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Item No.	Classification:	Date:	Meeting Name:
8.1	OPEN	18 January 2022	Planning Committee
Report title:	Development Management planning application: Application 21/AP/3784 for: Variation of Legal Agreement Address: 41-55 Rotherhithe Old Road, LONDON Proposal: Variation of Section 106 agreement dated 11 August 2011 relating to 11/AP/0963 and 11/AP/3147: payment in lieu of six shared ownership dwellings		
Ward(s) or groups affected:	Rotherhithe		
From:	Director of Planning		
Application Start Date	02.11.2021	PPA Expiry Date	
Earliest Decision Date			

RECOMMENDATION

1. That the variation of the Section 106 agreement be agreed.

EXECUTIVE SUMMARY

2. The recommendation is that the planning committee agree a variation of a Section 106 legal agreement for an affordable housing payment of £1.2m in place of the of six shared ownership dwellings on site as originally agreed in the planning permission of 11.8.2011 .
3. The variation would be appropriate as a viability appraisal has been submitted and officers consider that the amount of the affordable housing contribution of £1,200,000 is consistent with Policy P1 of the emerging New Southwark Plan which requires that there should be no financial benefit to the applicant.

BACKGROUND INFORMATION

- 4 The S106 agreement of the original planning permission was signed in August 2011 and secured the construction of sixteen dwellings of which six dwellings, equivalent to seventeen habitable rooms, would be affordable. These were all to be shared ownership units of which one would be wheelchair accessible and the unit sizes would have comprised 3x one bedroom units, 2x two bedroom and 1 three bedroom unit. The applicant purchased the site in May 2014.

- 5 Planning permission was granted on 07/10/2016 for application 16/AP/1898 for a 'variation of Condition 2 (approved plans) of planning permission 11/AP/0963 for: 'Erection of a four storey building to provide 16 residential units (5x1, 6x2 and 5x3 bedroom flats), 1 disabled parking spaces and 18 cycle parking spaces' to allow alterations to reduce the two cores to one and subsequent alterations to the layout and elevations of the proposed building. An additional 4 habitable rooms are created.' The total number of flats increased from 16 to 17 and the dwelling mix changed due to the creation of a sixth additional one bedroom flat. This permission was implemented and the development completed accordingly as construction work started in August 2017.

The applicant entered into a contract with Hexagon RSL in March 2018 but they pulled out in June 2020. In October 2020 the applicant reached an agreement in principle with St Arthur RSL but this was not acceptable to the council as St Arthur Homes are not on the council's list of approved providers. The applicant was not able to find a Registered Provider (as defined in the Section 106 Agreement) willing to deliver the affordable housing as contemplated by the Section 106 Agreement. Following negotiations with the council it was agreed in May 2021 that the payment in lieu route should be followed.

Details of proposal

6. It is proposed to vary the following obligations:
1. The deletion of Schedules 5, 6 & 7. Schedule 5 relates to the approved affordable housing mix. Schedule 6 relate to the approved list of registered social landlords (RSLs) / Registered Providers. Schedule 7 relates to the RSL mortgagee's duty.
 2. The deletion of paragraph 1.2 of Schedule 2, which relates to affordable housing, and replacement with the following obligation:
The Developer covenants with the Council and undertakes to the Council so as to bind the Site to pay the Off-site Affordable Housing Contribution to the Council prior to the date of Occupation of more than 50% of the Remaining Units and not to Occupy or permit Occupation of more than 50% of the Remaining Units until the Off-site Affordable Housing Contribution has been paid.”
 3. The deletion of the definition of the following redundant definitions “Affordable Housing”, “Affordable Housing Units”, “the Approved Affordable Housing Mix”, “Dispose”, “Habitable Rooms”, “Intermediate Rented Housing”, “Registered Provider”, “RSL Mortgagee Duty”, “Shared Ownership Units”, “Shared Ownership Terms”, and “Staircasing” in their entirety.
 4. The deletion of the definition of “Remaining Units” and replacement with “the Dwellings forming part of the Development”.
 5. The addition of a new definition of Off-site Affordable Housing Contribution as follows:
“Means the sum of £1,200,000 (one million and two hundred thousand pounds) to be paid by the Developer in accordance with Part 1 of Schedule 2 hereof and to be applied by the Council towards the provision of off-site affordable housing within the London Borough of Southwark and which shall be subject to

indexation...". The indexation would apply from the date the deed of variation is signed.

6. The addition of a new paragraph 1.6 to Schedule 4 as follows:

"1.6 The Council covenants that it will expend the Off-site Affordable Housing Contribution towards the provision of off-site affordable housing within the London Borough of Southwark".

Planning history of the site

7. The planning history is in appendix 3.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

8. In determining this application, there are two main issues to consider. These are:
- (a) whether the submitted details are acceptable in terms of policy, and;
 - (b) whether the submitted details are sufficient to discharge the terms of the legal obligation and the reason for the imposition of the obligation.
9. These matters are discussed in detail in the 'Assessment' section of this report.
10. The detailed planning policy relating to this development is set out in the report on the original planning application. Any specific policy considerations relating to the submitted details are set out below.
11. Community impact, equalities and human rights implications are relevant considerations, as is working proactively and positively with applicants and agents. These matters are discussed in the 'Assessment' section of this report.

ASSESSMENT

Assessment of the proposed changes

12. The original purpose of the Section 106 Agreement was to secure affordable housing on site and it is proposed to make a payment in lieu.
13. The Affordable Housing Supplementary Planning Guidance 2011 sets out the sequential test approach. This is followed to make sure that the council secures as much affordable housing as possible. The sequential approach is as follows:
- 1. 'All housing, including affordable housing should be located on the development site.
 - 2. In exceptional circumstances we may allow the affordable housing to be provided off-site. In these circumstances we require that affordable housing is provided on another site or sites in the local area of the

proposed development.

3. In exceptional circumstances we may allow a pooled contribution in lieu of on-site or off-site affordable housing. In these circumstances we require a payment towards providing affordable housing instead of the affordable housing being built as part of the proposed development.'

Planning permissions 11/AP/0963, 11/AP/3147 and 16/AP/1898 secured affordable housing on the development site in keeping with point 1 of the sequential approach.

The applicant did not submit evidence with the above planning applications that they have looked at alternative sites to provide affordable housing in the local area of the proposed development, as set out in point 2 of the sequential approach. The development was constructed in accordance with planning permission to provide affordable housing on site. The applicant was not able to find a Registered Provider (as defined in the Section 106 Agreement) willing to deliver the affordable housing as contemplated by the Section 106 Agreement.

The applicant contacted the council and set out the reasons why it has not been possible. These are twofold: firstly the small number of shared ownership units are not attractive in terms of management cost to the Registered Providers that are acceptable to the Council, and the "for profit" Registered Provider St Arthur who was willing to deliver the affordable housing was not acceptable to the Council.

14. Point 3 of the sequential approach and Policy P1 of the emerging New Southwark Plan also allows payment in lieu in exceptional circumstances. In this case the inability to find a Registered Provider acceptable to the Council to deliver the affordable housing on-site is an exceptional circumstance. The Affordable Housing Supplementary Planning Guidance 2011 requires a minimum pooled contribution of £100,000 per habitable room of affordable housing. In this case the six affordable dwellings equate to seventeen habitable rooms and a contribution of £1,600,000.
15. The applicant submitted a viability appraisal in which two methods were used.
 - 1) Uplift in value of the through changing the 6 intermediate homes to private
 - 2) Financial performance of the whole development based on actual costs.

Policy P1 of the Southwark Plan 2022 says that the contribution should be no financial benefit to the applicant. A viability appraisal was provided by the applicant's consultant (Savills) and reviewed by the council's consultant (Strettons). The council's consultant undertook their independent assessment of the two methods. The appraisal outputs are summarised in the table below:

	Savills (for the developer)	Strettons (for the council)
Method 1	£859,950	£1,060,000
Method 2	£900,000	£1,200,000

The first method used by the applicant was a calculation based on the uplift in

value achieved through releasing the 6 units from their current obligation.

The second method used by the applicant was based on considering what the development could afford based in its actual performance. This method took into account the actual costs and realisable value, assuming a fully private scheme and calculated the total commuted sum that could be afforded, whilst still generating the necessary developer's profit, at £900,000. This sum was arrived at using a 17.5% profit on the units that were originally designated for a shared ownership.

The Council's viability consultant concluded that the first method would have an increase in value of £1,060,000 which should form the basis of the commuted sum.

The Council's viability consultant concluded that the second method would allow for a commuted sum of £1,200,000. This sum was arrived at using a 6% profit on the units that were originally designated for a shared ownership as this is a level of profit usually accepted for the lower risk for developing affordable homes.

The main difference between the applicant and the council's commuted sum calculation was that the assumed fixed profit of the affordable element was respectively 17.5% and 6%.

Officers consider that the amount of the affordable housing contribution of £1,200,000 is consistent with Policy P1 of the emerging New Southwark Plan which requires the maximum viable amount of affordable housing. Following negotiations the applicant agreed to a contribution of £1,200,000.

16. The proposal to substitute the obligation to deliver on site affordable housing with the alternative of a payment of a financial contribution of £1,200,000 would be acceptable as it would enable the provision of affordable housing off site.

Consultations

17. Details of consultation and any re-consultation undertaken in respect of this application are set out in the appendices.

Summary of consultation responses

18. None.

Community impact and equalities assessment

19. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
20. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
21. 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.
22. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership. The lack of provision of affordable housing has a disproportionate impact on individuals from BAME backgrounds. Whilst council policy prioritises on site provision, in circumstances such as these where it has no proved possible to achieve that, the provision of the maximum viable in lieu payments is acceptable. The payment will help to fund the delivery Councils own housing programme.

Human rights implications

23. 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.
24. This application has the legitimate aim of extending and refurbishing an existing office building. 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

25. 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.

26. 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.

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

Was the pre-application service used for this application?	NO
If the pre-application service was used for this application, was the advice given followed?	N/A
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?	N/A
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	YES

CONCLUSION

28. Officers consider that the amount of the affordable housing contribution of £1,200,000 is consistent with Policy P1 which requires the maximum viable amount of affordable housing. The proposal to substitute the obligation to deliver on site affordable housing with the alternative of a payment of a financial contribution would be acceptable as it would enable the provision of affordable housing off site.

BACKGROUND INFORMATION

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file TP 1227-34 Application file 21/AP/0179 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Andre Verster, Team Leader	
Version	Final	
Dated	22 December 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		December 2021

Appendix 1: Recommendation

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

This document is not a decision notice for this application.

Applicant	KMP Surrey Quays Limited	Reg. Number	21/AP/3784
Application Type	Variation/discharge of Legal Agreement		
Recommendation	Agreed - for App Types VLA & VNMC	Case Number	141-21

Draft of Decision Notice

The variation is **AGREED** for the following development:

Variation of Section 106 agreement dated 11 August 2011 relating to 11/AP/0963 and 11/AP/3147: payment in lieu of six shared ownership dwellings

41- 55 Rotherhithe Old Road London Southwark SE16 2PR

the variation is **AGREED** for the following development:

Variation of Section 106 agreement dated 11 August 2011 relating to 11/AP/0963 and 11/AP/3147: payment in lieu of six shared ownership dwellings

At

41- 55 Rotherhithe Old Road London Southwark SE16 2PR

In accordance with the valid application received on 2 November 2021 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

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.

Received on:

Reason:

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

Signed:

Stephen Platts

Director of Planning and Growth

Important Notes Relating to the Council's Decision

1. Conditions

- If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.

- Further information about how to comply with planning conditions can be found at:

https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12

- Please note that there is a right of appeal against a planning condition. Further information can be found at:

https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal

2. Community Infrastructure Levy (CIL) Information

- If your development has been identified as being liable for CIL you need to email [Form 1: CIL Additional Information](#), [Form 2: Assumption of Liability](#) and [Form 6: Commencement Notice](#) to cil.s106@southwark.gov.uk as soon as possible, so that you can be issued with a Liability Notice. This should be done at least a day before commencement of the approved development.

- **Payment of the CIL charge is mandatory and the CIL Regulations comprises a range of enforcement powers and penalties for failure to following correct procedures to pay, including stop notices, surcharges, late payment interests and prison terms.**

- To identify whether your development is CIL liable, and further details about CIL including eligibility and procedures for any CIL relief claims, please see the Government's CIL guidance:

<https://www.gov.uk/guidance/community-infrastructure-levy>

- All CIL Forms are available to download from Planning Portal:

https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

- Completed forms and any CIL enquiries should be submitted to cil.s106@southwark.gov.uk

3. National Planning Policy Framework

- In dealing with this application we have implemented the requirements in the

National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

4. Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, OR within **6 months** (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- Further details are on GOV.UK (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

5. Purchase Notice

- If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990

6. Provisions for the Benefit of the Disabled

- Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
 - i. Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
 - ii. Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
 - iii. Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.

7. Other Approvals Required Prior to the Implementation of this Permission.

- The granting of approval of a reserved matter or outstanding matter does not relieve developers of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the London Borough of Southwark) entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property. In this connection applicants are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

8. Works Affecting the Public Highway

- You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

9. The Dulwich Estate Scheme of Management

- Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].

10. Building Regulations.

- You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].

11. The Party Wall Etc. Act 1996.

- You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

12. Important

- This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

Appendix 2: Planning policy

Adopted planning policy

National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework ('NPPF') was published in July 2021 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.

Paragraph 212 states that the policies in the framework are material considerations which should be taken into account in dealing with applications.

- Chapter 5 Delivering a sufficient supply of homes

London Plan 2021

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

- Policy H4 Delivering affordable housing

Core Strategy 2011

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

- Strategic Policy 6 Homes for People on different incomes

Southwark Plan 2007 (saved policies)

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

Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

- Policy 4.4 Affordable Housing

Emerging Policy – New Southwark (2020)

The New Southwark Plan (NSP) was submitted to the Secretary of State in January 2020. The Examination in Public (EiP) for the NSP took place between February to April 2021 and the amendments within the Proposed Changes to the Submitted New Southwark Plan will be considered along with the consultation responses received at each stage of public consultation. It is anticipated that the plan will be adopted later in 2021 following the EiP, which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. Paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the NPPF.

The relevant policies within the NSP are:

- P1 Social rented and intermediate housing

Supplementary Planning Documents (SPDs)

Of relevance in the consideration of this application are:

- Southwark's Affordable Housing Supplementary Planning Guidance 2011
- Southwark's Viability Supplementary Planning Guidance 2017
- Southwark's Section 106 Planning Obligations and Community Levy (CIL) Supplementary Planning Document April 2015
- Mayor of London Homes for Londoners Affordable Housing and Viability Supplementary Planning Guidance 2017

Appendix 3: Relevant planning history of the site

Reference	Status	Date	Proposal
16/AP/1898	Granted with Legal Agreement	07/10/2016	Variation of Condition 2 (approved plans) of planning permission 11/AP/0963 for: 'Erection of a four storey building to provide 16 residential units (5x1, 6x2 and 5x3 bedroom flats), 1 disabled parking spaces and 18 cycle parking spaces' to allow alterations to reduce the two cores to one and subsequent alterations to the layout and elevations of the proposed building. An additional 4 habitable rooms are created.
11/AP/3147	Agreed	24/10/2011	Non-material amendments to approved application 11-AP-0963 for: Erection of a four-storey building to provide 16 residential units (5x1, 6x2 and 5x3 bedroom flats), 1 disabled parking spaces and 18 cycle parking spaces. Amendments involve: - Rearrangement of internal layout to flat 1. - Introduction of ground floor part glazed window to Cope Street elevation. - Removal of ground floor window on Rotherhithe Old Road elevation and replacement with recessed brickwork. - Reconfiguration of access ramp, stairs and landscaped area to Rotherhithe Old Road elevation
11/AP/0963	Agreed	01/08/2011	Erection of a four-storey building to provide 16 residential units (5x1, 6x2 and 5x3 bedroom flats), 1 disabled parking spaces and 18 cycle parking spaces.

Appendix 4: Consultation undertaken

Re-consultation:

None

Appendix 5: Consultation responses received

None.