPPF (2021); Strategic Policy SP12 - Design and conservation - of the Core Strategy (2010); and saved policies: 3.12 Quality in Design; and 3.13 Urban Design, of The Southwark Plan (2007).

8. Sample panels of all and external facing materials, surface finishes at the ground floor and common areas, to be used in the carrying out of this permission shall be presented on site and approved by the Local Planning Authority in writing before any above-grade work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Part 12 and part 16 of the NPPF (2021); Strategic Policy SP12 - Design and conservation - of the Core Strategy (2010); and saved policies: 3.12 Quality in Design; and 3.13 Urban Design, of The Southwark Plan (2007).

9. Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme, including a minimum 10m stem girth of trees, and showing the treatment of all parts of the site not covered by buildings (including cross sections, 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 same size 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 (Promoting healthy and safe communities), 12 (Achieving well designed places), and 15 (Conserving and enhancing the natural environment) of 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).

10. Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles in accordance with the Ground Floor Plan (drawing reference 576.PL.101-B, dated 08.06.2021) hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out otherwise in accordance with any such approval given.

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

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

11. Details of Swift bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than 6 nesting bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

Discharge of this condition will be granted on receiving the details of the nest features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in

accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); and Strategic Policy 11 (Open spaces and wildlife) of the Southwark Core strategy (2011).

### **Permission is subject to the following Compliance Condition(s)**

12. 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).

13. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the Ground Floor Plan (drawing reference 576.PL.101-B, dated 08.06.2021) 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).

14. The development hereby permitted shall be carried out in accordance with the approved Drainage Strategy prepared by Infrastruct CS(report reference 4457-SITE-ICS-XX-RP-C-

07.002 dated September 2021) and drainage strategy engineering design (plan reference 088-HRW-XX-XXDR- C-0500 P04, dated 02nd November 2021).

Reason: To ensure: the development is designed safely in reference to flood risk in accordance with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 12 (Flood risk management) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011); and Saved Policy 3.9 (Water) of the Southwark Plan (2007).

15. 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).

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

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

## **Informative Notes to Applicant Relating to the Proposed Development**

1. The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980

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

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

Chapter 16 Conserving and enhancing the historic environment

**The London Plan 2021**

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D5 Inclusive design

Policy D6 Housing quality and standards

Policy D7 Accessible housing

Policy H1 Increasing housing supply

Policy H2 Small sites

Policy G6 Biodiversity and access to nature

Policy SI 1 Improving air quality

Policy SI 2 Minimising greenhouse gas emissions

Policy SI 4 Managing heat risk

Policy SI 5 Water infrastructure

Policy SI 7 Reducing waste and supporting the circular economy

Policy SI 12 Flood risk management

Policy SI 13 Sustainable drainage

Policy T4 Assessing and mitigating transport impacts

Policy T5 Cycling

Policy T6 Car parking

Policy T6.1 Residential parking

Policy T7 Deliveries, servicing and construction

Policy DF1 Delivery of the Plan and Planning Obligations

Core Strategy 2011

Strategic Policy 1 (Sustainable development)

Strategic Policy 2 (Sustainable transport)

Strategic Policy 5 (Providing new homes)

Strategic Policy 12 (Design and conservation)

Strategic Policy 13 (High environmental standards)

Strategic Policy 14 (Implementation and delivery)

Southwark Plan 2007 (saved policies)

Policy 2.5 Planning Obligations

Policy 3.2 - Protection of amenity

Policy 3.4 - Energy efficiency

Policy 3.6 - Air quality

Policy 3.7 - Waste reduction

Policy 3.9 - Water

Policy 3.11 - Efficient use of land

Policy 3.12 - Quality in design

Policy 3.13 - Urban design

Policy 3.14 - Designing out crime

Policy 4.1 - Density

Policy 4.2 - Quality of residential accommodation

Policy 5.2 - Transport impacts

Policy 5.3 - Walking and cycling

Policy 5.6 - Car parking

### Planning history of the site and nearby sites

#### **Proposed development site**

There are is no relevant planning history for the application site.

#### **Nearby sites**

13/AP1893 - Demolition of existing shop and redevelopment to form two houses on ground, first and second floors. 108 Fort Road London SE1 5PT. This application provided floor plans to inform the daylight assessment for the neighbouring development to the south, which is moderately impacted by the proposed development in terms of daylight.

**Consultation/publicity undertaken**

**Site notice date:** N/A.

**Press notice date:** 26.08.2021

**Case officer site visit date:** 21/10/2021

**Neighbour consultation letters sent:** 25/08/2021 and 22/09/2021

**Internal services consulted**

Archaeologist

Design and Conservation

Ecology

Environmental Protection

Flood Risk Management & Urban Drainage

Highways Development and Management

Transport Policy

Urban Forester

Old Kent Road Team

Community Infrastructure Levy Team

**Statutory and non-statutory organisations**

Environment Agency

**Neighbour and local groups consulted:**

**Letters sent to the following**

115 Fort Road London Southwark 25/08/2021 22/09/2021 Post  
121B Fort Road London Southwark 25/08/2021 22/09/2021 Post  
4 Alma Grove London Southwark 25/08/2021 22/09/2021 Post  
24 Alma Grove London Southwark 25/08/2021 22/09/2021 Post  
117 Fort Road London Southwark 25/08/2021 22/09/2021 Post  
12 Alma Grove London Southwark 25/08/2021 22/09/2021 Post  
18 Alma Grove London Southwark 25/08/2021 22/09/2021 Post  
36 Alma Grove London Southwark 25/08/2021 22/09/2021 Post  
35

2 Alma Grove London Southwark 25/08/2021 22/09/2021 Post  
19 Balaclava Road London Southwark 25/08/2021 22/09/2021 Post  
1 Balaclava Road London Southwark 25/08/2021 22/09/2021 Post  
130 Fort Road London Southwark 25/08/2021 22/09/2021 Post  
124 Fort Road London Southwark 25/08/2021 22/09/2021 Post  
14 Alma Grove London Southwark 25/08/2021 22/09/2021 Post  
11 Balaclava Road London Southwark 25/08/2021 22/09/2021 Post  
16 Alma Grove London Southwark 25/08/2021 22/09/2021 Post  
18A Alma Grove London Southwark 25/08/2021 22/09/2021 Post  
16A Alma Grove London Southwark 25/08/2021 22/09/2021 Post  
13 Balaclava Road London Southwark 25/08/2021 22/09/2021 Post  
9 Balaclava Road London Southwark 25/08/2021 22/09/2021 Post  
7 Balaclava Road London Southwark 25/08/2021 22/09/2021 Post  
121A Fort Road London Southwark 25/08/2021 22/09/2021 Post  
8 Alma Grove London Southwark 25/08/2021 22/09/2021 Post  
6 Alma Grove London Southwark 25/08/2021 22/09/2021 Post  
34 Alma Grove London Southwark 25/08/2021 22/09/2021 Post  
32 Alma Grove London Southwark 25/08/2021 22/09/2021 Post  
30 Alma Grove London Southwark 25/08/2021 22/09/2021 Post  
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20 Alma Grove London Southwark 25/08/2021 22/09/2021 Post  
10 Alma Grove London Southwark 25/08/2021 22/09/2021 Post  
5 Balaclava Road London Southwark 25/08/2021 22/09/2021 Post  
3 Balaclava Road London Southwark 25/08/2021 22/09/2021 Post  
21 Balaclava Road London Southwark 25/08/2021 22/09/2021 Post  
17 Balaclava Road London Southwark 25/08/2021 22/09/2021 Post  
15 Balaclava Road London Southwark 25/08/2021 22/09/2021 Post  
123 Fort Road London Southwark 25/08/2021 22/09/2021 Post  
121 Fort Road London Southwark 25/08/2021 22/09/2021 Post  
119 Fort Road London Southwark 25/08/2021 22/09/2021 Post  
128 Fort Road London Southwark 25/08/2021 22/09/2021 Post  
126 Fort Road London Southwark 25/08/2021 22/09/2021 Post  
122 Fort Road London Southwark 25/08/2021 22/09/2021 Post  
114 Fort Road London Southwark 25/08/202 22/09/202 Post

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Flat 24 Hartley House Longfield Estate Balaclava Road

25/08/202

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22/09/202

1 Post

Flat 25 Fawkham House Longfield Estate Fort Road

25/08/202

1

22/09/202

1 Post

Flat 10 Hartley House Longfield Estate Balaclava Road

25/08/202

1

22/09/202

1 Post

Flat 6 Fairby House Longfield Estate Dunton Road 25/08/202

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22/09/202

1 Post

Flat 11 Fairby House Longfield Estate Dunton Road

25/08/202

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22/09/202

1 Post

Flat 5 Dartford House Longfield Estate Fort Road 25/08/202

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22/09/202

1 Post

Flat 36 Dartford House Longfield Estate Fort Road 25/08/202

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22/09/202

1 Post

Flat 12 Fairby House Longfield Estate Dunton Road

25/08/202

1

22/09/202

1 Post

Flat 1 Hartley House Longfield Estate Balaclava Road

25/08/202

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Flat 9 Fairby House Longfield Estate Dunton Road 25/08/202

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Flat 19 Fairby House Longfield Estate Dunton Road

25/08/202

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22/09/202

1 Post

Flat 16 Fairby House Longfield Estate Dunton

Road

25/08/202

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22/09/202

1 Post

Flat 8 Fawkham House Longfield Estate Fort Road 25/08/202

1

22/09/202

1 Post

Flat 32 Fawkham House Longfield Estate Fort Road

25/08/202

1

22/09/202

1 Post

Flat 30 Fawkham House Longfield Estate Fort Road

25/08/202  
1  
22/09/202  
1 Post  
Flat 4 Dartford House Longfield Estate Fort Road 25/08/202  
1  
22/09/202  
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**Consultation responses received**

**Internal services consulted**

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

**Statutory and non-statutory organisations**

Environment Agency

**Neighbour and local groups consulted:**

31 Balaclava road London (Objection)  
36 Alma Grove London (Objection)  
132 Fort Road Bermondsey London (Objection)  
112 Fort Road London (Objection)  
27 Balaclava Road London (Objection)  
29 Balaclava Road London (Objection)