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Item No. 7.1	Classification: Open	Date: 21 September 2022	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application for: Full Planning Application 22/AP/0174 Address: SEAVINGTON HOUSE, CHAMPION HILL, SOUTHWARK, LONDON Proposal: Demolition of 16 garages and 10 bedsits and redevelopment of the site for the construction of 5 terraced three storey houses and a 19 unit four storey block of flats providing a total 24 new homes at 100% social rent		
Ward or groups affected:	Champion Hill		
From:	Director of Planning and Growth		
Application Start Date 25/01/2022		PPA Expiry Date 30/06/2022	
Earliest Decision Date 03/03/2022			

RECOMMENDATION

1. That planning permission is granted, subject to:
 - a) The conditions as set out in the report; and
 - b) The completion of a unilateral undertaking.
2. That in the event that a legal agreement is not signed by 21 December 2022 the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 110 of this report.

BACKGROUND INFORMATION

Site location and description

3. The application site is Seavington House a two storey building which contains 10 one bedroom bedsits, with 16 garages to the east of the site. It also comprises paving, soft landscaping and planting. The site covers 2630 sq. m. and is bound by Dog Kennel Hill to the east, Champion Hill to the north and an estate access road to the west.

Existing site location plan



4. The surrounding area is predominantly residential in land use, with the exception of Dog Kennel Hill Primary School located on the east side of Dog Kennel Hill. The Champion Hill Estate sits to the west of the site which is characterised by five storey residential buildings. The wider surrounding area is characterised by two to five storey residential buildings.
5. A parcel of land, 1A Dog Kennel Hill, immediately to the south of the site benefits from planning permission 10/AP/1891 for the erection of a five storey building including basement car park to provide 9 x 3 bedroom houses, private amenity space, soft land hard landscaping and boundary treatment, which has been subject to recent variations. There is also an application currently pending consideration 20/AP/0359 for the erection of a six storey building comprising 31 residential units (14 x 1 bed, 12 x 2 bed and 5 x 4 bed).

Photograph of existing Seavington House



6. The site is subject to the following designations:
- Dog Kennel Hill Controlled Parking Zone (CPZ)
 - Air Quality Management Area
 - Central Southwark Critical Drainage Area
 - Urban Density Zone
7. The site does not contain any listed buildings and is not in a conservation area. The Camberwell Grove Conservation Area is to the north east, across Champion Hill. The nearest listed building is Champion Cottage, Grade II listed, located to the west across Champion Hill. Dog Kennel Hill Park further to the south is designated as Metropolitan Open Lane (MOL) and a Site of Importance for Nature Conservation (SINC).

Details of proposal

8. The proposed development is for the demolition of Seavington House (10 one bedroom bedsits) and 16 garages, and the construction of a four storey block containing 19 flats and a three storey terrace containing five houses.
9. All of the 24 new homes would be social rented homes and form part of the Council's New Homes Delivery Programme which seeks to deliver 11,000 new homes by 2043.
10. The proposed dwelling mix is for 3 x 1 bedroom dwellings, 3 x 2 bedroom dwellings and 7 x 3 bedroom dwellings.
11. The proposal would also provide extensive landscaping to surround the buildings, including a communal garden with planting and a woodland area.

Refuse storage and cycle storage associated with the development are also proposed.

Consultation responses from members of the public and local groups

12. Summarised below are the material planning consideration raised by members of the public.
13. 47 objections have been received relating to the following matters:
14. Design quality and site layout:
 - Building lines / too close to the road
 - Inappropriate height, scale and massing
 - Out of character with surrounding area
 - Impact on heritage
15. Quality of accommodation and provision of private/communal outdoor space:
 - Small size of homes
 - Small size of amenity space
 - Noise and pollution
16. Neighbouring amenity impacts:
 - Proximity to 1A Dog Kennel Hill
 - Privacy impacts
 - Daylight and sunlight impacts
 - Noise
17. Transport, parking, highways, deliveries and servicing matters:
 - Close to a busy junction / creates a blindspot
 - Lack of car parking
 - Impact of deliveries
 - Increase in traffic
 - No wheelchair accessible parking
18. Ecology and biodiversity:
 - Loss of green space
 - Loss of trees / ecology
 - Impact on TPO trees
19. 49 support comments have been received relating to the following matters:
20. Principle of development and proposed land uses:
 - Efficient use of land
 - Existing homes have reached end of life

21. Affordable housing and viability:
- Support affordable housing
 - Support family sized homes
22. Design quality and site layout:
- Appropriate height
 - Adds to character of local area
 - Respects building lines
23. Quality of accommodation and provision of private/communal outdoor space:
- New playspace
24. Transport, parking, highways, deliveries and servicing matters:
- Improve pedestrian safety
25. Ecology and biodiversity:
- New planting
 - Urban Greening Factor of 0.58
 - Green roof
26. Other matters:
- Use of PVs
27. These matters are addressed in the relevant parts of this report.

Planning history of the site, and adjoining or nearby sites

28. Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report. A fuller history of decisions relating to this site, and other nearby sites, is provided in Appendix 4.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

29. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use
 - Tenure mix, dwelling mix and wheelchair accessible housing
 - Density
 - Quality of residential accommodation
 - Design, layout, heritage assets and impact on Borough and London views
 - Landscaping and trees

- Outdoor amenity space, children's playspace and public open space
- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Transport and highways
- Energy and sustainability
- Ecology and biodiversity
- Planning obligations (S.106 undertaking or agreement)
- Consultation responses, and how the application addresses the concerns raised
- Community impact and equalities assessment
- Human rights

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

Legal context

31. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021 and the Southwark Plan 2022. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
32. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

33. The statutory development plans for the Borough comprise the London Plan 2021 and the Southwark Plan 2022. 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 1. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Principle of the proposed development in terms of land use

34. The proposal seeks the demolition of an existing block of 10 one bedroom flats and 16 garages, and the construction of 24 residential dwellings. The proposed residential land use has already been established on site. Garages are not protected within planning policy meaning the loss of the garages on site does

not give rise to any land use issues.

35. The number of homes on the application site would increase from 10 to 24. The proposed development would make an efficient use of land to provide additional, and improved, social rented housing. The proposed layout of the site is shown below.

Site plan



Tenure mix, dwelling mix and wheelchair accessible housing

36. All of the 24 dwellings would be council homes at social rent. The proposed housing mix is as follows:

Unit size	No. of social rented units
1 bedroom	9 (37.5%)
2 bedroom	7 (29%)
3 bedroom	3 (12.5%)
4 bedroom	5 (21%)
All units	24

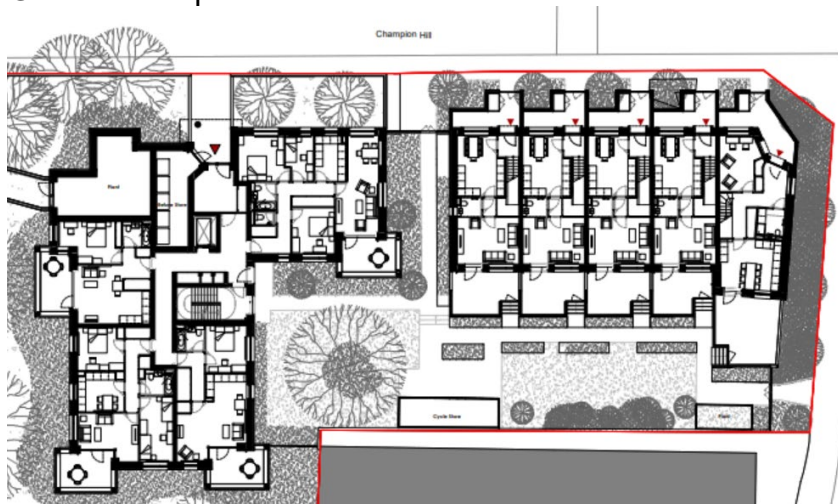
37. 62.5% of the new homes would have two or more bedrooms which exceeds the minimum 60% requirement as set out in Policy P2 of the Southwark Plan 2022. Furthermore, 33.5% of homes would have 3 bedrooms which exceeds the 25% minimum requirement in the urban zone. The housing mix is policy compliant.
38. There are no wheelchair accessible units proposed on site due to the level changes on the site and the inability to provide on-site wheelchair accessible car parking. As such, the shortfall of 9 habitable rooms (10% of habitable rooms

on site) would be offset via a financial contribution of £90,000. This is to be secured via a unilateral undertaking.

Quality of residential accommodation

39. The proposed development would provide 24 new homes across the two buildings. Five terraced houses are proposed, and 19 homes are proposed within a flatted development. All dwellings would meet, or exceed, the Nationally Described Space Standards in terms of GIA, and in terms of individual room sizes. All of the homes would be at least dual aspect, providing sufficient levels of daylight and sunlight for future occupiers.

40. Ground floor plan



41. Every home would have access to private amenity space. Four of the houses would have access to 15 sq. m. rear gardens, and one house would have access to a 26 sq. m. rear garden. Whilst it is acknowledged that the Southwark Plan 2022 requires houses to have 50 sq. m. gardens, future occupiers of the houses would also have access to the communal amenity space, as well as play space. All of the flats would have access to balconies. The Southwark Plan 2022 states that flats should have access 10 sq. m. of private amenity space, and three bedroom flats must have access to 10 sq. m. For the 19 flats, 186 sq. m. of private balcony space would be provided. The 4 sq. m. shortfall in private amenity space would again be offset within the communal amenity space.
42. Communal amenity space of 275 sq. m. would be provided to the rear of the terraced properties. This far exceeds the minimum policy requirement of 50 sq. m., offsets the minor shortfalls in the size of private amenity spaces proposed and provides additional space for future occupiers of the houses. The proposal would be subject to a condition for a landscape management plan to ensure high quality landscaping for future occupiers. The wider site would also include new tree planting and a woodland area.
43. Overall the proposed development would provide a high quality of both internal and external accommodation for future occupiers.

Design, layout and heritage assets

44. At an overall height of four storeys, stepping down to three storeys, the proposed development would sit well within its surroundings. The four storey block to the west of the site would sit below the five storey blocks of the Champion Hill Estate and slightly above the three storey properties across Champion Hill. The three storey lower element of the proposal would be at the junction of Dog Kennel Hill and Champion Hill, whereby the closest buildings range from two to four storeys, stepping up to five storeys further south along Dog Kennel Hill. Furthermore, the proposed development is of an appropriate scale to make a townscape statement on the notable corner.

45. View from Grove Hill Road



46. A consistent architectural design is proposed across the two buildings. The town houses have an aligned fenestration with brick detailing around the windows at second floor and read clearly as terraces, as shown below. Since the planning application was submitted the design of the rear of the house has been improved to ensure the detailing is provided on all elevations, with bricks again used to effectively highlight the fenestration. The inset corner makes a feature at the junction, ensuring appropriate sightlines and creating a small area of public realm in front of the private front gardens to the terraces.

47.



View of the terraces

48. The top floor of the block of flats would be set back reducing its visual impact, with a lift shaft and other roof plants further set back, as shown below.

49. View of the flatted development



50. The site is opposite the boundary of the Camberwell Grove Conservation Area and also in proximity of a Grade II listed building at 47 Champion Hill. Although the proposed development would be visible from these locations, it would not cause any harm to the heritage assets or their settings as the proposed buildings are set back from the main road, and are of an appropriate scale given the context of the surrounding area.

51. The proposed brick choice and colour would be consistent with other buildings in the area and would create a high quality scheme. Conditions have been recommended for details of external facing materials to be submitted. A

Landscaping and trees

- 11.2. proposed trees
- 4 x 30-35cm girth *Tilia cordata* 'Piancho'
1 x 30-35cm girth *Quercus suber*
4 x 30-35cm girth *Corylus columa*
3 x 14-16cm girth *Amelanchier canadensis*
3 x 14-16cm girth *Malus domestica* 'Scrippsious'
3 x 14-16cm girth *Malus domestica* 'Red Windsor'
1 x 14-16cm girth *Malus domestica* 'Redford Beauty'
24 x 12-14cm girth *Betula pubescens*
97 x 6-8cm girth native broadleaved mix:
- *Corylus avellana*
- *Carpinus betulus*
- *Castanea sativa*
- *Cornus sanguinea* 'Midwinter Fire'
- It is proposed to establish a coppice woodland by planting light-standard trees for instant canopy cover. This is a long term planting strategy; the trees are to be managed as a coppice; their girth will increase with each cutting rotation, providing new woodland habitat and wellbeing for local residents.
- Trees for removal
-

- ## Outdoor amenity space, children's play space and public open space

- 13

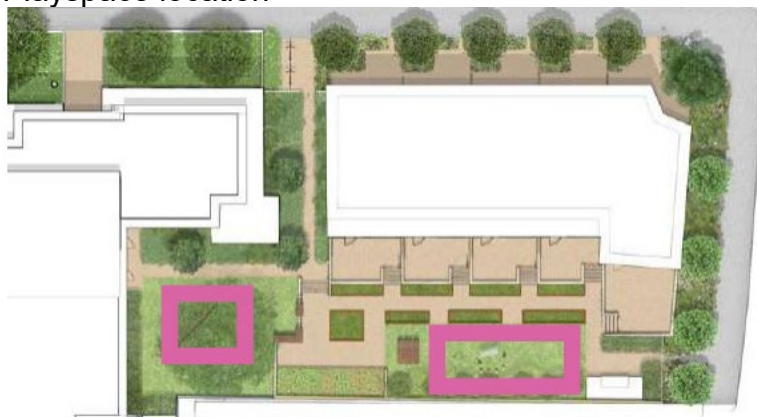
sq. m. minimum requirement as set out by planning policy, and is sufficient to offset the minor shortfalls in private amenity space. Furthermore, the extensive landscaping across the site, including the 360 sq. m. woodland area, would provide a high quality external environment for future occupiers.

58. Landscape plan



59. As determined by the GLA calculator, the expected child yield of the development is 31.1 and for ages 0-4 it is 11.1. The proposed development would provide 110.6 sq. m. of doorstep play on site for ages 0-4, which therefore meets policy requirements for ages 0-4. This is shown on the landscape plan above, and specifically outlined in the plan below.

60. Playspace location

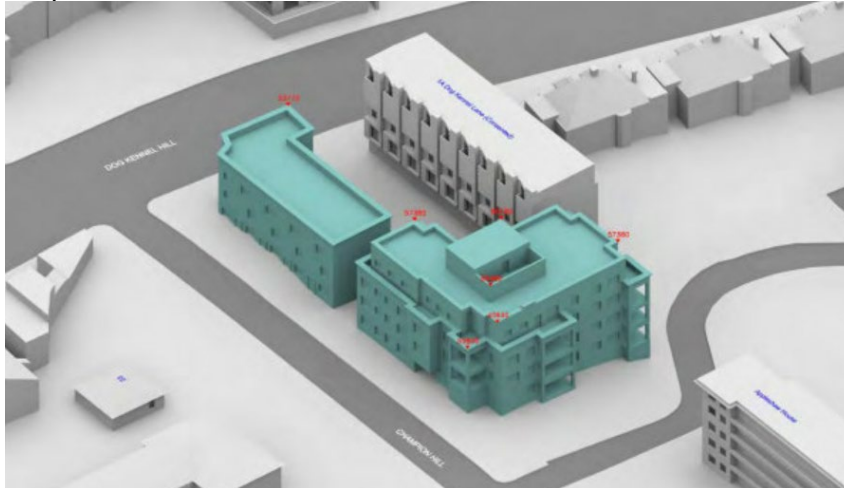


61. The proposal would provide the doorstep play required for ages 0-4 on site, whilst playspace for older children would be provided off site within the wider Champion Hill Estate. It cannot be provided on site due to physical site constraints, including the need to avoid root protection areas of existing trees. The offsite playspace is to be secured via Unilateral Undertaking and full details will be required.

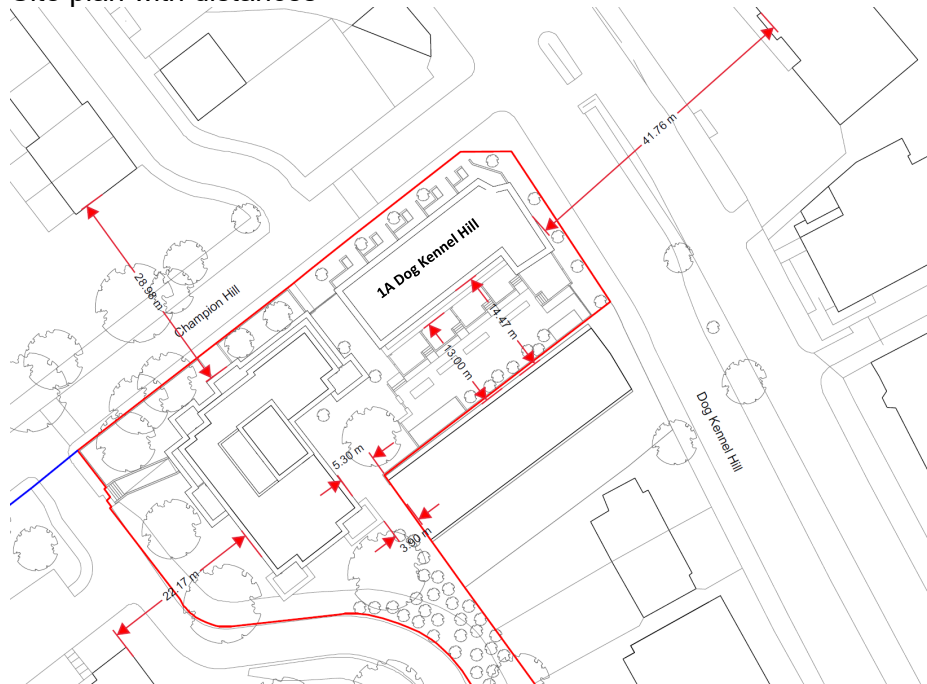
Impact of proposed development on amenity of adjoining occupiers and surrounding area

62. The nearest buildings to the application site are Appleshaw House, 1-15 Mary Seacole Court, 33 Langford Green, 34-38 Langford Green and 1A Dog Kennel Hill (10/AP/1891), which is currently vacant but benefits from planning permission and has a further application pending consideration (20/AP/0359).

63. Proposed scheme in context



64. Site plan with distances



Privacy, outlook and sense of enclosure

65. All neighbouring buildings, with the exception of 1A Dog Kennel Hill, are located across highways and over 12 metres from the proposed development and therefore comply with the minimum 12 metre separation distance at the

front of a building as set out in the 2015 Technical Update to the Residential Design Standards SPD 2011.

66. The consented scheme (10/AP/1891) at 1A Dog Kennel Hill for 9 x 3 bedroom houses, and the scheme pending consideration (20/AP/0359) for 31 flats, are both of a similar footprint, though with different layouts. The consented scheme was granted at appeal and is situated close to the boundary edge.
67. The separation distance at ground floor between the rear of the terraced houses and 1A Dog Kennel Hill is approximately 13 metres. All homes within the proposed scheme and the two potential schemes at 1A Dog Kennel Hill are dual aspect and future occupiers would have various options for outlook.
68. The proposed terraces would contain living rooms to the rear of the ground floor which would have outlook into private gardens, with the communal amenity space and 1A Dog Kennel Hill beyond. Within the consented scheme at 1A Dog Kennel Hill the ground floor includes the front doors to the houses and toilets to the north, therefore not giving rise to any direct overlooking. Within the scheme pending consideration at 1A Dog Kennel Hill, the ground floor includes large open plan kitchen / living / diners, which are dual aspect rooms with substantial outlook to the rear. A condition has been recommended for details of boundary treatment to be submitted.
69. Bedrooms are proposed on the upper floors of the terraces. The upper floors are set back and the separation distance from 1A Dog Kennel Hill would therefore be approximately 14.47 metres. The upper floors of the consented scheme at 1A Dog Kennel Hill (10/AP/1891) include dual aspect living rooms at first floor and bedrooms above. The upper floors of the scheme pending consideration (20/AP/0359) are bedrooms and the dining areas of open plan living / kitchen / diners.
70. There would be some level of overlooking between the application site and 1A Dog Kennel Hill. As set out, at ground floor this would be mitigated by private and communal gardens and boundary treatments, and the internal layout of the proposals. The proposed houses have been designed with bedrooms on the upper floors which are not principal living spaces and as such, some degree of overlooking would not unacceptably impact the overall quality of accommodation. Similarly, within the consented schemes at 1A Dog Kennel Hill, bedrooms, dining rooms or open plan and dual aspect living rooms are proposed on the upper floors. Furthermore, all of the homes would be dual aspect and would not be confined to poor outlook or overlooking from all elevations. On balance, the proposed development has been well designed to be set as far from the consented scheme at 1A Dog Kennel Hill and with an appropriate internal layout, and therefore would not give rise to unacceptable impacts in terms of privacy, outlook and sense of enclosure.

Daylight and sunlight

71. A Daylight and Sunlight Assessment has been submitted which considers the impact of the proposed development upon Appleshaw House, 1-15 Mary

Seacole Court, 33 Langford Green, 34-38 Langford Green and 1A Dog Kennel Hill (consented and pending).

72. The assessment finds that all neighbouring properties, with the exception of the schemes at 1A Dog Kennel Hill, would fully comply with BRE guidance. There would be no harmful impacts on the existing surrounding properties.

1A Dog Kennel Hill

73. BRE Guidelines state that the impact on the Vertical Sky Component (VSC) value of a window is considered acceptable if the VSC value is higher than 27% or if it is no less than 0.8 times its former value (20%). BRE Guidelines also state that in terms of daylight distribution a reduction of 0.8 times may be deemed to adversely affect daylight.
74. BRE Guidelines state that a well-designed building will stand a reasonable distance back from the boundaries so as to enable future nearby developments to enjoy a similar access to daylight, and in doing so it will also keep its own natural light when adjoining land is developed. Both the consented scheme (10/AP/1891) and scheme pending consideration (20/AP/0359) at 1A Dog Kennel Hill are designed less than a metre from the site boundary. Given this proximity to the application site boundary, the 'mirror-image' test, an alternative test in BRE Guidance, has also been applied.
75. The 'mirror-image' test states that to ensure new development matches the height and proportions of existing buildings, the VSC, Daylight Distribution and Annual Probable Sunlight Hours (APSH) targets could be set to those for a 'mirror-image' building of the same height. The VSC values of the windows as a result of the proposed development at Seavington House are then assessed against the 'mirror-image' targets.
76. BRE Guidelines state that windows serving habitable rooms that face within 90 degrees of due south should be assessed for Annual Probable Sunlight Hours (APSH), where the APSH received a window should be at least 25% of the total available, including at least 5% in winter. The elevation of 1A Dog Kennel Hill facing the application site is orientated within 90 degrees due north and is therefore not assessed in terms of APSH.

1A Dog Kennel Hill (consented scheme)

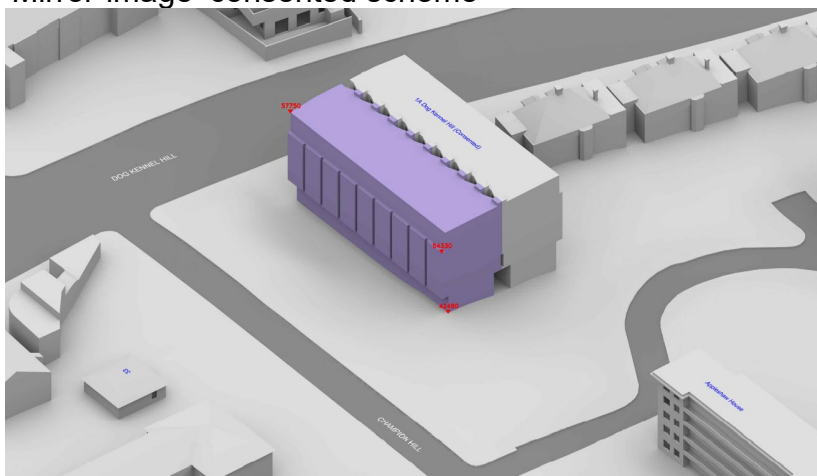
77. The VSC results for windows and the DD results for rooms within the consented scheme at 1A Dog Kennel Hill are set out in the table below:

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
27	10	37%	7	7	3
Daylight Distribution (DD)					
Room			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+

27	23	85%	2	1	1
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78. The existing VSC values of the scheme are assessed against the VSC values with the proposed development at Seavington House in place. The results show that 17 windows would fail to meet BRE Guidelines in terms of VSC values. These windows serve dining rooms and bedrooms. Three windows would experience significant losses of over 41%. As the rooms are dual aspect, the Daylight Distribution has also been assessed. The results find that only four rooms would not comply with BRE Guidelines, equating to 15%. These are three dining rooms and a bedroom. Two of the rooms would experience losses of 25.2% and 26.4% which are not significantly beyond BRE Guidelines, whilst the further two rooms would experience losses of 40.9% and 55.1%. The principal living spaces within these units would not experience any impacts on daylight levels as a result of the proposed development. The affected dining rooms and bedrooms are not principal living spaces and the loss of daylight would not have a significant impact on the overall quality of accommodation of the flats. 85% of rooms would not experience any daylight losses beyond that set out in BRE Guidelines as being unacceptable.
79. Given the relationship between the two sites the 'mirror-image' test has also been carried out. The image below shows the 'mirror-image' of the consented scheme at the consented 1A Dog Kennel Hill scheme, equidistant from the boundary line of the application site.

'Mirror-image' consented scheme



80. The 'mirror-image' test changes the existing VSC values of the windows within 1A Dog Kennel Hill for the VSC values with the proposed development in place to be assessed against. Using the 'mirror-image' test the existing VSC values are very low, ranging from 0 to 12.48. The VSC values with the proposed development in place range from 14.59 to 39.23. In this context, all of the windows would therefore either experience no loss in VSC values or would experience a significant increase. This test shows that the proposed development at Seavington House would actually cause an improvement to the existing VSC values at 1A Dog Kennel Hill in comparison to a 'mirror-image' of itself equidistant from the site boundary.

81. Overall, the assessment against BRE Guidelines shows that the daylight levels received by the consented scheme at 1A Dog Kennel Hill would not be to unacceptable levels as a result of the proposed development.

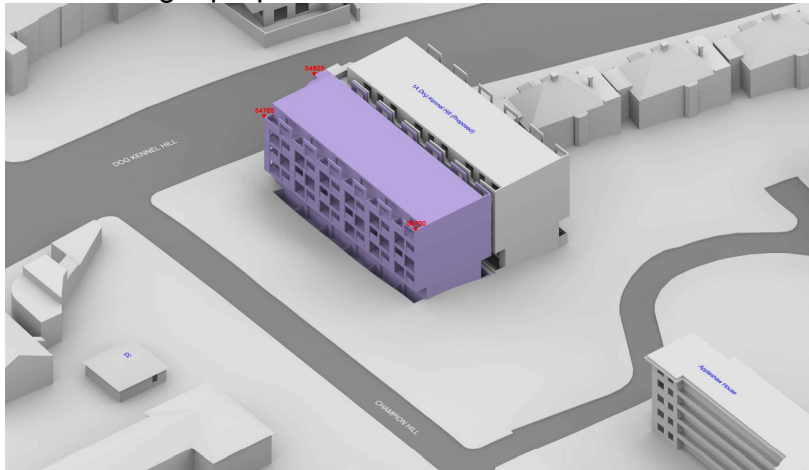
1A Dog Kennel Hill (to be updated in line with line with BRE guidance June 2022)

82. The VSC results for windows and the DD results for rooms within the scheme currently pending consideration at 1A Dog Kennel Hill are set out in the table below:

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
84	49	58%	2	7	26
Daylight Distribution (DD)					
Room			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
53	39	74%	4	2	8

83. The results show that 35 windows out of a total 84 windows assessed would fail to meet BRE Guidelines in terms of VSC. These windows serve bedrooms and the dining areas of open plan living / kitchen / diners. 26 windows would experience VSC value losses of over 41%. The biggest losses would be experienced in bedrooms. The Daylight Distribution has been assessed and finds that 39 rooms would comply with BRE Guidelines, equating to 74%. Of those that fail to comply, four would experience losses of 20-30% which are all bedrooms and are losses that are not significantly beyond BRE Guidelines. The two rooms which would experience losses of 31-40% are both bedrooms with losses of 34% and 34.3%. The eight rooms with the biggest losses are again bedrooms. The reason for the significant losses in Daylight Distribution is because the bedrooms are single aspect rooms. Overall, 14 bedrooms would not comply with BRE Guidelines in terms of Daylight Distribution. None of the principal living spaces with the development would experience unacceptable losses of daylight, with VSC values and Daylight Distribution in compliance with BRE Guidelines. Bedrooms are not considered to be principal living spaces. On balance, the proposal would not adversely impact on the overall quality of accommodation of the proposed scheme at 1A Dog Kennel Hill in terms of daylight levels.
84. Given the relationship between the two sites the 'mirror-image' test has also been carried out. The image below shows the 'mirror-image' of the consented scheme at 1A Dog Kennel Hill, equidistant from the boundary line of the application site.

'Mirror-image' proposed scheme



85. The 'mirror-image' test changes the existing VSC values of the windows within 1A Dog Kennel Hill for the VSC values with the proposed development in place to be assessed against. Using the 'mirror-image' test the existing VSC values are very low, ranging from 0 to 28.87. The VSC values with the proposed development in place range from 4.56 to 31.61. In this context, all of the windows would experience either the same VSC values or higher VSC values. This test shows that the proposed development at Seavington House would actually cause an improvement to the existing VSC values at the proposed 1A Dog Kennel Hill scheme in comparison to a 'mirror-image' of itself equidistant from the site boundary.

Summary

86. There would be some level of overlooking created between the proposed development and either the consented scheme or proposed scheme at 1A Dog Kennel Hill. This has been mitigated by situating the building closer to Champion Hill, designing appropriate layouts avoiding overlooking to principal rooms between the developments and ensuring appropriate boundary treatment at ground floor. The proposal would not result in any overlooking or privacy impacts to any other neighbouring buildings. Similarly, no neighbouring properties would experience any daylight and sunlight impacts, with the exception of the schemes at 1A Dog Kennel Hill. Whilst there would be some level of impact to the daylight received by the schemes at 1A Dog Kennel Hill, in terms of Daylight Distribution 85% of rooms would still comply with BRE Guidelines within the consented scheme and 74% of rooms would still comply with BRE Guidelines within the proposed scheme. Furthermore, the 'mirror-image' test shows that the proposed development would be an improvement on daylight levels when compared to mirror images of 1A Dog Kennel Hill.
87. Overall, whilst there would be some degree of impacts on amenity to 1A Dog Kennel Hill, the proposed development at Seavington House has been well designed to continue to allow 1A Dog Kennel Hill to 'borrow' light from the application site and to mitigate potential overlooking and privacy impacts.

Transport and highways

88. The proposed development would be car free, with no designated car parking on site. Future occupiers would be restricted from obtaining parking permits within the Dog Kennel Hill Controlled Parking Zone (CPZ) which would be secured via legal agreement.
89. Using the TRICS (Trip Rate Information Computer System) database it is estimated that the proposed development would generate some 2 additional two-way vehicle movements in the morning or evening peak hours. It is however noted that the application site at present includes 10 garages which would be removed. Furthermore, the proposed development would be car free and future occupiers would unlikely to be vehicle owners. It is therefore reasonable to assume that the proposed development would not result in any significant additional impacts on the local highway network in terms of trip generation.
90. The site layout includes the buildings being set back from both Champion Hill and Dog Kennel Hill, retaining the existing pavement width and creating an area of defensible grass and street trees. The corner of the terraced house on the junction of Champion Hill and Dog Kennel Hill has been designed to be cut away, both reducing the visual impact of the development and allowing appropriate sight lines for vehicle users at the junction. Pedestrian footpaths have been integrated into the landscape design for pedestrian access through the site.
91. The proposed cycle parking would consist of a long-stay cycle store within the communal amenity space, which is both secure and weatherproof. This would provide 44 cycle parking spaces and would be accessible for all future occupiers of the development. An additional two Sheffield stands will also be provided for short-stay cycle parking. A condition has been recommended for cycle storage to be installed in line with the approved plans.
92. The proposal would provide refuse storage at ground floor, adjacent to the main entrance to the flatted development. This would be easily accessible for occupiers of the building, and for collection on Champion Hill. The terraced houses would have individual refuse and recycling storage within their front gardens for collection on Champion Hill. A condition has been recommended for refuse arrangements to be provided in line with the submitted Servicing and Refuse Management Plan.
93. A condition has been recommended for a Construction Environmental Management Plan (CEMP) to be submitted to ensure the impacts of construction works are mitigated with regard to the local highway network and neighbouring occupiers.

Noise and vibration

94. A noise assessment has been submitted which predicts the noise levels at the façades of the two proposed buildings, using measured noise levels at a

nearby location. Mechanical Ventilation with Heat Recovery (MVHR) units are proposed which require no direct openings within the façades and as such, the required noise levels are predicted to be satisfied without any additional design measures necessary, though in-duct attenuation will be provided on the MVHRs to limit noise levels. The proposed Air Source Heat Pump (ASHP) units have noise levels below the level at which a low impact would be experienced.

95. Overall, the proposed noise levels would be low, complying with recommended noise limits. A condition has been recommended for the development to be carried out in accordance with the submitted noise assessment and that set noise levels are not exceeded. A condition has also been recommended for a validation test of any proposed plant to be carried out and for the results to be submitted.

Energy and sustainability

‘Be Lean’

96. ‘Be Lean’ requires development to use less energy and manage demand during operation. The heat loss of the building is to be kept low by using a combination of high performance building fabric, air tightness and low thermal bridging. The building would use Mechanical Ventilation with Heat Recovery (MVHR) to provide fresh air to the homes whilst minimising the heat loss through this ventilation.

‘Be Clean’

97. ‘Be Clean’ expects development to exploit local energy resources and supply energy efficiently and cleanly. The site lends well to a communal system which serves both the flatted development and the terraced houses. There is a trench required between the apartments and the houses for other services which a Low Temperature Hot Water (LTHW) network take advantage of. The layout of the apartment blocks allows the LTHW pipework, travelling to heat interface units (HIUs) in each dwelling, to run in communal risers and hallways avoiding the need to run in other residents’ dwellings and hence avoiding issues with maintenance. As a result, a site wide heat network is proposed as it is considered feasible and contributes to on site carbon reduction.

‘Be Green’

98. ‘Be Green’ seeks to maximise opportunities for renewable energy by producing, storing and using renewable energy on site. The development proposes the use of Photovoltaic Panels (PVs) to generate electricity and Air Source Heat Pumps (ASHPs) which generate Low Temperature Hot Water (LTHW) to be used for heating and hot water. This technology would make use of the expansive roof spaces on the two separate buildings. The use of other types of renewable energy were explored. As the electricity grid decarbonises the viability for Combined Heat and Power (CHP) decreases and gas fired CHP are also associated with high NO_x emissions which is inappropriate as the site is within an Air Quality Management Area. CHP is also not suitable on such a

small site. Solar Thermal panels do not work in conjunction with ASHPs which were selected as an appropriate technology for the site. A Ground Source Heat Pump (GSHP) would require a number of boreholes to accommodate Seavington House. The site has number of protected mature trees that need to be retained. The borehole, their radius of influence and pipework would struggle to avoid tree root protection zones. Biomass combustion and the emissions required to transport fuel to site will likely result in an increase in local air pollution through the increased production and emission of particulates and NOx gases, and there is insufficient spaces for wind turbines which would also give rise to vibration impacts.

99. The proposed development would achieve a 58% carbon reduction over Part L 2013 regulations. In order to achieve zero carbon as required by planning policy, 346 tonnes of carbon would need to be offset. A financial contribution payment of £32,870 is to be secured via Unilateral Undertaking. In accordance with the 'Be Seen' requirement of the London Plan 2021 and Southwark Plan 2022, the energy performance would also be monitored as part of the legal agreement.

Ecology and biodiversity

100. The proposed brown roof and soft landscaping across the site would contribute to biodiversity net gain. The Urban Greening Factor of the proposed development would be 0.58 which exceeds policy requirements of 0.4. Conditions have been recommended for details of hard and soft landscaping, a biodiversity brown roof, external lighting, 12 universal nesting bricks and 6 bat tubes to be submitted.
101. The proposed landscaping improvements include a mix of semi-natural vegetation, flower-rich perennial planting, hedges and shrubs, grassed areas and new trees. In addition, a 360 sq. m. woodland area is proposed, with a woodland management plan secured via condition. The proposed development would result in biodiversity net gain.

Air quality

102. An Air Quality Assessment has been submitted which finds that baseline air quality conditions are likely to meet air quality objectives, however the dust risk assessment has identified that construction activities may have occasional dust soiling and health impacts on local receptors and that these can be minimised or removed with appropriate mitigation measures. A condition has been recommended for the development to achieve full compliance with the mitigation measures set out in the air quality assessment. The proposed development would be air quality neutral from building and transport emissions.

Ground conditions and contamination

103. The submitted Site Investigation Report found some low level contamination on site and that a clean cover system is necessary. A condition has therefore been recommended for a detailed remediation strategy and verification report

to be submitted.

Flood risk

104. The application site is not located in a flood risk zone, though it is located within Central Southwark Critical Drainage Area. The proposed development would result in a slight reduction in the sites impermeable area to approximately 840 sq. m. and therefore a reduction to the unrestricted surface water runoff rates.
105. Rainwater harvesting in the form of water butts are proposed within the communal amenity space and permeable paving is to be used for all footpaths to control surface water.

Fire safety

106. Fire safety details have been submitted in accordance with Policy D12 of the London Plan 2021. The fire strategy includes the implementation of a stay-put evacuation strategy with appropriate travel distances, and the provision of fire detection and alarm systems. All loadbearing elements of the flatted development structure would achieve at least 60 minutes of fire resistance, whilst the terraced houses would be designed with a minimum of 30 minutes fire resistance given their height. The compartment walls separating the dwellings within the terraces would achieve at least 60 minutes fire resistance. All internal wall and ceiling linings would comply with Building Regulations and fire doors would be used throughout. The buildings would be appropriately designed to mitigate and control fire spread.
107. Fire vehicle access would be via Champion Hill and an external fire hydrant would be provided at the entrance to the estate road to the west of the application site.

Planning obligations (S.106 undertaking)

108.	Planning obligation	Mitigation	Applicant's position
Housing, Viability and Amenity Space			
	Affordable housing provision	100% social rented homes	Agreed
	Wheelchair accessible housing	£90,000 financial contribution	Agreed
	Children's playspace	400.2 sq. m. off-site playspace	Agreed
Transport and Highways			
	Parking permit restriction	Removal of all parking permit rights in CPZ except blue badge permits	Agreed
Energy, Sustainability and the Environment			

Carbon offset fund	Off-set contribution of £32,870	Agreed
'Be Seen'	Monitoring, reporting and verifying of energy performance	Agreed
Other		
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

109. The planning obligations agreed would satisfactorily mitigate against the adverse impacts of the proposed development.

110. In the event that a satisfactory legal agreement has not been entered into by 21 December 2022 it is recommended that the director of planning refuses planning permission, if appropriate, for the following reason:

The proposal, by failing to provide for appropriate planning obligations secured through the completion of a legal agreement, fails to ensure adequate provision of affordable housing and mitigation against the adverse impacts of development through projects or contributions in accordance with Policy DF1 (Delivery of the London Plan and Planning Obligations) of the London Plan 2021, Policy IP3 (Community Infrastructure Levy (CIL) and Section 106 Planning Obligations) of the Southwark Plan 2022 and Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (2015).

Consultation responses from internal and divisional consultees

111. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.

112. Environmental Protection Team:

- Advise conditions for residential internal noise, contamination and a Construction Environmental Management Plan (CEMP)
- Air quality assessment shows acceptable levels

113. Design and Conservation Team:

- Height, scale and massing is considered acceptable
- Design details are supported
- Material samples should be submitted

114. Ecologist:

- Bat survey and PEA acceptable

- Advise conditions for swift nesting bricks, bat tubes and a green roof for biodiversity
115. Transport Planning Policy:
- Proposal would not generate a significant transport impact
 - Advise that further details of cycle parking and a Construction Environmental Management Plan (CEMP) are required
116. Urban Forester:
- Advise Arboricultural Method Statement and hard and soft landscaping conditions
117. Flood Risk Management:
- Requested further information to confirm compliance with the drainage hierarchy which has been provided and found acceptable

Consultation responses from external consultees

118. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.
119. Thames Water:
- Advise a condition for details of any piling works to be submitted.

Community impact and equalities assessment

120. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
121. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
122. 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.
123. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
124. This proposal would provide 24 new social rented units comprising 9 x 1 bedroom homes, 7 x 2 bedroom homes, 3 x 3 bedroom homes and 5 x 4 bedroom homes. Local households in housing need would be able to bid for the proposed new housing at Seavington House through the Local Lettings initiative and as such, the proposal would result in a significant community benefit.

Human rights implications

125. 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.
126. This application has the legitimate aim of providing social rented housing. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

127. 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.
128. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that

are in accordance with the application requirements.

Positive and proactive engagement: summary table

129.	Was the pre-application service used for this application?	YES
	If the pre-application service was used for this application, was the advice given followed?	YES
	Was the application validated promptly?	YES
	If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
	To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	NO

CONCLUSION

130. The proposed development would make an efficient use of an existing vacant site to provide 24 social rented residential dwellings. The proposed dwellings would be of a high quality, both internally and externally. The height, scale, massing and detailed design of the proposed building is considered acceptable and would not adversely impact on the amenity of neighbouring occupiers.
131. It is therefore recommended that the application is approved, subject to conditions and completion of a legal agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
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	Abbie McGovern, Planning Officer		
Version	Final		
Dated	7 September 2022		
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
Date final report sent to Constitutional Team			8 September 2022

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	Ellisha Stewart London Borough of Southwark	Reg. Number	22/AP/0174
Application Type	Local Authority Development		
Recommendation	GRANT subject to Legal Agreement	Case Number	H2006

**Draft of Decision Notice
for the following development:**

Demolition of 16 garages and 10 bedsits and redevelopment of the site for the construction of 5 terraced three storey houses and a 19 unit four storey block of flats providing a total 24 new homes at 100% social rent

In accordance with application received on 24 January 2022 and Applicant's Drawing Nos.:

SITE LOCATION PLAN MLUK-765-A-P-XX-0100 received 24/01/2022

Existing Plans

EXISTING SITE PLAN MLUK-765-A-P-XX-0110 received 24/01/2022

EXISTING ELEVATIONS MLUK-765-A-P-XX-0130 received 24/01/2022

EXISTING SECTIONS MLUK-765-A-P-XX-0131 received 24/01/2022

Proposed Plans

TYPICAL TREE PIT DETAILS 01 L-DE-401-20198-D01 PL01 received 24/01/2022

GA PLAN - GROUND FLOOR L-S-001-16145-PGA01 PL01 received 24/01/2022

HARD LANDSCAPING PLAN L-PL-010-20198-PH10 received 24/01/2022

PLANTING PLAN L-PL-003-20198-PP03 PL01 received 24/01/2022

LANDSCAPING DETAILS L-PL-301-20198-SE01 PL01 received 24/01/2022

PROPOSED SITE PLAN MLUK-765-A-P-XX-1010 received 24/01/2022

PROPOSED SITE ELEVATIONS MLUK-765-A-P-XX-1030 received 24/01/2022

PROPOSED SITE SECTIONS MLUK-765-A-P-XX-1031 received 24/01/2022

LEVEL 3 PROPOSED TENURE PLAN MLUK-765-A-P-XX-1103 received 24/01/2022

LEVEL 4 PROPOSED TENURE PLAN MLUK-765-A-P-XX-1104 received 24/01/2022

LEVEL 00 PROPOSED GA PLAN MLUK-765-A-P-XX-1200 received 24/01/2022

LEVEL 1 PROPOSED GA PLAN MLUK-765-A-P-XX-1201 received 24/01/2022

LEVEL 2 PROPOSED GA PLAN MLUK-765-A-P-XX-1202 received 24/01/2022

LEVEL 3 PROPOSED GA PLAN MLUK-765-A-P-XX-1203 received 24/01/2022

LEVEL 4 PROPOSED GA PLAN MLUK-765-A-P-XX-1204 received 24/01/2022

PROPOSED ROOF PLAN MLUK-765-A-P-XX-1205 received 24/01/2022
 PROPOSED SECTION 01 TERRACE MLUK-765-A-P-XX-2100 received 24/01/2022
 PROPOSED SECTION 02 APARTMENT BUILDING MLUK-765-A-P-XX-2101 received 24/01/2022
 PROPOSED SECTION 03 LONG SECTION MLUK-765-A-P-XX-2102 received 24/01/2022
 PROPOSED NORTH ELEVATION MLUK-765-A-P-XX-3100 received 24/01/2022
 PROPOSED COURTYARD ELEVATIONS MLUK-765-A-P-XX-3103 received 24/01/2022
 BAY STUDY MLUK-765-A-P-XX-3200 received 24/01/2022
 BAY STUDY MLUK-765-A-P-XX-3201 received 24/01/2022
 BAY STUDY MLUK-765-A-P-XX-3202 received 24/01/2022
 BAY STUDY HOUSE MLUK-765-A-P-XX-3203 received 24/01/2022
 BAY STUDY CORNER HOUSE MLUK-765-A-P-XX-3204 received 24/01/2022
 BAY STUDY - CIRCULATION CORE MLUK-765-A-P-XX-3205 received 24/01/2022
 LEVEL 00 PROPOSED TENURE PLAN MLUK-765-A-P-XX-1100 received 24/01/2022
 LEVEL 01 PROPOSED TENURE PLAN MLUK-765-A-P-XX-1101 received 24/01/2022
 LEVEL 2 PROPOSED TENURE PLAN MLUK-765-A-P-XX-1102 received 24/01/2022
 PROPOSED SOUTH ELEVATION MLUK-765-A-P-XX-3101 R0A received 03/05/2022
 PROPOSED EAST AND WEST ELEVATIONS MLUK-765-A-P-XX-3102 R0A received 03/05/2022
 LANDSCAPING SECTION 02 L-PL-302-20198-SE02 received 24/01/2022

Time limit for implementing this permission and the approved plans

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 Conditions

3. No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:
 - A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;

- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.);
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations;
- A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London.

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework 2021; Policy T7 (Deliveries, servicing and construction) of the London Plan 2021; and, Policies P50 (Highways impacts) and P56 (Protection of amenity) of the Southwark Plan 2022.

Permission is subject to the following Grade Conditions

4. Prior to any above grade works details of the external facing materials to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework 2021; Policy D4 (Delivering good design) of the London Plan 2021; and, Policy P13 (Design of Places) and Policy P14 (Design Quality) of the Southwark Plan 2022.

5. Before any above grade work hereby authorised begins, details of the biodiversity roof shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green roof shall be:
 - biodiversity based with extensive substrate base (depth 80-150mm);
 - laid out in accordance with agreed plans; and* planted/seeded with an agreed mix of species within the first planting season following the practical

completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban greening) of the London Plan 2021; Policy P59 (Green Infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan 2022.

6. Before any above grade work hereby authorised begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the landscaping and biodiversity roof.

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is a mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan.

7. Prior to above ground works, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 and BS: 4428 Code of practice for general landscaping operations. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority

gives its written consent to any variation.

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with the National Planning Policy Framework 2021, Policies 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 P60 (Biodiversity), P13 (Design of places), P14 (Design quality) and P56 (Protection of amenity) of the Southwark Plan 2022.

8. Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority. Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework 2021, Policy D11 (Safety, security and resilience to emergency) of the London Plan 2021 and Policies P13 (Design of places), P14 (Design quality) and Policy P16 (Designing out crime) of the Southwark Plan 2022.

9. Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In the interests of visual and residential amenity in accordance with the National Planning Policy Framework 2021, Policy D4 (Delivery good design) of the London Plan 2021 and Policies P13 (Design of places), P14 (Design Quality), P15 (Residential design) and P56 (Protection of amenity) of the Southwark Plan (2022).

Permission is subject to the following Pre-Occupation Conditions

10. Prior to occupation of the development hereby permitted, details of 6 bat tubes and 12 Swifit bricks shall be submitted to and approved in writing by the Local Planning Authority.. The details shall include the exact location, specification and design of the habitats. The tubes and 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 nesting tubes and bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework 2021, Policy G6 (Biodiversity and access to nature) of the London Plan 2021 and Policies P56 (Protection of amenity), P57 (Open space), P58 (Open water space), P59 (Green infrastructure), P60 (Biodiversity), P66 (Reducing noise pollution and enhancing soundscapes) and P69 (Sustainable standards) of the Southwark Plan 2022.

11. Prior to the occupation of the development hereby permitted, a Lighting Plan shall be submitted to and approved by the Local Planning Authority. The recommended lighting specification using LED's (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a time

Reason:

To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended), the National Planning Policy Framework 2021; Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan 2021; and, Policies P59 (Green infrastructure), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

12. Prior to first occupation of the development hereby approved, a Woodland Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan should be prepared by a qualified and experienced arboricultural consultant and should include the following elements:
- A statement of the overall design vision for the woodland and for individual trees retained as part of the development including amenity classification, nature conservation value and accessibility
 - Type and frequency of management operations to achieve and sustain canopy, understorey and ground cover, and to provide reinstatement where tree loss or vandalism occurs
 - Frequency of safety inspections, which should be at least three yearly in areas of high risk, less often in lower risk areas; Confirmation that the tree pruning work is carried out by suitably qualified and insured tree contractors to British Standard 3998 (2010);
 - Special measures relating to Protected Species or habitats (e.g. intensive operations to avoid March - June nesting season or flowering period)
 - Inspection for pests, vermin and diseases and proposed remedial measures; Recommendations relating to how trees within the immediate vicinity of properties or within private areas are to be protected, such that these are retained without the loss of their canopy or value as habitat. All works shall adhere to 'BS5837: Trees in relation to demolition, design and

construction (2012)

- Confirmation of cyclical management plan assessments and revisions to evaluate the plan's success and identification of any proposed actions.

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, in accordance with the National Planning Policy Framework 2021, Policies G1 (Green infrastructure, G5 (Urban greening) and G7 (Trees and woodlands) of the London Plan 2021 and Policies P13 (Design of places), P14 (Design quality), P57 (Open space) and P60 (Biodiversity) of the Southwark Plan 2022.

Permission is subject to the following Compliance Conditions

13. Prior to occupation this development shall achieve full compliance with the air quality assessment mitigation measures as detailed in Air Quality Assessment T3700.2 V1.1 prepared by Temple Group Ltd dated 08/12/2022

Reason:

To protect future occupiers from poor external air quality in accordance with the National Planning Policy Framework 2021, Policy SI 1 (Improving air quality) of the London Plan 2021 and Policy P65 (Improving air quality) of the Southwark Plan 2022.

14. The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T', 30 dB LAeq T*, 45dB LAFmax T *

Living rooms- 35dB LAeq T '

Dining room - 40 dB LAeq T '

* - Night-time - 8 hours between 23:00-07:00

' - Daytime - 16 hours between 07:00-23:00

The development shall be carried out in accordance with the approved Noise Assessment report issue 001 by Max Fordham LLP dated 11/11/2021.

Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample (usual minimum of 10%) of premises

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the National Planning Policy Framework 2021; Policies D6 (Housing quality and standards) and D14 (Noise) of the London Plan 2021; and, Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan 2022.

15. 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 the National Planning Policy Framework 2021, Policy T6 (Car parking) of the London Plan 2021 and Policy P50 (Highways impacts) of the Southwark Plan 2022.

16. Before the first occupation of the residential units in this development hereby permitted, the refuse storage arrangements shown on the approved Servicing & Refuse Management Plan referenced 66200279-SWE-ZZ-XX-RP-TP-0001 Revision: 02 dated 11/11/2021 prepared by Sweco UK Ltd shall be provided and made available for use by the occupiers of the residential units and the facilities provided shall thereafter be retained for waste storage and shall not be 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; and, Policies P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan 2022.

17. Before the first occupation of the building hereby permitted, the cycle storage arrangements shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the dwellings. The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework 2021; Policy T5 (Cycling) of the London Plan 2021; and, Policy P53 (Cycling) of the Southwark Plan 2022.

18. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration shall be carried out to the terraced houses.

Reason:

To safeguard the character and the amenities of the premises and adjoining properties in accordance with the National Planning Policy Framework 2021, Policies D4 (Delivering good design) and HC1 (Heritage conservation and growth) of the London Plan 2021 and Policies P13 (Design of places), P14 (Design quality) and Policy P56 (Protection of amenity) of the Southwark Plan 2022.

Permission is subject to the following Special Conditions

19. a) The approved remediation scheme shall be carried out in accordance with recommendation of the Site investigation report (rev.1) by Soil Consultants Ltd referenced 10158/KOG dated 29 November 2021 prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- 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 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-b above.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the National Planning Policy Framework 2021 and Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan 2022.

20. The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014.

Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the LPA for approval in writing. The plant and equipment shall be installed and

constructed in accordance with the approval given and shall be permanently maintained thereafter.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the National Planning Policy Framework 2021; Policies D6 (Housing quality and standards) and D14 (Noise) of the London Plan 2021; and, Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan 2022.

Informatives

- 1 Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is:
"third-party independent and suitably-qualified" The Council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The Council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.

The fire risk assessment/statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development. The legal responsibility and liability lies with the 'responsible person'. The responsible person being the person who prepares the fire risk assessment/statement not planning officers who make planning decisions.

Relevant planning policy

National Planning Policy Framework (the framework)

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

The relevant chapters from the Framework are:

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

The London Plan 2021

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

- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D8 Public realm
- Policy D12 Fire safety
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H2 Small sites
- Policy HC1 Heritage conservation and growth
- Policy G1 Green infrastructure
- Policy G4 Open space
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage

- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T7 Deliveries, servicing and construction
- Policy DF1 Delivery of the plan and planning obligations

Southwark Plan 2022

The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

- Policy P1 Social rented and intermediate housing
- Policy P2 New family homes
- Policy P13 Design of places
- Policy P14 Design quality
- Policy P15 Residential design
- Policy P18 Efficient use of land
- Policy P50 Highways impacts
- Policy P53 Cycling
- Policy P56 Protection of amenity
- Policy P59 Green infrastructure
- Policy P60 Biodiversity
- Policy P61 Trees
- Policy P65 Improving air quality
- Policy P66 Reducing noise pollution and enhancing soundscapes
- Policy P68 Reducing flood risk
- Policy P69 Sustainability standards
- Policy P70 Energy

SPDs

Of relevance in the consideration of this application are:

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

APPENDIX 3

Planning history of the site and nearby sites

Reference and Proposal	Status
18/AP/0532 Redevelopment of the site involving the demolition of the existing two-storey residential block and single storey garages; and the construction of a 5-storey block on the corner of Champion Hill and Dog Kennel Hill and a 5/6-storey block on the corner of Champion Hill and the adjacent estate road, to provide 14 x 1 bed, 13 x 2 bed, 7 x 3 bed and 1 x 4 bed residential units (35 units) together with associated landscaping.	Application withdrawn 14/01/2019
21/EQ/0186 Pre-application advice for the demolition of 16 garages and 10 bedsits and redeveloping the site with 5 terraced three storey houses and a four storey block of flats providing 24 units at 100% social rent	Enquiry closed 08/12/2021

Consultation undertaken

Site notice date: 02/02/2022

Press notice date: 03/02/2022

Case officer site visit date: 02/02/2022

Neighbour consultation letters sent: 01/02/2022

Internal services consulted

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

Statutory and non-statutory organisations

Environment Agency
Metropolitan Police Service
Thames Water

Neighbour and local groups consulted

Flat 34 Holderness House Champion Hill	Flat 12 Mary Seacole Court Dog Kennel Hill
Flat 20A Walcot House East Dulwich	Flat 15 Mary Seacole Court Dog Kennel Hill
Estate Albrighton Road	Flat 33 Birdsall House Champion Hill
18 Langford Green London Southwark	Flat 16 Birdsall House Champion Hill
Office 1 Grove Hill Road London	Flat 2 Karen Court Grove Lane
Flat 30 Appleshaw House Champion Hill	Flat 24 Walcot House East Dulwich
Estate Champion Hill	Estate Albrighton Road
Apartment 15 8 Dog Kennel Hill London	Flat 25 Appleshaw House Champion Hill
Flat 15 Holderness House Champion Hill	Estate Champion Hill
Flat 10 Karen Court Grove Lane	156 Grove Lane London Southwark
Flat 6 Seavington House Champion Hill	35 Champion Hill London Southwark
Flat 8A Appleshaw House Champion Hill	201 Grove Lane London Southwark
Estate Champion Hill	166 Grove Lane London Southwark
Land At 1A Dog Kennel Hill London	158 Grove Lane London Southwark
Flat 13 Mary Seacole Court Dog Kennel Hill	

52 Champion Hill London Southwark
 4 Springfield Lodge 1 Grove Hill Road
 London
 Flat 11 Karen Court Grove Lane
 Flat 1 Karen Court Grove Lane
 5 Dog Kennel Hill London Southwark
 2 Dog Kennel Hill London Southwark
 6 Dog Kennel Hill London Southwark
 3 Dog Kennel Hill London Southwark
 First Floor Flat 170 Grove Lane London
 7 Springfield Lodge 1 Grove Hill Road
 London
 Apartment 7 8 Dog Kennel Hill London
 Flat 10 Seavington House Champion Hill
 16 Springfield Lodge 1 Grove Hill Road
 London
 36 Springfield Lodge 1 Grove Hill Road
 London
 Flat 24 Birdsall House Champion Hill
 Flat 12 Appleshaw House Champion Hill
 Estate Champion Hill
 28 Langford Green London Southwark
 Flat 20 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 40 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 30 Walcot House East Dulwich
 Estate Albrighton Road
 41 Langford Green London Southwark
 11 Langford Green London Southwark
 27 Langford Green London Southwark
 Flat 34 Birdsall House Champion Hill
 Flat 3 Walcot House East Dulwich Estate
 Albrighton Road
 Flat 1 Walcot House East Dulwich Estate
 Albrighton Road
 Apartment 14 8 Dog Kennel Hill London
 1-2 The Parade Dog Kennel Hill London
 Flat 18 Walcot House East Dulwich
 Estate Albrighton Road
 Flat 2 172 Grove Lane London
 Flat 40 Holderness House Champion Hill
 Flat 8 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 14 Walcot House East Dulwich
 Estate Albrighton Road
 Flat 29 Appleshaw House Champion Hill
 Estate Champion Hill

Flat 6 Birdsall House Champion Hill
 Flat 18 Holderness House Champion Hill
 Apartment 11 8 Dog Kennel Hill London
 19 Langford Green London Southwark
 Flat 3 Holderness House Champion Hill
 34 Langford Green London Southwark
 Flat 22 Walcot House East Dulwich
 Estate Albrighton Road
 Flat 31 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 26 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 11 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 1 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 32 Birdsall House Champion Hill
 Flat 2 Mary Seacole Court Dog Kennel
 Hill
 44 Langford Green London Southwark
 33 Langford Green London Southwark
 10 Langford Green London Southwark
 Flat 8 Holderness House Champion Hill
 Flat 17 Holderness House Champion Hill
 162 Grove Lane London Southwark
 34 Springfield Lodge 1 Grove Hill Road
 London
 Flat 5 Seavington House Champion Hill
 Flat 1 Seavington House Champion Hill
 25 Langford Green London Southwark
 Apartment 8 8 Dog Kennel Hill London
 Flat 1 172 Grove Lane London
 Flat 5 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 27 Walcot House East Dulwich
 Estate Albrighton Road
 Flat 17 Walcot House East Dulwich
 Estate Albrighton Road
 Flat 9 Walcot House East Dulwich Estate
 Albrighton Road
 Flat 8 Walcot House East Dulwich Estate
 Albrighton Road
 Flat 42 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 3 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 17 Appleshaw House Champion Hill
 Estate Champion Hill

Flat 4 Birdsall House Champion Hill
 Flat 30 Birdsall House Champion Hill
 36 Langford Green London Southwark
 Flat 9 Mary Seacole Court Dog Kennel Hill
 Flat 14 Birdsall House Champion Hill
 24 Langford Green London Southwark
 23 Langford Green London Southwark
 16 Langford Green London Southwark
 Flat 23 Holderness House Champion Hill
 47 Champion Hill London Southwark
 Flat 16 Holderness House Champion Hill
 Flat 14 Holderness House Champion Hill
 Flat 11 Holderness House Champion Hill
 Flat 3 Karen Court Grove Lane
 Flat 7 Seavington House Champion Hill
 Flat 2 Seavington House Champion Hill
 Flat 6 Karen Court Grove Lane
 37 Champion Hill London Southwark
 18 Springfield Lodge 1 Grove Hill Road London
 10 Springfield Lodge 1 Grove Hill Road London
 8 Springfield Lodge 1 Grove Hill Road London
 5 Springfield Lodge 1 Grove Hill Road London
 Flat 28 Walcot House East Dulwich Estate Albrighton Road
 Flat 10 Walcot House East Dulwich Estate Albrighton Road
 Flat 22 Appleshaw House Champion Hill Estate Champion Hill
 First Floor And Second Floor Flat 199 Grove Lane London
 Flat 27 Birdsall House Champion Hill
 Flat 17 Birdsall House Champion Hill
 Flat 32 Walcot House East Dulwich Estate Albrighton Road
 Flat 1 Birdsall House Champion Hill
 Flat 8 Seavington House Champion Hill
 21 Langford Green London Southwark
 5 Langford Green London Southwark
 37 Langford Green London Southwark
 35 Springfield Lodge 1 Grove Hill Road London
 6 Springfield Lodge 1 Grove Hill Road London

Flat 9 Appleshaw House Champion Hill Estate Champion Hill
 Flat 7 Appleshaw House Champion Hill Estate Champion Hill
 Flat 13 Birdsall House Champion Hill
 Flat 6 Walcot House East Dulwich Estate Albrighton Road
 Flat 4 Appleshaw House Champion Hill Estate Champion Hill
 Flat 28 Birdsall House Champion Hill
 Flat 22 Birdsall House Champion Hill
 32 Langford Green London Southwark
 14 Langford Green London Southwark
 Flat 43 Holderness House Champion Hill
 Flat 36 Holderness House Champion Hill
 Flat 33 Holderness House Champion Hill
 Flat 19 Holderness House Champion Hill
 164 Grove Lane London Southwark
 Flat 12 Karen Court Grove Lane
 38 Springfield Lodge 1 Grove Hill Road London
 32 Springfield Lodge 1 Grove Hill Road London
 Flat 8A Holderness House Champion Hill
 29 Springfield Lodge 1 Grove Hill Road London
 15 Springfield Lodge 1 Grove Hill Road London
 2 Springfield Lodge 1 Grove Hill Road London
 Apartment 12 8 Dog Kennel Hill London
 Flat 43 Appleshaw House Champion Hill Estate Champion Hill
 Flat 39 Appleshaw House Champion Hill Estate Champion Hill
 Flat 7 Walcot House East Dulwich Estate Albrighton Road
 Flat 32 Appleshaw House Champion Hill Estate Champion Hill
 Flat 19 Appleshaw House Champion Hill Estate Champion Hill
 Flat 4 Holderness House Champion Hill
 Flat 22 Holderness House Champion Hill
 Flat 12 Holderness House Champion Hill
 1 Langford Green London Southwark
 Apartment 16 8 Dog Kennel Hill London
 Apartment 5 8 Dog Kennel Hill London
 Flat 14 Mary Seacole Court Dog Kennel

Hill
 Flat 33 Walcot House East Dulwich
 Estate Albrighton Road
 Flat 13 Walcot House East Dulwich
 Estate Albrighton Road
 Flat 44 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 34 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 28 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 7 Birdsall House Champion Hill
 Flat 26 Birdsall House Champion Hill
 Flat 25 Birdsall House Champion Hill
 6 Langford Green London Southwark
 29 Langford Green London Southwark
 37 Springfield Lodge 1 Grove Hill Road
 London
 Apartment 18 8 Dog Kennel Hill London
 Apartment 13 8 Dog Kennel Hill London
 Flat 8 Mary Seacole Court Dog Kennel
 Hill
 Flat 31 Holderness House Champion Hill
 Apartment 19 8 Dog Kennel Hill London
 Flat 6 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 37 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 19 Walcot House East Dulwich
 Estate Albrighton Road
 Flat 35 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 14 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 21 Birdsall House Champion Hill
 Flat 2 Birdsall House Champion Hill
 Flat 12 Birdsall House Champion Hill
 Flat 9 Holderness House Champion Hill
 Flat 44 Holderness House Champion Hill
 Flat 37 Holderness House Champion Hill
 Flat 8 Karen Court Grove Lane
 39 Springfield Lodge 1 Grove Hill Road
 London
 17 Springfield Lodge 1 Grove Hill Road
 London
 12 Springfield Lodge 1 Grove Hill Road
 London
 Flat 25 Walcot House East Dulwich

Estate Albrighton Road
 Flat 20 Walcot House East Dulwich
 Estate Albrighton Road
 Flat 33 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 18 Birdsall House Champion Hill
 Flat 11 Mary Seacole Court Dog Kennel
 Hill
 7 Langford Green London Southwark
 Flat 7 Mary Seacole Court Dog Kennel
 Hill
 Flat 11 Birdsall House Champion Hill
 Flat 10 Birdsall House Champion Hill
 40 Langford Green London Southwark
 39 Langford Green London Southwark
 38 Langford Green London Southwark
 17 Langford Green London Southwark
 Flat 5 Holderness House Champion Hill
 Flat 35 Holderness House Champion Hill
 Flat 24 Holderness House Champion Hill
 Flat 13 Holderness House Champion Hill
 Flat 4 Seavington House Champion Hill
 Flat 4 Karen Court Grove Lane
 Flat 8A Birdsall House Champion Hill
 Flat 10 Mary Seacole Court Dog Kennel
 Hill
 1 Springfield Lodge 1 Grove Hill Road
 London
 Flat 21 Walcot House East Dulwich
 Estate Albrighton Road
 Flat 31 Birdsall House Champion Hill
 Flat 35 Walcot House East Dulwich
 Estate Albrighton Road
 1 Dog Kennel Hill London Southwark
 Flat 41 Holderness House Champion Hill
 Flat 28 Holderness House Champion Hill
 Flat 10 Holderness House Champion Hill
 15 Langford Green London Southwark
 43 Langford Green London Southwark
 30 Langford Green London Southwark
 33 Springfield Lodge 1 Grove Hill Road
 London
 Flat 41 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 2 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 15 Appleshaw House Champion Hill
 Estate Champion Hill

Flat 13 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 3 Birdsall House Champion Hill
 Flat 20 Birdsall House Champion Hill
 Flat 4 Mary Seacole Court Dog Kennel
 Hill
 8 Langford Green London Southwark
 3 Langford Green London Southwark
 22 Langford Green London Southwark
 20 Langford Green London Southwark
 13 Langford Green London Southwark
 Flat 6 Holderness House Champion Hill
 Flat 39 Holderness House Champion Hill
 Flat 29 Holderness House Champion Hill
 Flat 27 Holderness House Champion Hill
 Flat 26 Holderness House Champion Hill
 160 Grove Lane London Southwark
 Flat 1 Holderness House Champion Hill
 Flat 7 Karen Court Grove Lane
 24 Springfield Lodge 1 Grove Hill Road
 London
 11 Springfield Lodge 1 Grove Hill Road
 London
 Apartment 17 8 Dog Kennel Hill London
 Apartment 10 8 Dog Kennel Hill London
 Apartment 9 8 Dog Kennel Hill London
 Apartment 6 8 Dog Kennel Hill London
 Apartment 4 8 Dog Kennel Hill London
 Apartment 3 8 Dog Kennel Hill London
 Apartment 1 8 Dog Kennel Hill London
 3 The Parade Dog Kennel Hill London
 45 Langford Green London Southwark
 4 Dog Kennel Hill London Southwark
 27 Springfield Lodge 1 Grove Hill Road
 London
 Flat 12 Walcot House East Dulwich
 Estate Albrighton Road
 Flat 21 Holderness House Champion Hill
 Flat 26 Walcot House East Dulwich
 Estate Albrighton Road
 Flat 23 Walcot House East Dulwich
 Estate Albrighton Road
 Flat 5 Walcot House East Dulwich Estate
 Albrighton Road
 Flat 27 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 10 Appleshaw House Champion Hill
 Estate Champion Hill

Flat 15 Birdsall House Champion Hill
 Flat 32 Holderness House Champion Hill
 Flat 5 Karen Court Grove Lane
 12 Langford Green London Southwark
 9 Langford Green London Southwark
 4 Langford Green London Southwark
 30 Springfield Lodge 1 Grove Hill Road
 London
 Flat 34 Walcot House East Dulwich
 Estate Albrighton Road
 22 Springfield Lodge 1 Grove Hill Road
 London
 14 Springfield Lodge 1 Grove Hill Road
 London
 9 Springfield Lodge 1 Grove Hill Road
 London
 Flat 15 Walcot House East Dulwich
 Estate Albrighton Road
 Flat 4 Walcot House East Dulwich Estate
 Albrighton Road
 Flat 38 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 18 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 23 Birdsall House Champion Hill
 42 Langford Green London Southwark
 35 Langford Green London Southwark
 2 Langford Green London Southwark
 Flat 42 Holderness House Champion Hill
 Basement and Ground Floor Flat 199
 Grove Lane London
 40 Springfield Lodge 1 Grove Hill Road
 London
 13 Springfield Lodge 1 Grove Hill Road
 London
 Flat 3 Mary Seacole Court Dog Kennel
 Hill
 31 Langford Green London Southwark
 26 Springfield Lodge 1 Grove Hill Road
 London
 Flat 6 Mary Seacole Court Dog Kennel
 Hill
 Flat 9 Karen Court Grove Lane
 Flat 20 Holderness House Champion Hill
 Flat 23 Appleshaw House Champion Hill
 Estate Champion Hill
 Flat 5 Birdsall House Champion Hill
 Flat 19 Birdsall House Champion Hill

19 Springfield Lodge 1 Grove Hill Road
London
Flat 16 Walcot House East Dulwich
Estate Albrighton Road
Flat 24 Appleshaw House Champion Hill
Estate Champion Hill
Flat 16 Appleshaw House Champion Hill
Estate Champion Hill
Flat 8 Birdsall House Champion Hill
Flat 29 Birdsall House Champion Hill
Flat 7 Holderness House Champion Hill
Flat 25 Holderness House Champion Hill
Flat 3 Seavington House Champion Hill
25 Springfield Lodge 1 Grove Hill Road
London
Apartment 2 8 Dog Kennel Hill London
Ground Floor Flat 170 Grove Lane
London
Flat 31 Walcot House East Dulwich
Estate Albrighton Road
Flat 29 Walcot House East Dulwich
Estate Albrighton Road
Flat 11 Walcot House East Dulwich
Estate Albrighton Road
Flat 2 Walcot House East Dulwich Estate
Albrighton Road
Flat 36 Appleshaw House Champion Hill
Estate Champion Hill

Flat 21 Appleshaw House Champion Hill
Estate Champion Hill
Flat 9 Birdsall House Champion Hill
26 Langford Green London Southwark
Flat 38 Holderness House Champion Hill
Flat 30 Holderness House Champion Hill
39 Champion Hill London Southwark
Flat 2 Holderness House Champion Hill
168 Grove Lane London Southwark
154 Grove Lane London Southwark
Flat 9 Seavington House Champion Hill
31 Springfield Lodge 1 Grove Hill Road
London
28 Springfield Lodge 1 Grove Hill Road
London
23 Springfield Lodge 1 Grove Hill Road
London
21 Springfield Lodge 1 Grove Hill Road
London
20 Springfield Lodge 1 Grove Hill Road
London
3 Springfield Lodge 1 Grove Hill Road
London
Flat 5 Mary Seacole Court Dog Kennel
Hill
Flat 1 Mary Seacole Court Dog Kennel
Hill

Consultation responses received

Internal services

Design and Conservation Team [Formal]
Ecology
Environmental Protection
Highways Development and Management
Transport Policy
Urban Forester

Statutory and non-statutory organisations

Environment Agency
Metropolitan Police Service
Thames Water

Neighbour and local groups

12 Beaulieu Close London SE5 8BA	153 Grove Lane, London
39 Burrow Rd London SE22 8DU	Flat 97 Ruskin Park House Champion Hill
45 Grove Lane London SE58SP	London
152 Ruskin Park House London SE5 8tl	1245 Ruskin Park House London SE5 8tl
47 Champion Hill London SE58BS	2 Beaulieu Close, Denmark Hill Denmark
28 Langford Green London se5 8bx	Hill London
158 Grove Lane London SE5 8BP	7 The Hamlet London SE5 8AW
56 Grove Lane London	17 Beaulieu close London se58ba
21 Sunnymead Road London SW15 5HY	23 Langford Green London SE5 8BX
7 Beaulieu Close London SE5 8BA	1A Grove Park London SE5 8LT
158 Grove Lane London SE5 8BP	166 Grove lane London SE58BP
35 Langford Green Champion Hill London	13 Evesham Walk Camberwell se5 8sj
5 Grove Hill Road London SE58DF	25 Richmond Road London N112QR
197-199 Grove Lane London	3 Beaulieu Close London SE5 8BA
1 Champion Grove Camberwell Se58bw	31B Champion Hill London SE5 8BS
97 Ruskin Park House Champion Hill	18 Beaulieu Close London SE58BA
London	8 Buxted Road London SE22 8DQ
60 Grove Lane London SE5 8ST	Flat 6, Morris Court, Denmark Hill Estate
95 Ruskin Park House Champion Hill	Morris Court London
London	5 Love Walk SE5 8AD London
16 Bramham House East Dulwich Estate	65 Ivanhoe Rd Camberwell SE5 8DH
London	51 Champion Grove London SE5 8BN
3 Close Lea Rastrick Brighthouse	201 Grove Lane Camberwell SE5 8BP
61 Grove Lane London SE5 8BG	7 The Hamlet Champion Hill LONDON

34 Champion Hill SE5 8AP	165 Camberwell,, Grove London SE5 8JS
11 Beaulieu Close Champion Hill	47 Ivanhoe Road Ivanhoe Road LONDON
Camberwell	18 Malfort Road Camberwell London
158 Grove Lane London SE5 8BP	164 Camberwell Grove London SE5 8RH
9 Ivanhoe Road London SE5 8DH	164 Camberwell Grove London SE5 8RH
34 Northway Road London Se5 9an	38 Langford Green London SE5 8BX
26 Langford Green Champion Hill	56 GROVE LANE LONDON SE58ST
SE58BX	124 ruskin park house london SE5 8TL
Apartment 4, 8 Dog Kennel Hill London	18 Beaulieu Close London SE5 8BA
SE22 8AA	35 Langford Green London Southwark
34 Langford Green Camberwell SE5 8BX	Flat 2 Karen Court 203 Grove Lane
17 Beaulieu Close London SE58BA	LONDON
29Ashbourne grove East Dulwich London	47 Champion Hill London SE5 8BS
9 Appleshaw House London	3 Close Lea Brighouse West Yorkshire
153 Grove Lane London SE5 8BG	28 Grove Lane London SE5 8ST
193 Camberwell Grove London SE5 8JU	158 Grove Lane Camberwell London
214 Camberwell Grove London SE5 8RJ	25 The Hamlet London SE58AW
Flat 33, Walcot House, East Dulwich	Flat 9 184 Camberwell Grove London
Estate London SE22 8AD	124B Grove Park London SE5 8LD
25 Birdsall House, Champion Hill,	33 Champion Hill London Southwark
Champion Hill Champion Hill London	168 grove lane Camberwell London
165 Ruskin Park House London	Flat 14, Wilton House, East Dulwich
45 McNeil Road London SE5 8PL	Estate, Wilton House Wilton House
20 The Hamlet Champion Hill London	London
1 Springhill London Se58aj	31 Abbotswood Road London
165 Shardeloes Road London SE14 6RT	on behalf of SE5 Forum and Camberwell
	Identity Group 18 Grove Lane London
	Flat 32 Melbreak House East Dulwich
	Estate London
	7, Anderton Close LONDON
	81A Grove Park London SE5 8LE