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<b>Item No.</b> 7.1	<b>Classification:</b> Open	<b>Date:</b> 15 November 2022	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application for: Full Planning Application 20/AP/0359  <b>Address:</b> LAND AT 1A DOG KENNEL HILL, SOUTHWARK, LONDON SE22 8AA  <b>Proposal:</b> Erection of a six storey building comprising 31 self-contained residential units (Use Class C3) (14 x 1-bed, 12 x 2-bed and 5 x 4-bed), hard and soft landscaping, communal amenity space, secure cycle storage, and other associated works.		
<b>Ward(s) or groups affected:</b>	Champion Hill		
<b>From:</b>	Director of Planning and Growth		
<b>Application Start Date</b> 27/03/2020		<b>PPA Expiry Date</b> 31/11/2022	
<b>Earliest Decision Date</b> 07/05/2020			

## RECOMMENDATIONS

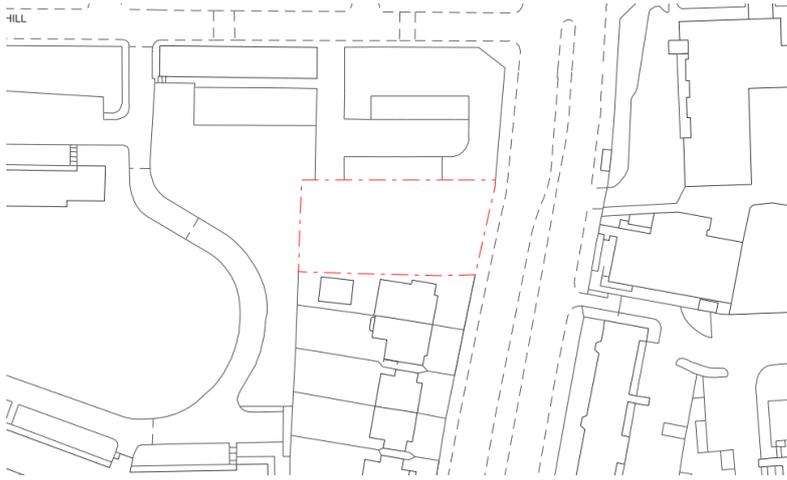
1. That planning permission be granted subject to the conditions set out in this report and the completion of a S106 legal agreement.
2. That in the event that a legal agreement is not signed by 15 March 2023, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 90 of this report.

## BACKGROUND INFORMATION

### Site location and description

3. The application site at 1A Dog Kennel Hill is a parcel of 739 sq. m. land on the western side of Dog Kennel Hill, close to the junction between Dog Kennel Hill and Champion Hill. A large detached 1950's house occupied part of the site until it was demolished in 2009.

*Site location plan*



4. The surrounding area is predominantly residential in land use, with the exception of Dog Kennel Hill Primary School located on the east side of Dog Kennel Hill. The Champion Hill Estate sits to the west of the site which is characterised by five storey residential buildings. The wider surrounding area is characterised by two to five storey residential buildings.
5. The application site benefits from a planning permission (10/AP/1891) which has been implemented, for the erection of a five storey building, including a basement car park, to provide 9 x 3 bedroom houses, private amenity space and hard and soft landscaping. This permission has been subject to variations. Prior to this, planning permission was granted at appeal (05/AP/2192) for the demolition of the existing house and the erection of a four storey residential building comprising 12 units (10 x 2 bedroom and 2 x 3 bedroom).
6. More recently, a planning application (17/AP/4097) was dismissed at appeal for the construction of a six storey building to provide 22 new homes, with associated private and communal amenity space. The appeal was dismissed as the appellant had not sufficiently demonstrated that the maximum reasonable amount of affordable housing would be provided within the proposed development.
7. Seavington House, immediately to the north of the site, currently comprises a two storey residential building and garages. Planning permission (22/AP/1074) was granted for demolition of the existing buildings and the construction of five terraced three storey houses and a 19 unit four storey building providing a total of 24 new council homes at 100% social rent.
8. The site is subject to the following designations:
  - East Dulwich Area Vision Boundary
  - Air Quality Management Area
  - Central Southwark Critical Drainage Area
  - Urban Zone

### *Photographs of existing site*



9. The site does not contain any listed buildings and is not in a conservation area. The Camberwell Grove Conservation Area is to the north east, across Champion Hill. The nearest listed building is Champion Cottage, Grade II listed, located to the west approximately 75 metres from the site, beyond Seavington House and across Champion Hill. Given the distance and intervening buildings, the proposed development would not affect the setting of the listed building. Dog Kennel Hill Park approximately 75 metres to the south is designated as Metropolitan Open Lane (MOL) and a Site of Importance for Nature Conservation (SINC).

### **Details of proposal**

10. The proposed development is for the construction of a six storey building containing 31 residential flats with associated communal amenity space, hard and soft landscaping, cycle storage, and other associated works.
11. The proposed dwelling mix is for 14 x 1 bedroom flats, 12 x 2 bedroom flats and 5 x 4 bedroom flats and the development would provide 35% affordable housing on site.

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

12. Summarised below are the material planning consideration raised by members of the public.
13. Five objections and four neutral comments have been received relating to the following matters:
  - Out of character with surrounding area
  - Inappropriate massing
  - Height of the building
  - Too close to the site boundary
  - Daylight impacts
  - Lack of family housing
  - Quantity of affordable housing
  - Refuse storage arrangements
  - Impact on parking and public transport
  - Servicing
14. These matters are addressed in the relevant parts of this report.

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

15. 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**

16. The main issues to be considered in respect of this application are:
  - Principle of the proposed development in terms of land use;
  - Affordable housing;
  - Dwelling mix and wheelchair accessible housing;
  - Density;
  - Quality of residential accommodation;
  - Design, layout, heritage assets and impact on Borough and London views;
  - Landscaping and trees;
  - Outdoor amenity space, children's playspace and public open space;
  - Impact of proposed development on amenity of adjoining occupiers and surrounding area;
  - Transport and highways;
  - Energy and sustainability;
  - Ecology and biodiversity;
  - Planning obligations (S.106 undertaking or agreement);
  - Community impact and equalities assessment;

- Human rights.

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

### **Legal context**

18. 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.
19. 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**

20. 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**

21. The land use of the application site was previously established as residential and therefore the proposal to replace this with a more efficient residential development is considered acceptable.
22. Furthermore, the site already benefits from planning permission (10/AP/1891) for a residential scheme for 9 dwellinghouses. This planning permission has been implemented and is confirmed through a granted lawful development certificate (14/AP/2288).

#### **Affordable housing**

23. Policy P1 of the Southwark Plan 2022 states that the development that creates 10 or more homes must provide the maximum viable amount of social rented and

intermediate homes. The minimum should be 35%, subject to viability. This policy sets out that for affordable housing purposes a habitable room of up to 28sqm is counted as one habitable room, a room between 28.1-42sqm is counted as two habitable rooms and so on.

24. The tenure mix in terms of unit types is set out below:

<b>Unit Type</b>	<b>Private</b>	<b>Social rented</b>	<b>Intermediate</b>	<b>Total</b>
<b>1 bed</b>	14	0	0	14
<b>2 bed</b>	12	0	0	12
<b>3 bed</b>	0	0	0	0
<b>4 bed</b>	0	4	1	5
<b>Total</b>	26	4	1	<b>31</b>

25. The tenure mix per habitable room mix is set out below:

<b>Tenure</b>	<b>No. of habitable rooms</b>
Private	64
Intermediate	7
Social rent	28
<b>Total</b>	<b>99</b>

26. As set out, the proposed development would provide 35% affordable housing based on habitable rooms, equating to 35 habitable rooms out of a total 99 habitable rooms. The affordable homes would be the 5 x 4 bedroom duplex units across ground and first floors, providing family sized affordable housing. The tenure split within the affordable housing would be 80% social rent (5 units) and 20% intermediate (1 unit), in accordance with planning policy.
27. It is recommended that the S106 agreement includes clauses to monitor the provision of affordable housing, together with a monitoring fee of £132.35 per unit. This would ensure that the provision of the affordable homes can be monitored and they remain affordable in perpetuity. The clauses would require the developer to provide plans showing the location of the social rented and intermediate homes, to ensure the exact location of these homes are identified and can be monitored by the council. An early and late stage review mechanism would also be included.
28. The developer would be required to notify the council at several stages throughout the development, including at practical completion, to ensure that the Council can check that the provision of the affordable homes is as approved. The developer would be required to provide the council with as-built plans of the development identifying the address and tenure of each unit. The developer would also be required to allow the council access to the development with reasonable notice in order to verify the submitted plans.

## Dwelling mix and wheelchair accessible housing

29. The proposed dwelling mix is set out below:

Unit size	No. of social rented units
1 bedroom	14 (45.16%)
2 bedroom	12 (38.71%)
4 bedroom	5 (16.13%)
All units	31

30. 54% of homes would have 2 or more bedrooms and 16% of the homes would be family sized homes with 4 bedrooms. Policy P2 of the Southwark Plan 2022 requires major developments to provide a minimum of 60% of homes with two or more bedrooms. The application site falls within the urban zone which requires major developments to provide a minimum of 25% family sized homes, though just 75 metres from the suburban zone which requires major developments to provide a minimum of 20% family sized homes. Whilst the proposed development does not meet minimum housing mix requirements as set out by planning policy, with a 6% shortfall in homes with two or more bedrooms and a 9% shortfall in homes with family sized homes, an on balance approach should be taken given other benefits of the scheme. The development would deliver 31 new homes, including 35% affordable housing within family sized units, which is a significant improvement on the implemented scheme (10/AP/1891) which would deliver only 9 new homes and no affordable housing. The creation of family sized affordable housing is a significant benefit of the scheme and this outweighs the slight shortfall in meeting housing policy mix requirements.
31. There are no wheelchair accessible units proposed on site due to the level changes on the site and the inability to provide onsite wheelchair accessible car parking. As such, the shortfall of 9.9 habitable rooms (10% of 99 habitable rooms on site) would be offset via a financial contribution of £99,000. This is to be secured via S106 legal agreement.

## Quality of residential accommodation

32. The development would provide 31 new homes within the proposed building. These homes are arranged with the 5 x 4 bedroom units as duplexes across ground and first floors, with additional one bedroom flats on each floor. Second to fifth floors include a mix of the one and two bedroom flats proposed. All dwellings would meet, or exceed, the Nationally Described Space Standards in terms of GIA, and in terms of individual room sizes. All of the homes would be dual aspect.
33. Communal amenity space of 153.5 sq. m. is proposed to the rear of the building and every home would have access to private amenity space. The 4 bedroom duplex units across ground and first floor would benefit from 20 sq. m. private gardens and the one bedroom ground floor flat would benefit from an 18 sq. m. private garden, whilst the one and two bedroom flats on the upper floors would benefit from balconies ranging from 6 sq. m. to 9 sq. m.

34. The proposed development complies with Policy P15 of the Southwark Plan 2022 which states that flatted developments must provide 50 sq. m. of communal amenity space per residential block. The policy also requires flatted developments to provide 10 sq. m. of private amenity space for units containing three or more bedrooms and for smaller units, however where this cannot be provided the shortfall should be added to communal amenity space requirements. As set out above, the proposed development would provide sufficient private amenity space for the four bedroom homes at 20 sq. m. each. Where there are some minor shortfalls in private amenity space for the one and two bedroom units, this equates to 48 sq. m. and would be offset within the communal amenity space which is beyond the minimum 50 sq. m. requirement at 153.5 sq. m.
35. Overall the proposed development would provide a high quality of both internal and external accommodation for future occupiers.

### **Design, layout and heritage assets**

36. The proposed development is a single block of residential units which would sit perpendicular to Dog Kennel Hill, with the long elevations facing north/south and the side elevation with an access staircase facing the street. The proposed building envelope, being the height, scale and massing, is the same as the previous application (17/AP/4097) on the site. Whilst the application was refused on appeal, there were no issues with the design of the scheme. The height, scale and massing is very similar to that of the consented scheme (10/AP/1891), though with an additional storey of accommodation achieved through alterations to the site levels. The proposed development is also similar in terms of scale, massing and orientation to an existing block of flats at 8 Dog Kennel Hill. The extant scheme and 8 Dog Kennel Hill form a strong precedent for application site in terms of the proposed massing and the relationship to the street of any proposed development.

#### *Proposed massing*



37. The proposed 'set in' ground and first floor of the development expresses the change between duplex apartments and single flats above. The vertical emphasis by arrangement of the fenestration, with contrasting lower levels in reddish/brown brick, separated from the upper levels in a buff stock brick, breaks down the appearance of the longer elevations. The upper most storey with its varied roofline adds interest in the short and wider views of the block.

*Proposed south east elevation*



38. The application site is approximately 25m from the boundary of Camberwell Grove Conservation Area to the north. Setting is defined by the National Planning Policy Framework (NPPF) glossary as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral".
39. Camberwell Grove Conservation Area is a planned area of 19th century suburban expansion characterised by large terrace and villa houses set back from the street with mature gardens and the Maudsely Hospital Campus. Grove Lane forms an historic thoroughfare within the conservation area, and is partially lined with Georgian and Victorian terraces which form an integral part of the significance of the conservation area. The properties closest to the site in the conservation area are Karen Court and 179 Grove Lane, both 20th century developments not typical of the wider character of the conservation area. These are set back from the street and partially shielded from the development by planting and separated physically from the site by the junction with Dog Kennel Hill. The age, architectural style and general detail of these closest blocks, plus their experience over a busy junction, contributes in a neutral manner to the significance of the conservation area. The wider setting of the conservation area is mixed; the primary school and apartment block developments at Seavington House, Mary Seacole House, Langford Green, Walcot House are 20th century medium to large apartment blocks or buildings in landscaped gardens. This latter development pattern is change from the close knit character of the terraces and villas in the Camberwell Grove conservation area. The conservation area is experienced in a limited manner from the site and on the approach from Dog Kennel Hill. This wider area,

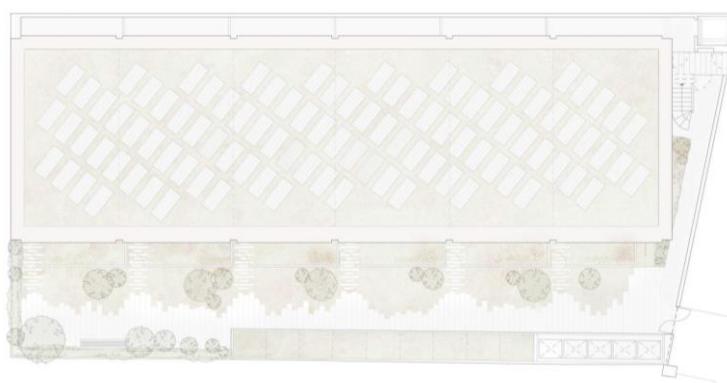
has a neutral impact on the significance of the conservation area.

40. The proposed development of a large residential block up to five storeys in this area outside the conservation area would be in keeping with prevailing wider neighbourhood character and would not harm the significance of the conservation area by development within its setting. While it would be experienced within the setting of the conservation area when traveling along Dog Kennel Hill, by virtue of being similar development pattern and scale of the neighbourhood outside the conservation area, would not cause harm to the significance of the conservation area as a 19th century suburban development pattern.
41. Conditions have been recommended for details of material samples, details of bicycle and refuse storage and hard and soft landscaping to be submitted to ensure a high quality design.

### **Landscaping and trees**

42. The proposed development does not involve the removal of any trees. Conditions have been recommended for the retained trees on or adjoining the site to be protected in accordance with the recommendations as set out in the Arboricultural Method Statement and for details of the completed schedule of site supervision and monitoring to be submitted to and approved in writing by the Local Planning Authority.
43. The proposed development includes private gardens and communal amenity space to the rear. The overall landscaping strategy includes amenity grassland covering 104 sq. m., flower rich perennial planting and hedges, and new trees covering 25 sq. m. An intensive green roof is also proposed.

#### *Proposed roof / landscape plan*



44. Conditions have been recommended for full details of a hard and soft landscaping plan and a biodiversity green roof.

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

45. The proposed development would provide 153.5 sq. m. of communal amenity space, which is sufficient to exceed the minimum 50 sq. m. requirement and offset

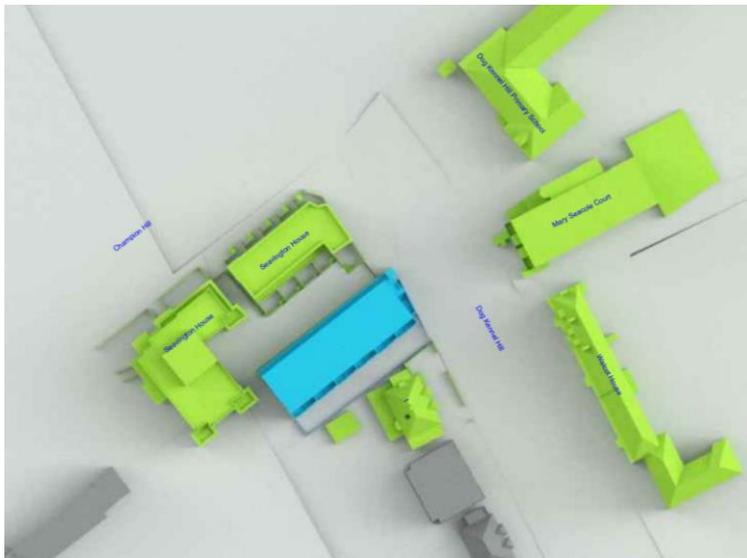
the shortfall in the private amenity spaces of the one and two bedroom homes. This would provide useable outdoor amenity space for future occupiers of the development.

46. As determined by the GLA calculator, the expected child yield of the development is 15.9 and therefore 159.2 sq. m. of playspace should be provided. The external space on the site needs to be used for amenity space which is a priority over onsite playspace. Given the long and narrow nature of the external space and the need for rear gardens, onsite playspace would be inappropriate. In accordance with Southwark's Section 106 and CIL SPD, a financial contribution would be secured to contribute to improving playspace elsewhere in the surrounding area of the development site. This is charged at £151 per square metre and therefore equates to £24,039.20. There are playspaces within the vicinity of the site that are to be improved, including on Champion Hill Estate and the Dog Kennel Hill Adventure Playground.

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

47. The nearest residential buildings to the application site are Mary Seacole Court to the north east, Walcot House to the east, 1 and 2 Dog Kennel Hill to the south and Seavington House to the south west. Seavington House currently comprises a two storey residential block of bedsits which has tenants on short term temporary leases. The site will be redeveloped to provide 24 social homes within two separate blocks (planning permission 22/AP/0174). Dog Kennel Hill Primary School is also located to the north east.

*Proposed scheme in context (including 22/AP/0174)*



### Site plan with distances



### Privacy, outlook and sense of enclosure

48. Mary Seacole Court is located over 24 metres across the public highway of Dog Kennel Hill from the proposed development and therefore complies with the minimum 12 metre separation distance at the front of a building as set out in the 2015 Technical Update to the Residential Design Standards SPD 2011, so as to prevent unnecessary problems of overlooking.
49. 1 Dog Kennel Hill to the south is located just under 6 metres from the proposed development. There are four windows within 1 Dog Kennel Hill fronting the application site. These are two small ground floors windows which appear to serve non-habitable rooms. The further windows on this elevation are at first and second floors and likely serve bedrooms. It is acknowledged that there would be some level of overlooking and privacy impacts given the 6 metre separation distance, however this relationship has already been established with the consented scheme on site. There would be boundary treatments between the properties for the communal and amenity spaces which would mitigate this at ground level. A condition has been recommended for full details of boundary treatments to be submitted.
50. The separation distance at ground floor between the proposed development and the existing Seavington House is approximately 11.6 metres. The separation distance at ground floor between the rear of the terraces within the planning permission (22/AP/0174) at Seavington House and 1A Dog Kennel Hill is approximately 13 metres. All homes within the redevelopment scheme at Seavington House are dual aspect giving occupiers various options for outlook.
51. The proposed development would have open plan kitchen / living / dining rooms at ground floor which are dual aspect rooms with substantial outlook to the rear over the private and communal amenity spaces. The terraces within Seavington House are to contain living rooms at the rear, fronting the application site. As these are principal living spaces, a condition has been recommended for details of the boundary treatment to be submitted to ensure any potential overlooking is

mitigated. The same condition has also been attached to the planning permission for Seavington House (22/AP/0174).

52. The bedrooms of the duplex units are proposed at first floor and front doors, bedrooms and open plan living / kitchen / dining rooms are proposed on all upper floors. The open plan spaces have been arranged with kitchens in the middle dining rooms fronting Seavington House, which are likely to be used less than the end with living spaces. Bedrooms are proposed on all the upper floors of the consented scheme at Seavington House. Due to a set back within the scheme at Seavington House, the separation distance would be approximately 14.47 metres.
53. There would be some level of overlooking between the proposed development on the application site and Seavington House. As set out, at ground floor this would be mitigated by private and communal gardens and boundary treatments. Outlook at ground floor would not be unacceptable given the internal layout of the proposals and the fact that all units would be dual aspect. By arranging the internal layout with front doors, bedrooms and dining spaces fronting Seavington House on the upper floors it mitigates overlooking between principal living spaces, and rooms that would likely be used at the same time. On balance, the proposed development follows the footprint and envelope of the consented scheme on the application site and has been designed with an appropriate internal layout. As such, it would not give rise to unacceptable impacts in terms of privacy, outlook and sense of enclosure.

### Daylight and sunlight

54. A daylight and sunlight assessment has been submitted which considers the impacts of the proposed development on the neighbouring residential properties at Mary Seacole Court, Walcot House, 1 and 2 Dog Kennel Hill and the consented scheme at Seavington House. The existing Seavington House, which contains temporary accommodation, will be demolished and therefore has not been assessed. Although not a residential property, impacts on Dog Kennel Hill Primary School are assessed.
55. BRE Guidelines state that the impact on the Vertical Sky Component (VSC) value of a window is considered acceptable if the VSC value is higher than 27% or if it is no less than 0.8 times its former value (20%). BRE Guidelines also state that in terms of Daylight Distribution (DD) a reduction of 0.8 times may be deemed to adversely affect daylight.
56. The assessment finds that Mary Seacole Court, Walcot House, 2 Dog Kennel Hill and Dog Kennel Hill Primary School would all comply with BRE Guidelines and there would be no unacceptable impact in terms of daylight and sunlight as a result of the proposed development.

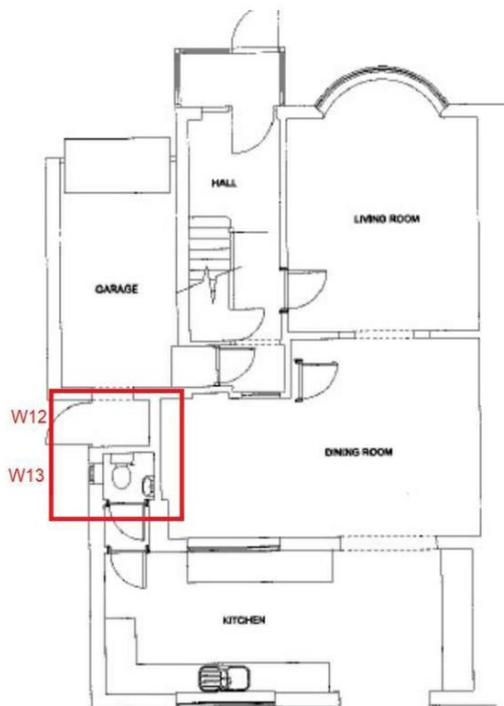
#### *1 Dog Kennel Hill*

57. The VSC results for windows and the DD results for rooms within 1 Dog Kennel Hill are set out in the table below:

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
21	17	81%	1	1	2
Daylight Distribution (DD)					
Room			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
10	9	90%	0	1	0

58. 17 out of 21 windows would comply with BRE Guidelines in terms of VSC within 1 Dog Kennel Hill, equating to 81% compliance. Of the four that fail to comply with BRE Guidelines, two are at ground floor and are shown on the plan below as 'W12' and 'W13'. The windows appear to serve a WC and hallway and are therefore not habitable rooms. The principal living space would comply with BRE Guidelines. The two affected windows are north facing with very low existing VSC values at 4.78 and 8.35, which would experience reductions to 2.72 and 4.85 respectively. These are at 0.57 times and 0.58 their former value. The room would also fail to comply with BRE Guidelines in terms of Daylight Distribution, at 0.6 times the former value. Given that the existing VSC values are already very low and the room is not a principal living space these impacts are not considered to be inappropriate.

*Existing ground floor plan – 1 Dog Kennel Hill*



59. One north facing window would be affected at first floor. It is reasonable to assume that this room serves a bedroom. The existing VSC value would reduce from 13.02 to 8.61, which is very low in the first instance given that it is north facing. The room is served by another window that would comply with BRE Guidelines in terms of VSC and the overall Daylight Distribution of the room would comply with BRE

Guidelines. One north facing window would be affected at second floor. It is again reasonable to assume that this room serves a bedroom. The VSC value would be 0.77 times its former value, which is not significantly below BRE Guidelines of 0.8, and the Daylight Distribution of the room would comply with BRE Guidelines.

60. Overall, the assessment against BRE Guidelines for 1 Dog Kennel Hill shows that there would be some noticeable impacts on one room that fails to comply with VSC and DD levels. These are north facing windows which serve non-habitable spaces. No other rooms would experience unacceptable impacts as a result of the proposed development.

*Seavington House*

61. The VSC results for windows and the DD results for rooms within the scheme currently pending consideration at Seavington House are set out in the table below:

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
109	101	93%	6	1	1
Daylight Distribution (DD)					
Room			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
39	36	94%	2	0	1

62. The results show that 101 out of 109 windows would comply with BRE Guidelines, equating to 93% compliance. Of the eight windows that fail, six would experience reductions only slightly beyond the level at which it is deemed daylight would be adversely affected.
63. At ground floor, one window within a living / kitchen / diner would fail to comply with BRE Guidelines. The existing VSC value is very low at 0.69 and would reduce to 0.48, 0.7 times its former value. The room is served by five further windows that would not be affected as a result of the proposed development. The Daylight Distribution of the room would comply with BRE Guidelines.
64. Three windows within a kitchen / diner at ground floor would experience VSC values at 0.79, 0.79 and 0.76 times their former values. These reductions are not significantly beyond BRE Guidelines. The VSC values would also remain reasonably high at 15.78, 16.10 and 16.47 respectively. The overall Daylight Distribution of the room would comply with BRE Guidelines.
65. At first floor, one window within a living / kitchen / diner would experience a VSC value at 0.71 times its former value, reducing from 0.75 to 0.53. This is a very low VSC value in the first instance. The room is served by five other windows that would comply with BRE Guidelines and the overall Daylight Distribution of the room would also comply.

66. At second floor, a total of three windows would fail to comply with BRE Guidelines. One window serves a living / kitchen / diner and has a very low existing VSC value of 0.87, this would reduce to 0.66 times its former value. The room is served by 5 other windows which would remain unaffected and the Daylight Distribution of the room would comply with BRE Guidelines. The further two windows that would not comply with BRE Guidelines serve a living / diner and again have very low existing VSC values. The VSC values would be at 0.58 and 0.74 times their former value with the proposed development in place, though the overall room would comply with BRE Guidelines in terms of Daylight Distribution.
67. Whilst the VSC values of all the windows within the rooms would comply with BRE Guidelines, three rooms would be affected in terms of Daylight Distribution as a result of the proposed development. These are all living / dining rooms at ground floor.

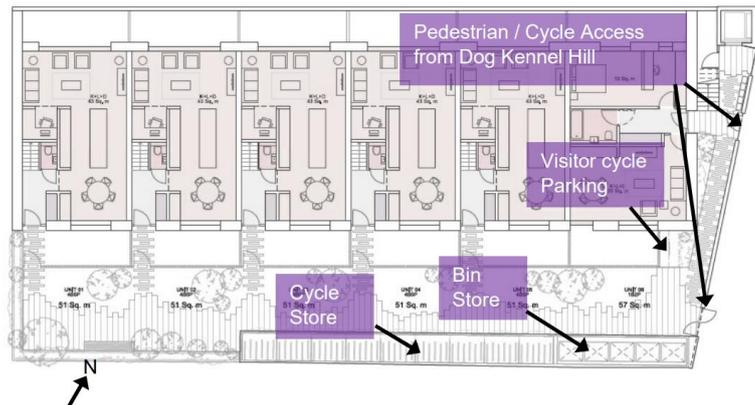
## Summary

68. All neighbouring properties would comply with BRE Guidelines in terms of daylight and sunlight, with the exception of 1 Dog Kennel Hill and Seavington House. The results of the assessment have been fully considered and the proposed development would not result in unacceptable impacts on daylight and sunlight levels received by these properties. The only adverse impacts to 1 Dog Kennel Hill would be to non-habitable spaces as the habitable bedrooms affected in terms of VSC would comply in terms of Daylight Distribution. 93% of windows within Seavington House would comply with BRE Guidelines in terms of VSC and 94% of rooms would comply in terms of Daylight Distribution. The impacts on the amenity of neighbouring occupiers would not be unacceptable as a result of the proposed development.

## Transport and highways

69. The proposed development would be car free, with no designated car parking on site. Future occupiers would be restricted from obtaining parking permits within the Dog Kennel Hill Controlled Parking Zone (CPZ) which would be secured via Section 106 agreement. The application site has a PTAL rating of 5 which represents 'good' accessibility.
70. As the proposed development would be car free, pedestrian and cycle access would be from Dog Kennel Hill, as shown below. The site would also be serviced from Dog Kennel Hill.

## Site layout and access



71. Cycle storage would be provided to the south of the site, accessed from the communal amenity space, and would be both secure and covered. A total of 56 long-stay cycle parking spaces are proposed and one short-stay cycle parking space, in accordance with minimum planning policy requirements. A condition has been recommended for the cycle storage to be provided in line with the submitted plans.
72. Refuse storage would be provided adjacent to the cycle storage which would be appropriate for access by future occupiers and for collection from Dog Kennel Hill. The storage has been designed to store 5 x 1100L wheeled Eurobins. A condition has been recommended for full details of the refuse storage to be submitted.
73. A condition has been recommended for a Construction Environmental Management Plan (CEMP) to be submitted to ensure the impacts of construction works are mitigated with regard to the local highway network and neighbouring occupiers. Section 278 highways works would be secured via Section 106 legal agreement.

## Noise and vibration

74. A Noise Assessment has been submitted which undertook continuous noise monitoring for the site and provides acoustic performance specifications to ensure that acceptable internal noise criteria are met.
75. Conditions have been recommended for appropriate internal noise levels to be met, for habitable rooms sharing party walls with other dwellings to be constructed in order to provide reasonable resistance to the transmission of sound, and for the rated sound level from any plant to not exceed the background sound level at the nearest noise sensitive premises.

## Energy and sustainability

76. Policy P70 of the Southwark Plan 2022 requires development to minimise carbon emissions on site in accordance with the energy hierarchy 'Be Lean, Be Clean and Be Green'. Major residential development should reduce carbon emissions

on site 100% over Building Regulations Part L, and any shortfall must be secured off site through planning obligations or as a financial contribution.

**'Be Lean'**

77. 'Be Lean' requires development to use less energy and manage demand during operation. The heat loss from the dwellings are to be reduced by increasing the levels of insulation in the building fabric and natural ventilation is maintained for the dwellings, with the exception of kitchens and bathrooms that have very low specific fan powers. The proposed development includes energy efficient lighting throughout and smart energy metres to enable future occupiers to review their energy consumption. This would achieve a 9.26% reduction over Part L.

**'Be Clean'**

78. 'Be Clean' expects development to exploit local energy resources and supply energy efficiently and cleanly. There are no existing district heating networks that the proposed development could connect to. Due to the nature and limited size of the proposed residential scheme there is not a constant demand for heat, and therefore Combined Heat and Power (CHP) on site would not be feasible.

**'Be Green'**

79. 'Be Green' seeks to maximise opportunities for renewable energy by producing, storing and using renewable energy on site. Various options for the integration of renewable energy on site have been considered within the submitted energy statement. Ground Source Heat Pumps (GSHPs) extract heat from the ground to provide space heating and hot water, however would require approximately 37 boreholes across the site and would only provide a 21.8% reduction over Part L. Air Source Heat Pumps (ASHPs) extract heat from air using a condenser unit and transfers it through pipework to an internal unit that produces heating and hot water. This would require a significant number of external condenser units which would have design quality, space and noise impacts. It would only achieve a 16.8% reduction over Part L. Biomass is inappropriate on the site given space and access requirements, and a 31 sq. m. solar thermal array would only provide a 9.9% reduction over Part L. As such, the proposed development would include Photovoltaic Panels (PVs) in order to 'Be Green'. This includes 96 panels at roof level and would achieve a 67.7% carbon reduction over Part L.

80. The proposed development would achieve a 76.96% carbon reduction over Part L 2013 regulations, comprising 9.25% 'Be Lean' and 67.7% 'Be Green'. In order to achieve zero carbon as required by planning policy, 10.22 tonnes of carbon would need to be offset. A financial contribution payment of £95 per tonne, totalling £29,127, is to be secured via a Section 106 legal agreement. In accordance with the 'Be Seen' requirement of the London Plan 2021 and Southwark Plan 2022, the energy performance would also be monitored as part of the legal agreement.

## **Ecology and biodiversity**

81. The application site currently offers limited ecological value. The proposed development would improve biodiversity on site and incorporate ecological features. The Urban Greening Factor of the proposed development would be 0.49

which exceeds the 0.4 minimum target score for a residential development as set out in the London Plan.

82. The proposed development includes the provision of an intensive biodiversity roof, flower-rich perennial planting and hedges, amenity grassland and the planting of trees.
83. Conditions have been recommended for full details of a biodiversity roof, three swift bricks and two bat tubes to be submitted.

### **Air quality**

84. An Air Quality Assessment has been submitted which finds that the impact of dust soiling can be reduced to negligible through appropriate mitigation measures. The mitigation measures reflect each stage of the construction process. A condition has been recommended for the development to achieve full compliance with the mitigation measures set out in the assessment. Based on the assessment results, there is no requirement for building mitigation. The proposed development would be air quality neutral.

### **Flood risk**

85. The application site is not located in a flood risk zone, though it is located within Central Southwark Critical Drainage Area. The submitted Flood Risk Assessment sets out mitigation measures to reduce flood risk, including Sustainable Drainage Systems (SuDS) storage with a restricted discharge system and resilient and resistant building construction techniques. A condition has been recommended for the proposed development to be built in accordance with the measures set out in the Flood Risk Assessment.

### **Fire safety**

86. Fire safety details have been submitted in accordance with Policy D12 of the London Plan 2021. The fire strategy includes the implementation of a stay-put evacuation strategy and the design ensures that a fire would be contained within the flat of origin. A fire detection and alarm system is proposed. All proposed flats open onto an external walkway, leading to the staircase. There is a relatively small risk of an open walkway becoming smoke-logged and therefore there are unlimited travel distances. The wall separating flats from the open walkway would be constructed to be 30 minute fire resistant and the walking surface and balustrade of the walkway would be imperforate to protect from the effects of smoke and heat. The internal layout of the flats and internal linings are in accordance with the relevant Building Regulation requirements. Construction materials would be fire resistant.
87. Fire vehicle access would be via Champion Hill and would be 9.5m from the proposed dry fire main inlet within the common stairs, which complies with the minimum 18m requirement.

## Planning obligations (S.106 undertaking)

88. Planning obligation	Mitigation	Applicant's position
<b>Housing, Viability and Amenity Space</b>		
Affordable housing provision	35% affordable housing to be provided on site	Agreed
Affordable housing monitoring clauses and fee	£132.35 monitoring fee per dwelling Monitoring of the units to ensure they remain affordable in perpetuity	Agreed
Affordable housing review mechanism	Early and late stage review mechanism	Agreed
Wheelchair accessible housing	£99,000 financial contribution	Agreed
Children's playspace	£24,039.20 financial contribution	Agreed
<b>Transport and Highways</b>		
Parking permit restriction	Removal of all parking permit rights in CPZ except blue badge permits	Agreed
S278 Works	<ul style="list-style-type: none"> <li>• Repave the footway including new kerbing fronting the development on Dog Kennel Hill using materials in accordance with Southwark's Streetscape Design Manual (granite kerbs and precast concrete slabs).</li> <li>• Reinstate redundant southern crossover as footway using materials in accordance with Southwark's</li> </ul>	Agreed

	Streetscape Design Manual. <ul style="list-style-type: none"> <li>Reinstate redundant northern crossover as footway and provide dropped kerbs for refuse bin collection using materials in accordance with Southwark's Streetscape Design Manual.</li> </ul>	
<b>Energy, Sustainability and the Environment</b>		
Carbon offset fund	Off-set contribution of £29,127	Agreed
'Be Seen'	Monitoring, reporting and verifying of energy performance	Agreed
<b>Other</b>		
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

89. The planning obligations agreed would satisfactorily mitigate against the adverse impacts of the proposed development.
90. In the event that a satisfactory legal agreement has not been entered into by 15 March 2023 it is recommended that the director of planning refuses planning permission, if appropriate, for the following reason:

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

## **Consultation responses from internal and divisional consultees**

91. Summarised below are the material planning considerations raised by internal and divisional consultees.
92. Design and Conservation Team:
- Previous applications on the site and 8 Dog Kennel Hill set strong precedents for the design of the scheme
  - Advise conditions for details of materials, refuse and cycle storage and landscaping
93. Ecologist:
- Advise conditions for a biodiverse roof, 3 Swift bricks and 2 bat tubes
94. Urban Forester:
- Advise conditions for arboricultural monitoring and hard and soft landscaping
95. Highways Development Management:
- Request S278 highways works to be included within the proposed development
96. Environmental Protection Team:
- Advise conditions for the proposed development to comply with internal noise levels, party wall sound transmission requirements and for any plant to not exceed the Background sound level
  - Advise a Construction Environmental Management Plan (CEMP) condition
97. Transport Planning Policy:
- Request details of cycle parking and advise a Construction Environmental Management Plan (CEMP) condition

## **Consultation responses from external consultees**

98. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.
99. Metropolitan Police:
- The development is suitable to achieve Secured by Design (SbD) accreditation
  - Advise conditions for details of security measures to be submitted and for confirmation that door and window products meet SbD standards

100. Thames Water:

- No objection
- Advise a condition for a piling method statement to be submitted

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

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

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

103. 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.

104. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

105. The proposed development would make use of a vacant plot of land to provide 31 new homes, including 5 x 4 bedroom new affordable homes, within one building. This would create a mixed and balanced community, with varying tenures and unit sizes. Communal amenity space and shared walkways are included within the proposed development to promote social interaction. The proposed development would be fully Part M4(2) compliant and a financial contribution would be secured via Section 106 legal agreement for offsite wheelchair accessible housing.

## Human rights implications

106. 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.
107. This application has the legitimate aim of providing social rented housing. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

## Positive and proactive statement

108. 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.
109. 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?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	NO

## CONCLUSION

110. The proposed development would provide 31 new homes, including 5 x 4 bedroom affordable homes. The proposed development would fall slightly short of planning policy requirements in terms of housing mix, however the scheme would be a significant improvement on the consented scheme on site as it would make a more efficient use of the land to provide additional residential dwellings and affordable housing. The height, scale, massing and detailed design of the proposed building is consistent with previous applications on the site and would not adversely impact on the amenity of neighbouring occupiers. On balance, it is recommended that the application is approved, subject to conditions and completion of a Section 106 legal agreement.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 0254 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

## APPENDICES

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

## AUDIT TRAIL

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Abbie McGovern, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	26 October 2022	
<b>Key Decision</b>	No	
<b>Consultation with Other Officers / Directorates / Cabinet Member</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
<b>Date final report sent to Constitutional Team</b>		2 November 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.

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<b>Applicant</b>	Mr John Smart Land Edition / Urban Eye	<b>Reg. Number</b>	20/AP/0359
<b>Application Type</b>	Major application		
<b>Recommendation</b>		<b>Case Number</b>	2134-1A

### Draft of Decision Notice

#### for the following development:

Erection of a six-storey building comprising 31 self-contained residential units (Use Class C3) (14 x 1-bed, 12 x 2-bed and 5 x 4-bed), hard and soft landscaping, communal amenity space, secure cycle storage, and other associated works.

Land At 1A Dog Kennel Hill London Southwark

#### In accordance with application received on 20 February 2020 and Applicant's Drawing Nos.:

Proposed Plans

PROPOSED NORTH EAST ELEVATION 106-P 210-P6 received 25/10/2022

PROPOSED SOUTH EAST ELEVATION PLAN 106-P 211-P6 received 25/10/2022

PROPOSED NORTH EAST ELEVATION IN CONTEXT 106 P 200-P6 received 25/10/2022

PROPOSED SOUTH WEST ELEVATION PLAN IN CONTEXT 106-P 202-P6  
received 25/10/2022

PROPOSED LOCATION PLAN 106 001-P6 received 25/10/2022

PROPOSED GROUND FLOOR PLAN 106-P 099-P6 received 25/10/2022

PROPOSED LANDSCAPE PLAN 106-P 080-P6 received 25/10/2022

PROPOSED SOUTH WEST ELEVATION PLAN 106-P 212-P6 received 25/10/2022

PROPOSED NORTH WEST ELEVATION PLAN 106-P 213-P6 received 25/10/2022

PROPOSED ROOF PLAN 106-P 105-P6 received 25/10/2022

PROPOSED FIFTH FLOOR 106-P 104-P6 received 25/10/2022

PROPOSED SECOND FLOOR PLAN 106- P 101- P6 received 25/10/2022

PROPOSED FIRST FLOOR PLAN 106- P 100-P6 received 25/10/2022

PROPOSED FOURTH FLOOR PLAN 106- P 103-P6 received 25/10/2022

PROPOSED THIRD FLOOR PLAN 106 P 102-P6 received 25/10/2022

PROPOSED SECTION A A 106-P 300 P6 received 25/10/2022

BIKE STORAGE 106/P505/P1 received 02/04/2020

### **Time limit for implementing this permission and the approved plans**

3. 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**

4. No development shall take place 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 construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.);
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations;
- A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London.

Reason:

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

**Permission is subject to the following Grade Conditions**

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

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and

detailing in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework 2021, Policy D4 (Delivering good design) of the London Plan 2021 and Policies P13 (Design of Places) and P14 (Design Quality) of the Southwark Plan 2022.

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.

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with the National Planning Policy Framework 2021, Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021 and Policies P13 (Design of Places), P14 (Design Quality), P56 (Protection of Amenity), P57 (Open Space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

7. Before any above grade work hereby authorised begins, details of the biodiversity roof shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green roof shall be:
  - biodiversity based with extensive substrate base (depth 80-150mm);
  - laid out in accordance with agreed plans; and\* planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof

shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason:

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

8. a) Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall be in line with the standards set out by 'Secured by Design'.
  
- b) Prior to the first occupation of the units hereby consented, confirmation that door and window products that meet the standard recommended by Secure by Design for that building has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

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

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

Reason:

In the interests of visual and residential amenity in accordance with the National Planning Policy Framework 2021, Policy D4 (Delivery good design)

of the London Plan 2021 and Policies P13 (Design of places), P14 (Design Quality), P15 (Residential design) and P56 (Protection of amenity) of the Southwark Plan 2022.

### **Permission is subject to the following Pre-Occupation Conditions**

10. Before the first occupation of the development hereby permitted begins, details of the arrangements for the storing of domestic refuse shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved refuse storage facilities shall be provided and made available for use by the occupiers of the development and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

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

11. Prior to occupation of the development hereby permitted, details of 3 Swifit bricks and 2 bat tubes shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the exact location, specification and design of the habitats. The tubes and bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting tubes and bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason:

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

## Permission is subject to the following Compliance Conditions

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

Reason:

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

13. The development hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment & SUDS Strategy for Planning (Focus on Residual surface water flood risk) 17-3509 prepared by Syntegra Consulting dated November 2017.

Reason:

To ensure the development is designed safely in reference to flood risk in accordance with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework 2021, Policy SI 12 (Flood risk management) of the London Plan 2021 and Policy P68 (Reducing flood risk) of the Southwark Plan 2022.

14. Prior to occupation this development shall achieve full compliance with the air quality assessment mitigation measures as detailed in Air Quality Assessment AQ0146 prepared by GEM Air Quality Ltd dated February 2020.

Reason:

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

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

Bedrooms - 35dB LAeq T†, 30 dB L Aeq T\*, 45dB LAFmax T \*

Living and Dining rooms- 35dB LAeq T †

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

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

Reason:

Reason:

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

16. The habitable rooms within the development sharing a party wall, floor/ceiling element with rooms from other apartments shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E – Resistance to the passage of sound (2003 Edition incorporating 2004, 2010, 2013 and 2015 amendments)

Reason:

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

### **Permission is subject to the following Special Conditions**

17. 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 (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement (Indigo ref

14290/A2\_AMS). 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; 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, Policy G7 (Trees and Woodlands) of the London Plan 2021 and Policies P13 (Design of Places), P14 (Design Quality), P56 (Protection of Amenity), P57 (Open Space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

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

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

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the National Planning Policy Framework 2021; Policies D6 (Housing quality and standards) and D14

(Noise) of the London Plan 2021; and, Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan 2022.

19. No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures

20. a) All Arboricultural Supervisory elements are to be undertaken in accordance with the approved Arboricultural Method Statement site supervision key stages (BS: 5837 (2012)) for this site, as evidenced through signed sheets and photographs.

b) The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority within 28 days of completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained project or pre-appointed tree specialist.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with the National Planning Policy Framework 2021, Policy G7 (Trees and Woodlands) of the London Plan 2021 and Policies P13 (Design of Places), P14 (Design Quality), P56 (Protection of

Amenity), P57 (Open Space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

### Relevant planning policy

#### National Planning Policy Framework (the framework)

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

The relevant chapters from the Framework are:

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

#### The London Plan 2021

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

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

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

## **Southwark Plan 2022**

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

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

## **SPDs**

Of relevance in the consideration of this application are:

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

### Relevant planning history

Reference and proposal	Status
<p>05/AP/2192</p> <p>Demolition of existing house and erection of new residential building comprising 12 units, a mix of 10 x 2 Bed and 2 x 3 Bed, Private Apartments four storey building.</p>	<p>Planning appeal allowed</p>
<p>10/AP/1891</p> <p>Erection of 5 storey building including basement car park to provide 9 x 3 bedroom houses, private amenity space, soft and hard landscaping and boundary treatment.</p>	<p>Granted</p>
<p>14/AP/2288</p> <p>Initial groundworks to planning permission 10-AP-1891 dated 01/04/2011 for: Erection of 5 storey building including basement car park to provide 9 x 3 bedroom houses, private amenity space, soft and hard landscaping and boundary treatment</p>	<p>Certificate of lawful development granted</p>
<p>17/EQ/0052</p> <p>Construction of a 6 storey building including basement bike store in order to provide 24 new dwellings and private and communal amenity space.</p>	<p>Pre-application enquiry closed</p>
<p>17/AP/4097</p> <p>Construction of a 6 storey building including basement bike store in order to provide 22 new dwellings and private and communal amenity space.</p>	<p>Planning appeal dismissed</p>
<p>20/AP/0802</p> <p>Non-material amendment of planning permission LBS reg no 10/AP/1891 for the erection of a 5 storey building including basement car park to provide 9 x 3 bedroom houses, private amenity space,</p>	<p>Not agreed</p>

soft and hard landscaping and boundary treatment.	
20/AP/2730  Non material amendment to planning permission 10/AP/1891 dated 1st April 2011 for 'Erection of 5 storey building including basement car park to provide 9 x 3 bedroom houses, private amenity space, soft and hard landscaping and boundary treatment'. The proposed amendment is as follows: to change 9 x 3 double bedroom houses into 9 x 5 double bedroom houses and increased refuse and cycle store capacity.	Agreed

## Consultation undertaken

**Site notice date:** n/a

**Press notice date:** 16/04/2020

**Case officer site visit date:** 02/02/2022

**Neighbour consultation letters sent:** 09/04/2020

### Internal services consulted:

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

### Statutory and non-statutory organisations:

Thames Water  
Metropolitan Police Service

### Neighbour and local groups consulted:

Flat 29 Wilton House East Dulwich  
Estate Albrighton Road

Flat 8 Appleshaw House Champion Hill  
Estate Champion Hill

Flat 21 Walcot House East Dulwich  
Estate Albrighton Road

Flat 3 Walcot House East Dulwich Estate  
Albrighton Road

Flat 15 Birdsall House Champion Hill  
Apartment 16 8 Dog Kennel Hill London

Flat 37 Wilton House East Dulwich  
Estate Albrighton Road

Flat 35 Wilton House East Dulwich  
Estate Albrighton Road

Flat 21 Wilton House East Dulwich  
Estate Albrighton Road

Flat 19 Wilton House East Dulwich  
Estate Albrighton Road

Flat 9 Appleshaw House Champion Hill  
Estate Champion Hill

Flat 14 Wilton House East Dulwich  
Estate Albrighton Road

Flat 31 Walcot House East Dulwich  
Estate Albrighton Road

Flat 17 Walcot House East Dulwich  
Estate Albrighton Road

Flat 6 Walcot House East Dulwich Estate  
Albrighton Road

Flat 13 Appleshaw House Champion Hill  
Estate Champion Hill

Flat 22 Birdsall House Champion Hill

Flat 20 Birdsall House Champion Hill  
42 Langford Green London Southwark

Flat 7 Seavington House Champion Hill

Apartment 9 8 Dog Kennel Hill London

Apartment 3 8 Dog Kennel Hill London

Flat 18 Walcot House East Dulwich  
Estate Albrighton Road

Flat 18 Wilton House East Dulwich  
Estate Albrighton Road

Flat 7 Walcot House East Dulwich Estate  
Albrighton Road

Flat 29 Appleshaw House Champion Hill  
Estate Champion Hill

Flat 19 Appleshaw House Champion Hill  
Estate Champion Hill

Flat 21 Birdsall House Champion Hill

Apartment 5 8 Dog Kennel Hill London

Flat 17 Wilton House East Dulwich  
Estate Albrighton Road

Flat 10 Wilton House East Dulwich  
Estate Albrighton Road

Flat 38 Appleshaw House Champion Hill  
Estate Champion Hill

Flat 2 Appleshaw House Champion Hill  
Estate Champion Hill

Flat 7 Birdsall House Champion Hill

Flat 25 Birdsall House Champion Hill

35 Langford Green London Southwark

23 Langford Green London Southwark

Flat 18A Wilton House East Dulwich  
Estate Albrighton Road

Apartment 18 8 Dog Kennel Hill London

Apartment 6 8 Dog Kennel Hill London

Flat 3 Mary Seacole Court Dog Kennel  
Hill

Flat 7 Wilton House East Dulwich Estate  
Albrighton Road

Flat 5 Birdsall House Champion Hill

Flat 22 Wilton House East Dulwich  
Estate Albrighton Road

Flat 6 Appleshaw House Champion Hill  
Estate Champion Hill

Flat 28 Walcot House East Dulwich  
Estate Albrighton Road

Flat 26 Walcot House East Dulwich  
Estate Albrighton Road

Flat 16 Walcot House East Dulwich  
Estate Albrighton Road

Flat 32 Appleshaw House Champion Hill  
Estate Champion Hill

Flat 8 Birdsall House Champion Hill

Flat 11 Mary Seacole Court Dog Kennel  
Hill

Flat 4 Mary Seacole Court Dog Kennel Hill

Flat 2 Mary Seacole Court Dog Kennel Hill

Flat 23 Wilton House East Dulwich Estate Albrighton Road

Flat 34 Walcot House East Dulwich Estate Albrighton Road

Flat 9 Walcot House East Dulwich Estate Albrighton Road

Flat 36 Appleshaw House Champion Hill Estate Champion Hill

Flat 11 Appleshaw House Champion Hill Estate Champion Hill

Flat 1 Appleshaw House Champion Hill Estate Champion Hill

Flat 26 Birdsall House Champion Hill

40 Langford Green London Southwark

38 Langford Green London Southwark

26 Langford Green London Southwark

47 Champion Hill London Southwark

Flat 9 Seavington House Champion Hill

Flat 11 Karen Court Grove Lane

Apartment 13 8 Dog Kennel Hill London

Apartment 12 8 Dog Kennel Hill London

Apartment 10 8 Dog Kennel Hill London

Flat 10 Mary Seacole Court Dog Kennel Hill

Flat 8 Mary Seacole Court Dog Kennel Hill

Flat 6 Seavington House Champion Hill

Flat 39 Wilton House East Dulwich Estate Albrighton Road

Flat 1 Walcot House East Dulwich Estate Albrighton Road

Flat 15 Wilton House East Dulwich Estate Albrighton Road

Flat 33 Walcot House East Dulwich Estate Albrighton Road

Flat 27 Walcot House East Dulwich Estate Albrighton Road

Flat 25 Walcot House East Dulwich Estate Albrighton Road

Flat 21 Appleshaw House Champion Hill Estate Champion Hill

Flat 4 Birdsall House Champion Hill

Flat 32 Birdsall House Champion Hill

Flat 30 Birdsall House Champion Hill

Flat 3 Birdsall House Champion Hill

6 Langford Green London Southwark

44 Langford Green London Southwark

29 Langford Green London Southwark

Flat 4 Karen Court Grove Lane

Flat 19 Birdsall House Champion Hill

Flat 2 Wilton House East Dulwich Estate Albrighton Road

Flat 10 Walcot House East Dulwich Estate Albrighton Road

Flat 5 Walcot House East Dulwich Estate Albrighton Road

Flat 35 Appleshaw House Champion Hill Estate Champion Hill

Flat 10 Appleshaw House Champion Hill Estate Champion Hill

Flat 29 Birdsall House Champion Hill

Flat 27 Birdsall House Champion Hill

Ground Floor Flat 170 Grove Lane London

Flat 22 Walcot House East Dulwich Estate Albrighton Road

Flat 42 Appleshaw House Champion Hill Estate Champion Hill	Flat 14 Mary Seacole Court Dog Kennel Hill
Flat 4 Appleshaw House Champion Hill Estate Champion Hill	Flat 9 Mary Seacole Court Dog Kennel Hill
Flat 31 Appleshaw House Champion Hill Estate Champion Hill	Flat 7 Mary Seacole Court Dog Kennel Hill
Flat 11 Birdsall House Champion Hill	Flat 1 172 Grove Lane London
Flat 2 Seavington House Champion Hill	Flat 33 Wilton House East Dulwich Estate Albrighton Road
Flat 7 Karen Court Grove Lane	Flat 30 Wilton House East Dulwich Estate Albrighton Road
Flat 5 Mary Seacole Court Dog Kennel Hill	Flat 7 Appleshaw House Champion Hill Estate Champion Hill
Flat 25 Wilton House East Dulwich Estate Albrighton Road	Flat 1 Wilton House East Dulwich Estate Albrighton Road
Flat 6 Mary Seacole Court Dog Kennel Hill	Flat 29 Walcot House East Dulwich Estate Albrighton Road
Flat 27 Wilton House East Dulwich Estate Albrighton Road	Flat 15 Walcot House East Dulwich Estate Albrighton Road
Flat 24 Wilton House East Dulwich Estate Albrighton Road	Flat 13 Walcot House East Dulwich Estate Albrighton Road
Flat 13 Wilton House East Dulwich Estate Albrighton Road	Flat 44 Appleshaw House Champion Hill Estate Champion Hill
Flat 9 Wilton House East Dulwich Estate Albrighton Road	Flat 33 Appleshaw House Champion Hill Estate Champion Hill
Flat 35 Walcot House East Dulwich Estate Albrighton Road	Flat 28 Appleshaw House Champion Hill Estate Champion Hill
Flat 37 Appleshaw House Champion Hill Estate Champion Hill	Flat 17 Appleshaw House Champion Hill Estate Champion Hill
Flat 23 Walcot House East Dulwich Estate Albrighton Road	Flat 9 Birdsall House Champion Hill
Flat 6 Birdsall House Champion Hill	Flat 18 Birdsall House Champion Hill
Flat 34 Birdsall House Champion Hill	Flat 14 Birdsall House Champion Hill
Flat 12 Birdsall House Champion Hill	Flat 13 Birdsall House Champion Hill
Flat 1 Birdsall House Champion Hill	36 Langford Green London Southwark
Flat 8 Karen Court Grove Lane	24 Langford Green London Southwark
Apartment 11 8 Dog Kennel Hill London	164 Grove Lane London Southwark
Apartment 2 8 Dog Kennel Hill London	Flat 6 Karen Court Grove Lane

Flat 3 Karen Court Grove Lane  
Flat 12 Karen Court Grove Lane  
Flat 1 Karen Court Grove Lane  
Flat 20A Walcot House East Dulwich  
Estate Albrighton Road  
Apartment 17 8 Dog Kennel Hill London  
Apartment 4 8 Dog Kennel Hill London  
Flat 1 Mary Seacole Court Dog Kennel  
Hill  
Flat 2 172 Grove Lane London  
Flat 24 Walcot House East Dulwich  
Estate Albrighton Road  
1-2 The Parade Dog Kennel Hill London  
Flat 8A Birdsall House Champion Hill  
Flat 2 Karen Court Grove Lane  
Apartment 15 8 Dog Kennel Hill London  
Apartment 7 8 Dog Kennel Hill London  
1 Dog Kennel Hill London Southwark  
3 The Parade Dog Kennel Hill London  
Apartment 14 8 Dog Kennel Hill London  
Flat 38 Wilton House East Dulwich  
Estate Albrighton Road  
166 Grove Lane London Southwark  
25 Langford Green London Southwark  
Flat 8A Appleshaw House Champion Hill  
Estate Champion Hill  
28 Langford Green London Southwark  
Flat 12 Mary Seacole Court Dog Kennel  
Hill  
Flat 15 Mary Seacole Court Dog Kennel  
Hill  
Flat 13 Mary Seacole Court Dog Kennel  
Hill  
Flat 10 Seavington House Champion Hill  
Flat 9 Karen Court Grove Lane

Flat 3 Seavington House Champion Hill  
Flat 5 Seavington House Champion Hill  
Flat 1 Seavington House Champion Hill  
Flat 8 Seavington House Champion Hill  
5 Langford Green London Southwark  
34 Langford Green London Southwark  
37 Langford Green London Southwark  
30 Langford Green London Southwark  
3 Dog Kennel Hill London Southwark  
6 Dog Kennel Hill London Southwark  
5 Dog Kennel Hill London Southwark  
2 Dog Kennel Hill London Southwark  
Flat 20 Wilton House East Dulwich  
Estate Albrighton Road  
Flat 40 Appleshaw House Champion Hill  
Estate Champion Hill  
Flat 20 Appleshaw House Champion Hill  
Estate Champion Hill  
Flat 31 Wilton House East Dulwich  
Estate Albrighton Road  
Flat 6 Wilton House East Dulwich Estate  
Albrighton Road  
Flat 30 Walcot House East Dulwich  
Estate Albrighton Road  
Flat 10 Karen Court Grove Lane  
Apartment 19 8 Dog Kennel Hill London  
Flat 12 Wilton House East Dulwich  
Estate Albrighton Road  
Flat 33 Birdsall House Champion Hill  
Flat 26 Wilton House East Dulwich  
Estate Albrighton Road  
Flat 25 Appleshaw House Champion Hill  
Estate Champion Hill  
Flat 16 Birdsall House Champion Hill  
27 Langford Green London Southwark

Flat 30 Appleshaw House Champion Hill Estate Champion Hill	First Floor Flat 170 Grove Lane London
Flat 24 Birdsall House Champion Hill	Flat 36 Wilton House East Dulwich Estate Albrighton Road
4 Dog Kennel Hill London Southwark	Flat 34 Wilton House East Dulwich Estate Albrighton Road
Flat 12 Appleshaw House Champion Hill Estate Champion Hill	Flat 16 Wilton House East Dulwich Estate Albrighton Road
Flat 12 Walcot House East Dulwich Estate Albrighton Road	Flat 11 Wilton House East Dulwich Estate Albrighton Road
31 Langford Green London Southwark	Flat 4 Wilton House East Dulwich Estate Albrighton Road
Flat 32 Walcot House East Dulwich Estate Albrighton Road	Flat 39 Appleshaw House Champion Hill Estate Champion Hill
Flat 43 Appleshaw House Champion Hill Estate Champion Hill	Flat 19 Walcot House East Dulwich Estate Albrighton Road
Flat 17 Birdsall House Champion Hill	Flat 14 Walcot House East Dulwich Estate Albrighton Road
Apartment 8 8 Dog Kennel Hill London	Flat 27 Appleshaw House Champion Hill Estate Champion Hill
Flat 32 Wilton House East Dulwich Estate Albrighton Road	Flat 24 Appleshaw House Champion Hill Estate Champion Hill
Flat 28 Wilton House East Dulwich Estate Albrighton Road	Flat 22 Appleshaw House Champion Hill Estate Champion Hill
Flat 8 Wilton House East Dulwich Estate Albrighton Road	Flat 16 Appleshaw House Champion Hill Estate Champion Hill
Flat 20 Walcot House East Dulwich Estate Albrighton Road	Flat 14 Appleshaw House Champion Hill Estate Champion Hill
Flat 11 Walcot House East Dulwich Estate Albrighton Road	Flat 31 Birdsall House Champion Hill
Flat 4 Walcot House East Dulwich Estate Albrighton Road	Flat 2 Birdsall House Champion Hill
Flat 34 Appleshaw House Champion Hill Estate Champion Hill	Flat 5 Karen Court Grove Lane
Flat 18 Appleshaw House Champion Hill Estate Champion Hill	Flat 5 Appleshaw House Champion Hill Estate Champion Hill
Flat 28 Birdsall House Champion Hill	Flat 5 Wilton House East Dulwich Estate Albrighton Road
39 Langford Green London Southwark	Flat 3 Wilton House East Dulwich Estate Albrighton Road
33 Langford Green London Southwark	Flat 8 Walcot House East Dulwich Estate Albrighton Road
Flat 4 Seavington House Champion Hill	
Apartment 1 8 Dog Kennel Hill London	

Flat 2 Walcot House East Dulwich Estate  
Albrighton Road

Flat 41 Appleshaw House Champion Hill  
Estate Champion Hill

Flat 3 Appleshaw House Champion Hill  
Estate Champion Hill

Flat 26 Appleshaw House Champion Hill  
Estate Champion Hill

Flat 15 Appleshaw House Champion Hill  
Estate Champion Hill

Flat 23 Birdsall House Champion Hill

Flat 10 Birdsall House Champion Hill

32 Langford Green London Southwark

3 Langford Green London Southwark

2 Langford Green London Southwark

168 Grove Lane London Southwark

Flat 23 Appleshaw House Champion Hill  
Estate Champion Hill

**Consultation responses received**

**Internal services:**

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

**Statutory and non-statutory organisations:**

Thames Water  
Metropolitan Police Service

**Neighbour and local groups consulted:**

5 Wilton House London SE228AE  
Flat 20A Walcot House East Dulwich Estate LONDON  
Apartment 10 8 Dog Kennel Hill London  
1 Dog Kennel Hill London Southwark  
Flat 13 Mary Seacole Court Dog Kennel Hill  
32 Birdsall House Champion Hill Champion Hill Estate  
Flat 4 Karen Court Grove Lane London  
36 Appleshaw House London SE5 8DW  
Apartment 4, 8 Dog Kennel Hill London SE22 8AA