

Contents

Contents	1
EXECUTIVE SUMMARY	2
BACKGROUND INFORMATION	3
Relevant site history	3
Site location and description	3
Details of proposal.....	4
Planning history of the site, and adjoining or nearby sites.....	6
KEY ISSUES FOR CONSIDERATION	7
Summary of main issues	7
Legal context.....	7
Planning policy	7
ASSESSMENT	8
Principle of the proposed development in terms of land use	8
Fire Safety Regulations	8
Policy D12 (B) of the London Plan (2021)	8
Design and layout.....	9
Transport and Highways	10
Landscaping and trees	11
Impact of proposed development on amenity of adjoining occupiers and surrounding area	12
Noise and vibration.....	14
Energy and sustainability	14
Air quality	14
Ground conditions and contamination	14
Water resources and flood risk.....	15
Mayoral and borough community infrastructure levy (CIL)	15
Community impact and equalities assessment	16
Human rights implications	17
Positive and proactive statement.....	17
Positive and proactive engagement: summary table	18
CONCLUSION.....	18
BACKGROUND DOCUMENTS	18
APPENDICES.....	18
AUDIT TRAIL.....	19

Item No. 7.2	Classification: Open	Date: 15 November 2022	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 21/AP/4445 for: Full Planning Application Address: 97 PECKHAM ROAD LONDON SOUTHWARK SE15 5LJ Proposal: Construction of a new part 4, part 3, part 2 storey place of worship (F1 use class) with associated car parking and landscaping.		
Ward(s) or groups affected:	Peckham		
From:	Director of Planning and Growth		
Application Start Date: 07/01/2022		PPA Expiry Date: 15 January 2022	
Earliest Decision Date: 08/04/2022			

RECOMMENDATIONS

1. That planning permission be granted subject to the conditions set out in this report and the completion of a S106 legal agreement.
2. That in the event that a legal agreement is not signed by 15 January 2023, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 66 of this report.

EXECUTIVE SUMMARY

3. The application is for the construction of a part 4, part 3, and part 2 storey place of worship totalling 1212sqm of F1 floorspace. It would have the capacity for a 615 seat auditorium and would include ancillary facilities such as office space (57.2sqm) and a 124sqm multi-functional room for Sunday School and community services. Considering that the site is located in an area of commercial, residential and community use the proposed community use is considered acceptable. In addition, the Southwark Plan supports the provision of community uses in the borough.
4. Travel plan initiatives are proposed to deal with the numbers of people attending the church including a minibus service. In addition, impact on neighbours in relation to daylight and sunlight, overshadowing and overlooking is minimal. It is therefore recommended that the application is approved subject to conditions.

BACKGROUND INFORMATION

Relevant site history

5. This site is subject to a number of recent planning permissions that are relevant to this application. Planning permission was granted for the use of the site as a place of worship on 13.11.2013 (13/AP/2259). Permission was granted in 2016 for a new place of worship on 10.06.2016 (16/AP/1661) which was not built out.
6. On 28.06.2018, a further application was approved (18/AP/0269) for the 'Construction of a new part 4, part 3, part 2 storey place of worship (D1 use class) with associated car parking and landscaping.' A Certificate of Lawfulness was granted on 01.09.2021 under 21/AP/2240 to confirm that 18/AP/0269 has started on site. Given that there is an extant permission on the site that could continue to be implemented, 18/AP/0269 is a material consideration when assessing this application. This application differs from the extant permission in terms of scale and massing. This proposal has a reduced footprint and is being proposed as an alternative to 18/AP/0269 due to concerns around the viability of delivering the larger scheme.

Site location and description

7. The site is located on the northern side of Peckham Road. It was formerly occupied by a workshop building (was use class B1(c), now E(g)(iii)). The building has been demolished in 2016 and the site is currently vacant.
8. In the immediate vicinity of the site is a six storey residential development to the west with two storey terraced housing to the north.
9. The site is located approximately 75m to the west of the Sceaux Gardens Conservation Area and approximately 145m to the east of the Rye Lane Conservation Area. There is one Grade II Listed building (Former Peckham fire station) on the southern side of Peckham Road approximately 95m from the site.
10. The following designations are relevant to the site:
 - Peckham and Nunhead Area Action Core
 - Air Quality Management Area
 - Critical Drainage Area



Site location plan

Details of proposal

11. The proposal would provide a part 4, part 3 and part 2 storey place of worship (Class F1(f)) totalling 1212sqm which would include a 615 seat capacity auditorium and a 120sqm flexible space to host Sunday School and community uses. The building would also include ancillary facilities such as offices, a kitchen, an audio-visual (AV) room and toilet facilities. The proposal also contains a 90sqm roof terrace accessed via the second floor.



View of the scheme looking north-west along Peckham Road

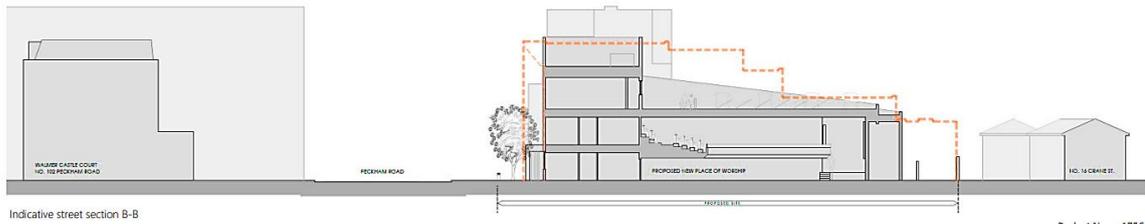


View of the proposed scheme from Moody Road including the pedestrian link on the east of the site



View of the scheme from Lister Medical Centre

12. Nine car parking spaces including two disabled bays and three fitted with active/passive electric vehicle charging points, two minibus parking bays are to be provided. Cycle parking is to be provided to the front of the site and in a secure cycle storage on the south-eastern part of the site. Vehicle access will remain to the front of the site.
13. A new boundary wall is to be erected on the eastern side of the site along Moody Road with a pedestrian gate to enhance the pedestrian route. The scheme is to be primarily finished in a smooth white finish concrete.
14. This scheme has a smaller building footprint than the previously consented 18/AP/0269. The previously consented scheme would have provided 1844sqm floorspace. At 1212sqm, this proposed scheme is approximately 34% smaller than the approved.



The orange outline demonstrates the massing of the previously consented scheme 18/AP/0269

Consultation responses from members of the public and local groups

15. The application has received 23 objections from members of the public. Summarised below are the material planning considerations raised by members of the public. These matters are addressed in the subsequent parts of this report.
16. The public was re-consulted from 28/07/2022 to account for an updated daylight and sunlight assessment and to address an error in the number of neighbourhood letters that were issued. In the first consultation, one site notice was put up to the front of the site on Peckham Road and neighbour letters were sent to those closest to the site on 18/01/2022. In the second consultation, two site notices were put up (one to the front of the site on Peckham Road and one on Moody Road) and letters were sent to those within 100m of the site who did not receive an original letter.
17. Objections:
 - New plans are almost double the height of the original proposal
 - Road highly congested and includes nearby schools and medical centre. The church will further contribute to this
 - Not enough parking
 - Too close to 102 Peckham Road and will result in a loss of privacy
 - No environmental report
 - Considering its size it should have a more demonstrable community benefit
 - Development is too high
 - Will result in noise nuisance
 - Development does not take into account the loss of light to neighbouring properties
 - Block light into 95 Peckham Road and overlook rooflights and windows
 - Consultation did not include 95 Peckham Road
 - Concern over use of the roof terrace
 - The roof terrace should be limited to certain hours
 - Risk of light pollution
 - The proposal does not do enough to activate Moody Road

Planning history of the site, and adjoining or nearby sites

18. Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report. A fuller history of decisions

relating to this site, and other nearby sites, is provided in Appendix 3.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

19. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use;
 - Fire safety regulations
 - Design and layout
 - Impact on the amenity of neighbours
 - Transport and highways
 - Landscaping and trees
 - Noise and vibration
 - Energy and sustainability
 - Air Quality
 - Ground conditions and contamination
 - Water resources and flood risk
 - Other matters
 - Mayoral and borough community infrastructure levy (CIL)
 - Consultation responses
 - Planning Obligations
 - Community impact, equalities assessment and human rights
20. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

21. 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.
22. 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

23. 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.

ASSESSMENT

Principle of the proposed development in terms of land use

24. The principle of the proposed place of worship/community use has been previously established through planning permissions 13/AP/2259, 16/AP/1661 and 18/AP/0269. 18/AP/0269 has started on site and is therefore an extant permission that must be given material consideration. Therefore, the principle of the land use is acceptable.
25. The site is also located in an area of residential, commercial and community uses. The Southwark Plan supports the provision of community facilities and it is therefore considered that the use is acceptable for the character of the area.

Fire Safety Regulations

Policy D12 (B) of the London Plan (2021)

26. Policy D12 (B) of the London Plan (2021) requires that all major developments must submit a fire statement. The fire statement should demonstrate how the proposals respond to and contain information on the requirements of both parts A and B of the London Plan Policy D12 on Fire Safety. This must be completed by a third-party, independent, suitably qualified person.

Summary of Information Contained in Fire Statement

In line with the London Plan, a Fire Statement prepared by Orion Fire Engineering has been submitted. The statement includes recommendations for a means of escape, reducing the risk of the spread of fire and access for emergency services including access to fire hydrants.

Assessment of Fire Safety Statement

The statement provides the criteria as set out by the London Plan and prepared by a qualified engineer. The statement acknowledges that what is recommended and set out in the statement should be considered the minimum acceptable standards and all recommendations in the statement should be adhered to throughout the design process.

27. 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.

28. A Fire Statement or Reasonable Exemption Statement has been provided for this proposal. 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.

Design and layout

Height, scale and massing

29. The previous workshop building on the site was two stories however this has been since demolished and the site is currently vacant. Objections have been raised about the height of the building. The Southwark Plan P13 requires that the height, scale and massing of new development must respond positively to the existing townscape. The proposed scale of the building at the street frontage would be lower than the adjoining building at 95 Peckham Road (part 2, part 4 and part 6) and it would sit well within the street scene and as such the scale would be appropriate in this regard. The difference in scale of buildings contribute to the character of Peckham Road, ranging from townhouses, to educational institutions and former public buildings. The proposed building is civic in its scale, although it has been designed to address both Peckham Road and the more modest scale of the pedestrian link to Moody Road. As consequence, of the dual aspect design the view westwards along Peckham Road will be an extremely powerful and distinctive one. It is therefore considered that the development meets the requirements of Southwark Plan P13 Design of places.
30. The building steps down towards the rear of the site and would be two stories at its closest point to the adjoining gardens of the properties within Crane Street. It is set back by 5m from these gardens, an improvement from the extant permission which would build right up to the boundary wall. The previous building on the site (now demolished) extended the full depth of the site at two stories in height and as such the proposed building would largely follow this scale at the rear and therefore the overall scale and massing of the building at the rear is considered acceptable.

Architectural design

31. The church proposed by this scheme will be an elegantly designed bespoke building in a crisp white architectural style. The style is a contemporary one which is acceptable give the varied styles in this part of Peckham Road.
32. The main material is concrete, a combination of a smooth white finish to the colonnade, a light boarded vertical fair faced concrete to the majority of the façade. In contrast a heavy boarded textured concrete to be coloured dark grey is proposed for the set back ground floor facade. The proposed palette of materials is welcomed and considered appropriate for a building of this scale on a major east/ west route. Dark grey aluminium curtain walling, in contrast to the concrete will create a dynamic focal point on the eastern corner.
33. The relative plainness of the materials allow its pure geometric shapes to read strongly. They also provide a neutral background to the motif of the cross which

appears prominently on the corner of the building in the form large linear façade lighting. The lighting will be subtle during the day, but illuminated at night. All this will create quite a powerful piece of architecture. It will stand out as a conspicuous individual object in the streetscape - but this is entirely appropriate for a church.

34. In summary, the proposal would provide a purpose built state of the art community facility that would provide a service to the local and wider population. The design of the proposed building is considered to be of a high quality and would sit well in the streetscene in this part of Peckham and would comply with the P13 and P14 of the Southwark Plan.

Transport and Highways

35. This proposed development is in an area with Moderate (3 – medium) public transport accessibility level and within a short walking distance of Peckham Rye train station. There are pedestrian refuges with zebra crossings at the immediate western side of this development at Peckham Road/Southampton Way junction plus signalised crossings on the Peckham Road/Lyndhurst Way junction. In addition, there is a pedestrian route flanking the eastern boundary of this site, which links with the developments at its north-eastern side plus another at its western side running parallel to the footway on Southampton Way via Wodehouse Avenue and ultimately to the southbound bus stop on Southampton Way. Cycle routes are also present on both sides of this segment of Peckham Road.

Cycle parking

36. 3 cycle racks providing 6 cycle parking spaces next to the highway at the south-eastern periphery of this site are to be provided. In addition 2 cycle stores holding 26 bicycles are to be provided. This exceeds the London Plan T5 requirements and subject to further details of the design specification of these facilities being provided via condition this is considered acceptable.

Car parking

37. A new vehicle entrance next to the vehicle parking area abutting the south-eastern periphery of this site on this road is proposed. 9 car parking spaces including 2 disabled bays and 3 fitted with active/passive electric vehicle charging points, 2 minibus parking bays are to be provided which is in line with Southwark Plan P54 which requires adequate parking for operational needs as well as a minimum of 2 disabled parking spaces.

Traffic and impacts on the surrounding highways

38. This church would open for staff only from 0900hrs to 1800hrs on Mondays and from 1900hrs to 2200hrs for the remaining weekdays with additional opening times of 1100hrs to 1400hrs on Fridays, 12:00hrs to 18:00hrs on Saturdays and 09:00 to 20:00hrs on Sundays. Apart from Mondays which would be for staff, the proposed operation times fall within off-peak traffic hours. There would be the end of year watchnight service on New Year's Eve and half-night Sessions too occurring 4 times a year. It is recommended that the hours of use are conditioned in order to protect the amenity of neighbours.

39. Concern is raised by members of the public that the development would increase traffic. Regarding the vehicular journeys ensuing from this development proposal, this facility is being relocated from the existing location of the church which is approx. 200m east of this site. The results of the travel plan surveys that were carried out by the applicant on 24/12/17 and 07/01/18 have revealed that only 6% of the 250 and 140 Sunday and weekday worshippers respectively presently travel by car, with 9% of them being transported to and from this site by a minibus while the remaining 85% use sustainable travel modes. Should these proportions be applied to the 375 and 206 Sunday and weekday worshippers correspondingly that are estimated for the proposed development, this would mean 22 and 12 people travelling by car during the two periods separately, extending to a maximum of 70 people should the congregation be filled to capacity of this building during special events. Regardless, these trips would still be made outside the peak traffic hours and are marginally higher than those generated by the prevailing site during normal operations therefore the impact on traffic is likely to be minimal.
40. The applicant has also proposed certain travel plan initiatives including the provision of a minibus service operating on two routes, the first being via Thornton Heath, West Norwood, Herne Hill and Camberwell while the other would be through Thornton Heath, Streatham, Brixton, Oval, Kennington and Bermondsey, plus the distribution of a sustainable travel information pack, production of an event management plan encompassing staggering worshippers' arrivals for special events and monitoring. It is therefore considered that this development proposal would not have any noticeable adverse impact on the existing vehicle movements or car parking demand on the adjoining roads.
41. Notwithstanding this, it is recommended that an event management plan that would provide details of crowd management and staggered arrival/departure of worshippers during special events is secured by condition. In addition, further details of the minibus including the relevant routes/stops and facilities for mobility impaired passengers is to be secured by condition.

Servicing and delivery

42. A refuse store is to be provided to the front of the site for waste collection.
43. A vehicle swept path analysis confirms that the proposed car parking area has ample vehicle manoeuvring space that would ensure that minibuses and light vans servicing this site would enter and exit it in a forward gear which is acceptable.

Landscaping and trees

44. The London Plan sets an Urban Greening Factor target of 0.3 for commercial developments. Although this proposal is for a community use, an UGF has been calculated at 0.23. While this is below 0.3, it is noted that the London Plan is a target and not a requirement and given the lack of any greening or biodiversity on the site currently it will represent a significant improvement. A green roof is proposed, details of which are to be secured via condition.
45. A total of six trees are to be planted on the site including four to the front of the site onto Peckham Road and two the rear of the site. The urban forester has reviewed

the proposal and concluded that current landscape plan is reasonable should sustainable soil volumes be provided. Conditions relating to the landscaping are attached.

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

Daylight and sunlight

46. The following properties have been assessed for daylight and sunlight impacts in line with Building Research Establishment (BRE) guidance:
- 95 Peckham Road
 - 12, 14, 16, 18, 20 and 22 Crane St
 - 102 Peckham Road
47. With regards to Vertical Sky Component (VSC), the BRE guidelines state that the VSC should not be reduced to less than 0.8 times its former value which is unlikely to cause a noticeable change in the daylight. Of the 71 windows assessed at the above addresses all but one meet the BRE Guidance demonstrating excellent compliance BRE Guidance. One window at 95 Peckham Road would fall short of the guidance which serves a kitchen/living dining room. However, this room is served by multiple windows and falls only very marginally below 27% BRE target at 26.2%.
48. With regards to the No Sky Line Assessment (NSL), the BRE guidelines state that the working planes within the room that has a view of the sky should not be reduced to less than 0.8 times its former value. All of the 40 windows assessed meet the BRE Guidance.
49. The Annual Probable Sunlight Hours Assessment (APSH) test the sunlight into neighbouring properties. This is only relevant to windows that face 90 degrees south. Windows facing within 90 degrees of due north are not analysed as the impacts are deemed to be negligible. Of the 37 windows assessed for Annual impacts, 36 would meet the requirements and of the 41 assessed for the Winter impacts, 40 would meet the BRE guidelines. The one window that is impacted serves a kitchen/living/dining room that is also served by other windows and the reduction relates only to a roof light and not the primary windows to the room. Therefore the impacts are acceptable.

Overshadowing

50. The overshadowing impacts have been assessed on the following amenity spaces:
- Communal garden to 95 Peckham Road
 - Rear gardens to 10, 12, 14, 16, 18, 20, 22 and 24 Crane St
 - Amenity Space to 102 Peckham Road
51. BRE guidelines recommend that at least half of a garden or amenity space should receive at least two hours of sunlight on 21 March or the area which receives two hours of direct sunlight should not be reduced to less than 0.8 times its former value. All of the amenity spaces assessed meet BRE guidance. It is therefore

concluded that there will not be noticeable increase in overshadowing as a result of the development.

Overlooking and sense of enclosure

52. The proposal is set back 5m from the boundary walls to the gardens of Crane St. This is considered an improvement to the previously consented scheme which brought the development right up to the boundary wall. Given that the depth of the shortest garden is approx. 7m there is a total distance of approx. 12m from the nearest habitable window reducing any risk of overlooking or loss of privacy. In addition, this 5m setback mitigates any sense of enclosure experienced from the gardens of Crane St. 95 Peckham Road has no windows looking into the site and therefore there is no risk of overlooking or sense of enclosure. 102 Peckham Road is more than 30m from the site boundary and across a public highway therefore there are no concerns for any overlooking or sense of enclosure.

External lighting

53. External lighting is proposed and objections to the development include concern for potential light pollution. Further details of this is to be secured by condition in order for the council to be satisfied that the amenity of the area is not compromised.



View of proposed lighting looking north west along Peckham Road



View of proposed lighting from Lister Medical Centre

Noise and vibration

54. Concern was raised by residents that the development would result in noise impacts. A Noise Impact Assessment was submitted with the application. The Environmental Protection Team have reviewed this document and consider that the noise impacts, including for the adjacent residential block, will be minimal as this proposal is for a place of worship and not a late night venue or another development that may generate noise. Notwithstanding this, it is recommended that a condition is included to restrict hours of use in order to protect the amenity of neighbouring properties as per the hours stated in paragraph 38 of this report. In addition, a condition is included to restrict the use of the roof terrace after 22:00hrs to protect the amenity of neighbouring properties.

Energy and sustainability

55. The London Plan requires development to follow the 'be lean, be clean, be green' principles. Southwark Plan 2022 policy P70 requires that major non-residential development must reduce carbon emissions by a minimum of 40% in site with any shortfall resulting in a financial contribution.
56. The proposal will achieve a 54% reduction in carbon emissions which is compliant with the policy. A carbon off-set contribution of £17,470.50 is required to meet the requirement of a 100% reduction. This is to be secured via a legal agreement.

Air quality

57. An air quality assessment was submitted and reviewed by the council's environmental protection team. This was considered acceptable and to meet the air quality neutral standards.

Ground conditions and contamination

58. Given the previous use on the site, there are potential contaminants present within

the ground of the site. A condition is recommended to require further details relating to site contamination and a remedial strategy if required.

Water resources and flood risk

59. A flood risk assessment was submitted. The council's flood and drainage team raised no concerns.

Mayoral and borough community infrastructure levy (CIL)

60. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this instance, the development does not constitute CIL liable development.

Consultation responses from internal consultees

61. EPT
- Conditions relating to noise to be attached to any permission
62. Flood Risk
- No comments received
63. Urban Forester
- Landscaping acceptable should sustainable soil volumes be provided
 - Plans should be submitted to show how appropriate soil levels are feasible for the two trees to the rear, including the location of attenuation tanks
 - UGF must be calculated
 - Conditions to be included
64. Transport
- Submit a scheme for a 'pocket park' along the north-south pedestrian route on the south-east perimeter of the site
 - Submit a car parking management plan
 - Submit an event management plan
 - Submit details of the minibus

Officer response:

- Transport comments are dealt with in full under the relevant sections of the report. Points 2-3 are to be secured via condition. Point 1 is not considered proportionate to the scale of the proposed community use. In addition, this was not requested under extant permission 18/AP/0269 which must be given material consideration.

Planning obligations (S.106 undertaking or agreement)

Planning obligation	Mitigation	Applicant's position
Energy, Sustainability and the Environment		
Carbon offset fund	£17,470.50	Agreed
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

66. In the event that a satisfactory legal agreement has not been entered into by 15 January 2023 it is recommended that the director for 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 legal agreement, fails to ensure adequate mitigation against the adverse impacts of the development through contributions in accordance with Policy DF1 (Delivery of The London Plan and Planning Obligations) of the London Plan 2021; Policy IP3 (Community Infrastructure Levy CIL) and Section 106 Planning Obligations) of the Southwark Plan 2022 and Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (2015).

Community impact and equalities assessment

67. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
68. 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. The development will also provide a permanent place of worship for a church congregation who are currently using a temporary space.
69. 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.
70. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

71. 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.
72. This application has the legitimate aim of providing a place of worship to be used by members of the community. 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

73. The council has published its development plan 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.
74. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

Was the pre-application service used for this application?	NO
If the pre-application service was used for this application, was the advice given followed?	N/A
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	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

- 75. In conclusion, the scheme would provide a replacement community facility which is supported by the Southwark Plan. The development is of high architectural design and would also improve the public realm along Moody Road. The impacts on neighbours would be minimal.
- 76. It is therefore recommended that planning permission is granted subject to conditions and a legal agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Application file 21/AP/4445 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: 020 7525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Ciara Lester, Planning Officer	
Version	Final	
Dated	3 November 2022	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Date final report sent to Constitutional Team		3 November 2022

Recommendation (draft decision notice)

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	Reverend Delmar Asorwoe The Church of Pentecost UK	Reg. Number	21/AP/4445
Application Type Recommendation	Major application	Case Number	2282-97

Draft of Decision Notice

for the following development:

Construction of a new part 4, part 3, part 2 storey place of worship (F1 use class) with associated car parking and landscaping.

97 Peckham Road London Southwark SE15 5LJ

In accordance with application received on 6 December 2021 and Applicant's Drawing Nos.:

Existing Plans

EXISTING SITE BLOCK & LOCATION PLAN 001 received 06/12/2021

Proposed Plans

PROPOSED SITE & GROUND FLOOR PLAN 002 received 06/12/2021

PROPOSED FLOOR PLANS 004 received 06/12/2021

PROPOSED ELEVATIONS - ADDITIONAL PLANS 006 received 06/12/2021

Other Documents

PROPOSED SITE AND ROOF PLAN 003 received 06/12/2021

PROPOSED INDICATIVE SECTIONS AA-A & B-B - ADDITIONAL PLANS 005 received 06/12/2021

PROPOSED STREET SCENES - ADDITIONAL PLANS 007 received 06/12/2021

PROPOSED MATERIAL STUDY - USER DEFINED ATTACHMENT 008 received 06/12/2021

3D VISUALISATIONS - USER DEFINED ATTACHMENT 009 received 06/12/2021
3D VISUALISATIONS - USER DEFINED ATTACHMENT 010 received 06/12/2021
SWEPT PATH ANALYSIS - TRANSPORT ASSESSMENT 65204008-SWE-ZZ-XX-DR-TR-0001
received 06/12/2021
LANDSCAPING PLANTING PLAN DETAILS 0043/21/A1 received 06/12/2021
PROPOSED INDICATIVE SECTIONS A-A & B-B 005 received 24/12/2021
PROPOSED INDICATIVE SECTIONS 005 received 14/01/2022
AIR QUALITY ASSESSMENT received 06/12/2021
TRAVEL PLAN received 06/12/2021
PRE-PLANNING FIRE STRATEGY received 14/01/2022
0043-21-B-1D LANDSCAPE PLANTING PLAN received 26/07/2022
COPY OF 22020 PECKHAMROAD BE SEEN SPREADSHEET V2 MAR2021 (002) received
26/07/2022
1888 FRA PECKHAM ROAD LONDON MAY 22 REV5 received 26/07/2022
0043-21-B-1D LANDSCAPE PLANTING PLAN received 26/07/2022
1756 UGF received 26/07/2022
1888 DSO ASSESSMENT 97 PECKHAM ROAD (AUGUST22) received 28/09/2022

Time limit for implementing this permission and the approved plans

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

Reason:

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

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

3. Site Contamination ' pre-approval

a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the

commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework (2021); P67 Reducing water use, P68 Reducing flood risk, P63 Land for waste management, P64 Contaminated land and hazardous substances of the Southwark Plan (2022).

4. No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

' A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
Site perimeter continuous automated noise, dust and vibration monitoring;

' Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;

' Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)

' A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic ' Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;

' Site waste Management ' Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

' A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

To follow current best construction practice, including the following:-

' Southwark Council's Technical Guide for Demolition & Construction at

<http://www.southwark.gov.uk/construction>

' Section 61 of Control of Pollution Act 1974,

' The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition', ' The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',

' BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',

' BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'

' BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,

' BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,

' Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>

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

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2019); and Policy P56 (Protection of amenity) of the Southwark Plan (2022)

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

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of

the London Plan 2021; and policies of the Southwark Plan (2022) P60 Biodiversity, P13 Design of places, P14 Design quality, P56 Protection of amenity

6.LANDSCAPE MANAGEMENT PLAN

Prior to the occupation of the development or any phase of the development, whichever is the sooner, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority.

Details of an irrigation schedule shall be provided for all trees to ensure successful establishment. For stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

Reason: To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with Reason: To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of the Southwark Plan (2022) P60 Biodiversity, P13 Design of places, P14 Design quality, P56 Protection of amenity

Permission is subject to the following Grade Condition(s)

7.Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the LPA for approval in writing. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter. 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 from plant and machinery, in accordance with: Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policies D13 (Agent of change) and D14 (Noise) of the London Plan (2021); Policy P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan (2022).

8. Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2012). Details of any external lighting (including: design; power and position of luminaries; light intensity contours) of all affected external areas (including areas beyond the boundary of the development) shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed. The development shall not be carried out otherwise in accordance with any such approval given. Prior to the external lighting being commissioned for use a validation report shall be submitted to the LPA for approval in writing.

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 amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with the National Planning Policy Framework (2021); P56 Protection of amenity; P66 Reducing noise pollution and enhancing soundscapes, P15 Residential design, P16 Designing out crime, P13: Design of places and P14: Design quality of Southwark Plan (2022).

9. **HARD AND SOFT LANDSCAPING** 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; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open

Space) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

10. GREEN ROOFS FOR BIODIVERSITY Part 1: 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. Part 2: Full Discharge of this condition will be granted 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: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021; Policy P59 (Green Infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

11. Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be presented on site/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 National Planning Policy Framework (2021); Policy P13 (Design of Places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

12. Prior to the commencement of any above grade works 1:5 or 1:10 section detail drawings complete with references back to the overall design and through 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 that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural qualities of the proposal in accordance with Chapter 12 (Achieving well designed places) of the National Planning Policy Framework (2021); Policy P13 (Design of Places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

13. **CYCLE STORAGE DETAILS** 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); Policy P53 (Cycling) of the Southwark Plan (2022).

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

14. Before the first occupation of the building hereby permitted commences, the applicant shall submit in writing and obtain the written approval of the Local Planning Authority for an event management plan encompassing details around crowd management and staggered arrival/departure of worshippers. 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); Policy T2 (Healthy streets) of the London Plan (2021); Policy P50 (Highways Impacts), Policy P51 (Walking) and Policy P54 (Car Parking) of the Southwark Plan (2022)

15. Prior to first use an acoustic assessment shall be submitted to and approved by the local planning authority to demonstrate the effectiveness of façade sound insulation. The assessment shall utilise an internal reverberant noise level of at least the values stated below:

Frequency (Hz)

63 125 250 500 1000 2000 4000 LAeq

Internal reverberant noise level (dB) 85

87

86

88 88

80

74

90

The assessment shall demonstrate that the external specific noise level is at least 10dB below the ambient LAeq (5 minute) when measured at the most affected sensitive receptor during worst-case conditions during permitted hours of operation.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery, in accordance with: Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policies D13 (Agent of change) and D14 (Noise) of the London Plan (2021); Policy P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan (2022).

16. Before the first commercial occupation of the development hereby permitted a Noise Management Plan detailing how the site will be run without detriment to residential amenity shall be submitted to and approved by the LPA. The noise management plan shall cover:

- ' How music sound level and breakout noise will be controlled
- ' How noise from arrival and dispersal of site users will be minimised
- ' How noise from community uses will be controlled

The use of the development shall be carried out in accordance with the approval given and the Noise Management Plan shall remain extant for as long as the development is occupied.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery, in accordance with: Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policies D13 (Agent of change) and D14 (Noise) of the London Plan (2021); Policy P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan (2022).

17. Before the first occupation of the building hereby permitted, a Car Parking Management Plan detailing how the car park will be managed for visitors to the site, and details of the minibus trips including the relevant routes/stops and facilities for mobility-impaired passengers, shall be 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:

In order that the use of non-car based travel is encouraged in accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T2 (Healthy streets) of the London Plan (2021); Policy P50 (Highways Impacts), Policy P51 (Walking) and Policy P54 (Car Parking) of the Southwark Plan (2022)

Permission is subject to the following Compliance Condition(s)

18. The use hereby permitted shall not be carried on outside of the hours of 0900hrs to 1800hrs on Mondays (staff only) and from 1900hrs to 2200hrs for the remaining weekdays with additional opening times of 1100hrs to 1400hrs on Fridays, 12:00hrs to 18:00hrs on Saturdays, 09:00 to 20:00hrs on Sundays plus 20:00 to 01:00hrs on December 31st for the end of year watch night service only and 20:00 to 00:00hrs four times a year for the half night sessions only.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

19. The use of the roof terrace is not permitted outside of the hours of 08:00 - 22:00 hrs.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

Informative

1 Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is:

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

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

Consultation undertaken

Site notice date:	14/01/2022 26/07/2022
Press notice date:	24/02/2022
Case officer site visit date:	14/01/2022 26/07/2022
Neighbour consultation letters sent:	18/01/2022 28/07/2022

Internal services consulted

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

Statutory and non-statutory organisations

Neighbour and local groups consulted:

Flat 1 41 Kelly Avenue London
 21 Wodehouse Avenue London Southwark
 4A Grummant Road London Southwark
 Basement And Ground Floor Rear Lord Denning Court Grummant Road
 28 Kelly Avenue London Southwark
 1 Moody Road London Southwark
 First Floor Flat 3 Grummant Road London
 1 Kingfisher House Pelican Estate Grummant Road London
 Flat 4 43 Kelly Avenue London
 Flat 11 2 Bamber Road London
 1C Grummant Road London Southwark
 Flat 7 50 Kelly Avenue London
 Flat 4 2 Bamber Road London
 Flat 7 2 Bamber Road London
 103 Peckham Road London Southwark
 2A Grummant Road London Southwark
 Flat 6 15 Crane Street London
 Flat 6 Walmer Castle Court 102 Peckham Road
 Flat 2 87 Peckham Road London
 18 Crane Street London Southwark
 Flat 54 Pelican House 92 Peckham Road
 Flat 1 Pelican House 92 Peckham Road
 Flat 10 87 Peckham Road London
 Flat 1 87 Peckham Road London

16 Crane Street London Southwark
Flat 74 Pelican House 92 Peckham Road
Flat 59 Pelican House 92 Peckham Road
Flat 35 Pelican House 92 Peckham Road
17 Kingfisher House Pelican Estate Grummant Road London
41 Wodehouse Avenue London Southwark
Flat 11 87 Peckham Road London
Flat 6 87 Peckham Road London
8 Crane Street London Southwark
Peckham Pelican Pelican House 92 Peckham Road
Flat 50 Pelican House 92 Peckham Road
Flat 13 Pelican House 92 Peckham Road
Flat 11 Pelican House 92 Peckham Road
Flat 68 Pelican House 92 Peckham Road
Flat 65 Pelican House 92 Peckham Road
Flat 61 Pelican House 92 Peckham Road
Flat 57 Pelican House 92 Peckham Road
Flat 7 Walmer Castle Court 102 Peckham Road
5 Kingfisher House Pelican Estate Grummant Road London
15 Kingfisher House Pelican Estate Grummant Road London
Flat 4 Pelican House 92 Peckham Road
Flat 67 Pelican House 92 Peckham Road
Flat 33 Pelican House 92 Peckham Road
Flat 8 87 Peckham Road London
14 Crane Street London Southwark
Flat 60 Pelican House 92 Peckham Road
Flat 55 Pelican House 92 Peckham Road
Flat 71 Pelican House 92 Peckham Road
Flat 76 Pelican House 92 Peckham Road
Flat 15 Pelican House 92 Peckham Road
53 Wodehouse Avenue London Southwark
24 Crane Street London Southwark
Flat 4 87 Peckham Road London
10 Crane Street London Southwark
Peckham Service Centre 95 Peckham Road London
Flat 12 Pelican House 92 Peckham Road
Flat 46 Pelican House 92 Peckham Road
Flat 41 Pelican House 92 Peckham Road
Flat 30 Pelican House 92 Peckham Road
7 Kingfisher House Pelican Estate Grummant Road London
Flat 3 Walmer Castle Court 102 Peckham Road
Flat 52 Pelican House 92 Peckham Road
Flat 79 Pelican House 92 Peckham Road
Flat 78 Pelican House 92 Peckham Road
88 Peckham Road London Southwark
Flat 6 Pelican House 92 Peckham Road
Flat 36 Pelican House 92 Peckham Road
Flat 8 Walmer Castle Court 102 Peckham Road
Flat 80 Pelican House 92 Peckham Road
18 Kingfisher House Pelican Estate Grummant Road London
45 Wodehouse Avenue London Southwark
9 Kingfisher House Pelican Estate Grummant Road London

22 Crane Street London Southwark
Flat 7 Pelican House 92 Peckham Road
Flat 77 Pelican House 92 Peckham Road
Ground Floor Left Pelican House 92 Peckham Road
55 Wodehouse Avenue London Southwark
Flat 5 87 Peckham Road London
Flat 1 Walmer Castle Court 102 Peckham Road
Flat 58 Pelican House 92 Peckham Road
Flat 53 Pelican House 92 Peckham Road
Flat 47 Pelican House 92 Peckham Road
Flat 40 Pelican House 92 Peckham Road
Flat 32 Pelican House 92 Peckham Road
Flat 28 Pelican House 92 Peckham Road
Flat 24 Pelican House 92 Peckham Road
Flat 23 Pelican House 92 Peckham Road
Flat 10 Pelican House 92 Peckham Road
Flat 73 Pelican House 92 Peckham Road
Flat 66 Pelican House 92 Peckham Road
Flat 7 87 Peckham Road London
2 Crane Street London Southwark
Flat 26 Pelican House 92 Peckham Road
Flat 56 Pelican House 92 Peckham Road
Flat 51 Pelican House 92 Peckham Road
Flat 22 Pelican House 92 Peckham Road
14 Kingfisher House Pelican Estate Grummant Road London
51 Wodehouse Avenue London Southwark
Flat 3 87 Peckham Road London
Flat 42 Pelican House 92 Peckham Road
Flat 39 Pelican House 92 Peckham Road
Flat 29 Pelican House 92 Peckham Road
Flat 21 Pelican House 92 Peckham Road
Flat 19 Pelican House 92 Peckham Road
Flat 3 Pelican House 92 Peckham Road
Flat 2 Pelican House 92 Peckham Road
94-96 Peckham Road London Southwark
2 Moody Road London Southwark
43 Wodehouse Avenue London Southwark
Flat 25 Pelican House 92 Peckham Road
Flat 9 Pelican House 92 Peckham Road
8 Kingfisher House Pelican Estate Grummant Road London
Flat 17 Pelican House 92 Peckham Road
Flat 14 Pelican House 92 Peckham Road
Flat 69 Pelican House 92 Peckham Road
Flat 49 Pelican House 92 Peckham Road
6 Kingfisher House Pelican Estate Grummant Road London
16 Kingfisher House Pelican Estate Grummant Road London
Flat 4 Walmer Castle Court 102 Peckham Road
Flat 9 87 Peckham Road London
20 Crane Street London Southwark
12 Crane Street London Southwark
Flat 34 Pelican House 92 Peckham Road
Flat 18 Pelican House 92 Peckham Road

Flat 70 Pelican House 92 Peckham Road
Flat 63 Pelican House 92 Peckham Road
Lister Primary Care Centre 101 Peckham Road London
Flat 72 Pelican House 92 Peckham Road
Flat 64 Pelican House 92 Peckham Road
Flat 43 Pelican House 92 Peckham Road
6 Crane Street London Southwark
4 Crane Street London Southwark
Flat 5 Walmer Castle Court 102 Peckham Road
Flat 45 Pelican House 92 Peckham Road
Flat 31 Pelican House 92 Peckham Road
Flat 5 Pelican House 92 Peckham Road
Flat 20 Pelican House 92 Peckham Road
Flat 75 Pelican House 92 Peckham Road
Flat 44 Pelican House 92 Peckham Road
47 Wodehouse Avenue London Southwark
Flat 62 Pelican House 92 Peckham Road
Flat 38 Pelican House 92 Peckham Road
Flat 27 Pelican House 92 Peckham Road
Flat 2 Walmer Castle Court 102 Peckham Road
49 Wodehouse Avenue London Southwark
Flat 48 Pelican House 92 Peckham Road
Flat 37 Pelican House 92 Peckham Road
Flat 16 Pelican House 92 Peckham Road
Flat 8 Pelican House 92 Peckham Road
39 Wodehouse Avenue London Southwark
Pelican House 92 Peckham Road London
Atm Site Peckham Service Centre 95 Peckham Road
Street Record Camden Grove London
Advertising Right Side Of Walmer Castle Court 102 Peckham Road
87 Peckham Road London Southwark
Walmer Castle Court 102 Peckham Road London
Advertising Right Bus Shelter 01280002 Outside 102 Peckham Road London
9 Crane Street London Southwark
1 Crane Street London Southwark
4 Grummant Road London Southwark
6 Charles Coveney Road London Southwark
12 Charles Coveney Road London Southwark
Flat 8 20 Kelly Avenue London
Flat 1 49 Kelly Avenue London
Flat 5 57 Kelly Avenue London
Flat 1 45 Kelly Avenue London
Flat 8 41 Kelly Avenue London
Flat 2 41 Kelly Avenue London
Flat 4 18 Charles Coveney Road London
Flat 8 Berkeley Court 6 Lyndhurst Way
3 Kingfisher House Pelican Estate Grummant Road London
Flat 3 57 Kelly Avenue London
16 Moody Road London Southwark
Flat 4 52 Kelly Avenue London
Flat 4 46 Kelly Avenue London
Flat 1 46 Kelly Avenue London

Flat 3 45 Kelly Avenue London
31 Wodehouse Avenue London Southwark
29 Wodehouse Avenue London Southwark
Flat 14 Berkeley Court 6 Lyndhurst Way
Flat 9 Berkeley Court 6 Lyndhurst Way
Flat 2 15 Crane Street London
Flat 5 49 Kelly Avenue London
Flat 12 43 Kelly Avenue London
Flat 5 43 Kelly Avenue London
4 Moody Road London Southwark
18 Moody Road London Southwark
Flat 2 2 Bamber Road London
Flat 3 46 Kelly Avenue London
Flat 1 Berkeley Court 6 Lyndhurst Way
8 Mallard House Pelican Estate Grummant Road London
32 Kelly Avenue London Southwark
7 Crane Street London Southwark
Flat 2 18 Charles Coveney Road London
16 Charles Coveney Road London Southwark
Flat 6 43 Kelly Avenue London
Flat 7 43 Kelly Avenue London
40 Kelly Avenue London Southwark
Flat 12 2 Bamber Road London
Flat 2 55 Kelly Avenue London
Flat 8 53 Kelly Avenue London
Flat 6 49 Kelly Avenue London
Flat 8 45 Kelly Avenue London
10 Moody Road London Southwark
Flat 1 2 Bamber Road London
Ground Floor Flat 3 Grummant Road London
Flat 11 43 Kelly Avenue London
Flat 3 15 Crane Street London
35 Kelly Avenue London Southwark
Flat 5 Berkeley Court 6 Lyndhurst Way
27 Wodehouse Avenue London Southwark
Flat 6 50 Kelly Avenue London
Flat 7 52 Kelly Avenue London
Flat 9 43 Kelly Avenue London
Flat 5 45 Kelly Avenue London
37 Wodehouse Avenue London Southwark
Flat 7 Berkeley Court 6 Lyndhurst Way
Flat 6 Berkeley Court 6 Lyndhurst Way
Flat 8 15 Crane Street London
Flat 1 15 Crane Street London
Flat 6 18 Charles Coveney Road London
8 Charles Coveney Road London Southwark
1 Gattonby Street London Southwark
Flat 4 45 Kelly Avenue London
Flat 1 55 Kelly Avenue London
Flat 1 53 Kelly Avenue London
Flat 3 52 Kelly Avenue London
Flat 2 43 Kelly Avenue London

Flat 4 20 Kelly Avenue London
6 Moody Road London Southwark
6 Bamber Road London Southwark
Flat 5 2 Bamber Road London
3 Crane Street London Southwark
Flat 5 53 Kelly Avenue London
12 Moody Road London Southwark
33 Wodehouse Avenue London Southwark
4 Kingfisher House Pelican Estate Grummant Road London
Flat 5 50 Kelly Avenue London
Flat 2 53 Kelly Avenue London
47 Kelly Avenue London Southwark
Flat 6 45 Kelly Avenue London
Flat 8 43 Kelly Avenue London
Flat 17 Berkeley Court 6 Lyndhurst Way
13 Crane Street London Southwark
14 Charles Coveney Road London Southwark
4 Charles Coveney Road London Southwark
3 Moody Road London Southwark
1A Grummant Road London Southwark
37 Kelly Avenue London Southwark
26 Kelly Avenue London Southwark
51 Kelly Avenue London Southwark
Flat 4 49 Kelly Avenue London
Flat 2 57 Kelly Avenue London
Flat 1 57 Kelly Avenue London
Flat 7 55 Kelly Avenue London
Flat 5 55 Kelly Avenue London
Flat 4 53 Kelly Avenue London
Flat 8 52 Kelly Avenue London
Flat 5 52 Kelly Avenue London
48 Kelly Avenue London Southwark
Flat 8 2 Bamber Road London
Flat 2 50 Kelly Avenue London
Flat 16 Berkeley Court 6 Lyndhurst Way
Flat 3 Berkeley Court 6 Lyndhurst Way
13 Kingfisher House Pelican Estate Grummant Road London
4 Bamber Road London Southwark
Flat 7 20 Kelly Avenue London
8 Moody Road London Southwark
35 Wodehouse Avenue London Southwark
23 Wodehouse Avenue London Southwark
Flat 12 Berkeley Court 6 Lyndhurst Way
Flat 11 Berkeley Court 6 Lyndhurst Way
Flat 4 Berkeley Court 6 Lyndhurst Way
Flat 9 41 Kelly Avenue London
39 Kelly Avenue London Southwark
14 Moody Road London Southwark
42 Kelly Avenue London Southwark
Flat 4 50 Kelly Avenue London
Flat 2 49 Kelly Avenue London
36 Kelly Avenue London Southwark

110 Peckham Road London Southwark
Flat 6 20 Kelly Avenue London
Flat 1 43 Kelly Avenue London
Flat 7 18 Charles Coveney Road London
Flat 10 Berkeley Court 6 Lyndhurst Way
10 Kingfisher House Pelican Estate Grummant Road London
11 Kingfisher House Pelican Estate Grummant Road London
Flat 3 55 Kelly Avenue London
38 Kelly Avenue London Southwark
44 Kelly Avenue London Southwark
Flat 15 Berkeley Court 6 Lyndhurst Way
Flat 5 15 Crane Street London
3 Grummant Road London Southwark
5 Moody Road London Southwark
Flat 7 41 Kelly Avenue London
Flat 6 41 Kelly Avenue London
Flat 7 45 Kelly Avenue London
34 Kelly Avenue London Southwark
Flat 6 52 Kelly Avenue London
Flat 1 52 Kelly Avenue London
Flat 1 20 Kelly Avenue London
Flat 9 2 Bamber Road London
Flat 6 2 Bamber Road London
Basement Flat 3 Grummant Road London
Flat 8 18 Charles Coveney Road London
Flat 8 50 Kelly Avenue London
Flat 2 52 Kelly Avenue London
Flat 10 2 Bamber Road London
5 Crane Street London Southwark
Flat 5 41 Kelly Avenue London
1B Grummant Road London Southwark
Flat 1 18 Charles Coveney Road London
Flat 3 2 Bamber Road London
2 Kingfisher House Pelican Estate Grummant Road London
Flat 6 55 Kelly Avenue London
Flat 3 49 Kelly Avenue London
Flat 7 15 Crane Street London
Flat 4 15 Crane Street London
11 Crane Street London Southwark
Flat 3 18 Charles Coveney Road London
10 Charles Coveney Road London Southwark
Flat 4 41 Kelly Avenue London
Flat 3 43 Kelly Avenue London
Flat 3 20 Kelly Avenue London
Flat 5 20 Kelly Avenue London
Flat 3 53 Kelly Avenue London
Flat 8 57 Kelly Avenue London
Flat 6 46 Kelly Avenue London
22 Kelly Avenue London Southwark
Flat 4 57 Kelly Avenue London
Flat 13 Berkeley Court 6 Lyndhurst Way
Flat 7 53 Kelly Avenue London

Flat 2 Berkeley Court 6 Lyndhurst Way
Flat 5 18 Charles Coveney Road London
Flat 6 57 Kelly Avenue London
16 Mallard House Pelican Estate Grummant Road London
12 Kingfisher House Pelican Estate Grummant Road London
2 Grummant Road London Southwark
Flat 2 20 Kelly Avenue London
24 Kelly Avenue London Southwark
Flat 2 45 Kelly Avenue London
Flat 6 53 Kelly Avenue London
25 Wodehouse Avenue London Southwark
19 Wodehouse Avenue London Southwark
Flat 3 41 Kelly Avenue London
Flat 10 43 Kelly Avenue London
Flat 1 50 Kelly Avenue London
Flat 3 50 Kelly Avenue London
Flat 7 57 Kelly Avenue London
Flat 8 55 Kelly Avenue London
Flat 4 55 Kelly Avenue London
Flat 5 46 Kelly Avenue London
Flat 2 46 Kelly Avenue London
30 Kelly Avenue London Southwark

Consultation responses received

Internal services

Design and Conservation Team [Formal]
Transport Policy
Environmental Protection
Urban Forester

Statutory and non-statutory organisations

Neighbour and local groups consulted:

16 Crane Street London Southwark
Flat 3 Walmer Castle Court 102 Peckham Road
102 peckham road flat 5 london
Apartment 23, 95 Peckham Road London SE15 5FA
Flat 1 Walmer Castle Court 102 Peckham Road London
Flat 15 95 Peckham Road London
Flat 6 Walmer castle court London SE15 5BE
Flat 11 95 Peckham Road London
Apartment 4, 95 Peckham road London Se155fa
Flat 7 Walmer Castle Court 102 Peckham Rd London
2 Walmer Castle Court 102 Peckham Road London
Apartment 21 95 Peckham Road London
Basing Court Peckham Se15 5bf
Flat 11 95 PECKHAM ROAD LONDON
Apartment 28 95 Peckham Road London
Apartment 5, 95 Peckham Road London SE15 5FA

Apartment 12 95 Peckham Road London
95 Peckham Road Apartment 24 London
Apartment 26 95 Peckham Road London
Flat 6, 43 Kelly Avenue 43 Kelly Avenue london
Apartment 29 95 Peckham Road London
Flat 3, 45 Kelly Avenue London SE15 5LA
3, Crane Street London SE15 5JU

Relevant planning policy

National Planning Policy Framework (the Framework) 2021

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

Paragraph 218 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

The relevant chapters from the Framework are:

- Chapter 2 Achieving sustainable development
- Chapter 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 16 Conserving and enhancing the historic environment

The London Plan 2021

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

- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D8 Public realm
- Policy D12 Fire safety
- Policy D13 Agent of Change
- Policy D14 Noise
- Policy HC1 Heritage conservation and growth
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy SI 1 Improving air quality
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 3 Energy infrastructure
- Policy SI 4 Managing heat risk
- Policy SI 5 Water infrastructure
- Policy SI 6 Digital connectivity infrastructure
- Policy SI 7 Reducing waste and supporting the circular economy
- Policy SI 8 Waste capacity and net waste self-sufficiency
- Policy SI 9 Safeguarded waste sites

- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T2 Healthy Streets
- Policy T3 Transport capacity, connectivity and safeguarding
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car 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:

- P18 Efficient use of land
- P19 Listed buildings and structures
- P20 Conservation areas
- P21 Conservation of the historic environment and natural heritage
- 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
- P59 Green infrastructure
- P60 Biodiversity
- P61 Trees
- P62 Reducing waste
- P63 Land for waste management
- 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

Planning history of the site and nearby sites

Reference and Proposal: 10/EQ/0122 Application type: Pre-Application Enquiry (ENQ) - Construction of a place of worship

Decision date 16/09/2010 Decision: Pre-application enquiry closed (EQ)

Reference and Proposal: 11/AP/4318 Application type: Full Planning Application (FUL) - Demolition of the existing building and construction of a two level place of worship building (Use Class D1) providing meeting rooms and ancillary uses at ground floor level with the main worship hall at first floor level. In addition there will be off street parking spaces and cycle storage.

Decision date 16/07/2013 Decision: Refused (REF)

Reference and Proposal: 14/AP/2189 Application type: S.73 Vary/remove conds/minor alterations (VAR) -Minor material amendment to planning permission 13-AP-2259 dated 13/11/2013 for (Change of use from auto-mechanic and tyre workshop (B1c) to a place of worship (D1) with associated alterations to the front (southern elevation) and side (eastern elevation) including new fenestration and extensions. Also creation of landscaping and formation of car parking spaces) to allow for internal alterations to create a mezzanine level for youth church services, in addition to external changes to the entrance and foyer areas on the southern and eastern facades, and extended opening hours.

Decision date 24/10/2014 Decision: Granted (GRA)

Reference and Proposal: 16/AP/1661 Application type: Full Planning Application (FUL) - Demolition of existing building and erection of a new two storey place of worship (D1 Use Class) with mezzanine level, car parking and associated landscaping.

Decision date 10/06/2016 Decision: Granted (GRA)

Reference and Proposal: 17/EQ/0151 Application type: Pre-Application Enquiry (ENQ) - Demolition of existing building and construction of a new part 4, part 3, part 2 storey place of worship (Use Class D1)with car parking and associated landscaping.

Decision date 05/06/2017 Decision: Pre-application enquiry closed (EQ)

Reference and Proposal: 18/AP/0269 Application type: Full Planning Application (FUL) Construction of a new part 4, part 3, part 2 storey place of worship (D1 use class) with associated car parking and landscaping.

Decision date: 28/06/2022 Decision: Granted (GRA)

Reference and Proposal: 19/AP/1065 Application type: Non-material amendment (NMA) – Non-material admendment to planning application 18/AP/0269 for the 'Construction of a new part 4, part 3, part 2 storey place of worship (D1 use class) with associated car parking and

landscaping'. The changes consist of: Enlargement of top third floor to create a larger function room.

Decision date: 13/05/2019 Decision: Granted (GRA)

Reference and Proposal: 21/AP/1159 Application type: Non-material amendment (NMA)
Non-material amendment to planning permission 18/AP/0269 (Construction of a new part 4, part 3, part 2 storey place of worship (D1 use class) with associated car parking and landscaping) to vary the wording of conditions 4, 5 and 6 from 'pre-commencement' to 'pre-commencement (with the exception of the laying of any underground main or pipe to the foundations, or part of the foundations)' in order to allow for a material start on site.

Decision date: 27/05/2021 Decision: Granted (GRA)

Reference and Proposal: 21/AP/2240 Application type: Certificate of lawfulness
Certificate of Lawful Existing: Site works/activity form the implementation of the approved enabling works, as set out within the approved method statement, under the previous NMA application, 21/AP/1159.

Certificate of Lawfulness Existing: Excavation of a trench circa 11m in length and 2m in depth, running between drainage chambers S09 and S10, as per the approved drainage design.

Decision date: 01/09/2021 Decision: Granted (GRA)