

Contents

Contents.....	1
EXECUTIVE SUMMARY	2
BACKGROUND INFORMATION	4
Details of proposal.....	7
Planning history of the site, and adjoining or nearby sites.....	10
KEY ISSUES FOR CONSIDERATION	10
Summary of main issues	10
Legal context	11
Planning policy	11
ASSESSMENT.....	12
Principle of the proposed development in terms of land use	12
Environmental Impact Assessment.....	15
Design, layout and impact on townscape views and heritage assets	16
Inclusive design.....	21
Impact of proposed development on amenity of adjoining occupiers and surrounding area	22
Transport and Highways.....	26
Ecology, biodiversity and green infrastructure	29
Environmental matters	29
Mayoral and borough community infrastructure levy (CIL)	40
Community impact and equalities assessment.....	42
Human rights implications	43
Positive and proactive statement	44
Positive and proactive engagement: summary table	44
CONCLUSION	44
BACKGROUND INFORMATION	44
BACKGROUND DOCUMENTS.....	45
APPENDICES.....	45
AUDIT TRAIL.....	45
Appendix 1: Recommendation.....	46
Appendix 2: Relevant Planning Policies.....	62
Appendix 3: Consultation undertaken	65
Appendix 4: Consultation Responses Received.....	77

Item No.	Classification:	Date:	Meeting Name:
6.3	OPEN	18 October 2022	Planning Committee
Report title:	Development Management planning application: Application 20/AP/2953 for: Full Planning Application Address: 98-104 RODNEY ROAD SE17 1RA Proposal: Redevelopment of 98-104 Rodney Road for a 9 storey (plus basement) building for hotel (126 bedrooms), cafe, community use, retail use and associated cycle/disabled parking, plant and landscaping.		
Ward(s) or groups affected:	North Walworth		
From:	Director of Planning and Growth		
Application Start Date: 09/10/2020		PPA Expiry Date: n/a	
Earliest Decision Date: 08/01/2021			

RECOMMENDATION

1. That planning permission be granted, subject to conditions and the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of (1) are not met by 28th February 2023 the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 170 of this report.

EXECUTIVE SUMMARY

3. The proposal has been prepared on behalf of Elephant & Castle Project Ltd and SPAARC architects. The proposals is to demolish the existing single-storey buildings on site, and construct a nine-storey plus basement building for 126 hotel guestrooms with café, community and retail use on ground and first floor.
4. The hotel's intended user is Tribe Brand, which forms part of an international hotel group Accor. This would be the first Tribe Hotel in London and in England. Accor is the sixth largest hotel group in the world. Tribe is a streamlined, midscale hotel at an affordable price-point.
5. The scheme has been developed in conjunction with the Arts Network who would be the first occupier of the community use on site. The Arts Network is a charity which provides creative activities and events for people with mental ill health across south-east London. The first-floor community space will accommodate the main headquarters for the charity, a space for community provisions such as after

schools club, public gallery space, meeting space for local tenant’s association, art and creative workshops. A memorandum has been entered where the Arts Network will be the intended end-user for a minimum of ten years. The Arts Network also hope to use the café and hotel areas as training and volunteering opportunities for its members.

6. The application site is located in the Elephant and Castle Opportunity Area (Brandon Street) character area and Central Activities Zone. The building is proposed at 28.660m AOD and falls below the threshold the 30m threshold for tall buildings.
7. The development would result in a net uplift of 4,480 sqm floor space, predominantly hotel floor space with some retail and community floor space. This would generate an estimated 32 full time equivalent (FTE) jobs for the completed development. There would also be 13 sustained jobs for Southwark residents, 11 short courses and three construction industry apprentices during the construction phase. Where these targets cannot be provided, a financial contribution would be sought to fund equivalent opportunities for employment and training in the local area.

The table below details the floor space breakdown of the existing site compared with the proposed development.

Use Class	Existing sqm	Proposed sqm	Change +/-
Use Class E (a) to (f) retail/financial services	76	318	+242
Use Class F Community	0	354	+ 354
Use Class C1 Hotel	0	4,252 (126 guestrooms)	+ 4,252
Sui Generis	368	0	-368

8. The development would achieve 59.8% carbon savings on-site and a BREEAM rating of “Excellent”. It would deliver an Urban Greening Factor (UGF) of 0.43 and a proposed Greenfield run-off rate of 1.5l/s. No trees would be lost. Green roof is proposed to accord with sustainable drainage principles
9. The proposal would secure long stay and short stay cycle parking spaces on site including two cargo and disabled cycle parking spaces. Two Electric Vehicle Charging Points (EVCPS) are to be provided.
10. A Section 106 agreement would be entered into to secure £45,000 to support TFL docking station near the site and £282,150 for the Green Buildings fund to support carbon mitigation measures. In addition, the Section 106 would secure up to £55,950 for any shortfall in sustained jobs, short courses and apprentices during the construction, and £55,900 for any shortfall in sustained jobs to Southwark residents post construction.

CIL (estimated)	£670,908.63
MCIL (estimated)	£280,567.64
S106	£45,000 TFL £107,850 Local Employment Requirements £282,150 carbon offset Administration costs Total charge: £435,000

11. 75 representations were received from members of the public, 55 in support, 15 objections and 5 neutral, received across two rounds of consultation. 12 of these objections were received at the first round of consultation and 3 objections were received for the second round of consultation.

BACKGROUND INFORMATION

Site location and description

12. The site is on the corner of Rodney Road and Stead Street. It currently comprises four single storey retail units with a primary frontage on Rodney road. Whilst the site perimeter also faces both Stead Street and Orb Street, the frontages here aren't active. The site is 516sqm in size.

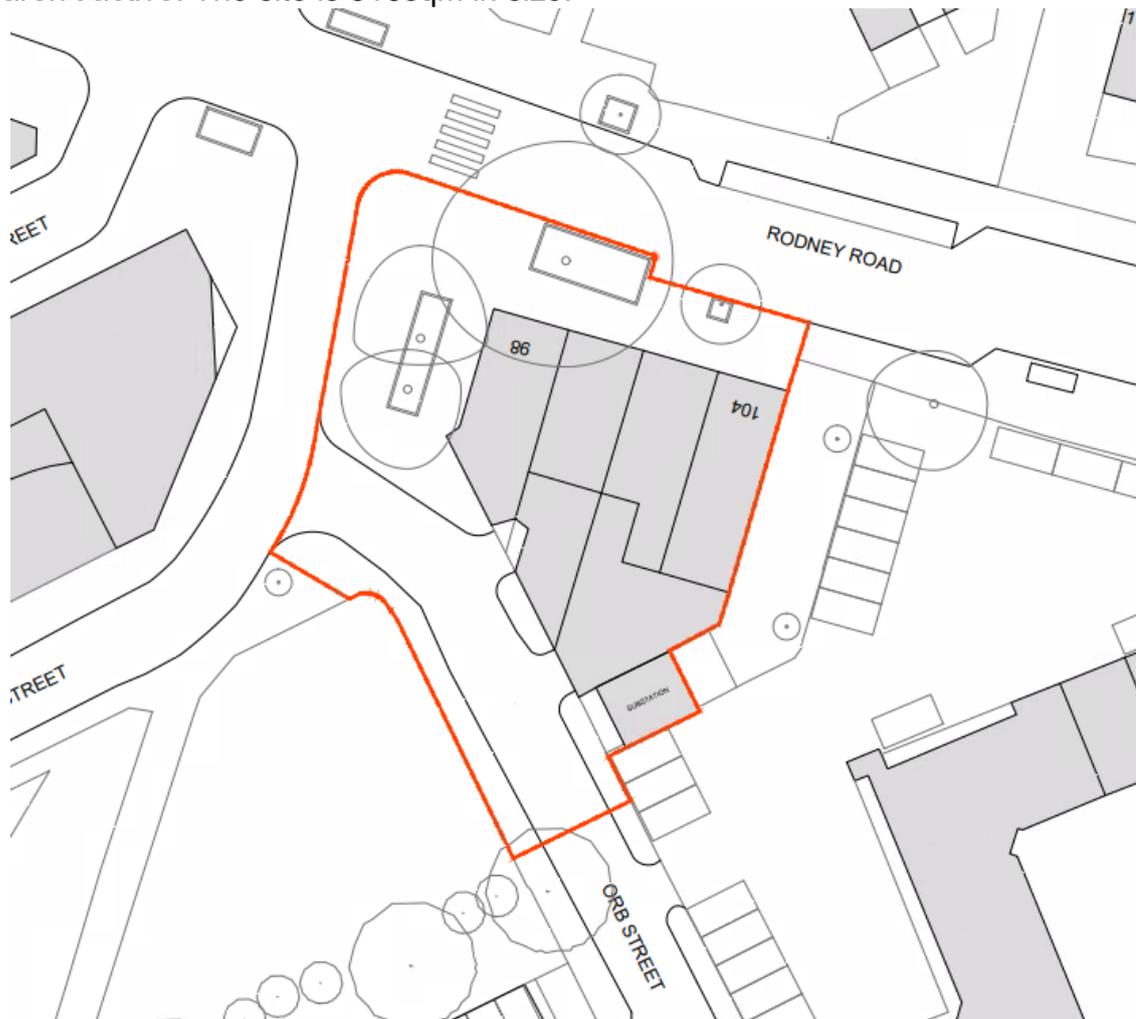


Figure 01 (above): Site location plan, showing the site boundary edged in red.

Surroundings and designations

13. The site is surrounded mainly by residential uses including recently built blocks of flats (Blendon House) to the south west on the corner of Stead Street and Rodney Road, rising 6 storeys in height. The English Martyr Church Hall is at the ground floor of Blendon House. There is a council block of flats to the east at Dawes House at 5 storeys. Mansfield Point to the north west on Rodney Road is also a recently completed block of flats that rises to 9 storeys. Nursery Row Park (Borough Open Land and SINC) is located immediately to the south of the site. In the surrounding areas there is also a school and some small scale retail units.
14. The site is within the Central Activities Zone (CAZ), located on the south-eastern boundary. The surrounding area marks a transitional point between the dense urban development focussed at Elephant and Castle to a more restrained urban/suburban character.

15. The site is also within the boundary of the Walworth Neighbourhood Plan Area, located on the northern boundary. The site has a range of historic qualities and a strong local identity, with a mix of newer architectural styles and large-scale post war local authority housing developments. The area is positioned to the south of the large-scale redevelopment at Elephant Park and the recently consented development of the Elephant & Castle shopping centre, both of which are within walking distance.
16. The site also lies within the Elephant and Castle Opportunity Area (within the Brandon Street Character Area). The London Plan identifies this area as having the potential to provide 5,000 new jobs by encouraging more offices, hotels, small businesses and developing the evening economy and cultural activities.
17. Running south-east from Elephant & Castle, Rodney Road is a link within a short distance of this important transport hub and evolving destination.
18. The site is not in a Conservation Area. Larcom Street Conservation Area is to the south-west of the site. The Mission Conservation Area is to the south east of the site. Yates Estate and Victory Conservation Area is to the north of the site and the Walworth Road Conservation area is further south of the site. There are a number of Grade II listed buildings within the vicinity. This includes Lady Margaret Church (north on Balfour Street), the Roman Catholic Church of the English Martyrs and its Presbytery (east on Rodney Road) as well as the English Martyrs Primary School (south-east on Flint Street).

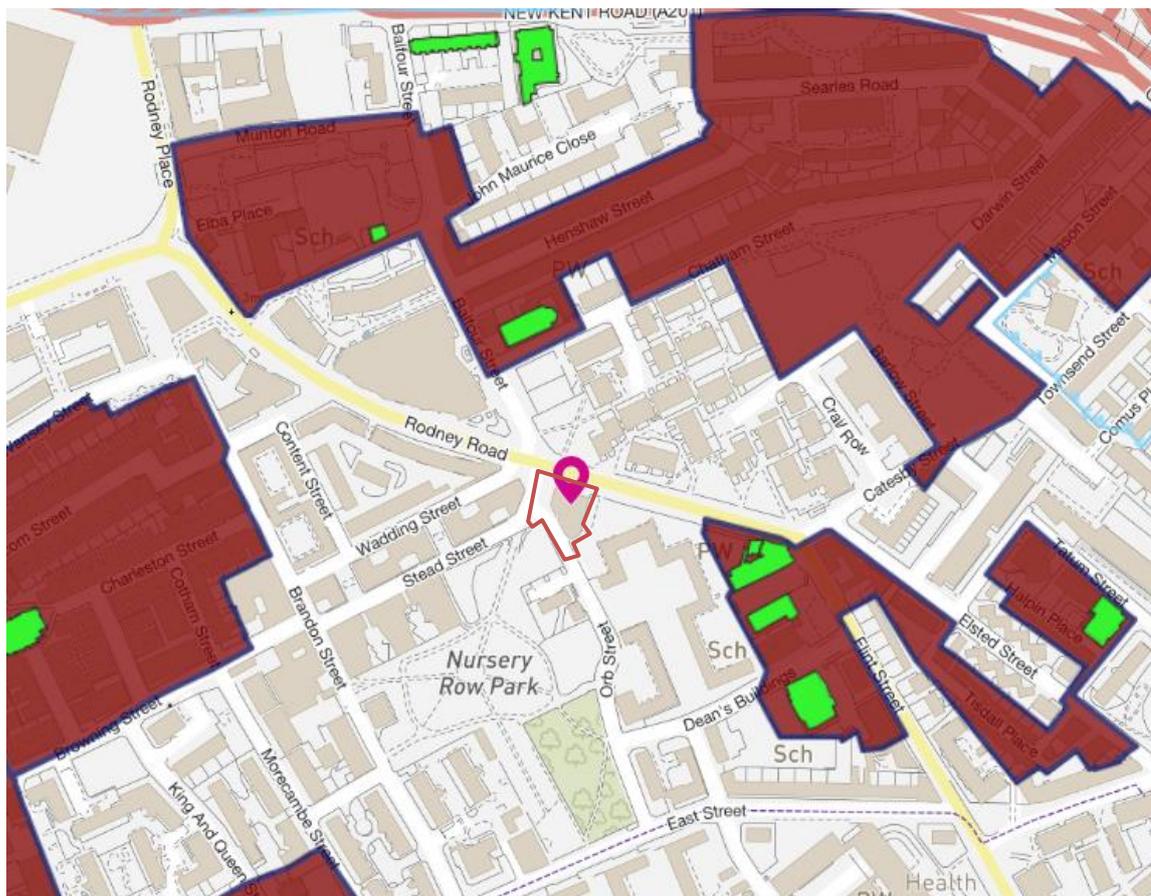


Figure 2: (above) Heritage assets in the surrounding area.

Details of proposal

19. The proposal is to demolish the existing single-storey buildings on site, and construct a nine-storey plus basement building for 126 hotel guestrooms with café, community and retail use on ground and first floor. The scheme has been developed in conjunction with the Arts Network who would be the first occupier of the community use on site.
20. Changes during the course of this application include:
 - Removal of the changes to Orb Street initially proposed
 - Removal of the uppermost planter facing Rodney Road
 - Introduction of a setback at level 08 facing Nursery Row Park
 - Reduction of the cantilever by 1.2m facing Nursery Row Park. The cantilever is now 3.355m as shown on Proposed Schematic Section 02 RR-S-26-MF-01-02 P3
 - Increase in height on Rodney Road by 1m
 - Introduction of darker tone to the ground and first floor, including the cantilever soffit
 - Introduction of picture window facing Nursery Row Park
 - Public realm improvements within existing the pavement areas on both side of Orb Street
 - Existing brick wall fronting Nursery Row Park to be removed and re-landscaped, allowing step free access to the park
 - Placement of an extra disabled parking bay on Orb Street
 - Reduction of the basement by 50sqm so it's the same footprint as the ground floor.
 - Rodney Road taxi and delivery bays amended
 - Reduction in hotel rooms from 130 to 126 rooms
 - Updated floor plans because of changes for fire safety (e.g. entrance door 1600mm from 1500mm).
21. Additional material requested include:
 - Arts Network business plan
 - Energy Report Addendum including Be Seen matrix
 - Full Fire Statement in accordance with the London Plan
 - Urban Greening Factor (UGF) Statement
 - Verified views

Consultation responses from members of the public and local groups

22. Public consultation was undertaken twice, following amendments to the proposal. Overall 650 neighbours were consulted, 75 comments were received comprising of 55 comments in support, 5 neutral comments and 15 objections. 12 objections were received during the first round of consultation. Following re-consultation in June 2021 after receipt of the amendments, 1 objection was received from a member of the public retaining their previous objection, in addition to maintained objections from the Walworth Society and the Friends of Nursery Row Park.

23. Summarised below are the objections raised by members of the public with an officer response addressed in summary below and with further detail within the relevant sections in the report.

24. Land use:

- Insufficient creation of jobs, particularly for local people
- No local demand or need for a hotel
- Lack of public benefits

Officer response:

The Hotel Needs Assessment outlines the pipeline for hotels in the locality, and recognises that only two other hotels are currently located in the ward. This outlines a projected demand for the hotel in this location, evidencing that demand is present in this location. The expected creation of FTE jobs is 32. 13 of these will be secured within the S106 agreement to be designated to unemployed Southwark residents. Additional training and apprenticeships for Southwark residents is also included within the S106. The public benefits additionally include the use of the community space and uplift in retail and cafe use.

25. Design:

- Hotel entrance not clear, but congested
- Development too high
- Out of keeping with character of area
- Poor design quality, poor choice of materials
- Overdevelopment
- Impact on views
- Limited light into proposed community room as a result of the overhang

Officer response:

The hotel is located at the junction of Rodney Road and Orb Street, which is the most prominent location on site. The design, scale and massing is acceptable for the site as outlined in detail within the design section of this report.

26. Amenity Impacts:

- Loss of light
- Loss of privacy
- Construction impacts
- Increased anti-social behaviour, particularly for neighbouring estates

Officer response:

The daylight sunlight impacts are not such that would cause unacceptable impact to neighbouring properties in regard to BRE guidance or significantly harm residential amenity. The neighbouring residential properties are within acceptable distances from development to prevent overlooking and privacy impacts. A construction management plan is to be secured to ensure impacts during construction are minimised. The S106 agreement would require workspace and hotel management plans to be submitted for approval which would include management of the external spaces, and Secured by Design certification would require measures such as CCTV and good levels of lighting to be installed throughout the site.

27. Transport:

- Highways and transport impact – closing of Orb Street
- Loading bays and impact on footway width
- Overhang too large without licence and impact on highway

Officer response:

The overhang is located within the applicant's ownership. Licencing will be undertaken through the S278 procedure. Following amendments to the scheme Orb Street will not be closed, and remains a thoroughfare. The loading bays have been agreed by the Council's transport and highway teams, and details would be secured through condition.

28. Public Space, Greening and Landscaping:

- Loss of trees
- Impacts of blocking up on Nursery Row Park
- Overall impacts on Nursery Row Park

Officer response:

No trees are proposed to be removed as part of this proposal. The existing trees will be protected through condition. The park boundary will be retained and the existing park wall will be removed to achieve a better connection between the hotel and the park. The design and layout of Orb Street was revised through the amendments, and there will no longer be a closure on Orb Street.

29. Environmental Impacts:

- Energy efficiency implications of design

Officer response:

The energy impacts are in line with the Southwark Plan and London Plan policy requirements. Monitoring will take place through the BREEAM and Be Seen process, to ensure energy efficiency targets are achieved.

30. Community Engagement:

- Lack of consultation in SCI with the local community

Office response:

The submitted development consultation charter outlines the consultation procedure that has taken place. The amended proposals have responded to the comments made by local community in the original consultation.

31. 52 comments in support were received during the course of this application including 13 comments received during the second round of consultation. Summarised below are the reasons for support raised by members of the public:

- Supportive of overall regeneration of the area
- Supportive of hotel in this location and potential to support local businesses and provide local jobs
- Supportive of height and massing
- Benefits to the community
- Blocking up of Orb Street (north end)
- Supportive of Community Use
- High quality design
- Sustainable and energy efficient development
- Suitable within the character of the local townscape

- High quality consultation procedures
- Improved commercial space opportunity
- Improvements to Nursery Row Park

32. The Walworth Society and Friends of Nursery Row Park have both commented on the application. Both of these community groups maintained their objections in response to the changes to the proposed design.

33. The Walworth Society:

- objection to the amount of daylighting into the proposed community rooms
- over-development of the site
- concern over the overhang (4m)

Officer Response: The internal daylighting of the proposed community rooms meet BRE guidance. The site is located in a site designation where increased densities are expected. The overhang has been reduced during the course of this application to 3.35m.

34. Friends of Nursery Row Park:

- Concern over the overhang (4m) and licence required
- Park refurbishment plan not supported
- Tree loss

Officer response: The overhang has been reduced during the course of this application to 3.35m and the licencing will take place as part of the s278 process. The park refurbishment plan has been developed in consultation with the Council's Park and Leisure team. No trees are proposed to be removed through this application and all trees will be protected through a condition.

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

35. There is no relevant planning history on this site. The site has undertaken a number of pre-applications (16/EQ/0086, 16/EQ/0248, 19/EQ/0015 and 19/EQ/0348).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

36. The main issues to be considered in respect of this application are:

- Principle of the proposed development in terms of land use;
- Environmental impact assessment;
- Design, including layout, building heights, and landscaping;
- Heritage considerations;
- Archaeology;

- Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight;
- Transport and highways, including servicing, car parking and cycle parking;
- Environmental matters, including construction management, flooding and air quality;
- Energy and sustainability, including carbon emission reduction;
- Ecology and biodiversity;
- Planning obligations (S.106 undertaking or agreement);
- Mayoral and borough community infrastructure levy (CIL);
- Consultation responses and community engagement;
- Community impact, equalities assessment and human rights.

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

Legal context

38. 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.
39. 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

40. 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 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.
41. The site is located within the following policy designations:
- Elephant and Castle Major Town Centre
 - Elephant and Castle Opportunity Area (within the Brandon Street Character Area)
 - Central Activities Zone (CAZ)
 - Elephant and Castle Strategic Cultural Quarter
 - Walworth Neighbourhood Plan Area
 - London Views Management Framework extended background vistas - Alexandra Palace viewing terrace to St Paul's Cathedral

- Air Quality Management Area
- Flood Zone 3

ASSESSMENT

Principle of the proposed development in terms of land use

42. Class E was introduced from 1 September 2020 to replace classes A1/A2/A3,B1, D1(a-b) and indoor sport from D2(e). The flexible land use requested for the commercial component of this application which is referred to as flexible (A1/A2/A3/B1a/D1) in the submission documents, will therefore be treated and referred to as Class E in this report. No mitigation is necessary to restrict within the Class E use, as a result of the changes to the Use Class Order.
43. Class F was introduced from 1 September 2020 to replace classes D1 and D2(e) as well as newly defined local community uses. The flexible land use requested for the community component of this application, which are referred to as D1 in the submission documents, will therefore be treated and referred to as Class F in this report. No mitigation is necessary to restrict within the Class F use, as result of the changes to the Use Class Order.
44. The proposed development would comprise of ancillary services for the hotel at basement level, café and retail units at ground floor level, the community resource centre and café space at first floor level, and hotel use across levels 2 to 8.

Sui generis use, retail and café use (Class E(a-b))

Loss of sui generis and small shops

45. The site currently comprises four commercial units with primary frontage facing Rodney Road, a supermarket (Class E(a) retail) and a betting shop, a takeaway and a laundrette (sui generis). The existing sui generis use class are 108sqm, 81sqm and 179sqm in size providing a combined total of 368sqm sui generis use class to be lost as part of the proposed development.

Business relocation

46. Policy P33 of the Southwark Plan requires all small shops to be displaced by development to have a business relocation strategy, written in consultation with affected businesses, which sets out viable relocation options. Three business are currently operating at 98-104 Rodney Road. A letter of intent was provided by each of the businesses. The operator of the laundrette has confirmed they will be retiring in 2022 and therefore do not require re-location. The takeaway operator has confirmed that their short term license is expiring in 2022 and due to the impacts of covid they have decided to close this shop and offer the existing staff alternative jobs at other premises within the chain of shops. However, they did raise that they would be willing to consider a new unit if this was offered. The mini market operator have confirmed that they are intending to lease the new commercial space offered as part of this development. The business re-location strategies would be facilitated through the S106 agreement.

Commercial use re-provided

47. The existing retail use on site is 76sqm and classified as a small shop protected under Southwark Plan Policy P32. The retail use on site is proposed to provide 135sqm of Class E(a) retail floor space and is feasible in terms of providing necessary storage and servicing space for the existing use as required by this policy. The proposed re-provision of retail use within the submitted documents is therefore policy compliant.

Introduction of new café use

48. A new café use Class E(b) is proposed on site, comprising 182sqm, providing a combined gross uplift of 317sqm or net uplift of 241sqm of Class E. This uplift of Class E use and replacement of existing Sui Generis use is appropriate to the CAZ designation and provides an efficient use of Land. Class E uses are common near residential properties and should not result in any loss of amenity for surrounding area or hotel guests subject to conditions on hours of use and plant.

49.

Use Class	Existing floor space (GIA) sqm	Proposed floor space (GIA) sqm
Hotel (C1)	0	4,252
Cafe (Class E(b))	0	183
Retail (Class E(a))	76	135
Sui generis <ul style="list-style-type: none">• Laundrette• Betting office• Takeaway	368	0
Community (Class F)	0	354
Total	444	4,924
Net Increase	4,480	

Table 01 (above): Proposed and existing uses (sqm)

Community Use (Class F)

50. A new community use is proposed be introduced at first floor level, providing a net uplift of 354sqm of Class F floor space. Considering the site's location within the major town centre, the introduction of a new community use as part of this development would be policy compliant. A first provider has been identified on the site, as Arts Network who are a mental health charity based in Southwark and Lewisham.
51. The Southwark Plan Policy P47 states that new community facilities will be permitted where provision is made for the facility to be used by all members of the community. The applicant has confirmed that space would also be available for the public and would not be restricted to use as part of the Arts Network operations.
52. One of the questions raised by officers was the viability of a community use in this

location. To address this, the Arts Network have provided a proposed activities document including financials, which states that they have two years of confirmed income, in contrast to other charities who often have a confirmed income for a 6-month period. The activities proposed to take place on site by the Arts Network includes:

- The main headquarters for the charity
- Creative workshops, including referrals from the local community health hub
- Manage the space for community provision for other community groups to meet

53. A Memorandum of Understanding has been entered into, dated 30th March 2021, between Elephant and Castle Projects Limited and the Arts Network. This confirms the intent of Arts Network to occupy the proposed first floor community space. This has specified expected income for the first year and sets out a contract specifying an initial ten-year commitment for the Arts Network to occupy the space at a subsidised rent, including fit out costs, and then at a reduced rate (market rate minus 30%) thereafter. This would all be secured within the S106 agreement.

Hotel Use (Class C1)

54. Policy E10 of the London Plan estimates that to meet accommodation demands of tourists, London will need to build a net increase of 58,000 bedrooms of serviced accommodation by 2041. Policy E10 supports the delivery of new hotels in town centre locations and within the CAZ. The application site is located within the CAZ and has a high public transport accessibility level of 6b (representing the highest level of accessibility). The site is approximately 950m south-east of Elephant & Castle Underground station and 850m south-east of the Elephant & Castle Thameslink railway station. There are also two bus routes with stops a few metres from the site.

55. The site is well-suited for hotel use given its excellent accessibility to public transport and close proximity to a number of major tourist attractions, particularly servicing new commercial and leisure growth to the Elephant and Castle Town Centre.

56. A Hotel Needs Assessment dated July 2019 and a Hotel Needs Assessment Addendum dated September 2020 by Avison Young were submitted as part of the application. The purpose of this was to assess whether the proposal would result in an over dominance of visitor accommodation and to adequately assess the demand for a hotel in this location.

57. Southwark as a whole has 35 hotels (with 20+ bedrooms) clustered to northern part of the borough, principally in the Southbank area. Elephant and Castle currently has only three hotels, which are two-star or below. These consist of the Eurotraveller Hotel Express (31-bedrooms, two-star), Accommodation London Bridge (44-bedrooms, limited service) and The Bridge Hotel (60-bedrooms, two-star).

58. The Hotel Needs Addendum report (September 2020) identified 30 schemes in the planning pipeline within two miles of the site, representing a potential increase of 4,912 bedrooms. Five of these projects are currently under construction (according to the AMPM Hotels Database). The two hotels nearest the site in the planning pipeline includes New Kent Road (200-bedrooms, three-star) and the Travelodge Newington Causeway (140-bedrooms, limited service). The remainder of the pipeline schemes aren't in the Elephant and Castle sub-area.
59. Considering the ongoing regeneration to the Elephant and Castle, it is reasonable to expect to see hotel accommodation provided in these areas. The number of hotel developments, both built and in the development pipeline, has increased significantly in the last decade and these are concentrated in the northern part of the borough. The limited number of hotels in this area and the growing mixture of uses, which include offices, residential and retail, establishes a reasonable demand for a hotel-use in this location.
60. Overall, given that the wider area is still very mixed, it is not felt that the proposed development would result in an over-dominance of hotels in the area, nor adversely affect the character of the area or prevent other uses from functioning successfully. Taking account of the weight of support London Plan Policy E10 gives to hotel use in the CAZ and Opportunity Areas, and the importance of tourism to London's economy, the proposed hotel on this site is therefore an acceptable land use.
61. The proposed development would provide a mix of uses that are appropriate for the site's location within the CAZ, Opportunity Area, Strategic Cultural Area and Major Town Centre. The hotel and community uses, would support the cultural and visitor functions of the area. This is in line with the Mayor of London's ambition and supports the overall transformation within the Elephant and Castle area.
62. The S106 agreement would require workspace and hotel management plans to be submitted for approval, which would include management of the external spaces. Secured by Design certification would require measures such as CCTV and good levels of lighting to be installed throughout the site. Conditions have also been included in the draft recommendation to limit plant noise and to restrict servicing hours and this is considered further in the following sections of this report.

Environmental Impact Assessment

63. The European SEA Directive is transposed into UK law by the Town and Country. The Planning (Environmental Impact Assessment) (Amendment) Regulations 2017 Regulations set out the circumstances under which development needs to be under pinned by an Environmental Impact Assessment (EIA). Schedule 1 of the Regulations set out a range of development, predominantly involving industrial operations, for which an EIA is mandatory. Schedule 2 lists a range of development for which an EIA might be required on the basis that it could give rise to significant environmental impacts. Schedule 3 sets out that the significance of any impact should include consideration of the characteristics of the development, the environmental sensitivity of the location and the nature of the

development.

64. The development is not considered to constitute EIA development, based on a review of the scheme against both the EIA Regulations and the European Commission guidance.
65. Consideration however should still be given to the scale, location or nature of development, cumulative impacts and whether these or anything else are likely to give rise to significant environmental impacts. The proposed application is the redevelopment of an existing site for the purposes of a hotel, cafe, retail and other community uses. Its scale is appropriate to its urban setting and it is unlikely to give rise to any significant environmental impacts.

Design, layout and impact on townscape views and heritage assets

66. Pre-application discussions in January 2020 (20/EQ/00348) generally supported the positioning, height and massing but raised concern with the assertive architecture. Further revisions have been made to the planning application following its submission in October 2020, including to the basement, detailed massing and layout.
67. The existing shops are of a low design quality, detracting from the adjoining streetscapes. Their demolition and replacement with a building of improved architectural and townscape quality is welcome.
68. The replacement scheme is for a 9-storey building above two basement storeys, with its footprint at ground floor and 1st floors covering the previous shop site, with the upper floors cantilevering above the adjacent pavements onto Rodney Road and Orb Street and the final floor setback from Orb Street. The hotel lobby, café and community use form a free-flowing, publically accessible ground floor space. The community use extends up to the first floor with controlled public access and is designed to allow a flexible use of the space for offices, teaching rooms, gallery and studio space and a café/ lounge area. 126 hotel rooms are arranged across the remaining upper floors comprising 19 rooms per floor at level 2 to 7 and 12 rooms at level 8. A core staircase and lifts run up through the centre of the building including an evacuation lift. An existing substation is retained outside of the building footprint on the southern edge of the site, in addition to a new substation adjacent to this but within the building footprint. The basement contains ancillary services (plant and stores).
69. The proposed building is to be arranged over basement, ground and eight upper storeys with a height to the top of the parapet of 28.660m. The building is not tall building as fall below the 30 metres height threshold.
70. Policy P41 of the Southwark Plan requires the development of hotels to ensure that the design, scale, function, parking and servicing arrangements respond positively to local character and protect the amenity of the local community and visitors to the hotel. A minimum of 10% of the total floor space must be provided as ancillary facilities in hotel developments that incorporate a range of publicly accessible daytime uses and offer employment opportunities.

Scale, massing and height

71. The scheme has been tested in the local and wider views as well as the strategic views as set out in the London View Management Framework (2012). These accurate visual representations which comply with the requirements of the LVMF demonstrate the contribution of this proposal to the London skyline. These views are provided in section 1.4 of the Design and Access Statement Addendum by SPPARC and the Verified Views Methodology by Cityscape dated July 2020.
72. The views considered include:
- View 1 - Rodney Road looking east towards the site
 - View 2 - Balfour Street looking south towards the site
 - View 3 - Rodney Road looking west towards the site
 - View 4 - Nursery Row Park looking north towards the site
 - View 5 - Stead Street looking north-east towards the site
73. Its height would be taller than the 5-storey Dawes House (c.17m to ridge) and 3-storey housing (c.11m to ridge) around Salisbury and Hillery Close, but is lower than Mansfield Point (32m) and not much taller than Blendon House (21m) and Winch House (23m). The final floor is setback 3m from Orb Street, giving an 8-storey shoulder height of c.26m, which eases its sense of height onto Nursery Row Park (verified view 04) and in townscape views along Orb Street and especially neighbouring Stead Street (verified view 05). The final storey incorporates all plant, with the exception of the lift overrun. This brings a clean line to the roof form, which will be evident in longer street views above the surrounding tree canopy.



Figure 03: (above) Elevation view from Rodney Road/Balfour Street



Figure 04: (above) Elevation view from Stead Street adjacent to Nursery Park Row

74. Fronting Rodney Road, the building is scaled well with the main road and its open setting (verified views 02 and 03). The building is obscured from views from the Peabody Estate by the existing context (verified view 01). It would likely be similarly screened from views from the nearby Grade II listed churches and from the Larcom Street Conservation Area, and therefore would have no significant impact on the settings of these heritage assets, preserving their significance.
75. The building is of substantial volume relying on the cantilever to deliver functional hotel floorplates, without recourse to a tall building and uses the articulated form well. This gives the building a notable massing profile, as well as providing sheltered entrances and the opportunity for covered seating at street level. The cantilevers are evident but at 1m onto Rodney Road and at 3m onto Orb Street, are not so prominent as to appear overwhelming. The setback final storey further eases the massing. The articulated built form is supported by the two-storey base, which reads proportionate to the massing above and gives the building its strong connection to the adjoining public realm. The massing is large but not unduly bulky and overall supports the building's townscape prominence.

Architectural Design

76. The architecture is modern, comprising banded masonry elevations that articulate and fold to form projecting planted terraces and rounded corners. The building features a double-storey base set beneath the cantilevers with large openings onto Rodney Road, Stead Street and Orb Street, and a wide picture window on

the 1st floor above. The architecture has a strong design concept and a robust built form, counterbalanced by the fluidity of its façade designs and soft building corners that eases its massing and works well with the site geometry. Overall, the development would deliver an engaging design, providing a notable new building of landmark quality that responds to its prominent townscape position and interacts well with the adjacent public realm.

77. The articulated built form is reinforced by its elevational architecture, which is fluid with its undulating facades that incorporate occasional planted terraces gently projecting forward to give the massing a dynamic form. The masonry and glazing facades are arranged in bands, with the striations exaggerating the building's dynamic form, as well as reflecting the horizontal design emphasis of Dawes House nearby. The finish has sufficient solidity and gives the facades a visual richness. The façade section details (including planters and parapets) are to be confirmed by condition.
78. The masonry comprises brick in a Roman format using a stretcher bond, which adds to the horizontality of the designs. The brickwork is carried across the large window openings on the upper floors to form brise-soleil. This maintains the simple material palette and adding detail, with the brickwork in a light brown colour for the 2nd to 8th floors. A darker brown brick with a glazed finish is used for the ground and first floors and the cantilever soffits, retaining the Roman format and stretcher bond finish. This brings greater visual distinction to the base, emphasising the building's elevational hierarchy. It also presents a more robust finish to the building's public frontages. The base has a more open, transparent appearance supporting good engagement with the adjoining public realm. This conveys the sense of this being a public building and not simply a hotel. The brick is complemented by an anodised bronze framing system for the windows and doors. The final materials and the design details, including the construction of the masonry brise-soleil and window openings (incl. the provision of natural ventilation within bedrooms) should be confirmed by condition. This should also include the brickwork, which should be full brick for robustness and quality, and should be carefully selected for subtle multi-tones.

Public realm and landscaping

79. The proposals include changes to the adjacent public realm, with the surrounding mature street trees retained and set within upgraded footways. The opportunity is being taken to improve the site's connectivity with the park opposite, with the parkland adjacent to Orb Street re-landscaped to come to grade. As stated above, the cantilever above the footway allows the opportunity for the ground floor activity to onto the footway, improving the building's sense of engagement.
80. During the course of this application, the proposed public realm scheme was amended to maintain the pavement between Nursery Row Park and Orb Street and maintain Orb Street as a two-way highway. The disabled parking bay on Orb Street will also be retained. There will be a continuous level pavement alongside the proposed building. The improvements to the public realm are concentrated within this existing pavement area.
81. The existing brick wall fronting Nursery Row Park would be removed to allow the

public realm to co-habit with the neighbouring park and create a greater connection between the proposed development and the park. The Orb Street pavement alongside the development would be improved, eliminating the existing dropped curbs and entry points to create a continuous level surface for the length of the building.

82. The landscaping should fall in compliance with the 'Town Centre' designation of the Southwark Street Design Manual in terms of the palette of materials to be used. This includes footways paved with granite natural stone paving slabs with 300mm wide granite kerbs. The repaving of the footway, vehicle crossing, pedestrian crossing, reconstructing of the tree pits, street lighting, and signage to the building will be secured through a highways agreement in the S106.

Layout and functionality

83. The building has entrances onto Rodney Road and Stead Street, activating the main frontage and street corner with Stead Street. A replacement shop further activates the main road. The café and community use have their entrances onto Orb Street, bringing activity to the street and good visual and physical connections with the park opposite. It is notable that there is no internal division at ground floor, with the hotel, café and community activities flowing into one another. Overall, the ground floor has an open, engaging quality that promotes good urban design. At first floor level, the Orb Street elevation is notable for the large picture window opening serving mainly the community use and allowing views out across the adjacent parkland. Details of the entrance doors and the picture window should be confirmed by condition to ensure their quality of design.
84. In terms of functional quality, the layout of the ground and first floors offer good flexibility and ease of access, with flush thresholds and a good-sized lift serving the first floor public use and additional lifts serving the hotel bedrooms above. The ground floor (including retail) has generous internal ceiling heights of 3.6m (soffit) or 3.2m (clear), which should provide sufficient flexibility, whilst the first floor is 2.6m (clear), which is reasonable for an upper floor community use. Above this, the hotel accommodation is shown with 2.5m ceiling heights for the main bedroom spaces, lowering to 2.2m (clear) for the bathrooms and corridor spaces to incorporate services. The building includes extensive plant areas at basement and eighth floor level, with the setback seventh floor terrace providing a green roof, in addition to the numerous planters built into the facades. Details of the rooftop plant enclosure should be confirmed by condition to ensure it remains discreet and hidden within the roof form. Overall, the building shows good functionality and adaptability.

Conclusion on design issues

85. Overall the replacement of the retail parade in this location, with a new building of distinctive architecture that provides a new hotel, community facility and a replacement shop, is supported in design terms. The site is prominent within the local townscape by virtue of the street pattern and open aspect created by setback

building lines and adjacent Nursery Row Park.

86. The new building is large but is scaled well within the context of a variety of low and medium-rise buildings and broad thoroughfare. The massing and bulk are well-handled, with notable cantilevers, soft corners providing for a fluid form. The engaging form is matched by the elevational architecture, comprising brickwork masonry and louvred openings, large picture window and the general transparency of the ground floor. The material palette is high quality. The brickwork forms and patterns providing considerable visual richness.
87. The building will have a confident presence and a landmark quality within the local townscape, where it will form an engaging end-stop to local street views and a notable public building when seen from the park, without appearing too assertive or overwhelming. The development preserves the settings of wider heritage assets. Subject to conditions (façade details, materials, openings and roof finishes), no objection is raised on design grounds.

Other design matters

Designing out crime

88. Policy P16 of the Southwark Plan and Policy D11 of the London Plan require development proposals to reduce opportunities for crime and create and maintain safe internal and external environments.
89. The Design and Access Statement sets out the various ways in which opportunities for crime have been designed-out including:
- creating well lit routes (using Public Rated Lighting where appropriate) with good sight lines;
 - designing-out spaces for anti-social behaviour;
 - installing CCTV and intruder detection systems within the building and the publicly-accessible external spaces;
 - installing card access speed gates and access-controlled doors;
 - staffing the site 24 hours a day with security personnel;
 - designing the cycle store room to be open-plan, well-surveilled and secure;
 - providing secure and well-surveilled short-stay cycle parking; and
 - using retractable bollards within the public realm.
90. The Metropolitan Police's Secure by Design Officer has assessed the proposal and is confident that certification can be attained. To ensure certification achieved, the imposition of a two-part 'Secured by Design' condition is recommended.

Inclusive design

91. Policy D5 of the London Plan requires development proposals to achieve the highest standards of accessible and inclusive design, requiring applications to be supported by an inclusive design statement within the Design and Access Statement. The applicant's inclusive design statement sets out the various

inclusive access measures. These include:

- all surfaces at a gentle gradient and surfaced in slip-resistant treatments;
- all uses to have step-free access through the provision of ramped or lift arrangements;
- cycle storage provision to allow for larger cycles such as cargo cycles, purpose built cycles for disabled people and tricycles; and signage to be clear, legible and consistent

92. London Plan Policy E10 requires 10 per cent of new bedrooms to be wheelchair-accessible or 15% of new bedrooms to be wheelchair-adaptable of British Standards. The proposed development provides 13 out of the proposed 126 guestrooms to be fully wheelchair accessible (10.3%), which therefore meets the criteria in E10.

Daylight/sunlight – community use only

93. An addendum daylight and sunlight report has been submitted in light of the revised BRE Guide 3rd edition published in June 2022, which superseded the 2nd edition 2011 Guide. The assessment is focused on the proposed community use space in accordance with the illuminance method. The assessment concluded that for all applicable room areas served directly by a window (i.e. excluding the gallery space which is expected to be lit artificially) meet a target of 300 lux over 50% of the assessment points for at least half of the daylight hours and 100 lx over 95% of the assessment points. Therefore, demonstrating an acceptable level of daylight provision for the community use at first floor.

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

Daylight and sunlight – neighbours

94. The impact of the proposed development on neighbours' amenity has been a significant concern of local residents. A full daylight and sunlight assessment has been submitted with the application. The report assesses the scheme based on the Building Research Establishment (BRE) guidelines on daylight and sunlight. The conclusions of this state that the reductions in daylight and retained daylight levels are commensurate with this urban locality. Officers have reviewed the daylight and sunlight assessment and note that while there are some impacts on the buildings surrounding the site, these are not unusual within built up town centre locations where buildings of scale are considered to be appropriate.
95. The addendum daylight and sunlight report concludes that the methodology for testing daylight and sunlight impact on neighbouring properties has not been affected by the revised 2022 publication of BRE guidelines. Therefore, no update is required on the original report in this regard.
96. The Daylight and Sunlight assessment considers the impact on daylight for the following buildings:

- Blendon House, Rodney Road
- Mansfield Point, Rodney Road
- Salisbury Estate consented scheme (Car Park site, Balfour Street)
- 61-71 Rodney Road
- 109-119 Rodney Road
- 121-131 Rodney Road
- 133-143 Rodney Road
- Dawes House, Orb Street
- 26-30 Nursery Row

Vertical Sky Component

97. Residential Buildings Assessed	Windows Tested	Non-BRE Compliant	Non-BRE compliant 'Without balcony /soffit' assessment	Compliant
Blendon House, Rodney Road	30	16	11 (36.7%)	19 (63.3%)
Mansfield Point, Rodney Road	9	0	0	9
Salisbury Estate consented scheme (Car Park site, Balfour Street)	41	0	0	41
61-71 Rodney Road	6	0	0	6
109-119 Rodney Road	6	0	0	6
121-131 Rodney Road	6	0	0	6
133-143 Rodney Road	6	0	0	6
Dawes House, Orb Street	68	12	8 (11.8%)	60 (88.2%)
26-30 Nursery Row	9	0	0	9
Total	181 (100%)	28	19 (10.5%)	162 (89.5%)

Table 02: Detailed breakdown of VSC calculations

98. VSC transgressions are entirely based within Blendon House and Dawes House. Both blocks of flats have inset balconies, with balcony walls and projecting balcony soffits which result in more enclosed balcony areas. Where balconies exist on site, the BRE Guidance states that a 'without balconies' assessment provides a more reliable measure of impact from the proposed scheme, as such obstructions can already limit the available skylight. In addition, non-habitable rooms have not been included in the assessment. This includes kitchens less than 13sqm.

Daylight Distribution (No Sky Line)

- 99.

Residential Buildings assessed	Rooms Tested	Non-BRE Compliant (NSL)	Compliant
Blendon House, Rodney Road	15	4 (26.7%)	11 (73.3%)
Mansfield Point, Rodney Road	6	0	6
Salisbury Estate consented scheme (Car Park site, Balfour Street)	29	0	29
61-71 Rodney Road	6	0	6
109-119 Rodney Road	6	0	6
121-131 Rodney Road	6	0	6
133-143 Rodney Road	6	0	6
Dawes House, Orb Street	38	0	38
26-30 Nursery Row	9	0	9
Total	121 (100%)	4 (3.3%)	117 (96.7%)

Table 03: Detailed breakdown of No Sky Line (NSL)

100. In cross-examining the NSL findings for Dawes House, there are no transgressions to the daylight distribution. That means the affected windows share a room with another window, meaning that while the impact on one window might be minor adverse, the impact on the room overall would not be adverse. Therefore, the overall daylight impact on these rooms will be acceptable in consideration to the proposed development.
101. NSL transgressions are entirely based within Blendon House. All other neighbouring units are compliant with BRE standards in relation to NSL calculation, therefore no further assessment will be provided in these instances.

Blendon House

102. Eleven windows will experience a reduction in their VSC levels ranging in a loss of maximum 20%, which is considered noticeable by BRE Guidelines. The remaining VSC levels for windows retain values of between 21.9 and 26.9, therefore minor adverse to the 27% recommended by BRE Guidelines. No windows have a major adverse loss as seen in the breakdown below.
103. With the exception of four bedrooms, all windows with VSC transgressions comply in overall NSL levels. That means they share a room with another window meaning that while the impact on a window might be minor adverse, the impact on the room overall would not be adverse.

104. Vertical Sky Component (VSC) for Blendon House					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
30	19	63.3%	11	8	0
No Sky Line (NSL)					
Room	Pass	BRE compliant	20-30%	31-40%	41%+
15	11	73.3%	4	0	0

Table 04: Detailed breakdown of Vertical Sky Component (VSC) and No Sky Line (NSL) for Blendon House

105. Transgressions to NSL against BRE guidelines are limited to four bedrooms at Blendon House (R2 at first to fourth floor). These reductions range from a 66% reduction on NSL for R2 (bedroom) on the first floor, reducing the lit area from 12.41 at existing to 8.5 at proposed. A similar impact is experienced at second, third and fourth floor where NSL levels are reduced by 67% (remaining proposed lit area of 8.63), 69% (remaining proposed lit area of 8.91) and 73% (remaining proposed lit area of 9.34) for the R2 bedroom.
106. These impacts are considered minor adverse with 26.7% of Blendon House windows affected by the development experiencing this non-compliant condition. 96.7% of windows tested are compliant with BRE guidelines as a result of the proposed development. The resultant NSL levels is considered acceptable within an urban context, and BRE guide recognises that daylight is less important to bedrooms.

Annual Probable Sunlight Hours (APSH)

107. Blendon House, Rodney Road, Mansfield Point, Rodney Road, Salisbury Estate consented scheme (Car Park site, Balfour Street), 61-71 Rodney Road, 109-119 Rodney Road, 121-131 Rodney Road and 133-143 Rodney Road had windows located due south and were tested for APSH levels. There are no transgressions to APSH in regards to any of the neighbouring buildings, therefore there will not be a noticeable impact to sun lighting in these rooms.

Overlooking and privacy of neighbouring properties

108. The nearest residential properties are located to the west (Blendon House) and south-east (Dawes House). These are at the greatest risk of overlooking. In order to prevent harmful overlooking, the Residential Design Standards SPD 2011 requires developments to achieve a distance of 12m at the front of the building and any elevation that fronts a highway and a minimum of 21m at the rear.
109. The proximity to Dawes House located to the east is within acceptable distances from the proposed development with distances between residential windows

ranging from 25.2m at its most narrow distance to 28.6m. Furthermore, the majority of facade adjacencies are not direct and are at obtuse angles. There is minimal risk of overlooking to Dawes House for this reason.

110. Blendon House is located to the west of the development site within acceptable distances for residential overlooking, these range from 17.8m to 27m distance between windows. Where there is most potential for overlooking issues, the design overcomes this with a solid portion of the facade on every level and no windows. Officers are content that this will ensure no significant overlooking or loss of privacy whilst retaining a suitable level of outlook.

Noise disturbance

111. The use of the site for an increased quantum of commercial floor space and in particular for use as a hotel is not anticipated to result in any significant additional disturbance to residents. People arriving to and leaving the hotel would use Rodney Road which is a thoroughfare. It is noted that servicing will take place from the rear and that this will be an increase on the current servicing requirements of the site however officers, in consultation with the Council's Transport Team and Environmental Protection Team, are satisfied that this would not lead to additional disturbance and can be adequately controlled by conditions.
112. A CEMP was produced by Legendre was submitted and reviewed by EPT. The plan is comprehensive and contains measures that if applied in accordance with the relevant legislation, would minimise the impact of the development on the existing environment. The developer is to liaise with Environment Protection Team to agree on the monitoring locations and S61 of the Control of Pollution Act 1974 consent.

Transport and Highways

Existing site context

113. The footway adjoining this site on Rodney Road is wide and connects westerly to Elephant & Castle train/tube station and southerly to the pedestrian routes through the nearby Burgess Park. This footway also joins with the bus stops on this road. There are existing highway safety measures around this site in the form of raised entry treatment at the junctions of Stead Street with Orb Street and Rodney Road plus a raised table at the entry point of the pedestrian/cycle route in the adjoining Nursery Row Park on Stead Street.
114. There is a two-way cycle route on Rodney place/Rodney Road. Cycleway 17 also runs close to this site at its western side on Brandon Street. The applicant has retained the existing generous public realm abutting the northern and western peripheries of this site on Rodney Road/Stead Street and proposed a servicing bay on the adjacent section of Rodney Road plus six pedestrian entrances distributed across the Orb Street, Rodney Road and Stead Street frontages of this development as detailed on Plan No. RR-P-20-0G-01-01/P4.

Trip generation

115. The applicant's Transport Statement predicts that the development would result in 44 additional trips one way at AM peak and 58 additional trips one way at in PM. 4 of these would be as a passenger in a car or van. The remaining trips would be using sustainable forms of transport.

Mode	AM Peak		PM Peak	
	(08:00 - 09:00)		(17:00 - 18:00)	
	Arrive	Depart	Arrive	Depart
Underground, metro, light rail or tram	+4	+4	+4	+7
Train	+3	+8	+3	+6
Bus, minibus or coach	+8	+19	+8	+14
Taxi	0	0	0	0
Motorcycle, scooter or moped	0	+1	0	+1
Driving a car or van	0	0	0	0
Passenger in a car or van	+1	+1	+1	+1
Bicycle	+1	+3	+1	+2
On foot	+4	+10	+4	+8
Other method of travel to work	0	0	0	0
Total	+21	+23	+20	+38

Table 2: (above) Net increase in person trips between existing and proposed uses.

Time Period	Total Person Trips		
	Arrivals	Departures	Two-way
AM Peak	31	32	63
PM Peak	28	47	75

Table 3: (above) Proposed combined person trips as a result of the new development.

116. Notwithstanding some different estimates in terms of taxi use, the Transport Policy Team are satisfied that the proposed levels of vehicular traffic would not have an adverse impact on the local highway network.

Car parking

117. The proposed development is within an area of high public transport accessibility and therefore should be car-free with the exception of parking for disabled persons. Walworth CPZ provides parking control in this location weekdays from 0830hrs to 1830hrs. There is an existing disabled car parking bay on Rodney Road adjacent to the site to be retained as part of the development, in addition to a new A disabled bay to be provided on Orb Street adjacent to existing permit parking bays. A condition is recommended to ensure the applicants submit details of the proposed disabled car parking space, equipped with active electric vehicle charging points.

Cycle parking

118. The applicant has proposed long stay cycle parking spaces in the basement for use by the hotel and community floor space. In addition, short stay parking spaces will be provided in the form of Sheffield stands at street level. A minimum of 2 disabled spaces and 1 Cargo bike space is to be provided. The cycle parking is recommended to be secured by condition.

Improving access to cycle hire options

119. Given that the hotel would introduce new employment and visitors to the site, the applicant has agreed to contribute £45,000 towards the provision of an enlarged TfL (Santander) docking station within the vicinity of the site. This will be secured in the Section 106 Agreement, this contribution would meet the requirements of Policy T5 of the London Plan 2021 and Policy P53 of the Southwark Plan.

Improvements to local footway and highway environment

120. The footways on Orb Street, linking to the alternative busy bus route on Walworth Road, are substandard with uneven surface and broken pavement slabs that require renewal. It is also observed that vehicles generally speed over the adjacent zebra crossing on the eastern side of Rodney Road, Stead Street, Balfour Street junction, when no pedestrians are immediately visible to the drivers. This is due to ineffective traffic calming measures associated with this facility. Therefore, it is necessary to upgrade this to a raised pedestrian crossing. These highways improvements measures would be secured through the s278 legal agreement.

Servicing and deliveries

121. It is proposed that the servicing of the development would take place on the prevailing car parking bays on the adjacent segment of Rodney Road. The submitted Delivery and Servicing Plan (DSP) is proposed to be revised to include restricting deliveries also during school arrival and departure times of 1500hrs to 1600hrs and consolidation of deliveries and, confirm that this development's management would engage only the services of transport operators who have attained at least 'Silver' membership of Freight Operators Recognition Scheme (FORS).
122. A DSP and a CMP would be secured by condition and should be prepared in line with TfL guidance.

Refuse

123. The refuse and recycling bin store would be positioned in the basement of the development, as shown on Plan No. RR-P-20-B1-01-01/P4. It is unclear where the temporary refuse bin holding space would be given the position of the refuse bins in the basement. This should be confirmed through a condition in consultation

with the Council's Waste Management Team.

Ecology, biodiversity and green infrastructure

124. A bat survey (September 2020 by PJC Consultancy ref: 4382E/20) and an Ecological Appraisal (September 2020 by PJC Consultancy ref: 4279E/20) has been provided for the site and found acceptable by the LBS Ecologist. Details of the green roof and ten swift bricks to be installed on site are to be secured by condition.
125. Policy G5 of the London Plan 2021 states that urban greening should be a fundamental element of site and building design. It recommends that major developments which are predominantly commercial achieve an Urban Greening Factor (UGF) score of 0.3.
126. The proposed development would achieve an urban greening factor of 0.43. This would be achieved through a combination of:
 - flower-rich perennial planting, hedges and groundcover planting of 21 sqm
 - extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) for at least 265sqm
127. Southwark Plan Policy P59 requires major development to provide green infrastructure with arrangements in place for long term stewardship and maintain acne funding. It is considered that the green infrastructure potential at the site has been maximised through the creation of biodiverse green roof along with tree planting and species rich planting areas. The Council's Urban Forester and the Council's Park and Leisure Team are satisfied that high quality spaces would be delivered. Details are to be secured through condition of the planters and how they will be maintained to ensure feasibility, including cross sections, soil volumes, planting schedules and automated or other grey water recycling irrigation.

Environmental matters

Energy use

128. Policy SI2 of the London Plan and Policy P70 of the Southwark Plan require major developments to be net carbon zero and provide an assessment of their energy demands demonstrating that the appropriate steps have been taken to reduce energy demand and usage in accordance with the energy hierarchy. Policy P70 of the Southwark Plan requires a minimum of 40% on site carbon reductions to be achieved above 2013 Building Regulations Part L for non-residential developments.
129. An Energy Statement and amended Energy Strategy response, based on the energy hierarchy, has been submitted by the applicant. This details how the targets for carbon dioxide emissions reduction are to be met by the development. A combination of 'Lean' and 'Green' (but no 'Clean') measures have been employed in an attempt to achieve on site carbon reductions.

130. The proposal would reduce on-site regulated carbon dioxide emissions by 59.8% over a notional building minimally compliant with the Building Regulations 2013. The cumulative on-site savings equate to 147.1 tonnes of carbon dioxide. The building will produce 99.0 tonnes of carbon dioxide after the carbon saving technologies are installed calculated under the SAP 10. The carbon offset requirement is £95 per tonne carbon for a 30 year period and the required payment would be £282,300.

Be Lean – energy efficient design and construction

131. The development proposes to incorporate a range of passive and active measures to meet Part L requirements for energy efficient design. The proposed passive measures include:

- high thermal envelope performance to reduce uncontrolled heat transfer through the building fabric (and improve the effectiveness and energy use of the mechanical ventilation system);
- use of thermal mass and high ceilings to manage the heat within the building;
- optimisation of the g-value of the proposed replacement glazed wall system to provide a balance between minimising heat gain and maximising natural daylight (to reduce lighting energy);
- solar shading fitted to the building's exterior to limit the ingress of summertime solar gains; and
- highly insulated green roofs.

132. The proposed active measures include:

- high efficiency ventilation systems including heat recovery on mechanical ventilation and air handling plant;
- low energy and high efficacy lighting systems (at least 120 luminaire lm/cW), fittings and controls (e.g. occupancy sensors);
- control systems to monitor and operate the plant and equipment as efficiently as possible; and
- pumps and fans with built-in variable speed drives and sensor, allowing them to respond to variable building loads.

133. The reduction in regulated carbon emissions achieved through these 'demand reduction' measures is proposed to be 7% above 2013 Building Regulations

134. It has not been possible to meet the GLA's target for a minimum 15% reduction in carbon emissions over Part L 2013 at the Be Lean stage of the hierarchy. Nearly 76% of the energy demand is attributed to the generation of hot water, which is much higher than other non-domestic uses, making it more difficult to achieve savings at the Be Lean Stage.

Be Clean – low carbon energy supply

135. The application site is not within an area identified for an existing or planned decentralised heat network. The development is proposed to be future-proofed to allow for connect to a community heat network should this be developed in the

future. This includes through:

- Space within the hot water plant room for future community energy interfacing heat exchanger, pumps, controls etc.
- Provision to allow future community energy connecting pipework to be routed through from outside
- Spare ways on local electrical distribution boards for future electrical supplies to pumps, controls etc.

136. The proposed energy system for the site will incorporate air source heat pumps. The proposed carbon savings for this type of energy supply is calculated at the Be Green stage of the hierarchy. Therefore, no carbon savings are achieved for this step of the Energy Hierarchy.

Be Green – renewable energy generation and storage

137. An assessment of potential on site renewable energy systems was undertaken. This discounted options for a biomass boilers, photovoltaics, solar thermal systems, or ground source heat pumps due to conflicting development proposals, site specific constraints and environmental considerations.

138. Therefore, the development proposes the use of renewable technologies in the form of an air source heat pump (ASHP) only. The ASHP's would provide 100% of the heating and cooling required for the development. This step of the energy hierarchy would achieve a total carbon reduction of 52.8% above the 2013 building regulations.

Be Seen – monitoring, verifying and reporting energy performance

139. Introduced as part of the London Plan 2021, 'Be Seen' is the newest addition to the GLA's energy hierarchy. It requires developments to predict, monitor, verify and improve their energy performance during actual operation. In respect of 'Be Seen' measures these will be secured by condition an could include:

- conducting a predicted operational energy use analysis (TM54 modelling) during the design stage and then measuring actual operational energy use once the development is in use, benchmarked against the in-design analysis;
- using full metered electricity and water supplies; and
- using sub-meters to measure electricity, heating and cooling energy use (linked to the building owner's Building Energy Management System), which would feedback energy consumption to each user group/ functional space/tenancy within the development.

Overheating

140. Policy SI4 of the London Plan and Policy P68 of the Southwark Plan set out the cooling hierarchy that should be followed when developing a cooling strategy for new buildings. The energy statement sets out the following measures for reducing the risk of overheating, in accordance with the cooling hierarchy:

- Minimise internal heat generation through energy efficient design including minimising cold bridging, minimising heat loss from heating and hot water systems, low energy lighting, energy efficient desktop PCs, laptops, screens, energy efficient appliances
- Reduce the amount of heat entering the building in the summer through improved fabric 'U' values, improved air tightness, optimisation of glazing g-value, optimisation of glazing area, internal blinds
- Manage heat within the building through high ceilings
- Mechanical ventilation with high efficiency heat recovery
- Active cooling VRF systems to provide cooling to all area expected to achieve a seasonal cooling efficiency of +6.78

BREEAM

141. Policy P69 of the Southwark Plan requires the development to achieve a BREEAM "excellent" rating. A BREEAM Pre-assessment report has been undertaken which reports a figure of 76.95. It demonstrates that "excellent" can be achieved for the commercial use types and a condition is to be applied to secure this.

Ground conditions and contamination

142. The Environment Agency have reviewed the document 'Phase 1 Contaminated Land Assessment' by Geosmart (ref: 72986R2 dated August 2020). Although the report indicates the potential for contamination in the ground, much of this is proposed to be removed during basement construction. There is no objection made.

Air quality

143. Air quality impacts have been assessed as part of the Air Quality Assessment submitted by Hawkins dated September 2020. This includes:
- Impacts on air quality arising from the construction project;
 - Impacts from the completed and operational development; and
 - Suitability of the site for the proposed uses.
144. During the construction phase it is recognised that there could be impacts such as dust in the air as well as dust and dirt on the highway as a result of construction vehicle movements. This can be suitably managed and mitigated through a Construction Environmental Management Plan which would be a conditioned requirement of any consent issued. The impact of construction vehicle traffic emissions is not considered to be significant and the site is designated as 'Low Risk'.
145. In terms of the completed and operational development, the predicted annual mean concentrations of NO₂ and particulate matter have taken into account emissions generated by road traffic and energy plant with the result being that no significant air quality effects have been identified at any of the existing surrounding

receptors. The site does not exceed annual mean Air Quality objective (AQO), with the exception of nitrogen dioxide (NO₂) and hourly exceedances of AQO are not expected to occur. Proposed Mechanical Ventilation with Heat Recovery systems sufficiently mitigate and will be secured by condition. The development can be considered 'Air Quality Neutral' in terms of building emissions.

146. Given that the air quality for future users of the proposed development would be acceptable, the site is considered to be suitable for the range of uses being proposed.

Flood Risk, resilience and safety

147. A Basement Impact Assessment, Flood Risk Assessment and Drainage Strategy were provided as part of the submitted documents. The site is located within Flood Zone 3, which is an area at high risk of flooding due to the proximity of the tidal River Thames. However the site is protected by the Thames Barrier and related defences.
148. The proposal seeks to introduce sleeping accommodation on the second floor of the development, which will be above the 2100 breach flood level. A revised FRA was provided, dated August 2021 (ref: 14125) by Ivory Group, following comments from the Flood Risk Management team and would be secured by condition.
149. The Environment Agency did not object to the submitted proposal, Thames Water requested consultation with Thames Water to establish an agreed position for connecting to the water network, which has been added as an informative. The Flood Risk management team had no objection in principle as 'more vulnerable' uses were placed at second floor and above.
150. A condition requiring further information on BIA, emergency evacuation, SUDS, and proposed floor finishes have been recommended as conditions. A drainage details condition to include clarify attenuation volume figures listed in the SUDS proforma has been included.

Light pollution

151. LBS Highways team have advised that street lighting is to be upgraded to current LBS standards (including on private roads). An investigation into the possibility to provide lamp columns mounted to the building walls in order to improve effective footway widths is recommended as part of this and all lighting should be designed to minimise light spillage onto park land with particular regard to bats and nocturnal birds. The final proposals will be agreed through the Final Lighting Strategy, to be approved by the Local Planning Authority prior to first occupation of the building. This will be secured by condition.

Construction management

152. EPT reviewed Legendre CEMP. The plan is comprehensive and contains measures that if applied will minimise the impact of the development on the

existing environment. The developer is to liaise with Environment Protection to agree on the monitoring locations and S61 of the Control of Pollution Act 1974 consent.

153. It is noted the applicant has provided a framework Construction Management Plan (CMP). However, this should contain a swept path analysis of vehicle movements on site, the quantity of vehicles on site at each phase of construction and the vehicle routing displayed on a map. An amended construction management plan will be secured by condition.
154. The submitted construction management plan will need to be revised to include confirmation of whether or not any of the adjacent car parking bays would be suspended, agreeing crane installation method with the Council, plans showing safe diversion of pedestrians during the closure of the adjoining footways plus routing of construction lorries, penalties relating to delivery vehicles not complying with scheduled delivery times and not adhering to the agreed routing of vehicles, positions of wheel washing facilities and site management car/cycle parking provision
155. 'Balfour Street' bus stop should not be impacted during the construction of the development. Appropriate measures should be identified to prevent adverse impact on bus operations. Cycle Superhighway 2 runs along Rodney Road, as such, neither construction materials nor vehicles should block the safety and function of the cycleway.
156. In order to ensure that increases in traffic, noise and dust associated with the demolition and construction phases of the development are minimised, Final Environmental Management Plans and Final Logistics Plans are to be required by condition.

Noise and vibration

157. A noise and vibration impact assessment was submitted by Hawkins Environmental noise assessment report (ref: H3042 rev 3) dated September 2020 and updated (rev 4) 17 November 2020. The study shows that noise from surrounding roads and the wider environment make it "High Risk" and sufficient mitigation is required. The methods to reduce noise include the provision of suitable glazing and ventilation, which will be secured through condition. Based on the results of the assessment, EPT is satisfied that using the recommended treatment to façade and acoustic design the Council noise criteria can be met, and will be conditioned.

Fire Safety

158. Policy D12 (A) of the London Plan (2021) requires that all development must submit a planning fire safety strategy as part of a Fire Statement. The fire safety strategy should address criteria outlined in Policy D12 (A).
159. A Fire Statement (ref LO20077 dated 29 September 2021 by OFR) was submitted with the application. The statement covers matters required by planning policy.

This is in no way a professional technical assessment of the fire risks presented by the development. Fire safety measures within the statement include:

- an evacuation strategy;
- commitment to providing one firefighting shafts;
- commitment to upgrading fire safety measures throughout, to include high levels of compartmentation, sprinklers, fire alarms and PRM refuges;
- confirmation of compliance with Building Regulations Approved Document B;
- explanation of how the internal layout would achieve compliant travel distances.

160. The fire services would gain vehicular access to the site depending on which core the firefighters need to enter. This building can be accessed via Rodney Road Stead Street and Orb Street and the pumping truck would be expected to park within the drop-off areas.
161. 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.
162. The Fire Statement was produced by fire risk engineering consultancy OFR Group. A certified fire risk engineer (a Fellow of the Institute of Fire Engineers) has checked and approved the contents.

Socio-economic impacts

163. London Plan Policy E11 and Southwark Plan Policy P27 require development proposals to support employment, skills development, apprenticeships, and other education and training opportunities in both the construction and end-use phases. The methodology for securing these opportunities prescribed by the Council’s Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015 with 2017 Addendum).
164. In accordance with the policy framework, there would be a requirement for this development to deliver 11 sustained jobs during the construction phase to unemployed Southwark residents, 11 short courses, and 3 construction industry apprentices. Upon completion, 13 sustained jobs for unemployed Southwark Residents would also be required. These obligations will be secured through the Section 106 Agreement.
165. In terms of direct employment, the proposed uplift in hotel and retail floor space has the potential to deliver 32 FTE positions. The workers would also generate considerable spend in shops and services in the local area, which is a major and enduring benefit of the development.

Planning obligations (S.106 undertaking or agreement)

166. London Plan Policy DF1 and Southwark Plan Policy IP3 advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. These policies are reinforced by the Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. The NPPF echoes the Community Infrastructure Levy Regulation 122 which requires obligations to be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development

167. Following the adoption of Southwark's Community Infrastructure Levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. Only defined site specific mitigation that meets the tests in Regulation 122 can be given weight. 293.

168. The following obligations are required for this scheme and would be included in the legal agreement:

Planning Obligation	Mitigation	Agreed?
Transport impact mitigation		
TfL DOCKING STATION CONTRIBUTION	£45,000 to contribute towards expansion of the TfL cycle docking station scheme in the vicinity of the site	Yes
Local Economy: Employment and Training		
CONSTRUCTION PHASE JOBS/ CONTRIBUTIONS	<p>Development to:</p> <ul style="list-style-type: none"> • Deliver 11 sustained jobs to unemployed Southwark residents, • Deliver 11 short courses, and; • Take on 3 construction industry apprentices during the construction phase. <p>Or make the pro-rata Employment and Training Contribution which, at maximum, would be £51,950 This breaks down as:</p> <ul style="list-style-type: none"> • £47,300 against sustained jobs; • £1,650 against short courses, and; • £3,000 against construction industry apprenticeships. 	Yes
CONSTRUCTION PHASE EMPLOYMENT, SKILLS AND	<p>The Plan would be expected to detail:</p> <ul style="list-style-type: none"> • Methodology of training, skills, support etc. 	Yes

BUSINESS SUPPORT PLAN	<ul style="list-style-type: none"> • Targets for construction skills and employment outputs • Methodology for delivering apprenticeships • Local supply chain activity methodology 	
POST-COMPLETION (IN-USE) PHASE JOBS AND TRAINING	<p>The development is to deliver 13 sustained jobs to unemployed Southwark residents,</p> <p>Any shortfall is to be met through the End Use Shortfall Contribution which, at maximum, would be £55,900. This is calculated on the basis of £4,300 per job.</p>	Yes
POST-COMPLETION (IN-USE) PHASE JOBS/ CONTRIBUTIONS	<p>The Plan would be expected to detail:</p> <ul style="list-style-type: none"> • Methodology for filling the Sustained Employment Opportunities (SEOs) and apprenticeships roles • Milestones and profiles for filling the SEOs and apprenticeships • Identified skills and training gaps to gain sustained employment in the completed development <p>- Methods to encourage applications from suitable unemployed Borough residents by liaising with the local Jobcentre Plus and employment service providers</p>	Yes
Highway Impacts Mitigation		
SCOPE OF WORKS	<p>Prior to implementation, with the exception of any site clearance/demolition and archaeological investigative works, the developer is to submit the s278 specification and estimated costs to the Local Highways Authority for approval. This shall comprise the following works, and all shall be constructed in accordance with SSDM standards::</p> <ol style="list-style-type: none"> 1. Repave the footway including new kerbing fronting the development on Rodney Road, Stead Street & Orb Street in accordance with the Southwark Streetscape Design Manual (SSDM) standards. 2. Reconstruct any redundant vehicle crossovers fronting the development as footway in accordance with the SSDM standards. 3. Reconstruct any existing tree pits fronting the development in accordance with the SSDM standards. 4. Improve pedestrian crossings in Rodney Road 	Yes

	<p>and Orb Street and adjust Nursery Row Park grass to meet pavement level.</p> <p>5. Upgrade street lighting to current LBS standards (including on private roads). Investigate the possibility to provide lamp columns mounted to the building walls in order to improve effective footway widths. Please contact Perry Hazell at Perry.Hazell@southwark.gov.uk for further details.</p> <p>6. Review existing and proposed signage fronting the development and investigate the possibility to install any existing / proposed signs on the building walls in order to improve effective footway widths.</p> <p>6. Provide appropriate dropped kerbs for refuse bin collection.</p> <p>7. Promote a TRO to amend any parking arrangements. Works to include road marking and signage (if required).</p> <p>8. Refresh road markings following kerb installation.</p> <p>9. Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development to the appropriate materials as specified in our regulating plan and materials palette.</p>	
S278 AGREEMENT	Prior to commencement of the agreed highway works, the developer is to enter into a Highway Agreement under Section 278.	Yes
Publicly-accessible Realm		
DETAILED DESIGN	<p>Prior to implementation, the developer is to submit a Public Realm Specification for all areas of publicly-accessible realm to the Local Planning Authority and receive its approval. The Public Realm Specification shall demonstrate that the publicly-accessible realm has been designed to an adoptable standard (in accordance with the SSDM) and shall comprise:</p> <ul style="list-style-type: none"> • detailed drawings (plans, sections, levels etc.); • details of street furniture (cycle stands, seating, bollards etc.); • details of planting; • details of external lighting and CCTV; • details of boundary enclosure and entry gates; • finishes schedules and samples of proposed materials; • demonstration that principles of Secured by Design have been incorporated; and 	Yes

	<ul style="list-style-type: none"> details of the phasing and timing for delivery. 	
DELIVERY AND SHORT-TERM MANAGEMENT	<p>Upon receipt of a Provisional Completion Certificate from the Local Planning Authority, the developer shall open the publicly-accessible realm.</p> <p>Any defects within the first 12 months of opening are to be rectified by the developer.</p> <p>At the end of the initial 12 month period, the developer is to seek and receive from the Local Planning Authority a Final Completion Certificate.</p>	Yes
Energy and Sustainability		
Carbon offset payment	<p>The shortfall in carbon zero reductions on site is charged at £2,850 per tonne of carbon dioxide, based on £95 per tonne calculated over 30 years.</p> <p>The onsite reduction achieved is 59.8% over Part L which equates to 147.1 tonnes of carbon dioxide. The remaining 99 tonnes of carbon dioxide to be offset requires a payment of £282,150 to the Green Buildings Fund.</p>	
FUTUREPROOFED CONNECTION TO DISTRICT CHP	<p>Prior to occupation, a CHP Energy Strategy must be approved setting out how the development will be designed and built so that all parts of it will be capable of connecting to any future District CHP.</p>	
REVIEW OF INSTALLED ENERGY MEASURES	<p>Post-installation review to verify the carbon savings delivered with an upwards only adjustment to the carbon offset fund contribution if required.</p> <p>Applicant's Position: Agreed</p>	
Other		
Reduced rents and fit-out to support community use	<p>A contract specifying an initial ten-year commitment for the Arts Network to occupy the space at a subsidised rent, including fit out costs, and then at a reduced rate (market rate minus 30%) thereafter.</p>	
Business relocation strategy	<p>Support a continuity of service for the existing mini market (98 Rodney Road)</p>	

Hotel management plan	Management plan for day-to-day operation of the hotel including the external spaces	
Community use agreement	To secure use of the ancillary facilities in the Main Block for members of the public outside of working hours in accordance with the details provided earlier in the report	
Administration	Payment to cover the costs of monitoring these necessary planning obligations (with the exception of those that have monitoring contributions already factored-in), calculated as 2% of total sum. Applicant's Position: Agreed	

169. The S106 heads of terms agreed would satisfactorily mitigate against the adverse impacts of the proposed development.

170. In the event that a satisfactory legal agreement has not been entered into by 4 April 2023, it is recommended that the director of planning and growth 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 S106 agreement, fails to ensure adequate provision of employment and training contributions, and mitigation against the adverse impacts of the development through projects or contributions that is contrary to Southwark Plan policy IP3 (‘Community Infrastructure Levy (CIL) and Section 106 Planning Obligations’), Policy DF 1 Planning Obligations of the London Plan (2021) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015)”.

Mayoral and borough community infrastructure levy (CIL)

171. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material ‘local financial consideration’ in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark’s CIL will provide for infrastructure that supports growth in Southwark.

172. In the event that an agreement has not been completed by 1st March 2023, the Committee is asked to authorise the Director of Planning to refuse permission, if appropriate, for the following reason:

173. In the absence of a signed S106 legal agreement there is no mechanism in place

to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Southwark Plan 2022 policy IP3 ('Community Infrastructure Levy (CIL) and Section 106 Planning Obligations'), Policy DF 1 Planning Obligations of the London Plan (2021) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

174. The site is located within Southwark CIL Zone 2 and MCIL2 Band2 zone. Based on the existing floor areas provided in the agent's CIL Form1 dated 01-Oct-20 and proposed areas in Area Schedule P4 (29.09.21), the gross amount of CIL is approximately £951,476.27 consisting £280,567.64 of Mayoral CIL and £670,908.63 of Borough CIL. It should be noted that this is an estimate, and the floor areas will be checked when related CIL Assumption of Liability Form is submitted after planning approval has been obtained.

Community involvement and engagement

175. This application was accompanied by a Statement of Community Involvement. The documents confirm that the following public consultation exercises were undertaken by the applicant prior to submission of the application:
- 22nd July 2020 and 25th July 2020 - Public exhibition
 - 16th, 17th, 18th, 19th and 21st December 2020 – Open workshop 1
 - 6th, 13th, 19th and 26th February 2021 - Open workshop 2
176. Meetings with Councillors included:
- 14th May 2020 Cllr Rebecca Lury and Cllr Derren Merrill
 - 10/03/20 Cllr Johnson Situ
 - 31/10/19 Cllr Johnson Situ, Cllr Rebecca Lury and Cllr Derren Merrill
177. Meetings with Community Groups and neighbouring residents
- 24/2/20 Friends of nursery row park
 - 11/2/20 Rodney Road Tenants and Residents Association
 - 6/2/20 Walworth Society
 - 19/9/20 Blendon House residents
 - 19/8/20 Dawes House Residents
178. Meeting with Local businesses and current occupiers of the site
- 16/12/19 and 22/7/20 Diogenes and the Dog
 - 26/2/20 and 25/7/20 Tigris Supermarket
179. Issues and requests raised as result of the public consultation included:
- Suitability of hotel use on site
 - Height of the development and the impact on adjoining properties and Nursery Row Park
 - Relocation of existing businesses on site
 - Strong support for the provision of community resource centre
 - Strong support for reconfiguration of green space associated with Nursery Row Park

- Questions about the opening hours of the hotel bar and hours of operation during construction

180. The SCI also includes details of how the proposed development would be in keeping with the Walworth Social Regeneration Plan Promise.

181. As part of its statutory requirements, the Council sent letters to surrounding residents, issued a press notice publicising the planning application and displayed notices in the vicinity of the site. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process.

182. Details of consultation undertaken by the Local Planning Authority in respect of this application are set out in the appendices. The responses received are summarised in an earlier part of this report. The main 'Assessment' part of this report addresses the issues raised.

Consultation responses from external and statutory consultees

183. Summarised below are the material planning considerations raised by external consultees, within the relevant sections of the report.

184. Environment Agency, Thames Water and TFL have no objection to the proposed development given necessary conditions to attach to any grant of planning permission.

Consultation responses from internal consultees

185. Summarised below are the material planning considerations raised by internal and divisional consultees including (Design and Conservation, Transport Policy, Urban Forester, Archaeology, Ecology, Highways Development, Flood Risk Management).

186. All consultees recommend grant of planning permission subject to the conditions, which have been included in the decision notice. Detailed consideration of comments have been included in the relevant sections of this report.

Community impact and equalities assessment

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

188. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application. The development would have a significant benefit for wheelchair users as it would provide a facility designed for a particular need but accessible for other users too.

189. 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.
190. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
191. The proposals would result in the displacement of some business users. The applicant has provided letters of intent confirming the business user's intentions to cease trade or be retained as part of the development. These strategies will be secured through the S106.
192. The new development would provide accessible hotel accommodation and facilities for people with disabilities. The development would also provide training and employment opportunities in an area with a relatively high BAME population and would be likely to benefit those protected groups.

Human rights implications

193. 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.
194. This application has the legitimate aim of delivery a nine-storey plus basement building for 126 hotel guestrooms with café, community and retail use. 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

195. 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.
196. 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.
197. **Positive and proactive engagement: summary table**

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

CONCLUSION

198. The principle of a hotel and community use is acceptable in this location. The development is in an appropriate location for a tall building, being located within a CAZ and with sufficient surrounding amenity space. Officers are satisfied that the proposal is of the highest architectural standard, and that the proposal provides an appropriate response to context and would not harm the character or setting of any nearby conservation areas or listed buildings. Careful consideration has been given to the impact of the proposal on townscape views, and the impact of the increased height is not considered to cause harm to nearby heritage assets or surrounding conservation areas.
199. Having regard to all the policies considered and any other material planning considerations it is recommended that planning permission is granted subject to conditions and the completion of a legal agreement.

BACKGROUND INFORMATION

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file 1088-C Application file 20/AP/2953 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 Policies
Appendix 3	Consultation undertaken
Appendix 4	Consultation responses received

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	<u>Gemma Perry, Planning Officer</u>	
Version	Final	
Dated	4 October 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
Director of Regeneration	No	No
Date final report sent to Constitutional Team		5 October 2022

Appendix 1: Recommendation

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

This document is not a decision notice for this application.

Applicant		Reg. Number	20/AP/2953
	Elephant And Castle Projects Ltd		
Application Type	Major application		
Recommendation	GRANT permission	Case Number	1088-C

Draft of Decision Notice

Planning permission is GRANTED for the following development:

Redevelopment of 98-104 Rodney Road for a 9 storey (plus basement) building for hotel (126 bedrooms) , cafe, community use, retail use and associated cycle/disabled parking, plant and landscaping.

98-104 Rodney Road London Southwark

In accordance with application received on 9 October 2020 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

ELEVATION 01 DEMOLITION PLAN RR-D-25-MF-01-01 REV P1 received
09/10/2020

ELEVATION 02 DEMOLITION PLAN RR-D-25-MF-01-02 REV P1 received
09/10/2020

ELEVATION 03 DEMOLITION PLAN RR-D-25-MF-01-03 REV P1 received
09/10/2020

ELEVATION 04 DEMOLITION PLAN RR-D-25-MF-01-04 REV P1 received
09/10/2020

PROPOSED ELEVATION 05 RR-P-25-MF-01-05 REV P3 received 09/06/2021
PROPOSED ELEVATION 04 RR-P-25-MF-01-04 REV P3 received 09/06/2021
PROPOSED ELEVATION 03 RR-P-25-MF-01-03 REV P3 received 09/06/2021
PROPOSED ELEVATION 02 RR-P-25-MF-01-02 REV P3 received 09/06/2021
PROPOSED ELEVATION 01 RR-P-25-MF-01-01 REV P3 received 09/06/2021
GROUND LEVEL PROPOSED FLOOR PLAN RR-P-20-OG-01-01 REV P4 received
30/09/2021
LEVEL 01 PROPOSED FLOOR PLAN RR-P-20-01-01-01 REV P4 received
30/09/2021
LEVEL 02 PROPOSED FLOOR PLAN RR-P-20-02-01-01 REV P4 received
30/09/2021
TYPICAL LEVEL 03-07 PROPOSED FLOOR PLAN RR-P-20-03-01-01 REV P4
received 30/09/2021
TYPICAL LEVEL 08 PROPOSED FLOOR PLAN RR-P-20-08-01-01 REV P4 received
30/09/2021
BASEMENT LEVEL PROPOSED FLOOR PLAN RR-P-20-B1-01-01 REV P4 received
30/09/2021

Other Documents

GROUND FLOOR DEMOLITION PLAN RR-D-20-OG-01-01 REV P1 received
09/10/2020
TREE PROTECTION PLAN FINAL 4520/01/19-1162 REV V2 received 23/08/2021
TREE CONSTRAINTS PLAN 4520/01/19-1160 REV V1 received 23/08/2021
PROPOSED SCHEMATIC SECTION 04 RR-P-26-MF-01-04 REV P3 received
09/06/2021
PROPOSED SCHEMATIC SECTION 03 RR-S-26-MF-01-03 REV P3 received
09/06/2021
PROPOSED SCHEMATIC SECTION 02 RR-S-26-MF-01-02 REV P3 received
09/06/2021
PROPOSED SCHEMATIC SECTION 01 RR-S-26-MF-01-01 REV P3 received
09/06/2021
PROPOSED SITE PLAN RR-P-00-05-01-01 REV P4 received 30/09/2021
PROPOSED ROOF PLAN RR-P-20-OR-01-01 REV P4 received 30/09/2021
BACK-FILLED LEVEL PROPOSED WATER TANK ARRANGEMENT RR-P-20-MF-
01-01 REV P4 received 30/09/2021

Time limit for implementing this permission and the approved plans

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

Reason:

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

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

2. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.
 - a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
 - b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
 - c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

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

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

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; The Southwark Plan 2022: P55 Protection of amenity; P13 Design Quality; P14 Design of Places and P56 Biodiversity.

3. No works (except for demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating the Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, dimensions, depth and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance as detailed in the 'Flood Risk Assessment & Drainage Strategy' prepared by Tully De'Ath (dated September 2020, ref: 14125), as well as including the provision of biodiverse green roofs. The applicant must confirm that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and P68 (reducing flood risk) of the Southwark Plan 2022

4. To the exclusion of demolition and site clearance, once ground water levels are identified by on site ground investigation and prior to the beginning of works, the applicant shall submit an update to the Basement Impact Assessment to and be approved in writing by the Local Planning Authority. The update should include an assessment of the continuation and fluctuations of groundwater flows, and whether the lowest point of the basement is above, or below the recorded groundwater levels recorded from the ground investigations, and any mitigation measures required. The development and mitigation measures shall be carried out in accordance with the approved details. Further details on preparation of BIA's for flood risk can be found in appendix to Southwark's 2016 SFRA:
<https://www.southwark.gov.uk/environment/flood-risk-management/strategic-flood-risk-assessmentsfra?chapter=2>

Reason: To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with the Southwark Strategic Flood Risk Assessment (2017); And to minimise the potential for the site to contribute to surface water flooding in accordance with P68 reducing flood risk of the Southwark Plan 2022, and guidance in the

Sustainable Design and Construction SPD (2009)

5. No development shall take place, excluding demolition and site clearance, until a final Construction and Environmental Management Plan and Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. This Plan 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. This Plan shall be in accordance with the details provided in the Construction Management Plan (prepared by Legendre dated September 2020) hereby approved and must also include the following information:

(1) A swept path analysis of vehicle movements on site, the quantity of vehicles on site at each phase of construction and the vehicle routing displayed on a map

(2) Confirmation of whether any adjacent car parking bays would be suspended during construction

(3) A crane installation method

(4) Plans showing safe diversion of pedestrians during the closure of the adjoining footways

(5) Routing of construction lorries

(6) Penalties relating to delivery vehicles not complying with scheduled delivery times and not adhering to the agreed routing of vehicles

(7) Positions of wheel washing facilities and site management car/cycle parking provision

(8) Measures to prevent adverse impact on bus operations and the safety and function of the cycleway during construction

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

Reason:

In order to ensure that increases in traffic, noise and dust associated with the demolition and construction phases of the development are minimised and 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, and Southwark Plan 2022 policies: P50 Highways impacts; P56 Protection of amenity; P62 Reducing waste; P64 Contaminated land and hazardous substances; P65 Improving air quality; P66 Reducing noise pollution and enhancing soundscapes.

Permission is subject to the following Grade Condition(s)

6. Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; P55 (Protection of Amenity), P13 (Design Quality) P14 (Design of Places and P56 (Biodiversity) of the Southwark Plan 2022.

7. Before any above grade work hereby authorised begins, details of the

biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

biodiversity based with extensive substrate base (depth 80-150mm);

laid out in accordance with agreed plans; and

planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) 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(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with Chapters 8 (Promoting healthy and safe communities), 12 (Achieving well designed places), and 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); and Saved P55 (Protection of Amenity), P14 (Design Quality) P13 (Design of Places) and P56 (Biodiversity) of the Southwark Plan (2022).

8. Section detail-drawings at a scale of 1:5 through: the facades and balconies; parapets and roof edges; and heads, cills and jambs of all openings; Details of the entrance doors; picture window; window openings; rooftop plant; to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing before any above grade works hereby authorised begins; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework 2021, Policy D4 (Delivering good design) of the London Plan 2021, P13 (Design of places) P14 (Design Quality) of the Southwark Plan 2022.

9. Before the first occupation of the building hereby approved, details of the installation (including location and type) of electric vehicle charger points for each parking space within the disabled car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2021; T6 of the New London Plan 2021; P53 and P54 of the New Southwark Plan 2022.

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

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021); P51 (Walking) P53 (Cycling) P49 (public transport) P53 (car parking) Southwark Plan 2022

11. Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating 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;

Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2021 Saved P69 Sustainability standards and P70 Energy of the Southwark Plan 2022.

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

Reason:

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

13. Details of 10 swift bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any above grade works of the application hereby granted permission.

No less than 10 swift bricks as outlined in Bat Survey (September 2020 by PJC Consultancy ref: 4382E/20) and an Ecological Appraisal (September 2020 by PJC Consultancy ref: 4279E/20) shall be provided and the details shall include the exact location, specification and design of the habitats.

The bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

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

accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 the National Planning Policy Framework 2021, Policy G6 (Biodiversity and access to nature) of the London Plan 2021 and P60 (Biodiversity) Southwark Plan 2022

14. Confirmation of the following shall be submitted to and approved in writing by the Local Planning Authority prior to any above grade works of the application hereby granted permission, to demonstrate that either:
- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or
 - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. To prevent the increased risk of flooding and to improve water quality in accordance with The National Planning Policy Framework 2021, P67 (reducing water use) P68 (reducing flood risk) of Southwark Plan 2022

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

16. Before the first occupation of the building hereby permitted, a detailed Delivery and Servicing Management Plan (DSMP) detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2021, P49 (public transport) P50 (Highways impact) Southwark Plan 2022; T7 London Plan 2021.

17. No works, (except for demolition and site clearance) shall commence until full details of any proposed piling or any other foundation designs using penetrative methods have been submitted to and approved in writing by the Local Planning Authority, so it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

To ensure any piling does not significantly impact on or cause failure of the local underground sewerage utility infrastructure in accordance with the National Planning Policy Framework 2021 and P67 (reducing water use) P68 (reducing flood risk) of Southwark Plan 2022

18. Prior to the commencement of use, full particulars and details of a scheme for the extraction and venting of odours, fats and particulate matter from the cooking activities 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 approval given.

Reason

In order to ensure that that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building in accordance with The National Planning Policy Framework 2021, P55 Protection of Amenity of The Southwark Plan 2022.

19. Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2021, SP55

Permission is subject to the following Compliance Condition(s)

20. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority [LPA]) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the LPA.

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 policy P55 'Protection of amenity' of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

21. The development must be carried out in accordance with the provisions of the Fire Statement (ref LO20077 dated 29 September 2021 by OFR) prepared by a suitably qualified third party assessor prepared, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

22. Internal noise levels
The premises 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

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 P55 (Protection of amenity) P15 (residential design) of the Southwark Plan (2022), and the National Planning Policy Framework 2021.

23. Before the first occupation of the building hereby permitted, the refuse 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/premises.

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

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: the National Planning Policy Framework 2021; and; P55 (Protection of Amenity) P62 (Waste Reduction) of The Southwark Plan 2022

24. 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.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2021 and P55 (protection of amenity) Southwark Plan 2022

Informatives

- 1 The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards.

Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM),

<https://www.southwark.gov.uk/transport-and-roads/asset-management-and-streetscape-design/southwark-streetscape-design-manual-ssdm>

Applicants will be required to enter into a s278 agreement under the Highways Act 1980 for any works to existing adopted Highwayst to complete the following works:

Repave the footway including new kerbing fronting the development on Rodney Road, Stead Street & Orb Street in accordance with the Southwark Streetscape Design Manual (SSDM) standards.

Reconstruct any redundant vehicle crossovers fronting the development as footway in accordance with the SSDM standards.

Reconstruct any existing tree pits fronting the development in accordance with the SSDM standards.

Improve pedestrian crossings in Rodney Road and Orb Street and adjust Nursery Row Park grass to meet pavement level.

Upgrade street lighting to current LBS standards (including on private roads). Investigate the possibility to provide lamp columns mounted to the building walls in order to improve effective footway widths. Please contact Perry Hazell at Perry.Hazell@southwark.gov.uk for further details.

The applicant should liaise with the Waste Management Team (Michael.Greenhalf@southwark.gov.uk) with regards to the waste management strategy.

Review existing and proposed signage fronting the development and investigate the possibility to install any existing / proposed signs on the building walls in order to improve effective footway widths.

Provide appropriate dropped kerbs for refuse bin collection.

Promote a TRO to amend any parking arrangements. Works to include road marking and signage (if required).

Refresh road markings following kerb installation.

Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development.

- 2 The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement.

- 3 There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

- 4 A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc may be required before the Company can give its consent. Applications should be made at <https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.
- 5 Detailed designs and method statements (AIP) for foundations and basement structures retaining the highway (temporary and permanent) should be submitted and approved by the Highway Authority. Please contact Anthony Davis at Anthony.Davis@southwark.gov.uk.

- 6 As the site is at residual risk from the River Thames, a stand alone Flood Warning and Emergency Evacuation Plan should be submitted to Southwark's Emergency Planning department for their approval prior to occupation of the site. The plan should state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services, and of the plan itself. It should also provide details of how residents should respond in the event that they receive a flood warning, or become aware of a flood.

Reason: To minimise the risk of flooding in accordance with the Southwark Strategic Flood Risk Assessment (2017)

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

Appendix 2: Relevant Planning Policy

National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework ('NPPF'), published on 20 July 2021, sets out the national planning policy and how this should be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. At its heart is a presumption in favour of sustainable development.

Paragraph 2 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

The relevant chapters of the NPPF are:

- Chapter 2 - Achieving sustainable development
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 6 - Building a strong, competitive economy
- Chapter 7 - Ensuring the vitality of town centres
- Chapter 8 - Promoting healthy and safe communities
- Chapter 9 - Promoting sustainable transport
- Chapter 11 - Making effective use of land
- Chapter 12 - Achieving well-designed places
- Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 - Conserving and enhancing the natural environment

The London Plan (2021)

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 SD1 Opportunity Areas
- Policy SD4 The Central Activities Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy SD6 Town centres and high streets
- SD10 Strategic and local regeneration
- Policy D1 London's form, character and capacity for growth
- Policy D2 Infrastructure requirements for sustainable densities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design

- Policy D5 Inclusive design
- Policy D8 Public realm
- Policy D9 Tall buildings
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D14 Noise
- Policy S1 Developing London's social infrastructure
- Policy E10 Visitor infrastructure
- Policy E11 Skills and opportunities for all
- Policy HC1 Heritage conservation and growth
- Policy SI 8 Waste capacity and net waste self-sufficiency
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T3 Transport capacity, connectivity and safeguarding
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.4 Hotel and leisure uses parking
- Policy T6.5 Non-residential disabled persons parking
- Policy T7 Deliveries, servicing and construction

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:

- P13 Design of places
- P14 Design quality
- P16 Designing out crime
- P17 Tall buildings
- P18 Efficient use of land
- P21 Conservation of the historic environment and natural heritage
- P22 Borough views
- P23 Archaeology
- P28 Access to employment and training
- P32 Small shops
- P33 Business relocation
- P35 Town and local centres
- P41 Hotels and other visitor accommodation
- P44 Broadband and digital infrastructure
- P45 Healthy developments
- P46 Leisure, arts and culture
- P47 Community uses

- P49 Public transport
- P50 Highways impacts
- P51 Walking
- P53 Cycling
- P54 Car Parking
- P55 Parking standards for disabled people and the physically impaired
- P56 Protection of amenity
- P57 Open space
- P59 Green infrastructure
- P60 Biodiversity
- P61 Trees
- P62 Reducing waste
- P64 Contaminated land and hazardous substances
- P65 Improving air quality
- P66 Reducing noise pollution and enhancing soundscapes
- P67 Reducing water use
- P68 Reducing food risk
- P69 Sustainability standards
- P70 Energy

Appendix 3: Consultation undertaken

Site notice date: n/a.

Press notice date: 12/11/2020

Case officer site visit date: n/a

Neighbour consultation letters sent: 09/06/2021

Internal services consulted

Archaeology
Community Infrastructure Levy Team
Design and Conservation Team [Formal]
Local Economy
Ecology
Environmental Protection
Highways Development and Management
Highways Licensing
Flood Risk Management & Urban Drainage
Transport Policy
Urban Forester
Waste Management
Design and Conservation Team [Formal]
Waste Management
Archaeology
Local Economy
Ecology
Highways Development and Management
Highways Licensing
Flood Risk Management & Urban Drainage
Urban Forester
Waste Management
Environmental Protection
Local Economy
Flood Risk Management & Urban Drainage
Waste Management
Community Infrastructure Levy Team
Urban Forester
Flood Risk Management & Urban Drainage
Ecology

Statutory and non-statutory organisations

Tree Services
EDF Energy
Environment Agency
London Fire & Emergency Planning Authority
Metropolitan Police Service (Designing O
Transport for London

Thames Water
EDF Energy
Environment Agency
London Fire & Emergency Planning Authori
Metropolitan Police Service (Designing O
Transport for London
Thames Water
Tree Services
London Fire & Emergency Planning Authori

Neighbour and local groups consulted:

Flat 10 Edward Clifford House Elsted Street	Flat 2 Dawes House Rodney Estate Orb Street
Flat 7 10 Catesby Street London	Flat 13 Dawes House Rodney Estate Orb Street
Flat 10 Lock Fields House Wadding Street	Flat 91 Dawes House Rodney Estate Orb Street
Flat 20 Lock Fields House Wadding Street	Flat 4 Blendon House Wadding Street
Flat 14 Lock Fields House Wadding Street	English Martyrs R C And St Veronicas Girls School Flint Street London
Flat 4 Lock Fields House Wadding Street	Meeting Room Hillery Close London
Flat 3 Blendon House Wadding Street	Rose And Crown 94-96 Rodney Road London
603 Mansfield Point Rodney Road London	Block K Flat 13 Peabody Estate Rodney Road
8 Chatham Street London Southwark	Flat B 25 Deans Buildings London
Flat 107 Dawes House Rodney Estate Orb Street	Block H Flat 9 Peabody Estate Rodney Road
Flat 39 Jesson House Rodney Estate Orb Street	Block B Flat 1 Peabody Estate Rodney Road
Flat 3 Jesson House Rodney Estate Orb Street	Block K Flat 8 Peabody Estate Rodney Road
Flat 25 Jesson House Rodney Estate Orb Street	1 Locksfield Catesby Street London
Flat 23 Jesson House Rodney Estate Orb Street	Block H Flat 1 Peabody Estate Rodney Road
Flat 21 Jesson House Rodney Estate Orb Street	201 Rodney Road London Southwark
Flat 14 Jesson House Rodney Estate Orb Street	Flat 1 10 Catesby Street London
29 Locksfield Catesby Street London	Flat 11 Jesson House Rodney Estate Orb Street
22 Locksfield Catesby Street London	Flat 31 Dawes House Rodney Estate Orb Street
21 Locksfield Catesby Street London	102 Rodney Road London Southwark
19 Locksfield Catesby Street London	22 Hillery Close London Southwark
8 Salisbury Close London Southwark	Flat 70 Dawes House Rodney Estate Orb Street
24 Hillery Close London Southwark	Flat 38 Jesson House Rodney Estate Orb Street
23 Hillery Close London Southwark	
191 Rodney Road London Southwark	

30 Chatham Street London Southwark
Flat 85 Dawes House Rodney Estate
Orb Street
34 Nursery Row London Southwark
20 Hillery Close London Southwark
Flat 82 Dawes House Rodney Estate
Orb Street
Flat 61 Dawes House Rodney Estate
Orb Street
Flat 5 Edward Clifford House Elsted
Street
Block K Flat 12 Peabody Estate Rodney
Road
Flat 35 Jesson House Rodney Estate
Orb Street
Flat 88 Dawes House Rodney Estate
Orb Street
704 Mansfield Point Rodney Road
London
30 Salisbury Close London Southwark
103 Rodney Road London Southwark
1 Stockham Court Rodney Road London
Block J Flat 9 Peabody Estate Rodney
Road
Flat 118 Dawes House Rodney Estate
Orb Street
11 Kennedy Walk London Southwark
19 Hillery Close London Southwark
Flat 110 Dawes House Rodney Estate
Orb Street
Flat 15 Jesson House Rodney Estate
Orb Street
15 Hemp Walk London Southwark
Flat 48 Dawes House Rodney Estate
Orb Street
Flat 19 Dawes House Rodney Estate
Orb Street
Flat 17 Dawes House Rodney Estate
Orb Street
Flat 58 Dawes House Rodney Estate
Orb Street
Flat 50 Dawes House Rodney Estate
Orb Street
Flat 22 Atkinson House Barlow Estate
Barlow Street
Flat 12 Edward Clifford House Elsted
Street
13 Hillery Close London Southwark

155 Rodney Road London Southwark
Flat 11 Lock Fields House Wadding
Street
Flat 89 Dawes House Rodney Estate
Orb Street
Flat 84 Dawes House Rodney Estate
Orb Street
Flat 59 Dawes House Rodney Estate
Orb Street
167 Rodney Road London Southwark
157 Rodney Road London Southwark
153 Rodney Road London Southwark
93 Rodney Road London Southwark
81 Rodney Road London Southwark
135 Rodney Road London Southwark
Flat 49 Dawes House Rodney Estate
Orb Street
Flat 8 Atkinson House Barlow Estate
Barlow Street
Flat 6 Atkinson House Barlow Estate
Barlow Street
Flat 21 Atkinson House Barlow Estate
Barlow Street
Flat 18 Atkinson House Barlow Estate
Barlow Street
13 Kennedy Walk London Southwark
13 Hemp Walk London Southwark
Block K Flat 4 Peabody Estate Rodney
Road
Block B Flat 15 Peabody Estate Rodney
Road
8 Locksfield Catesby Street London
Block B Flat 10 Peabody Estate Rodney
Road
Church Of The English Martyrs 142
Rodney Road London
501 Mansfield Point Rodney Road
London
302 Mansfield Point Rodney Road
London
202 Mansfield Point Rodney Road
London
103 Mansfield Point Rodney Road
London
101 Mansfield Point Rodney Road
London
Flat 28 Blendon House Wadding Street
Flat 5 10 Catesby Street London

Flat 1 Lock Fields House Wadding Street
 Flat 6 Blendon House Wadding Street
 206 Stockham Court Rodney Road
 London
 203 Stockham Court Rodney Road
 London
 505 Mansfield Point Rodney Road
 London
 503 Mansfield Point Rodney Road
 London
 Flat A 27 Deans Buildings London
 Flat 101 Dawes House Rodney Estate
 Orb Street
 Flat 7 Jesson House Rodney Estate Orb
 Street
 Flat 28 Jesson House Rodney Estate
 Orb Street
 Flat 12 Jesson House Rodney Estate
 Orb Street
 32 Locksfield Catesby Street London
 3 Locksfield Catesby Street London
 24 Locksfield Catesby Street London
 21 Salisbury Close London Southwark
 Flat 42 Dawes House Rodney Estate
 Orb Street
 Flat 38 Dawes House Rodney Estate
 Orb Street
 32 Hillery Close London Southwark
 10 Hillery Close London Southwark
 199 Rodney Road London Southwark
 Flat 15 Dawes House Rodney Estate
 Orb Street
 Flat 77 Dawes House Rodney Estate
 Orb Street
 Flat 56 Dawes House Rodney Estate
 Orb Street
 145 Rodney Road London Southwark
 123 Rodney Road London Southwark
 117 Rodney Road London Southwark
 101 Rodney Road London Southwark
 Flat 4 Atkinson House Barlow Estate
 Barlow Street
 Flat 13 Atkinson House Barlow Estate
 Barlow Street
 12 Kennedy Walk London Southwark
 Block A Flat 6 Peabody Estate Rodney
 Road
 7 Locksfield Catesby Street London
 Block J Flat 1 Peabody Estate Rodney
 Road
 Flat C 23 Deans Buildings London
 4 Stockham Court Rodney Road London
 605 Mansfield Point Rodney Road
 London
 502 Mansfield Point Rodney Road
 London
 105 Mansfield Point Rodney Road
 London
 Flat 21 Lock Fields House Wadding
 Street
 Flat 19 Lock Fields House Wadding
 Street
 Flat 16 Lock Fields House Wadding
 Street
 Flat 16 Blendon House Wadding Street
 Flat 13 Blendon House Wadding Street
 15 Salisbury Close London Southwark
 16 Chatham Street London Southwark
 35 Orb Street London Southwark
 95 Rodney Road London Southwark
 18 Locksfield Catesby Street London
 Flat C 25 Deans Buildings London
 16 Salisbury Close London Southwark
 Flat 18 Dawes House Rodney Estate
 Orb Street
 Flat 87 Dawes House Rodney Estate
 Orb Street
 Block K Flat 5 Peabody Estate Rodney
 Road
 Block A Flat 8 Peabody Estate Rodney
 Road
 Block H Flat 2 Peabody Estate Rodney
 Road
 7 Salisbury Close London Southwark
 11 Salisbury Close London Southwark
 75 Rodney Road London Southwark
 69 Rodney Road London Southwark
 119 Rodney Road London Southwark
 Flat 99 Dawes House Rodney Estate
 Orb Street
 9 Kennedy Walk London Southwark
 34 Hillery Close London Southwark
 Flat 115 Dawes House Rodney Estate
 Orb Street
 Flat 103 Dawes House Rodney Estate
 Orb Street

Flat 26 Dawes House Rodney Estate
Orb Street
Flat 78 Dawes House Rodney Estate
Orb Street
Flat 65 Dawes House Rodney Estate
Orb Street
Flat 53 Dawes House Rodney Estate
Orb Street
Flat 7 Atkinson House Barlow Estate
Barlow Street
Flat 29 Atkinson House Barlow Estate
Barlow Street
Flat 1 Edward Clifford House Elsted
Street
97 Rodney Road London Southwark
Flat 17 Lock Fields House Wadding
Street
Flat 17 Blendon House Wadding Street
Flat 9 Blendon House Wadding Street
Flat 1 Blendon House Wadding Street
701 Mansfield Point Rodney Road
London
402 Mansfield Point Rodney Road
London
203 Mansfield Point Rodney Road
London
106 Mansfield Point Rodney Road
London
Flat 6 10 Catesby Street London
Flat 98 Dawes House Rodney Estate
Orb Street
Flat 102 Dawes House Rodney Estate
Orb Street
14 Locksfield Catesby Street London
25 Salisbury Close London Southwark
24 Salisbury Close London Southwark
7 Hillery Close London Southwark
189 Rodney Road London Southwark
Flat 93 Dawes House Rodney Estate
Orb Street
Flat 86 Dawes House Rodney Estate
Orb Street
Flat 69 Dawes House Rodney Estate
Orb Street
Flat 52 Dawes House Rodney Estate
Orb Street
151 Rodney Road London Southwark
127 Rodney Road London Southwark

Flat 10 Atkinson House Barlow Estate
Barlow Street
Flat 4 Edward Clifford House Elsted
Street
Block H Flat 11 Peabody Estate Rodney
Road
5 Locksfield Catesby Street London
Block B Flat 9 Peabody Estate Rodney
Road
Block A Flat 1 Peabody Estate Rodney
Road
305 Stockham Court Rodney Road
London
801 Mansfield Point Rodney Road
London
404 Mansfield Point Rodney Road
London
104 Mansfield Point Rodney Road
London
Flat 23 Lock Fields House Wadding
Street
Flat 12 Lock Fields House Wadding
Street
Flat 26 Blendon House Wadding Street
30 Nursery Row London Southwark
63 Rodney Road London Southwark
10 Kennedy Walk London Southwark
Block A Flat 9 Peabody Estate Rodney
Road
Flat A 21 Deans Buildings London
Block H Flat 4 Peabody Estate Rodney
Road
Flat 104 Dawes House Rodney Estate
Orb Street
Flat C 19 Deans Buildings London
Block J Flat 14 Peabody Estate Rodney
Road
Block J Flat 7 Peabody Estate Rodney
Road
Block B Flat 8 Peabody Estate Rodney
Road
20 Salisbury Close London Southwark
131 Rodney Road London Southwark
Flat 120 Dawes House Rodney Estate
Orb Street
Flat 100 Dawes House Rodney Estate
Orb Street
29 Hemp Walk London Southwark

Flat 22 Jesson House Rodney Estate Orb Street	87 Rodney Road London Southwark
Flat 28 Dawes House Rodney Estate Orb Street	67 Rodney Road London Southwark
Flat 63 Dawes House Rodney Estate Orb Street	141 Rodney Road London Southwark
24 Chatham Street London Southwark	129 Rodney Road London Southwark
Flat 14 Atkinson House Barlow Estate Barlow Street	121 Rodney Road London Southwark
193 Rodney Road London Southwark	8 Elsted Street London Southwark
Flat 6 Lock Fields House Wadding Street	Flat 26 Atkinson House Barlow Estate Barlow Street
Flat 27 Blendon House Wadding Street	Flat 2 Atkinson House Barlow Estate Barlow Street
26 Chatham Street London Southwark	14 Hemp Walk London Southwark
Flat 109 Dawes House Rodney Estate Orb Street	Flat 9 Edward Clifford House Elsted Street
Flat 40 Jesson House Rodney Estate Orb Street	Flat 7 Edward Clifford House Elsted Street
Flat 34 Jesson House Rodney Estate Orb Street	Block K Flat 7 Peabody Estate Rodney Road
Flat 32 Jesson House Rodney Estate Orb Street	Block J Flat 15 Peabody Estate Rodney Road
Flat 16 Jesson House Rodney Estate Orb Street	Block J Flat 13 Peabody Estate Rodney Road
13 Locksfield Catesby Street London	Block J Flat 11 Peabody Estate Rodney Road
Flat 46 Dawes House Rodney Estate Orb Street	Block H Flat 15 Peabody Estate Rodney Road
Flat 33 Dawes House Rodney Estate Orb Street	Block H Flat 6 Peabody Estate Rodney Road
Flat 30 Dawes House Rodney Estate Orb Street	Block H Flat 5 Peabody Estate Rodney Road
35 Hillery Close London Southwark	Block H Flat 3 Peabody Estate Rodney Road
27 Hillery Close London Southwark	4 Locksfield Catesby Street London
17 Hillery Close London Southwark	33 Locksfield Catesby Street London
203 Rodney Road London Southwark	Block B Flat 2 Peabody Estate Rodney Road
Flat 22 Dawes House Rodney Estate Orb Street	703 Mansfield Point Rodney Road London
Flat 11 Dawes House Rodney Estate Orb Street	304 Mansfield Point Rodney Road London
Flat 94 Dawes House Rodney Estate Orb Street	Flat 18 Lock Fields House Wadding Street
Flat 74 Dawes House Rodney Estate Orb Street	Flat 5 Lock Fields House Wadding Street
Flat 71 Dawes House Rodney Estate Orb Street	Flat 24 Blendon House Wadding Street
Flat 54 Dawes House Rodney Estate Orb Street	Flat 18 Blendon House Wadding Street
165 Rodney Road London Southwark	1 Silk Apartments Wadding Street London
159 Rodney Road London Southwark	Flat 4 10 Catesby Street London
	36 Nursery Row London Southwark

802 Mansfield Point Rodney Road
London
Flat 3 Atkinson House Barlow Estate
Barlow Street
27 Hemp Walk London Southwark
Block J Flat 5 Peabody Estate Rodney
Road
602 Mansfield Point Rodney Road
London
Flat 3 Lock Fields House Wadding Street
Flat 113 Dawes House Rodney Estate
Orb Street
206 Mansfield Point Rodney Road
London
Flat 36 Jesson House Rodney Estate
Orb Street
Flat 17 Jesson House Rodney Estate
Orb Street
185 Rodney Road London Southwark
Flat 24 Atkinson House Barlow Estate
Barlow Street
34 Locksfield Catesby Street London
30 Locksfield Catesby Street London
20 Locksfield Catesby Street London
12 Locksfield Catesby Street London
23 Salisbury Close London Southwark
17 Salisbury Close London Southwark
61 Rodney Road London Southwark
125 Rodney Road London Southwark
Flat 8 Jesson House Rodney Estate Orb
Street
Flat 24 Jesson House Rodney Estate
Orb Street
Flat 13 Jesson House Rodney Estate
Orb Street
Flat 36 Dawes House Rodney Estate
Orb Street
Flat 1 Dawes House Rodney Estate Orb
Street
6 Chatham Street London Southwark
Flat 55 Dawes House Rodney Estate
Orb Street
Flat 25 Atkinson House Barlow Estate
Barlow Street
Flat 12 Atkinson House Barlow Estate
Barlow Street
Flat 1 Atkinson House Barlow Estate
Barlow Street

163 Rodney Road London Southwark
149 Rodney Road London Southwark
Flat 11 Blendon House Wadding Street
303 Stockham Court Rodney Road
London
5 Stockham Court Rodney Road London
3 Stockham Court Rodney Road London
405 Mansfield Point Rodney Road
London
14 Chatham Street London Southwark
Flat 5 Jesson House Rodney Estate Orb
Street
Flat 43 Jesson House Rodney Estate
Orb Street
11 Locksfield Catesby Street London
10 Locksfield Catesby Street London
9 Salisbury Close London Southwark
28 Salisbury Close London Southwark
27 Salisbury Close London Southwark
22 Salisbury Close London Southwark
19 Salisbury Close London Southwark
4 Hillery Close London Southwark
3 Hillery Close London Southwark
29 Hillery Close London Southwark
21 Hillery Close London Southwark
Flat 24 Dawes House Rodney Estate
Orb Street
Flat 20 Dawes House Rodney Estate
Orb Street
Flat 72 Dawes House Rodney Estate
Orb Street
173 Rodney Road London Southwark
99 Rodney Road London Southwark
137 Rodney Road London Southwark
107 Rodney Road London Southwark
Flat 9 Atkinson House Barlow Estate
Barlow Street
Flat 17 Atkinson House Barlow Estate
Barlow Street
Flat 15 Atkinson House Barlow Estate
Barlow Street
Block K Flat 11 Peabody Estate Rodney
Road
Block K Flat 9 Peabody Estate Rodney
Road
Block J Flat 6 Peabody Estate Rodney
Road
Block A Flat 14 Peabody Estate Rodney

Road
Block A Flat 7 Peabody Estate Rodney Road
Road
Block H Flat 13 Peabody Estate Rodney Road
Road
Block B Flat 14 Peabody Estate Rodney Road
Road
Flat B 19 Deans Buildings London
Flat 21A Dawes House Rodney Estate Orb Street
705 Mansfield Point Rodney Road London
702 Mansfield Point Rodney Road London
403 Mansfield Point Rodney Road London
301 Mansfield Point Rodney Road London
Flat 8 Lock Fields House Wadding Street
Flat 20 Blendon House Wadding Street
Flat 10 Blendon House Wadding Street
Flat 5 Blendon House Wadding Street
Flat 8 Edward Clifford House Elsted Street
Street
Flat 3 Edward Clifford House Elsted Street
Street
Flat 3 10 Catesby Street London
Flat 86A Dawes House Rodney Estate Orb Street
Orb Street
Second Floor Flat Lady Margaret Church 53 Chatham Street
22 Chatham Street London Southwark
201 Stockham Court Rodney Road London
London
205 Mansfield Point Rodney Road London
London
Lady Margaret Vicarage Balfour Street London
London
Block K Flat 15 Peabody Estate Rodney Road
Road
Block K Flat 10 Peabody Estate Rodney Road
Road
Flat C 21 Deans Buildings London
5 Silk Apartments Wadding Street London
London
2 Silk Apartments Wadding Street London
London
26 Nursery Row London Southwark
Flat B 27 Deans Buildings London
4 Silk Apartments Wadding Street London
London
3 Silk Apartments Wadding Street London
London
Flat 24 Lock Fields House Wadding Street
Street
Flat 12 Blendon House Wadding Street
6 Silk Apartments Wadding Street London
London
504 Mansfield Point Rodney Road London
London
204 Mansfield Point Rodney Road London
London
Flat A 19 Deans Buildings London
Flat A 25 Deans Buildings London
29 Salisbury Close London Southwark
26 Salisbury Close London Southwark
14 Salisbury Close London Southwark
175 Rodney Road London Southwark
91 Rodney Road London Southwark
169 Rodney Road London Southwark
1 Hillery Close London Southwark
187 Rodney Road London Southwark
Flat 48A Dawes House Rodney Estate Orb Street
Orb Street
Flat 10A Dawes House Rodney Estate Orb Street
Orb Street
Flat 2 10 Catesby Street London
Flat 7 Lock Fields House Wadding Street
Flat 2 Lock Fields House Wadding Street
Flat 15 Lock Fields House Wadding Street
Street
Flat 13 Lock Fields House Wadding Street
Street
32 Nursery Row London Southwark
28 Nursery Row London Southwark
9 Locksfield Catesby Street London
Flat 21 Blendon House Wadding Street
Flat 19 Blendon House Wadding Street
32 Salisbury Close London Southwark
16 Locksfield Catesby Street London
Flat 16 Dawes House Rodney Estate Orb Street
Orb Street
115 Rodney Road London Southwark
Flat 5 Dawes House Rodney Estate Orb Street
Street
197 Rodney Road London Southwark

Flat 29 Dawes House Rodney Estate
Orb Street
36 Hillery Close London Southwark
171 Rodney Road London Southwark
Flat 41 Jesson House Rodney Estate
Orb Street
Flat 20 Jesson House Rodney Estate
Orb Street
Block B Flat 7 Peabody Estate Rodney
Road
Flat 112 Dawes House Rodney Estate
Orb Street
18 Chatham Street London Southwark
105 Rodney Road London Southwark
25 Hillery Close London Southwark
Flat 39 Dawes House Rodney Estate
Orb Street
Flat 73 Dawes House Rodney Estate
Orb Street
Flat 27 Atkinson House Barlow Estate
Barlow Street
Flat 16 Atkinson House Barlow Estate
Barlow Street
Flat 22 Blendon House Wadding Street
Flat 9 10 Catesby Street London
Block B Flat 12 Peabody Estate Rodney
Road
Block H Flat 10 Peabody Estate Rodney
Road
Block K Flat 6 Peabody Estate Rodney
Road
16 Orb Street London Southwark
Flat 6 Edward Clifford House Elsted
Street
6 Hillery Close London Southwark
12 Hillery Close London Southwark
Flat 67 Dawes House Rodney Estate
Orb Street
77 Rodney Road London Southwark
Block K Flat 3 Peabody Estate Rodney
Road
Block J Flat 12 Peabody Estate Rodney
Road
Block H Flat 14 Peabody Estate Rodney
Road
Block H Flat 7 Peabody Estate Rodney
Road
5 Hillery Close London Southwark

Flat 42 Jesson House Rodney Estate
Orb Street
Flat 2 Jesson House Rodney Estate Orb
Street
Flat 18 Jesson House Rodney Estate
Orb Street
Flat 3 Dawes House Rodney Estate Orb
Street
Flat 21 Dawes House Rodney Estate
Orb Street
Flat 12 Dawes House Rodney Estate
Orb Street
12 Chatham Street London Southwark
Flat 19 Atkinson House Barlow Estate
Barlow Street
102 Mansfield Point Rodney Road
London
20 Chatham Street London Southwark
2 Chatham Street London Southwark
Flat 114 Dawes House Rodney Estate
Orb Street
Flat 111 Dawes House Rodney Estate
Orb Street
Flat 45 Jesson House Rodney Estate
Orb Street
Flat 37 Jesson House Rodney Estate
Orb Street
Flat 31 Jesson House Rodney Estate
Orb Street
Flat 1 Jesson House Rodney Estate Orb
Street
27 Locksfield Catesby Street London
Flat 41 Dawes House Rodney Estate
Orb Street
Flat 35 Dawes House Rodney Estate
Orb Street
30 Hillery Close London Southwark
14 Hillery Close London Southwark
183 Rodney Road London Southwark
Flat 96 Dawes House Rodney Estate
Orb Street
Flat 64 Dawes House Rodney Estate
Orb Street
85 Rodney Road London Southwark
109 Rodney Road London Southwark
6 Elsted Street London Southwark
Flat 11 Atkinson House Barlow Estate
Barlow Street

16 Hemp Walk London Southwark
 Block J Flat 8 Peabody Estate Rodney
 Road
 Block A Flat 12 Peabody Estate Rodney
 Road
 Block K Flat 1 Peabody Estate Rodney
 Road
 301 Stockham Court Rodney Road
 London
 204 Stockham Court Rodney Road
 London
 601 Mansfield Point Rodney Road
 London
 306 Mansfield Point Rodney Road
 London
 Flat 2 Blendon House Wadding Street
 2 Locksfield Catesby Street London
 26 Hillery Close London Southwark
 177 Rodney Road London Southwark
 147 Rodney Road London Southwark
 Block J Flat 2 Peabody Estate Rodney
 Road
 6 Locksfield Catesby Street London
 26 Locksfield Catesby Street London
 Block A Flat 15 Peabody Estate Rodney
 Road
 Block A Flat 5 Peabody Estate Rodney
 Road
 Block A Flat 3 Peabody Estate Rodney
 Road
 Block B Flat 11 Peabody Estate Rodney
 Road
 Block B Flat 6 Peabody Estate Rodney
 Road
 139 Rodney Road London Southwark
 4 Elsted Street London Southwark
 31 Hillery Close London Southwark
 28 Hillery Close London Southwark
 Flat 6 Jesson House Rodney Estate Orb
 Street
 Flat 4 Jesson House Rodney Estate Orb
 Street
 Flat 27 Jesson House Rodney Estate
 Orb Street
 Flat 6 Dawes House Rodney Estate Orb
 Street
 Flat 43 Dawes House Rodney Estate
 Orb Street
 Flat 80 Dawes House Rodney Estate
 Orb Street
 Flat 60 Dawes House Rodney Estate
 Orb Street
 Flat 25 Lock Fields House Wadding
 Street
 Flat 22 Lock Fields House Wadding
 Street
 Flat 9 Lock Fields House Wadding Street
 Flat 25 Blendon House Wadding Street
 Flat 14 Blendon House Wadding Street
 804 Mansfield Point Rodney Road
 London
 305 Mansfield Point Rodney Road
 London
 32 Chatham Street London Southwark
 Flat 119 Dawes House Rodney Estate
 Orb Street
 Flat 117 Dawes House Rodney Estate
 Orb Street
 Flat 116 Dawes House Rodney Estate
 Orb Street
 Flat 106 Dawes House Rodney Estate
 Orb Street
 14 Orb Street London Southwark
 Flat 19 Jesson House Rodney Estate
 Orb Street
 Flat 10 Jesson House Rodney Estate
 Orb Street
 31 Locksfield Catesby Street London
 18 Salisbury Close London Southwark
 13 Salisbury Close London Southwark
 10 Salisbury Close London Southwark
 Flat 8 Dawes House Rodney Estate Orb
 Street
 Flat 7 Dawes House Rodney Estate Orb
 Street
 Flat 47 Dawes House Rodney Estate
 Orb Street
 Flat 44 Dawes House Rodney Estate
 Orb Street
 9 Hillery Close London Southwark
 33 Hillery Close London Southwark
 15 Hillery Close London Southwark
 Flat 10 Dawes House Rodney Estate
 Orb Street
 Flat 81 Dawes House Rodney Estate
 Orb Street

Flat 79 Dawes House Rodney Estate
Orb Street
Flat 76 Dawes House Rodney Estate
Orb Street
Flat 66 Dawes House Rodney Estate
Orb Street
Flat 62 Dawes House Rodney Estate
Orb Street
Flat 57 Dawes House Rodney Estate
Orb Street
79 Rodney Road London Southwark
73 Rodney Road London Southwark
65 Rodney Road London Southwark
143 Rodney Road London Southwark
104 Rodney Road London Southwark
Flat 51 Dawes House Rodney Estate
Orb Street
Flat 28 Atkinson House Barlow Estate
Barlow Street
Flat 23 Atkinson House Barlow Estate
Barlow Street
28 Hemp Walk London Southwark
26 Hemp Walk London Southwark
Flat 2 Edward Clifford House Elsted
Street
Flat 11 Edward Clifford House Elsted
Street
Block J Flat 10 Peabody Estate Rodney
Road
Block A Flat 4 Peabody Estate Rodney
Road
Block A Flat 2 Peabody Estate Rodney
Road
Block H Flat 8 Peabody Estate Rodney
Road
803 Mansfield Point Rodney Road
London
604 Mansfield Point Rodney Road
London
Flat 15 Blendon House Wadding Street
Flat 7 Blendon House Wadding Street
Flat 8 10 Catesby Street London
133 Rodney Road London Southwark
Block J Flat 4 Peabody Estate Rodney
Road
Block A Flat 10 Peabody Estate Rodney
Road
Block H Flat 12 Peabody Estate Rodney

Road
Block B Flat 13 Peabody Estate Rodney
Road
83 Rodney Road London Southwark
111 Rodney Road London Southwark
Flat 108 Dawes House Rodney Estate
Orb Street
Flat 105 Dawes House Rodney Estate
Orb Street
Flat 29 Jesson House Rodney Estate
Orb Street
Flat 45 Dawes House Rodney Estate
Orb Street
Flat 34 Dawes House Rodney Estate
Orb Street
Flat 83 Dawes House Rodney Estate
Orb Street
Flat 75 Dawes House Rodney Estate
Orb Street
49 Chatham Street London Southwark
Flat 108A Dawes House Rodney Estate
Orb Street
306 Stockham Court Rodney Road
London
303 Mansfield Point Rodney Road
London
51 Chatham Street London Southwark
4 Chatham Street London Southwark
28 Chatham Street London Southwark
10 Chatham Street London Southwark
Flat 97 Dawes House Rodney Estate
Orb Street
Flat 9 Jesson House Rodney Estate Orb
Street
12 Orb Street London Southwark
Flat 26 Jesson House Rodney Estate
Orb Street
25 Locksfield Catesby Street London
17 Locksfield Catesby Street London
31 Salisbury Close London Southwark
12 Salisbury Close London Southwark
Flat 4 Dawes House Rodney Estate Orb
Street
Flat 32 Dawes House Rodney Estate
Orb Street
2 Hillery Close London Southwark
18 Hillery Close London Southwark
11 Hillery Close London Southwark

195 Rodney Road London Southwark
Flat 27 Dawes House Rodney Estate
Orb Street
Flat 25 Dawes House Rodney Estate
Orb Street
181 Rodney Road London Southwark
179 Rodney Road London Southwark
161 Rodney Road London Southwark
89 Rodney Road London Southwark
71 Rodney Road London Southwark
113 Rodney Road London Southwark
Block K Flat 14 Peabody Estate Rodney
Road
Block K Flat 2 Peabody Estate Rodney
Road
Block J Flat 3 Peabody Estate Rodney
Road
Block A Flat 11 Peabody Estate Rodney
Road
Block B Flat 5 Peabody Estate Rodney
Road
Block B Flat 4 Peabody Estate Rodney
Road
Flat A 23 Deans Buildings London
Flat B 23 Deans Buildings London
Flat B 21 Deans Buildings London
100 Rodney Road London Southwark
304 Stockham Court Rodney Road
London
302 Stockham Court Rodney Road
London
205 Stockham Court Rodney Road
London
202 Stockham Court Rodney Road
London
2 Stockham Court Rodney Road London
401 Mansfield Point Rodney Road
London
201 Mansfield Point Rodney Road
London
Flat 23 Blendon House Wadding Street

Flat 8 Blendon House Wadding Street
Flat 37 Dawes House Rodney Estate
Orb Street
Flat C 27 Deans Buildings London
28 Locksfield Catesby Street London
23 Locksfield Catesby Street London
15 Locksfield Catesby Street London
Block A Flat 13 Peabody Estate Rodney
Road
Block B Flat 3 Peabody Estate Rodney
Road
37 Orb Street London Southwark
8 Hillery Close London Southwark
16 Hillery Close London Southwark
Flat 44 Jesson House Rodney Estate
Orb Street
Flat 33 Jesson House Rodney Estate
Orb Street
Flat 30 Jesson House Rodney Estate
Orb Street
Flat 9 Dawes House Rodney Estate Orb
Street
Flat 40 Dawes House Rodney Estate
Orb Street
Flat 23 Dawes House Rodney Estate
Orb Street
Flat 14 Dawes House Rodney Estate
Orb Street
Flat 95 Dawes House Rodney Estate
Orb Street
Flat 92 Dawes House Rodney Estate
Orb Street
Flat 90 Dawes House Rodney Estate
Orb Street
Flat 68 Dawes House Rodney Estate
Orb Street
Flat 5 Atkinson House Barlow Estate
Barlow Street
Flat 20 Atkinson House Barlow Estate
Barlow Street

Re-consultation:

Appendix 4: Consultation responses received

Internal services

Archaeology
Community Infrastructure Levy Team
Design and Conservation Team [Formal]
Ecology
Environmental Protection
Highways Development and Management
Flood Risk Management & Urban Drainage
Transport Policy
Urban Forester
Design and Conservation Team [Formal]
Waste Management
Archaeology
Local Economy
Ecology
Highways Development and Management
Flood Risk Management & Urban Drainage
Urban Forester
Environmental Protection
Local Economy
Flood Risk Management & Urban Drainage
Community Infrastructure Levy Team
Urban Forester
Ecology

Statutory and non-statutory organisations

Environment Agency
Metropolitan Police Service (Designing O
Environment Agency
London Fire & Emergency Planning Authori
Metropolitan Police Service (Designing O
Transport for London
Thames Water

Neighbour and local groups consulted:

96 Rodney Road London SE17 1BG	London
41 longland court avondale sq rolls road	17 Hoptons Gardens Hopton Street
london	London
302 Mansfield Pt Rodeny rd London	37 latimer walworth london
Flat 3 Coleridge House London	24 dunnico house alvey est, east street
Flat 26 Winch House Stead Street	london
LONDON	5 Staunton House Tatum Street London
Flat 26, Winch House Stead Street	Winch House, Stead Street London

SE171BP
89 dowses house orb street london
se171rd
Flat 28 Jardin House Stead Street
London
Flat 28 Jardin House Stead Street
London
Flat 19 Winch House Stead Street
London
Flat 14 winch House Stead Street
London
18 ATKINSON HOUSE BARLOW
STREET LONDON
71 Harold estate, pages walk london se1
4hw
Flat 2 10 Catesby Street LONDON
102 Brandon Street London Southwark
28 Sutherland Square London SE17
3EQ
Flat 18 Winch House Stead Street
London
3, blendon house wadding street london
6 hemp walk , salisbury estate Walworth
London
24 winch House London Se17 1bp
Flat 16, Winch House, Stead Street 01
London
Flat 3 Winch House Stead Street London
25 Dawes House Orb Street London
87 wicksteed house county street
London
5 cowper house browning street london
flat 3 coleridge house browning street
london
302 Mansfield Point Rodney Road
London
44 Belvedere Road London E10 7NPP
14 colechurch house avondale square
london
2 gatonby street london se155gt
119 Chatham Street Walworth London
35 Orb st London SE17 1EP
10 Winch House Stead Street London
344 east street London Se172sx
11 Winch House Stead Street London
81 penrose house penrose st london
se173dy
2 winds point drive london se151sd

10 kingsley flats, old kent road london
se15xb
72c hillington street walworth road
london
30 Studland London SE17 2TW
10 kingsley flats, old kent road london
se15xb
Flat 23 Winch House Stead Street
London
12 NEWBOLT HOUSE BRANDON
STREET WALWORTH LONDON
Stead Street Winch House, Flat 9
London
Winch House Stead Street London
SE171BP
169 rodney road salisbury est london
Flat 60 Dawes House Orb Street London
Flat 26 Winch House Stead Street
London
29 jesson house, orb street london se17
1er
108 Brandon street LONDON
108 Brandon Street London SE17 1AL
29, Jesson House Orb Street London
74 Andoverfords court, Bibury close
London SE15 6AF
Flat 1 winch house Stead street London
31 Dawes House Orb Street Southwark
4B CHARLESTON STREET London
SE17 1NF
804 Mansfield Point Rodney Road
London
Flat 26 Jardin House Stead Street
London
flat 89 dawes house orb sreet london
3 blendon house, wadding street london
se17 1bb
37 latimer, beaconsfield road walworth
london
55 Alma Grove Bermondsey London
1 long walk London Se13nq
Arts Network 8-12 Eltham Road
LONDON
87, wicksteed house, county st london
se1 6rh
41 longland court, avondale sq rolls road
london
Chair, Friends of Nursery Row Park c/o

102 Brandon Street London
77 Wendover, Thurlow street Walworth
London
90 kingsley flats, old kent road london
se1 5ur
9, St Stephens House, Elizabeth Est
Phelps Street London
Maple Court, Alvey St London SE172LN

