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Item No. 7.1	Classification: Open	Date: 19 December 2022	Meeting Name: Planning Committee
Report title:	Development Management: 22/AP/1063 Address: Aylesbury Estate FDS, Land Bounded By Albany Road, Portland Street, Westmoreland Road and Bradenham Close, London, SE17 Proposal: Variation to Condition 2 (Approved Plans) and Condition 43 (Quantum of Development) of planning permission 17/AP/3885. Minor amendments to sub plots 3 and 4 to include the provision of an additional 60 new homes, provision of non-residential floorspace at ground level (Class E), revisions to tenure and unit mix, alterations to height and massing to increase total height of Subplot 3 to part 3/part 4/part 7 storeys and Subplot 4 to 23 storeys, internal reconfigurations, elevational alterations and material changes, revisions to landscaping, amenity, play space, car parking, and cycle storage.		
Ward(s) or groups affected:	Faraday		
From:	Director of Planning and Growth		
Application Start Date	11.04.2022	Expiry Date	11.07.2022
Earliest Decision Date	19.05.2022	PPA Date	31.01.2022

RECOMMENDATIONS

1. That planning permission is granted subject to conditions, referral to the Mayor of London and the applicant entering into an appropriate legal agreement by no later than 31 January 2023.
2. That the updated environmental information be taken into account as required by Regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and
3. That the planning committee in making their decision has due regard to the potential equalities impacts that are outlined in this report; and
4. That following the issue of planning permission, the director of planning and Growth write to the Secretary of State notifying them of the Decision, pursuant to Regulation 30(1)(a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017; and
5. That following issue of planning permission, the director of planning and growth place a statement on the Statutory Register pursuant to Regulation 28(1) of the

TCP (EIA) Regulations 2017, which contains the information required by Regulation 28 and, for the purposes of Regulation 28(1)(h) being the main reasons and considerations on which the planning committee's decision was based shall be set out in the report; and

6. That, in the event that the requirements of (1.) are not met by 31 January 2023, that the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in Paragraph 184 of this report.

EXECUTIVE SUMMARY

7. The application being considered seeks amendments to the extant consent of the Aylesbury First Development Site (FDS) which is a key component and an early phase of the Aylesbury Regeneration. The physical amendments that are being sought are considered to be minor in the context of the scheme as a whole and would continue to secure the highest standards of design and architectural quality. The proposed amendments would deliver an additional 60 new homes, including nine social rented homes and 18 intermediate homes. This would bring the total affordable housing on the FDS to 66%, an increase of 2% over the parent consent on a habitable room basis. The new homes would meet the council's quality standards and would assist with the decant of residents on the remainder of the estate. No significant new amenity impacts have been identified and the scheme would ensure the early delivery of a significant number of affordable homes. The proposed consented and proposed housing is set out in the summary tables below:

Consented Housing on FDS						
Tenure	Unit No.	% Split	AH Tenure Split	Hab Rooms	% Split	AH Tenure Split
Social Rent	348	41%	62%	1190	43%	67%
Intermediate	211	25%	38%	590	21%	33%
Private	283	34%		984	36%	
Total	842	100%		2764	100%	

Proposed Housing on FDS						
Tenure	Unit No.	% Split	AH Tenure Split	Hab Rooms	% Split	AH Tenure Split
Social Rent	357	40%	61%	1243	43%	66%
Intermediate	229	25%	39%	653	23%	34%
Private	316	35%		990	34%	
Total	902	100%		2886	100%	

Proposed Housing Subplots 3 and 4				
Unit	Social Rent	Intermediate	Private Sale	Total
1 Bed	0	35	47	82
2 Bed	18	36	134	188
3 Bed	15	4	9	28
4 Bed	23	0	0	23
Total	56	75	190	321

8. The amendments to Subplots 3 and 4 would be highly energy efficient and sustainable with an on-site carbon reduction of 62% above the 2013 Building Regulations in addition to a carbon offset payment that would help the development achieve Carbon Zero targets.
9. Amenity impacts to neighbouring residents would be very limited. Outlook, privacy and daylight/sunlight would all be aligned with the extant consent and there would be no new or significantly harmful amenity impacts.
10. A total of 1133 letters were sent to local residents as part of the council's neighbour consultation exercise and one letter of objection has been received. This objection related to concern that the approved heights would fundamentally change the neighbourhood and result in overshadowing with the proposed amendments making this worse. The approved buildings rise up to 20 storeys and as such the acceptability of the site for a tall building is a settled matter and the proposed amendments are minor in terms of the increased number of storeys. Additionally, it should be noted that there would be no adverse daylight impacts and all adjacent neighbours would meet the BRE standards. These matters are discussed in more detail in the main body of the report.

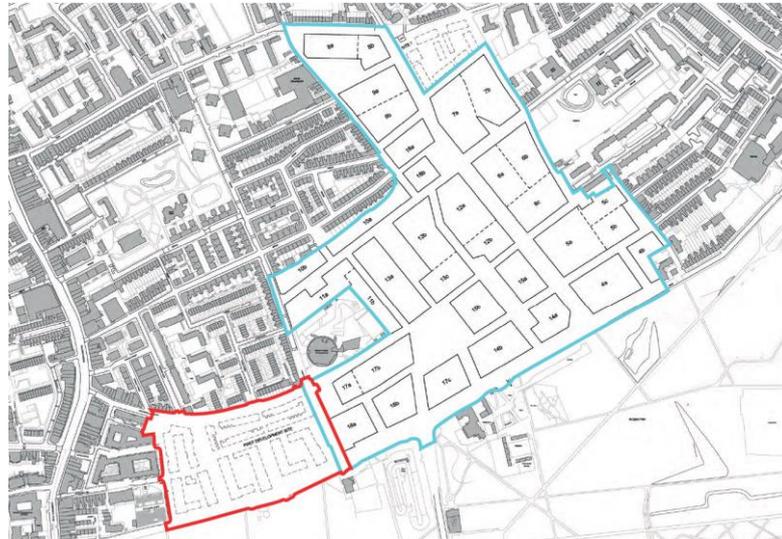
BACKGROUND INFORMATION

Site location and description

11. In August 2015 the council granted Outline Planning Permission (OPP) under application 14/AP/3844, for the comprehensive redevelopment of the Aylesbury Estate in line with the requirements of the development plan and the aspirations of the Aylesbury Area Action Plan (AAP). The Outline Planning Permission created the framework to transform the Aylesbury Estate through the demolition of the existing poor quality housing and redevelopment to provide high quality mixed tenure housing, public open spaces and new community/work spaces all clearly linked into the surrounding streets, helping to create a sustainable and inclusive neighbourhood.
12. The OPP was approved alongside a detailed planning application (reference 14/AP/3843) to redevelop the site bounded by Portland Street; Albany Road; Westmoreland Road; and Bradenham Close, known as the First Development Site (FDS). The FDS represents the first phase of the comprehensive regeneration of the Aylesbury Estate (known as the Aylesbury Regeneration) and as originally consented would have provided 830 new homes including Extra Care housing, housing for individuals with learning difficulties and an Early Years Facility in buildings ranging in height from two to 20 storeys.
13. Subsequent to the approval of application 14/AP/3843 (FDS) a further application was approved that sought minor amendments to the FDS consent. Application 17/AP/3885 sought approval for an additional 12 units on the FDS, bringing the approved total number of homes to 842. Other changes included revisions to unit and tenure mix; internal reconfiguration and elevational alterations; minor alterations to landscape layouts, amenity space and roof space. This scheme has been consented and implemented and as such is a material consideration that carries significant weight.

Site location and description

14. The FDS measures approximately 4.4 hectares (3.7 hectares net); it previously accommodated 566 homes and ancillary garage accommodation spread over eight predominantly residential blocks, that ranged in height between four and 14 storeys. The FDS is shown in the image below, outlined in red. The OPP is shown outlined in blue.



15. The site is bounded by Westmoreland Road to the north, Portland Street to the east, Albany Road to the south and Bradenham Close to the west. The buildings were generally long linear housing blocks with integrated garages, surrounding open space and on street car parking. The area immediately surrounding the site largely residential in character with building heights ranging from 2 to 10 storeys.
16. The approved development on the FDS comprises six Subplots (S01, S02, S03, S04, S05, and S06). It should also be noted that the FDS site has been split into three phases or 'contracts' for delivery and construction purposes. These phases are known as FDS A, FDS B, and FDS C as shown in the image below:

Image – FDS Subplots

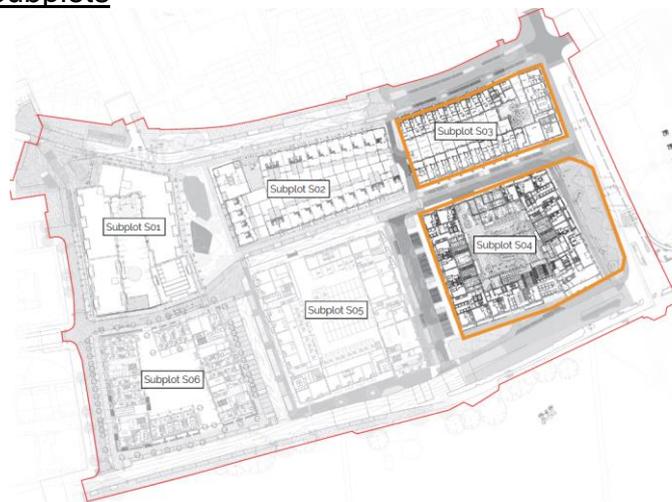


Image – FDS Contract Phases



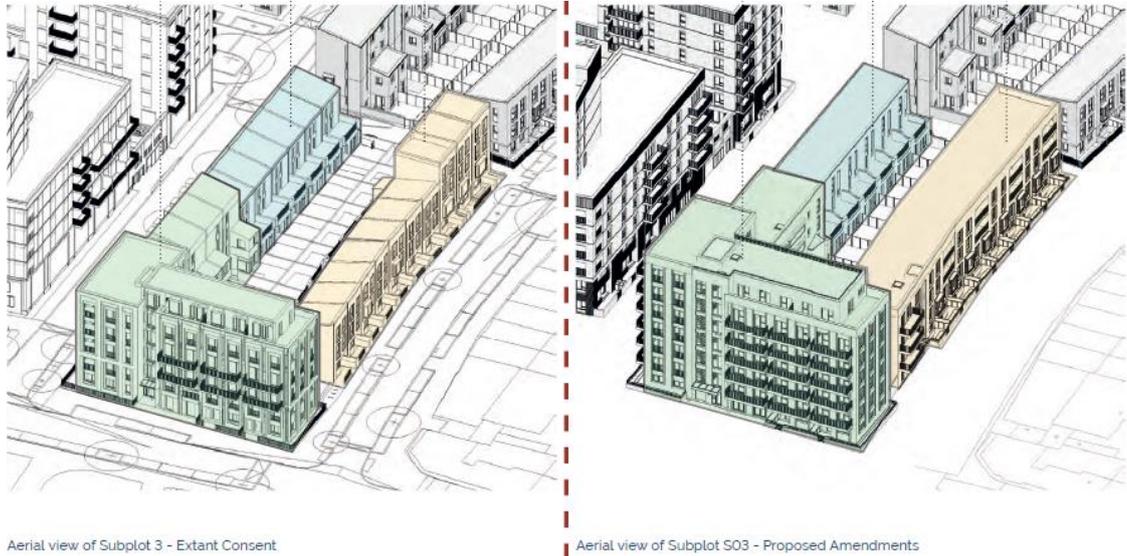
17. As noted previously, the extant consent has been implemented. The FDS has been cleared of all previously existing buildings and development is ongoing with the programme currently as:
- FDS A: Started on site March 2019, anticipated completion September 2022.
 - FDS B: Started on site November 2021, anticipated completion September 2025.
 - FDS C: Anticipated start on site March 2023, completion January 2026 (subject to planning).
18. The site has a Public Transport Accessibility (PTAL) rating of 4 and 5 and is considered to be in a sustainable location. There are a number of bus stops along Camberwell Road (around 300 m from the site) providing direct connections to Central London and beyond. This includes a number bus stops along Camberwell Road. The site is located approximately 1.3km east of Kennington Underground station (Northern line), and approximately 1.5km to the south of Elephant & Castle Underground Station (Bakerloo and Northern lines) and Elephant and Castle Rail Station (Thameslink).

Details of proposal

19. Planning consent is sought for minor material amendments to Subplots 3 and 4 of the extant consent. This would be achieved through amending Condition 2 (drawing numbers) and Condition 43 (development quantum) of the extant scheme.
20. The proposed amendments include the provision of an additional 60 new homes, bringing the total number of homes on the FDS to 902. This would include additional affordable housing and amendments to the tenure and unit mix. The new homes would be accommodated though increasing the scale and massing of the buildings on Subplots 3 and 4.

Subplot 3

21. On Subplot 3, Block 3A would increase in height from three to four storeys whilst Block 3B would increase in height from six to seven storeys. There would be amendments to the detailed design and facade treatment of this Subplot as well as internal reconfigurations. A total of 21 new homes would be provided on Subplot 3.



22. The proposed amendments for subplot 3 are summarised as follows:

- 21 additional residential units;
- Revised mix of homes and tenure;
- Block 3A: Increase in height from 3 to 4-storeys and provision of maisonettes at the base and flats on the upper levels;
- Block 3B: An additional storey has been added to the eastern block which increases the height from 6 to 7 storeys;
- Additional bike and bin storage at ground floor level;
- Improved configuration of internal layouts; and
- Development of external treatment.

Subplot 4

23. On Subplot 4 the main change would be an increase in height and footprint of the tower at Block 4A from 20 to 23 storeys. There would be associated internal changes to Block 4A and 4B as well as alterations to the detailed design and façade of 4A. A total of 39 new homes would be provided on Subplot 4. The images below show the general changes to Subplot 4:

Image – Subplot 4 as approved

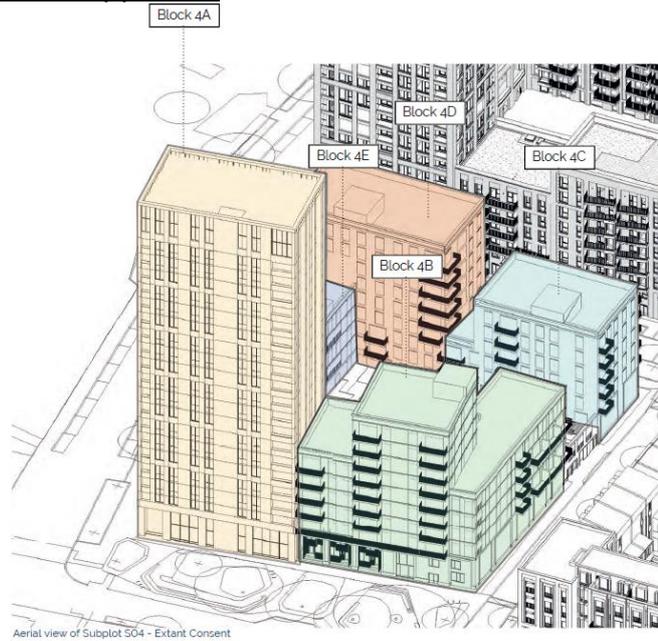
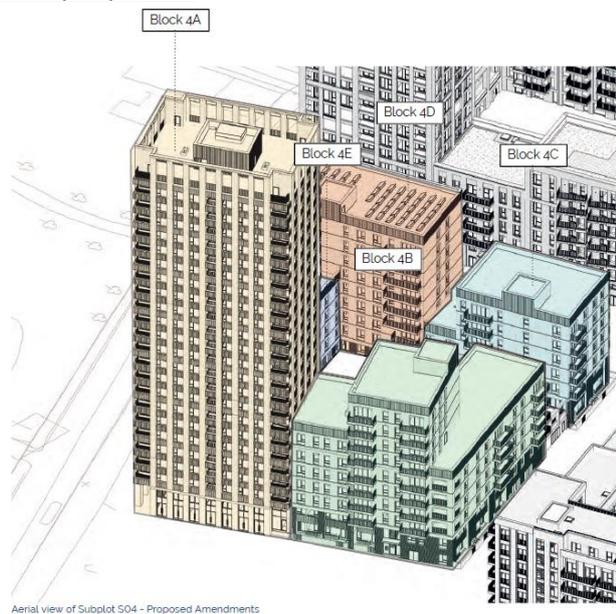


Image – Subplot 4 as proposed



24. The proposed amendments for subplot 3 are summarised as follows:

- 39 additional residential units;
- Revised mix of homes and tenure;
- Provision of 88sqm of commercial floorspace (Use Class E);
- Increase in the footprint of Block 4A by 1 home per floor;
- Improved configuration of internal layouts;
- Increase in height and footprint of Block 4A from 20 to 23 storeys.
- An amendment to the layouts of the upper floors of Block 4B to provide lateral apartments instead of duplexes;
- Amendments to the building line of Block 4B to accommodate the tower width;
- A revised mix of residential units and tenures, including additional wheelchair dwellings;

- An increase in bin and bike storage in accordance with the uplift in dwellings and updated unit mix; and
 - Alterations to the external elevations and facade treatment.
25. In all other respects, Subplot 3 and 4 remain as consented, as does the remainder of the FDS. The existing and proposed schedule of accommodation for Subplots 3 and 4 is set out in the table below:

Unit	Proposed Housing Subplots 3 and 4			
	Social Rent	Intermediate	Private Sale	Total
1 Bed	0	35	47	82
2 Bed	18	36	134	188
3 Bed	15	4	9	28
4 Bed	23	0	0	23
Total	56	75	190	321

KEY ISSUES FOR CONSIDERATION

Summary of main issues

26. The ability to seek minor material amendments to extant planning permissions is set out within S.73 of the Town and Country Planning Act 1990. Unlike an application for 'non-material changes' (S.96a applications) an application under S.73 results in a new permission being issued, although the time given to implement the permission remains unchanged, and is not extended as a result of any S.73 permission. Whilst a planning authority should take into consideration all relevant matters, including current policies at the point it determines a S.73 application, it must also take into account the scope of the changes being requested, and the status of the permission, in terms of how far construction has progressed.
27. The planning issues relevant to the overall development were set out in full in the committee report for applications 14/AP/3843 and 17/AP/3885. The requested changes do not result in any significant amendments to the approved land use. The proposed amendments relate solely to Subplots 3 and 4 in terms of increased height, scale and massing which in turn would increase the overall level of residential accommodation. No amendments are being proposed for the remaining Subplots that make up the FDS. As such it is not considered necessary to carry out a comprehensive reassessment of all planning matters or to revisit the wider FDS development. As such, this report will focus solely on the amendments to Subplots 3 and 4 and the appropriateness and acceptability of the amendments proposed. The main issues to be considered in respect of this application are therefore:
- Principle of proposed development in terms of land use
 - Environmental impact assessment
 - Design, including building heights and impacts of tall buildings on local views
 - Affordable housing
 - Mix of dwellings
 - Wheelchair accessible housing

- Quality of accommodation
- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Transport
- Wind
- Carbon reduction
- Socio-economics
- Fire safety
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and borough community infrastructure levy (CIL)
- Community involvement and engagement
- Community impact and equalities assessment
- Human rights

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

Legal context

28. 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. 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.
29. 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

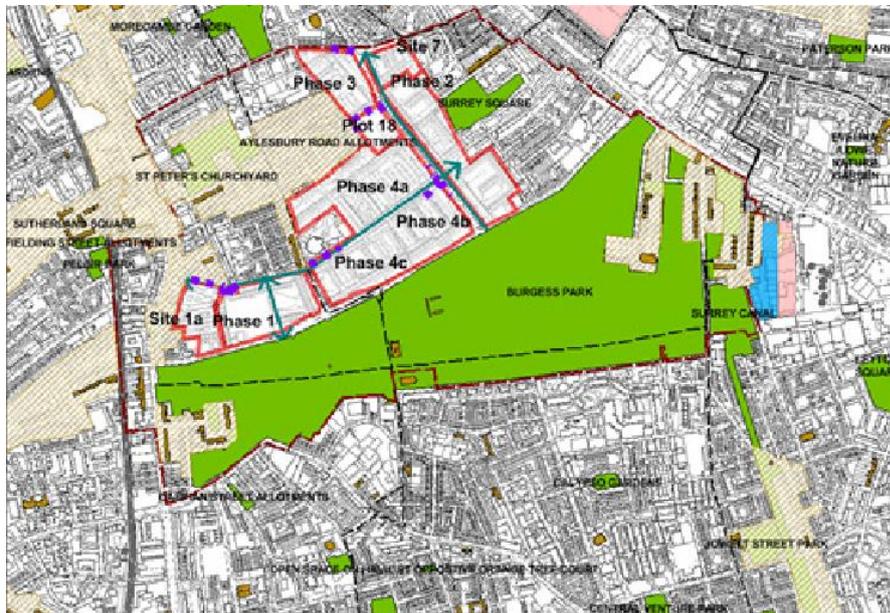
30. The extant consent was determined on the basis of the Aylesbury Area Action Plan (AAP). The AAP has been superseded by the Southwark Plan 2022 however, where appropriate, the Southwark Plan policies make specific reference to the Aylesbury Action Area Core and as such largely reflect the policy requirements of the AAP. Direct reference to the AAP will be made throughout this report where necessary, in order to provide context to the previous decisions that were taken on several policy issues.
31. The statutory development plan for the Borough comprises the London Plan 2021 and The Southwark Plan (2022). The National Planning Policy Framework (2021) constitutes material considerations but is 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.

Policy designations

32. The site is located within the:
- Air Quality Management Area;
 - Urban Density Zone;
 - Aylesbury Action Area Core
33. It has a Public Transport Accessibility Level (PTAL) of 4-5 where 1 is the lowest level and 6b the highest.
34. The site is located adjacent to the southern arm of the Liverpool Grove Conservation Area. The Addington Square Conservation area lies to the south of the site across Burgess Park. The following listed buildings are within close proximity to the site;
- 1,1A and 3-11 Portland Street (Grade II);
 - 13-23 Portland Street (Grade II); and
 - Aycliffe House (Grade II)

Site allocation NSP01

35. The FDS and the wider Aylesbury Estate benefit from a site allocation in the Southwark Plan. The extract below from the NSP01 allocation illustrates the Aylesbury Action Area Core which forms the basis of the allocation site area.



36. The site allocation sets a minimum residential capacity of 4,200 homes and states that development must:
- Increase the provision of new homes, including the re-provision of at least 2,249 social rented homes;
 - Provide employment space (minimum of 600m²), retail, community and leisure uses (up to 6,500m²), flexible retail or workspace (minimum of

600m2) to complement existing shops at the junction of Thurlow Street and East Street;

- Provide new open space (30,000msqm).

37. The site is undergoing significant regeneration to provide mixed use development, centred around the re-provision of new homes with a range of tenures that will attract existing residents to stay and welcome new residents. Redevelopment will come forward in four phases as indicated in the site allocation. Through better urban design and architecture this will enable higher densities to be achieved and will bring more people to live in the action area core, whilst at the same time improving the quality of residents' living conditions and the environment.

ASSESSMENT

Principle of the proposed development in terms of land use

38. Whilst a S.73 application results in a new planning consent, the extent to which the principles of the development should be reconsidered will depend on the nature of the changes being proposed and the stage of construction which has been reached. The land use issues as set out and settled as part of planning consents 14/AP/3843 and 17/AP/3885 have not materially changed since these earlier decisions were issued. Therefore the issues as set out in full in the report on applications 14/AP/3843 and 17/AP/3885 remain relevant and the developments are considered acceptable in land use terms. The principle of providing residential accommodation on this site is therefore established and accepted. It is not considered necessary to carry out a comprehensive new assessment of all of the planning issues relevant to the overall development. Instead this report and assessment will focus solely on the impact and acceptability of the proposed amendments.
39. The development would result in the provision of an additional 60 new homes spread across Subplots 3 and 4, bringing the total residential accommodation on the FDS to 902 units. The development would also include the provision of an 88sqm commercial unit (Class E) on the ground floor of the tower on Subplot 4.
40. The NPPF makes it clear that delivering a significant number of new homes is a key priority for the planning system and promotes the use of suitable land within settlements and support for the development of underutilised sites especially where this would meet identified housing needs where supply is constrained. London Plan Policies GG4 and H1 reinforce the importance of delivering new homes, setting a 10 year target of 23,550 new dwellings for Southwark. The Southwark Plan policies reiterate the importance of delivering significant numbers of new dwellings. The Southwark Plan has identified capacity to meet the London Plan target of 23,550 by 2028.
41. Together with the rest of the Aylesbury Estate, the application site is subject to Southwark Plan site allocation NSP01 – Aylesbury Action Area Core. The site allocation, which covers the entire Aylesbury Estate, seeks the delivery of a minimum of 4,200 new homes across the Action Area Core. As such, it is clear that development plan policy still supports the provision of new homes on this

site.

42. The parent consent is for solely residential use on Subplots 3 and 4. The current application seeks to include a small commercial unit at the base of the tower on Subplot 4. This space was previously used as ancillary space, including a large residential lobby. The redesign of the ground floor of Subplot 4 has provided additional space which is proposed as a small commercial unit fronting onto Portland Street and the new pocket park. The commercial floorspace would total 88sqm and initially the space would be used as a marketing unit/sales office before converting to a commercial space.
43. The proposed commercial unit is small only 88sqm in area and would not trigger the sequential test set out in Southwark Plan Policy P36 (Development outside of Town Centres). Additionally, the site allocation (NSP01) sets out that redevelopment is expected to provide new retail, community and leisure uses and whilst it is envisaged that these new facilities would be located close to the junction of East Street and Thurlow Street, the provision of a small unit on the FDS would not threaten any future delivery of commercial floorspace nor would it threaten the viability of any existing commercial floorspace.

Land use conclusion

44. Overall, the proposed development is acceptable in land use terms. It would provide an uplift in homes, including affordable homes which would meet the requirements of the site allocation (NSP01) of the Southwark Plan as well as complying with the housing policies of the London Plan. The provision of a small commercial unit is also acceptable in land use terms and would meet the requirements of the site allocation. The contribution towards housing in the borough is noted as a significant positive aspect of the proposal and the provision of additional affordable homes would assist with the decant of later phases of the Aylesbury regeneration.

Environmental impact assessment (EIA)

45. An Environmental Impact Assessment (and later addendum) was prepared as part of the original 2014 FDS and Outline applications and the Environmental Impact Assessment formed one of the approved documents on both consents. As part of S.73 application 17/AP/3885, a 'Supporting Statement' was submitted that set out that no further amendments to the previous ES (and addendum) was required.
46. The applicant has reviewed the original and amended Environmental Statement (ES) and the only sections relevant to this proposed minor material amendment application are the chapters on; Daylight, Sunlight and Overshadowing; Socio-Economics and Population; Built Heritage, Townscape and Visual Impact; and Wind. All other chapters and previous assessments of the original ES and latter supporting statement remain valid and are not affected by the proposed changes to the development, albeit that supporting technical notes on these matters have been provided and reviewed by officers as part of the assessment of the application.

Design quality and heritage

47. The NPPF stresses that good design is a key aspect of sustainable development and is indivisible from good planning (paragraph 124). Chapter 3 of the London Plan seeks to ensure that new developments optimise site capacity whilst delivering the highest standard of design in the interest of good place making. New developments must enhance the existing context and character of the area, providing high quality public realm that is inclusive for all with high quality architecture and landscaping.
48. The importance of good design is reinforced in the Southwark Plan. Policies P13 and P14 require all new buildings to be of appropriate height, scale and massing, respond to and enhance local distinctiveness and architectural character; and to conserve and enhance the significance of the local historic environment. Any new development must take account of and improve existing patterns of development and movement, permeability and street widths; and ensure that buildings, public spaces and routes are positioned according to their function, importance and use. There is a strong emphasis upon improving opportunities for sustainable modes of travel by enhancing connections, routes and green infrastructure. Furthermore, all new development must be attractive, safe and fully accessible and inclusive for all.
49. The proposed amendments are limited to Subplots 3 and 4 where the main changes are to the approved scale and massing in order to provide 60 additional new homes. The remainder of the FDS would remain as approved, as would all details regarding site layout, access and open space. The changes being proposed to each Subplot will be considered separately below.

Subplot 3

50. The changes to Subplot 3 are focussed on blocks 3A and 3B. In Block 3A, the four storey height established by the western end of the block in the consented scheme is extended along the entire length of the block.
51. This change in design not only marks a change in the massing but also the typology with three and four storey townhouses replaced by maisonettes on the ground and first floors and apartments above. The terraced house design is preserved by the inclusion of maisonettes with front doors activating this northern edge of the FDS. As such the urban form and granularity of the consented scheme is retained as part of the amendments.

EXTANT CONSENT



Westmoreland Road - North Elevation



East West Street - South Elevation

PROPOSED AMENDMENTS



Westmoreland Road - North Elevation

*Overall height increased by two courses of brick (4150mm) between 1st and 2nd Floor
Parapet height revised to 1100mm



East West Street - South Elevation

52. In Block 3B, an L-shaped block fronting onto Portland Street, the proposal is to raise the building by an additional floor overall, retaining the set-back on Portland Street but rising to its full seven storey height at the southern edge (formerly five storeys in height).
53. The proposed design preserves the architectural cladding (brick) and features (oriel windows, projecting balconies and strong parapets) of the consented scheme. The language and articulation of the consented scheme is followed closely and the architectural design quality is embedded into this revised scheme. In conclusion the architectural design of the proposed amendments to Subplot 3 are considered appropriate, reflect closely the architectural character and features of the consented scheme and are appropriate in the context of the established and emerging character of the Aylesbury area.
54. Block 3B is close to the southern edge of the Liverpool Grove Conservation Area and the Grade II Listed group of buildings, including Aycliffe House (3-storey mansion block) and Nos 3-11 (odd) Portland Street (2-storey terrace)
55. In these cases the council's policies echo the NPPF and require all developments to conserve or enhance the character and appearance of the conservation area and to preserve the settings of listed buildings. The consented scheme established the principle of the five plus set-back sixth storey height of Block 3B adjacent to the listed buildings. As such, the assessment here is in the impact of the added floor (with retained set-back) on the settings of these nationally important heritage assets.



56. The visual impact is likely to be mainly in the oblique view looking south along Portland Street, where the building (as consented) oversailed the parapet of Aycliffe House and formed part of the transition in scale from the conservation area to the FDS. In effect the consented scheme marked a substantial reduction in scale from the former 12 storey (plus) scale of Chiltern House and responded better to its established historic context.
57. The marginal increase in scale from five (with set-back 6th) to six (with set-back 7th) storeys, is not likely to register visually and would not introduce any additional harm to the setting of these heritage assets.
58. In conclusion it is considered that the marginal increase in scale at Blocks 3A and 3B are modest amendments to the consented scheme. These changes would complement the established and historic context and would not introduce any new harm to the character and appearance of the conservation area or the settings of the Grade II Listed Buildings on Portland Street.

Subplot 4

59. The proposed amendments to this plot affect mainly the tower design (Block 4A). There are a few associated changes to the detailed design of Block 4B too. The remainder of the Subplot is largely unaffected.
60. In Block 4A the main changes are to the height and width of the block. The height is increased by three storeys taking the building to a full height of 23 storeys (ground plus 22 residential). The internal arrangement is also amended with a revised internal layout allowing the creation of a more efficient six flat per floor plan when compared to the previously consented five flats per floor.
61. As a tall building it needs to be considered in the context of the council's adopted policies for tall buildings including the locational, architectural and urban design criteria. The designers have also taken the opportunity to revise the external

design of the building completely in response to the amended proportions of the tower.

62. As an allocated site in the recently adopted Southwark plan and, as consented FDS scheme, the tall building location complies with the council's policies. Beyond that two aspects of the amended scheme have to be considered in detail: the new height in the context of the Strategic and Local Views as well as the quality of design of the amended scheme.
63. The amended design seeks to optimise the floor plate of the tower in order to deliver the maximum amount of homes. The outcome of this amendment is that the tower maintains the same width on its east/west elevation whilst getting marginally wider on its north/south elevation whilst also being taller (by three floors) overall.



64. The effect of this increase in height is that the proportions of the tower are generally maintained. In effect the marginal widening of the tower, coupled with the proposed increase in height ensures that the tower's width-to-height ratio remains largely unchanged when compared to the consented scheme. As a consequence, the amendment appears to closely replicate the form of the consented scheme in the urban setting.



65. The views submitted with the application demonstrate that the visual impact of the amended scheme is broadly consistent with the consented scheme. The increased height would not affect any heritage assets and follows the principles established in the consented outline and the FDS, marking the important route north of Portland Street.
66. The architectural design of the tower has been revised with the main changes being that the body of the tower is consolidated to the centre of the plan and the balconies pushed to the edges of the block. The consented scheme included a heavy structure at its corners which gave the tower a strong verticality. The effect of pulling the structure in from the edges is to give the amended design a slender vertical appearance with edges that are animated by the projecting corner balconies.
67. The amended scheme retains the brick clad design and introduces a weave of a contrasting brick finish and design. At the base a double height proportion is introduced to ground the building and give it a confident and recognisable street presence. At the top this double height feature is replicated in the form of an articulated cruciform 'crown' that completes the building successfully and ensures that it meets the sky elegantly.



PROPOSED VIEW NORTH FROM BURGESS PARK SHOWING SUBPLOT S04

68. In conclusion, the amended scheme build on the successful qualities of the consented scheme and develops them further , with high quality materials, elegant proportions and a successful top and base. This elegant delivery of additional affordable housing is welcomed and has been achieved through close collaboration with council officers and is supported.

Strategic views

69. The applicant has submitted an amendment Built Heritage and Townscape Visual Impact Assessment as part of the ES addendum (BHTVIA). The proposal is likely to appear in the distant backdrop of the LVMF View A.2 from Alexandra Palace. This backdrop to the view has been recently extended beyond its former 1.5m limit to include this site and as such has to be considered in the assessment.
70. In this view the proposal appears in the backdrop of the Western Towers of St Paul's Cathedral but below the distant horizon and would therefore appear as part of the established London backdrop of the Cathedral. Added to this, and in response to the GLAs initial comments that the consented palette of contrasting dark bricks with gold-coloured balconies would appear overly dominant in this view, the tones of the tower were muted so as to ensure that building would blend into the backdrop and not stand out in this view.
71. Officers are satisfied that the design conforms to the Guidance set out in the LVMF (2015) which states: "Development should reinforce the existing composition of the view. It should consolidate existing townscape elements and manage development near St Paul's Cathedral carefully." The proposal does not

interact with the dome of St Paul's which is clearly visible and recognisable in this view and, due to their muted tones, ensure that the Western Towers are also prominent in the view. The image below shows the cumulative view.



72. Accordingly, it is considered that the proposal aligns with the test set out in the LVMF and allows the Viewer to 'recognise and appreciate' the Strategic Landmark of St Paul's Cathedral in this view.

Trees and landscaping

73. Policy G7 of the London Plan 'Trees and woodlands' states that development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed. Policy P61 of the Southwark Plan states that development must retain and protect significant existing trees. It states that development must retain and enhance the borough's trees and canopy cover.
74. The landscaping proposed for Subplots 3 and 4 as well as the wider FDS is fully in alignment with the extant consent. The conditions and obligations previously imposed should be reapplied as part of any consent issued.

Urban greening factor

75. Policy G5 of the London Plan 'Urban greening' requires boroughs to develop their own urban greening factor (UGF) policies, and sets an interim target score of 0.4 for developments which are predominantly residential. The extant scheme was approved and implemented prior to the adoption of Policy G5. The applicant has however assessed Subplots 3 and 4 against this policy and have demonstrated that an Urban Greening Factor of 0.43 would be achieved. This would meet the London Plan target which is welcomed.

76. Overall, the proposed landscaping is in alignment with the extant consent and is not subject to any significant amendments as part of the current application. As such the proposed open space, hard and soft landscaping and tree retention/planting is considered acceptable and remain largely as consented.

Affordable housing

77. Section 5 of the NPPF sets out the government's approach to the delivery of significant new housing including a requirement for housing of different sizes, types and tenures to meet the needs of different groups. The supporting text to policy H4 of the London Plan 'Delivering affordable housing' sets out that there is a need for the provision of 43,500 affordable homes per year across London.
78. Policy H6 (affordable housing tenure) states that the split of affordable products should include a minimum of 30% low-cost rented homes and a minimum of 30% intermediate products. The remaining 40% should be specified by the borough as per identified need.
79. At borough level, strategic policy SP1 'Homes for all' of the Southwark Plan requires 2,355 new homes to be delivered per annum. Policy P1 'Social rented and intermediate housing' of the Southwark Plan requires developments of 10 or more residential units to provide a minimum of 35% affordable housing, comprising a minimum of 25% as social rented and the remainder as intermediate. For development within Phase 1 of the Aylesbury Area Action Core (which includes the FDS), development must provide a minimum of 59% affordable housing. The policy requires the affordable housing split to be 75% social rented and 25% intermediate. 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. Affordable housing is an estate wide issue and as such it is appropriate to review the amendments to Subplots 3 and 4 in the context of the wider FDS as the complete Phase 1b/1c.

Parent consent

80. The existing planning permission for the FDS would deliver a total of 842 homes. This would include 348 social rented units, 211 shared ownership units and 283 private units as set out in the table below:

Consented Housing on FDS						
Tenure	Unit No.	% Split	AH Tenure Split	Hab Rooms	% Split	AH Tenure Split
Social Rent	348	41%	62%	1190	43%	67%
Intermediate	211	25%	38%	590	21%	33%
Private	283	34%		984	36%	
Total	842	100%		2764	100%	

81. As consented, the FDS would deliver a total of 64% affordable housing by habitable room with a split of 67:33 social rented/intermediate. At the time of the 2017 S.73 application, it was noted that the amendments would alter the initially approved affordable housing tenure split 77:23 social rent/intermediate to a split of 67:33. It was accepted that whilst this tenure split would deviate from that

expected under the Aylesbury Area Action Plan (AAP), the total number of social rented units (and the number of social rented habitable rooms) would increase as a result of the S.73 changes and as such there would be an overall benefit to the council.

Proposed amendments

82. The proposed amendments seek to increase the total number of homes delivered on the FDS to 942, representing a net increase of 60 new homes. These new homes would be accommodated on Subplot 3 and 4 and would comprise nine social rent units, 18 shared ownership units and 33 private units, as set out in the table below.

Proposed Housing on FDS						
Tenure	Unit No.	% Split	AH Tenure Split	Hab Rooms	% Split	AH Tenure Split
Social Rent	357	40%	61%	1243	43%	66%
Intermediate	229	25%	39%	653	23%	34%
Private	316	35%		990	34%	
Total	902	100%		2886	100%	

83. As noted previously, affordable housing should always be measured by habitable rooms. The proposed affordable tenure split by habitable rooms represents an increase over the consented development with 66% affordable housing being provided. This is 2% higher than the approved affordable provision of 64% by habitable rooms.
84. It is noted that the affordable tenure split would decrease very slightly from 67:33 to 66:34 Social rented/intermediate. In line with the consented scheme, the marginal drop in tenure split is positively compensated by the overall uplift in social rent dwellings and habitable rooms. The proposal would deliver an additional nine social rented units and an additional 53 social rent habitable rooms compared to the consented scheme and this is a significant and positive benefit of the scheme. The proposed level of affordable housing on the FDS would greatly exceed the AAP target of 50% and the Southwark Plan policy requirement of 59%. Whilst the tenure split is slightly below the AAP and Southwark Plan target of 75:25 however the proposed split is only marginally different from that approved and is considered acceptable.

Viability

85. As required by Policy H5 of the London Plan and Policy P1 of the Southwark Plan, a Financial Viability Assessment (FVA) has been submitted as part of this planning application. The FVA demonstrates that there is no material improvement in economic circumstances to the scheme enabling an increase in affordable housing over and above that already being put forward as part of the proposed scheme. Officers have reviewed the FVA and are satisfied with the conclusions.

Mix of dwellings

86. Within the Aylesbury Area Action Core, Policy P2 of the Southwark Plan 'New family homes' sets out the required housing mix. Mix of dwellings is an FDS wide issue and as such it is appropriate to consider the amendments in the context of both the FDS as a whole. This is detailed in the table below:

Unit type	Policy P2 Requirement %
Studio	3% max
2 bed plus	70% minimum
3 bed	20% minimum
4 bed	7% minimum
5 bed	3% minimum

87. The proposal would result in an overall provision of 371 one bedroom units, 362 two bedroom units, 124 three bedroom units, 32 four bedroom units and 13 five bedroom units. This is set out in the table below alongside a comparison with the consented scheme:

Unit Mix				
Units	Approved Total	%	Proposed Total	%
1 Bed (2 person)	376	44.66%	371	41.13%
2 Bed (3 person)	151	17.93%	276	30.6%
2 Bed (4 person)	120	14.25%	69	7.65%
3 Bed (4 person)	14	1.66%	14	1.55%
3 Bed (5 person)	40	4.75%	39	4.32%
2 Bed (4 person) M	29	3.44%	17	1.88%
3 Bed (5 person) M	56	6.65%	71	7.87%
4 Bed (6 person)	36	4.28%	32	3.55%
5 Bed (7 person)	20	2.38%	13	1.44%
Total	842	-	902	-

88. The policy requirement for units with two or more bedrooms is 70%, which is higher than the AAAP target of 64%. The proposed amendments would secure a provision of 58.87% of units with two or more bedrooms and whilst this is below the target set out in both the AAAP and the Southwark Plan, it is an improvement on the 55.34% that would be delivered as part of the consented scheme.
89. The provision of a significantly increased number of larger three bedroom units (a net increase of 14 units) is considered to be positive. It is noted that there would be a reduction in four bedroom units (four homes) and five bedroom units (seven homes). This decision was taken on the basis of the borough's housing needs and also for viability reasons as larger four and five bedroom units have proven unviable on other sites. The applicant has been in detailed discussions with the councils Regeneration team who have confirmed that the proposed housing mix meets the housing needs requirement.

Wheelchair accessible housing

90. Policy D7 of the London Plan 'Accessible housing' requires residential development to provide at least 10% of dwellings to meet Building Regulation

requirement M4(3) 'wheelchair user dwellings' and for the remaining dwellings to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. Policy P7 of the Southwark Plan requires the 10% to be based on habitable rooms rather than unit numbers. It also states that where those homes are affordable wheelchair user homes, 10% of the social rented homes must meet Building Regulations M4(3)(2)(b) standard (wheelchair accessible dwellings).

91. A total of 33 wheelchair units are provided on FDS C. These units are all located within Subplot 4. These units are fully compliant with Part M4(3). These units are also fully compliant with the "Base Specification" set out in the S.106 agreement based on the South East London Housing Partnership Wheelchair Homes Design Guidelines, which go beyond Part M4(3). As a proportion of the total proposed units on FDS C (321), this amounts to a provision of 10.2% which is compliant with policy. All other units are compliant with Part M4(2).

Quality of accommodation

92. Policy D6 of the London Plan 'Housing quality and standards' requires housing developments to be of high quality design and to provide adequately-sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.
93. Policy P15 of the Southwark Plan requires developments to achieve an exemplary standard of residential design, and sets out a number of criteria which must be met. The council's Residential Design Standards SPD establishes minimum room and overall flat sizes dependant on occupancy levels, and units should be dual aspect to allow for good levels of light, outlook and cross-ventilation.
94. Policy P15 also sets out the specific space standards that apply to new affordable homes within the Aylesbury Action Area Core, generally replicating the space standards that were set out in the now superseded AAAP with the exception of five bedroom (seven person) and four bedroom (six person) flats whereby the new space standards in the Southwark Plan are slightly larger.
95. All of the approved homes on the extant scheme would comply with the standards set out in the AAAP. All of the proposed additional new homes on Subplots 3 and 4 would fully comply with the standards set out in Policy P15 of the Southwark Plan.

Internal daylight and sunlight

96. A daylight and sunlight assessment for the proposed dwellings has been submitted, based on the Building Research Establishment (BRE) Guidance. Average Daylight Factor (ADF) determines the natural internal light or day lit appearance of a room and the BRE guidance recommends an ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens.
97. No Sky Line (NSL) has also been used. The BRE consider that there will be a good distribution of light in the room if at least 80% of the working plane receives direct sunlight.

98. A further test undertaken is Room Depth Criterion (RDC). As one important factor to consider when designing a new home is that reducing the building depth (window wall to window wall) could be helpful for good interior daylight. The BRE handbook requires a check of the room depth ratio for the overall ADF to demonstrate that the depth of the room is not out of proportion to the width and the window head height to the extent that the distribution of light will be poor.
99. Annual Probable Sunlight Hours (APSH) should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months.
100. The results of the ADF, NSL and RDC test for the dwellings within Subplot 3 and 4 are set out in the table below:

Daylight and Sunlight of Proposed Dwellings							
		ADF		NSL		RDC	
Block	Total Rooms Tested	Total No. of rooms compliant	Total % of rooms compliant	Total No. of rooms compliant	Total % of rooms compliant	Total No. of rooms compliant	Total % of rooms compliant
Subplot 3	216	203	94%	177	82%	216	100%
Subplot 4	774	595	77%	597	81%	768	99%
Total	990	798	81%	802	81%	984	99%

101. As demonstrated in the table, the daylight results for the proposed dwellings are positive. In terms of ADF, 94% of the tested rooms in Subplot 3 would comply with the BRE whilst 77% would comply on Subplot 4. The results for Subplot 4 improve when considering NSL whereby 81% of the rooms would meet the BRE standards with further positive improvements again when considering RDC where there would be a 99% compliance rate. Overall, the daylight results for the proposed homes are aligned with the standards set on the extant consent and it has been demonstrated that there would be a high level of compliance with the BRE. Officers are satisfied that the homes would have good levels of daylight.
102. The results for APSH and Winter Probable Sunlight Hours (WPSH) are set out in the table below:

Sunlight for Proposed Dwellings					
		APSH		WPSH	
Block	Total Rooms Tested	Total No. of rooms compliant	Total % of rooms compliant	Total No. of rooms compliant	Total % of rooms compliant
Subplot 3	32	32	100%	31	97%
Subplot 4	87	78	90%	80	92%
Total	119	110	92%	111	93%

103. The tests undertaken by the applicant show 100% of the relevant rooms in Subplot 3 and 90% of those in Subplot four would achieve the BRE standard for APSH. For WPSH these figures are 97% and 92% respectively. Overall, across both Subplots 3 and 4, 92% of the relevant rooms would meet the BRE standard for APSH and 93% would comply for WPSH. These results are positive and demonstrate that satisfactory sunlight access would be provided.

Privacy and overlooking

104. The extant scheme was designed to ensure that the scale and layout of the development would have no significant adverse impact on neighbouring occupiers and their established living conditions. The amended scheme continues with these safeguards and has been designed to ensure that there would continue to be a sufficient separation distance from neighbouring dwellings across the courtyard on Subplot 4 and private gardens on Subplot 3. This would continue to ensure that any impacts would be limited.
105. It should be noted that the proposed amendments to the scheme are generally limited to increases in height and density and that building footprints remain broadly as consented and as such the potential impacts on privacy and overlooking remain as per the approved application.

Aspect and outlook

106. Policy P15 of the Southwark Plan 'Residential design' requires residential units to be predominantly dual aspect and allow for natural cross ventilation. In circumstances where due to site constraints it is impossible or impractical to provide dual aspect dwellings, it must be demonstrated how overheating and ventilation would be mitigated. Single aspect dwellings will not be acceptable if they have three or more bedrooms, or are north-facing, or where the façade is exposed to high noise levels.
107. The AAAP set a target of at least 75% of units being dual aspect. As originally approved the FDS and would provide 70% of units as dual aspect. The extant scheme (2017 S.73) resulted in a marginal increase on the previous approval and raised the proportion of dual aspect to 71%.
108. As part of the current proposals, the development would provide 70% of units as dual aspect, which is considered acceptable in the context of the extant scheme.

Amenity space

109. Section 3 of the Residential Design Standards SPD sets out the council's amenity space requirements for residential developments. Flats should have a minimum of 10sqm of private amenity space, and any shortfall must be added to the communal provision which has a minimum requirement of 50sqm. Policy D6 of the London Plan requires private outdoor amenity space to have a minimum depth and width of 1.5m, and this requirement would be met. Policy P15 of the Southwark Plan sets out the amenity space standards for new development in the borough and reiterates the requirement of a minimum of 50sqm communal amenity space per block.
110. On Subplot 3 the communal amenity space requirement would be 100sqm (50sqm for block 3A and 3B). Additionally, eight two bedroom units would have balconies measuring 7.5sqm and as such would generate a shortfall of 20sqm that should be provided as part of and in addition to the communal amenity space. Taken together with the communal amenity space requirement, Subplot 3 would need to provide a minimum of 120sqm to be policy compliant. A total of

175.7sqm of communal amenity space would be provided as part of Subplot 3 which is well in excess of the 120sqm minimum requirement.

111. On Subplot 4, the communal amenity space requirement would be 200sqm (50sqm each for blocks 4A through to 4D). All three bed plus units would achieve a minimum of at least 10sqm private amenity space each. One bedroom units would have balconies of 5sqm, two bedroom three person units would have a minimum of 6sqm and two bedroom four person units would have a minimum of 7sqm. The total private amenity space shortfall for Subplot 4 would be 964sqm. Taken together with the communal amenity space requirement, Subplot 4 would need to provide a minimum of 1,164sqm to be policy compliant. A total of 1,852sqm of communal amenity space would be provided as part of Subplot 4 which is well in excess of the minimum requirement.

Child playspace

112. Provision would need to be made for additional playspace over and above that previously consented in order to accommodate the increased child yield from the additional homes.

Age group	Additional playspace requirement (sqm)		Total additional playspace requirement (sqm)
Under 5	Subplot 3	48	126
	Subplot 4	78	
5-11	Subplot 3	32	89
	Subplot 4	57	
12+	Subplot 3	13	49
	Subplot 4	36	

113. The GLA playspace calculator sets out that the development would need to provide an additional 264sqm of child playspace. The playspace for the under 5 and the 5-11 age groups would be provided on site. This would be within the courtyards of Sub plot 3 and 4 as well as within Portland Park in line with the approach taken on the extant scheme.
114. Under the extant scheme, the provision for the 12+ age group was to be accommodated within Burgess Park alongside a S106 contribution of £107, 814. In line with this approach, the uplift in 12+ playspace would also be accommodated within Burgess Park and the payment secured in the S106 should rise to £115,213.
115. The quality of the additional 60 homes being provided is considered to be in line with the standards established by the extant consent, the expectations of the AAAP, and the requirements of both the London Plan and the Southwark Plan.

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

116. Policy P56 of the Southwark Plan states that development should not be permitted when it causes an unacceptable loss of amenity to present or future

occupiers or users. Policies P14 requires that new development ensure that adequate daylight, sunlight, microclimate and outlook be provided for existing and new residents. Policy P15 reiterates the importance of good and sunlight. Focussing solely on the proposed amendments to Subplots 3 and 4, amenity considerations that will be taken into account include privacy and outlook; overlooking; daylight and sunlight; and wind microclimate. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Privacy and overlooking

117. In order to prevent harmful overlooking, the Residential Design Standards SPD 2011 requires developments to achieve a distance of 12m at the front of the building and any elevation that fronts a highway and a minimum of 21m at the rear. The proposed development would maintain the building lines as consented where the FDS boundary abuts existing dwellings. As such, there would be no intensification of impact over and above that established as part of the extant consent and officers are satisfied that privacy levels would be maintained and there would be no significant additional loss of outlook.

Daylight and sunlight

118. Daylight and sunlight testing has been undertaken based on the BRE guidance. The relevant chapter of the ES has been updated and the results are included in the ES Addendum. The BRE Guidance provides a technical reference for the assessment of amenity relating to daylight, sunlight and overshadowing. The guidance within it is not mandatory and the advice within the guide should not be seen as an instrument of planning policy. The guidance notes that within dense urban environments a higher degree of obstruction may be unavoidable to match the height and proportion of existing/consented buildings. This site benefits from an allocation in the Southwark Plan that indicates that the use of the site could be intensified and there is an existing, implemented consent that includes tall buildings.
119. The BRE sets out the detailed daylight tests. The first is the Vertical Sky Component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by about 20% of their original value before the loss is noticeable.
120. The second method is the No Sky Line (NSL) which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of 20% in the area of sky visibility, daylight may be affected.

Impact on existing properties and spaces

121. The daylight and sunlight assessment considered the potential impact of the

increased height of Subplot 3 and 4 on the following existing buildings:

- 1-29 St Matthew's House
- 1-6 Aycliffe House
- 1-5 Gayhurst
- 80-84 Gayhurst

122. The assessment considers the additional impacts over those established by the extant consent and also considers the cumulative impact. In all scenarios, the buildings outlined above would remain fully compliant with the BRE in terms of VSC and APSH.

External lighting

123. External lighting has been designed in order to ensure safety, security and appropriate site coverage whilst minimising light spillage to adjacent properties and Burgess Park. The lighting scheme is considered to be appropriate and would not have any nuisance impacts on the adjacent scheme or the parkland.

Noise and disturbance

124. Demolition and construction works can lead to an increase in noise and disturbance which to some extent is inevitable in order to bring forward development. The proposal would continue to be subject to appropriate conditions and the approval of detailed management plans and this would ensure that potential impacts can be suitably mitigated in order to minimise any potential adverse impacts. The relevant conditions would continue to be attached to any consent issued.

Conclusions on amenity

125. As set out above, it is considered that the proposed amendments would not result in any significant loss of amenity to any existing neighbouring properties or future homes. It is also concluded that there would be no significant adverse impacts as a result of cumulative development taking approved schemes into account.

Ecology

126. Burgess Park which lies to the south of the site across Albany Road is a borough level site of importance for nature conservation (SINC). Policy G6 of the London Plan 'Biodiversity and access to nature' states that SINC's should be protected. Where harm to a SINC is unavoidable and where the benefits of the development proposal clearly outweigh the impacts on biodiversity, the policy sets out a mitigation hierarchy which must be followed. The policy states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.
127. At borough level policy P60 of the Southwark Plan 'Biodiversity' states that development must contribute to net gains in biodiversity including through enhancing the nature conservation value of SINC's, protecting and avoiding

damage to SINCs, protected species and habitats, and including features such as green and brown roofs, green walls and soft landscaping.

128. Ecology was fully considered as part of the assessment on the extant scheme and as was assessed in the ES. An Ecological Technical Note has been submitted with the current application and states that there have been no changes to the surrounding area or nearby protected sites that would result in the proposed development affecting local biodiversity. The council's Ecologist has been consulted on the proposed development and raises no objections.

Transport

129. Chapter 9 of the NPPF seeks to ensure that transport issues are properly addressed as part of development proposals. Proposals must assess the impact upon existing transport networks, promote and maximise opportunities for sustainable transport modes whilst mitigating any adverse transport related environmental effects and must make a significant contribution to improving accessible movement and permeability as a key priority for place making. Paragraph 111 states "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".
130. This approach is reflected in Chapter 10 of the London Plan and Southwark Plan Policies P49 – P55, which require development proposals to maximise sustainable modes of transport by minimising car journeys, to deliver enhanced walking and cycling opportunities and safe, accessible routes to public transport. Developments should be car free save for disabled parking provision and mitigation would be secured where necessary to address impacts upon the road and public transport networks to serve new developments.
131. Site layout, access and servicing have all been fully assessed previously as part of the extant scheme and the proposed amendments do not seek to alter any of these arrangements. The relevant transport issues to be considered in terms of the proposed amendments are car parking and cycle parking.

Car parking

132. The AAAP set a maximum ratio of 0.4 car parking spaces per unit. Policy P54 (Car Parking) of the Southwark Plan sets a maximum ratio of 0.25 parking spaces per unit. The consented scheme permitted a total of 287 car parking spaces for 842 units. This resulted in a provision of 0.34 spaces per unit which complied with the AAAP maximum of one parking space per 0.4 units. At the time of determination of the extant consent, Policy P54 of the Southwark Plan had not been adopted and as such did not apply.
133. As part of the proposed amendments, the development would provide 269 car parking spaces for 902 units as a result of reducing the number of car parking spaces within the podium of Subplot 4, a reduction of 18 spaces. This would result in an overall FDS provision of 0.29 spaces per unit. This would meet the AAAP requirement of no more than 0.4 spaces per unit although it would exceed the Southwark Plan maximum of 0.25 spaces per unit, albeit an improvement on the extant consent. This would be aligned with the council's aspiration promote

sustainable modes of transport, particularly in areas with good access to public transport. The level of car parking proposed is considered acceptable.

Cycle parking

134. Policy P53 (Cycle Parking) of the Southwark Plan requires that development within areas with PTAL 4 or 5 provide one cycle parking space per one bedroom unit and two cycle parking spaces per two or more bedroom units. The policy also requires one visitor space per 10 units.
135. With the additional 60 proposed homes, sub plot 3 and 4 would provide a total of 321 dwellings. Following the methodology set out in policy P53, there would be a requirement for 560 residential cycle parking spaces and as additional 32 visitor cycle parking spaces. A total of 602 long stay residential cycle parking spaces would be provided in addition to 56 short stay visitor cycle parking spaces. This significantly exceeds the policy requirement and is considered to be a positive aspect of the amendments.

Air quality

136. The site sits within an air quality management area. Policy SI1 of the London Plan 'Improving Air Quality' seeks to minimise the impact of development on air quality, and sets a number of requirements including minimising exposure to existing poor air quality, reducing emissions from the demolition and construction of buildings, being at least 'air quality neutral', and not leading to a deterioration in air quality.
137. The ES Addendum includes an Air Quality Technical Note (appendix A) which includes an Air Quality Neutral Assessment which shows that the FDS as a whole, including the amended Subplots 3 and 4, would achieve Air Quality Neutral.

Wind

138. Due to the increase in height of the consented tall building on Subplot 4, an updated wind assessment has been included as part of the ES Addendum. The assessment seeks to understand whether any undesirable wind conditions would be created on site or within the surrounding area as a result of the proposed amendments. It considers if the resultant wind speed changes would be suitable for the intended use of specific locations around and within the site in terms of comfort and safety.
139. The assessment of the wind conditions requires a standard against which the measurements can be compared. This assessment of the wind tunnel results adopts the Lawson Comfort Criteria which are the well established guidelines that have been in use for over 30 years. The Lawson Criteria establishes four pedestrian activities (comfort categories) taking into account that less active pursuits require more benign wind conditions. The four categories include: sitting, standing, strolling and walking.

140. The pedestrian comfort and safety was assessed as part of the ES on the extant consent. The 2014 ES concluded that with the FDS built out, including the proposed landscaping and wind mitigation measures, the pedestrian comfort and safety at ground level and courtyard level would be expected to be suitable for the intended uses. The updated wind assessment tested four configurations:
- Extant Planning Permission Site with Existing Surrounding Buildings;
 - Proposed Amendments (Plot 03 and Plot 04) with Extant Planning Permission Site and Existing Surrounding Buildings;
 - The Proposed Amendments (Plot 03 and Plot 04) with Extant Planning Permission Site, Existing Surrounding Buildings, Proposed Landscaping and Wind Mitigation Measures; and
 - The Proposed Amendments (Plot 03 and Plot 04) with Extant Planning Permission Site and Cumulative Surrounding Buildings;
141. With the FDS built out, wind conditions would largely remain similar to the baseline, with windier and calmer conditions to the south-east and east of Subplot 4 respectively. Overall, the wind microclimate would be similar to that reported in 2014 ES with balconies requiring wind mitigation measures, however an additional entrance would require mitigation at the south-western corner of Subplot 4.
142. Thoroughfares would have wind conditions suitable for sitting to strolling use which represents a moderate positive (not significant) to negligible (not significant) effects during the windiest season. Thoroughfares in the vicinity of the FDS would be suitable for sitting to standing use during the windiest season, which would represent a negligible (not significant) effect.
143. The majority of entrances to the Subplots 03 and 04 would have wind conditions ranging from suitable for sitting to standing use, representing a minor positive (not significant) to negligible (not significant) effect during the windiest season. The exception to this is at the south-western entrance to Subplot 4 which would have wind conditions suitable for strolling use during the windiest season. However, this would be an entrance to the patio area therefore strolling conditions would be acceptable during the windiest season as patio area is expected to be used during the summer season. This would represent a negligible (not significant) effect.
144. Wind conditions at existing entrances to the development surrounding the FDS would range from suitable for sitting to standing use during the windiest season. This would represent a negligible (not significant) effect. Wind mitigation measures in the form of dense planting (i.e. hedging or shrubs 2m in height 1.5m wide) placed on the southern side of the entrance would likely provide adequate shelter to achieve a suitable wind environment or alternatively recessing the entrance by 1.5m from the building façade. Wind conditions at bus stops to the south of the FDS along Albany Road would be suitable for standing use during the windiest season. These wind conditions would represent a negligible (not significant) effect. No wind mitigation measures would be required. Wind conditions at pedestrian crossings on roads surrounding the FDS would range from suitable for standing to strolling use during the windiest season, representing moderate positive (not significant) to minor positive (not significant) effects. Wind conditions at pedestrian crossings off the FDS would also range

from suitable for standing to strolling use during the windiest season, representing a negligible (not significant) effect with no mitigation required.

145. The majority of amenity spaces including designated seating areas would be range from suitable for sitting to standing use during the summer season. These conditions would represent a negligible (not significant) effect with no mitigation required. The majority of wind conditions at balconies, podium level and roof areas would range from suitable for sitting to standing use during the summer season. Standing conditions on the podium level seating provisions (at four measured locations) would be one category windier than suitable for the intended use, these conditions would range from negligible (not significant) to minor negative (significant) effects. Inclusion of landscaping measures which include 2-6m high trees, 2.5m high pergola structure with 50% porous roof and 1.1m high hedges. These measures would provide beneficial shelter to the podium level seating provisions identified above. With the inclusion of the wind mitigation measures, the residual effects on elevated level amenity spaces would be a negligible (not significant) effect.
146. Strong winds with the potential of being a safety concern for vulnerable occupants would occur at the stack of balconies located on the north-western corner represented by probe location 208. This would represent a significant effect and would therefore require mitigation to be made safe for users. With the Inclusion of 0.45m high solid balustrade along the perimeter of the balcony the balcony amenity spaces would have wind conditions safe for the occupant use, representing, the effect is therefore not significant.
147. The ES addendum states that the proposed scheme has been assessed for the windiest and summer seasons respectively for ground floor level and for elevated levels during the summer season. With the cumulative surrounding buildings introduced to the south and north of the site, wind conditions would remain larger similar to configuration 2 as the cumulative surrounds are relatively far and would not have a substantial influence on the wind microclimate of the site. The ES addendum concludes that no instances of strong winds with the potential for being a safety concern would occur in this configuration. All mitigation would be secured on any consent issued.

Flood risk

148. Policy SI 12 of the London Plan 'Flood risk management' states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy P68 of the Southwark Plan 'Reducing flood risk' states that development must not increase flood risk on or off site and sets out the requirements for achieving this. This includes that finished floor levels are set no lower than 300mm above the predicted maximum water level where they are located within an area at risk of flooding.
149. The site is located in Flood Zone 3 as identified by the Environment Agency flood map, which indicates a high probability of flooding. Paragraph 159 of the NPPF advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk

elsewhere. In line with the NPPF, the council has a Strategic Flood Risk Assessment which acknowledges that development within flood zone 3 is required, and is allowed with the application of the Exception Test set out the NPPF.

150. Paragraph 163 of the NPPF states that the need for the exception test will depend on the potential vulnerability of the site and of the proposed development, in line with the Flood Risk Vulnerability Classification set out in national planning guidance. The development would contain residential units from first floor level upwards which are classified as more vulnerable uses under the NPPF.
151. For the Exception Test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, and that a site-specific flood risk assessment must demonstrate that no adverse impacts would occur. Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.
152. The site is located on previously developed land and there is an existing implemented consent. The development of brownfield sites such as this will be necessary if accommodation is to be provided to meet the current shortfall in housing in the area. Increased surface water and foul water drainage storage would be provided by way of a larger storage tank under Subplot 4. With the changes to the on-site storage design, the proposed surface and foul water discharge from Subplots 03 and 04 to the Thames Water combined sewer would continue to be limited to that agreed with Thames Water as part of the extant consent.
153. The Environment Agency have raised no objection to the proposed amendments subject to the original conditions being imposed.

Socio-economics

154. Socio-economics was considered as part of the 2014 ES and an updated has been provided as part of the current ES addendum in order to take into account the potential impact from the population increase as a result of the new homes.
155. The proposed additional would potentially result in an increase of 25 primary school aged children and 14 secondary school aged children. This would not place any significant pressure on existing capacity and as such the effect would be negligible. This would be consistent with the 2014 ES.
156. The population increase, taking a worst case scenario, would be expected to increase local GP practice list size by approximately 36 patients per GP. Without mitigation this would be a minor adverse albeit not significant effect. Mitigation through CIL and the provisions of the existing S106 agreement, including the new health centre on Plot 18 would be expected to mitigate this minor effect. Given the negligible increase on capacity of healthcare facilities required for the

Project, no change is anticipated on the overall residual effect reported on 2014 ES arising from the proposed uplift.

157. The provision of housing and affordable housing would have a minor beneficial effect and this is consistent with the 2014 ES.
158. All play areas have been carefully designed to be inclusive and accessible to children with a wide range of abilities and provide an interesting and playable landscape. The provision of landscaped and equipped play space would have a negligible (not significant) effect on play space provision in the locality. The proposed uplift of 60 homes is not anticipated to affect the residential Socio-economic and Population effects reported in 2014 ES.

Carbon and energy

159. The extant scheme achieved a total carbon reduction of 36.81% over the 2013 Building Regulations through the use of Be Lean design principles, a district CHP to serve the FDS and the provision of photovoltaic panels. This was in line with the requirements of AAP Policy BH6: 'Energy' which set out the requirement for energy supply to be generated by a District CHP. The AAP has now been superseded by the Southwark Plan and as such the applicant has revisited energy on Subplots 3 and 4 in the context of the energy and sustainability policies of both the Southwark Plan and the London Plan.
160. Chapter 9 of the London Plan deals with all aspects of sustainable infrastructure and identifies the reduction of carbon emissions as a key priority. Policy SI2 requires all developments to be net zero carbon with a minimum onsite reduction of 35% for both commercial and residential. Non-residential development should achieve 15 per cent reduction through energy efficiency measures. Where developments are unable to meet net zero carbon targets any shortfall between the minimum 35% and zero carbon must be mitigated by way of a payment towards the carbon offset fund. The energy strategy for new developments must follow the London Plan Hierarchy (be lean/ be clean/ be green/be seen) and this must be demonstrated through the submission of an Energy Strategy with applications and post construction monitoring for a period of 5 years.
161. Southwark Plan Policies P69 and P70 reflect the approach of the London Plan by seeking to ensure that non-residential developments achieve a BREEAM rating of 'Excellent' and include measures to reduce the effects of overheating using the cooling hierarchy. The policies reflect the London Plan approach of 'lean, green and clean' principles and requires non-residential buildings to be zero carbon with an onsite reduction of at least 40%. Any shortfall can be addressed by way a contribution towards the carbon offset green fund. The energy hierarchy is as follows:
 - Be lean – use less energy
 - Be clean – supply energy efficiently;
 - Be green – use renewable energy;
 - Be seen – monitor, verify and report on energy performance

Be Lean

162. In accordance with London Plan policy SI-2, the energy strategy prioritises the 'Be lean' category of the energy hierarchy with the aim of reducing energy consumption. Energy efficiency measures include:
- LED lighting
 - Lighting controls
 - High efficiency plant and equipment
 - Mechanical ventilation and heat recovery (Subplot 4)
 - High performance building fabric, glazing and improved air tightness.
163. Measures under this category would result in a 9% reduction in carbon emissions which would only fall just short of the 10% requirement set out in the London Plan.

Be Clean

164. The remainder of the FDS would continue to achieve the established savings under this criteria due to the use of the site wide CHP. Subplots 3 and 4 however would follow a different path in order to take advantage of improved technologies and the ability to make higher carbon savings and this will be discussed further below.

Be Green

165. The Energy Statement states that solar photovoltaic panels has been included as part of the design with 180sqm of space allowing for a 20kWp system to be installed. Air Source Heat Pumps (ASHPs) are also proposed for Subplots 3 and 4. These would result in a reduction in air pollution and lower NOx emissions. The proposed ASHPs would also align with the changes to the Building Regulations Part L (England) through lower CO2 emissions.

Measures under this category would result in a 52% reduction in carbon emissions.

Be Seen

166. London Plan policy SI2 sets out an additional stage of the energy hierarchy, 'Be Seen'. This stage requires the calculation of the operational energy in detail design stage, monitoring, verification and reporting of energy performance throughout the construction and usage of the building for the first 5 years. The development commits to disclosing in-use energy consumption data to the GLA for a minimum of 5 years post construction. The proposed amendments (Subplots 03 and 04) are committed to recording, monitoring and reporting actual energy consumption figures to help understand the performance gap in more detail. This would be secured as part of the deed of variation to the original S106 agreement.

Circular economy

167. Policy SI 7 Reducing Waste and Supporting the Circular Economy of the London Plan requires referable applications to promote circular economy outcomes and aim to be net zero-waste.
- How all materials arising from demolition and remediation works will be re-used and/or recycled.
 - How the proposal's design and construction will reduce material demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life.
 - Opportunities for managing as much waste as possible on site.
 - Adequate and easily accessible storage space and collection systems to support recycling and re-use.
 - How much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy.
 - How performance will be monitored and reported.
168. This development supports London's transition to a low carbon circular economy, the following circular economy strategies have been developed for the proposed development:
- Prioritise robust and durable materials to ensure longevity, and consider how these can be re-used or recycled at end-of-life
 - Reduce energy and water consumption, both in-use and during construction, as far as possible
 - Maximise material efficiency in the design through structurally efficient design, and specifying recycled content in materials
 - Sourcing materials responsibly and sustainably
 - Design for flexibility in the commercial space by leaving it open plan for future adaptation
 - Minimise construction and excavation waste being sent to landfill (5% maximum), and
 - Follow the waste hierarchy and provide adequate space and facilities to segregate waste streams and divert as much waste from landfill as feasible.
169. Key circular economy commitments have been incorporated into the design. The commitments relate to the nine circular economy principles, considering each building layer and all life cycle stages.
- Minimisation of water and energy use during construction through management procedures and monitoring; and in-use through low carbon design and specification of efficient equipment
 - Optimising the concrete design to maximise recycled content, and to reduce required cement and water content
 - Rationalised, stacked structural grid to minimise transfer structures and the associated concrete volume
 - Materials selected for longevity and durability as well as recoverability and recyclability at end of life
 - Consideration of offsite prefabrication of a number of elements

- Efficient segregation and processing of waste streams, both in construction and in use, through site waste management plans, construction environmental management plan and operational waste management plan, as well as targets to divert waste from landfill in line with policy.

170. Further details of circular economy would be secured by condition.

Whole Life Carbon

171. Policy SI 2 – Minimising Greenhouse Gas Emissions of the London Plan requires developments to calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken that would serve to reduce life-cycle carbon emissions. Whole Life Cycle carbon emissions are those associated with the construction, use and eventual deconstruction of a development over its whole life cycle, considering impacts of construction materials, along with their repair, maintenance and replacements, as well as regulated and unregulated operational carbon emissions. A Whole Life Carbon Assessment and GLA Template was submitted.

172. The applicant's submission clarifies that the existing buildings on the FDS have all now been demolished. The applicant is adopting the following principles in order to reduce Whole Life Carbon emissions on the proposed development of Subplots 3 and 4:

- Use of recycled or re-purposed materials;
- Minimising operational energy use;
- Selection of materials based on the planned life expectancy of the building;
- Minimising operational water use;
- Designing for future disassembly;
- Designing for durability and flexibility;
- Optimising the relationship between operational and embodied carbon;
- Locally sourcing materials where possible;
- Minimising waste; and
- Utilising efficient construction methods.

Conclusion on energy strategy

173. The proposed energy strategy would achieve an on-site reduction in carbon emissions of 62% beyond the Building Regulations, significantly exceeding the 35% London Plan requirement. Whilst it would not meet the Southwark Plan policy of 100% on-site savings, there is no scope to provide further PV on the building. A financial contribution of £379,335 should be secured in the S106 Agreement in order to achieve carbon zero status for Subplots 3 and 4.

Fire safety

174. Policy D12 of the London Plan (Fire Safety) requires all development proposals to achieve the highest standards of fire safety. All development proposals must be accompanied by a fire statement, i.e. an independent fire strategy produced by a third party, suitably qualified assessor.

175. Policy D5 of the London Plan seeks to ensure that developments incorporate safe and dignified emergency evacuation for all building users. In all developments, where lifts are installed, as a minimum, at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.
176. A fire statement has been submitted which was prepared by a suitably qualified third-party assessor (WSP) with listed qualifications and experience. The fire statement provides details relating to materials and fire resistance; means of escape and evacuation strategy, including evacuation assembly point; mitigation measures; and emergency services access.
177. In response to Policy D5, the fire statement includes a declaration of compliance to London Plan Policy D5(B5) and specifies a requirement for the development of a personal emergency evacuation plan for each mobility impaired occupant that resides in or is visiting the building; training for concierge staff for evacuation of persons requiring level access; and installation of an evacuation chair to be used if evacuation lift/s is not working.
178. In line with Policy D5 of the London Plan a fire evacuation lift within each tower core is to be provided, and this provision should be secured by condition by the council in accordance with Policy D5 of the London Plan.
179. The Health and Safety Executive (HSE) have been consulted and, following some additional information provided by the applicant, have raised no objections to the proposal.

Digital connectivity

180. London Plan Policy SI6 introduces the need for new developments to address London's requirements for enhanced digital connectivity. The policy requires development proposals to ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users, to meet expected demand for mobile connectivity generated by the development, to take appropriate measures to avoid reducing mobile connectivity in surrounding areas, and to support the effective use of rooftops and the public realm (such as street furniture and bins) to accommodate well-designed and suitably located mobile digital infrastructure. This is repeated through policy P44 of the Southwark Plan 'Broadband and digital infrastructure'.
181. In order to address this requirement a condition is recommended to ensure that the appropriate ducting for future connection to the full fibre infrastructure would be installed within the proposed development.

Planning obligations (S.106 agreement)

182. Policy DF1 of the London Plan advises that Local Planning Authorities should seek to enter into planning obligations to avoid or mitigate the adverse impacts of developments which cannot otherwise be adequately addressed through conditions, to secure or contribute towards the infrastructure, environment or site

management necessary to support the development, or to secure an appropriate mix of uses within the development. Policy IP3 of the Southwark Plan sets out similar requirements, and further information is contained within the council's adopted Planning Obligations and Community Infrastructure Levy SPD.

183. Both the FDS and the Outline Masterplan applications were granted with a single S106 Legal Agreement which bound both developments. Application 17/AP/3885 was approved subject to a Deed of Variation to the original legal agreement. The updated terms agreed continue to apply to the FDS and the Outline permission. The current application will require a Deed of Variation to the legal agreement in order to secure the relevant updated financial contributions as well as securing the additional 60 new homes and the affordable housing. The obligations set out below only relate to the amendments and it should be noted that the obligations and contributions secured on the extant scheme would continue to apply.

Planning obligation	Mitigation	Applicant's position
Affordable housing	Secure the updated housing numbers including the relevant tenure split of affordable homes and to update the housing tables in the parent agreement.	Agreed.
Affordable housing monitoring fee	This should apply to Subplots 3 and 4 only. £3,564.	Agreed.
Affordable housing monitoring clauses	As per the parent agreement.	Agreed.
Employment during construction	To be provided in line with the formula established under the parent legal agreement.	Agreed
Energy – Be Seen, Circular Economy, Whole Life Carbon	To updated the energy provisions and strategy in order to secure appropriate information and reporting on Be Seen, WLC and CE.	Agreed
Burgess Park play space and amenity space contributions	£115,213	Agreed.
Carbon offset fund	£379,335	Agreed.
Administration and monitoring fee (excluding affordable housing monitoring fee and servicing bond)	To be agreed using established formula.	Agreed

184. In the event that an agreement has not been completed by 31 January 2023, the committee is asked to authorise the director of planning and growth to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place to mitigate against the adverse impacts of the development including through contributions, and it would therefore be contrary to policy DF1 'Delivery of the 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 the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

185. 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
186. The site is located within Southwark CIL Zone 3 and MCIL zone 2 £60/sqm. Based on the floor areas provided in the applicant's CIL Form and Accommodation Schedule, the estimated gross amount of CIL is approximately £8,278,680, including £5,228,640 of Borough CIL and £3,050,040 of Mayoral CIL. It should be noted that this is an estimate, and the floor areas on approved drawings and relief eligibility would be checked when the related CIL Assumption of Liability Form and CIL relief forms are submitted, after planning permission has been obtained.

Community involvement and engagement

187. A Statement of Community Involvement (SCI) and engagement summary template have been submitted with the application, detailing the pre-application consultation undertaken with key stakeholders and the local community prior to the submission of the planning application.
188. The SCI advises that the approach to the pre-application consultation was to inform residents and stakeholders of the amendments to the planning permission for the First Development Site. The consultation on the Section 73 application set out to inform residents of changes to the design of the previously approved scheme. The engagement included an explanation of the proposed changes and why we have to submit a Section 73 planning amendment. It covered the design changes proposed as well as the new proposals for cycle storage; energy strategy; accessible homes; affordable homes; and communal space.
189. The following types of consultation took place:

190. **Project Website** - Materials were posted on the Aylesbury Now website for participants to view. These included a News Story, linking to the Commonplace website.
191. **Commonplace** - The Commonplace consultation platform was the primary point of collecting feedback from residents on each of the proposals. All materials from the online and in person consultation events were posted on the website for comment and the responses collated and recorded within this SCI document.
192. **Email** - All residents who are on the current mailing circulation were emailed details of the consultation. An email version of the information was sent to those who requested it, along with links to the Commonplace website.
193. **Zoom** - A series of online presentations and feedback sessions were held. Participants were required to pre-register to attend specific event times by contacting NHG. This enabled us to monitor and prepare for how many attendees were at each event. It also gives us the contact name and email address of each signed up participant, and allows us to see the attendee list prior to each specific session, and to follow up with residents after the event.
194. **Banners** - Large banners were printed and located around the site to advertise the events. QR codes were added to direct people to the website information.
195. **Post** - Postal leaflets were distributed to all consultees and additionally on request. The applicant also advertised a telephone number for people to call if they were not able to access online services, and they were able to complete the survey over the phone. This was also available for the visually impaired or those who do not speak English as a first language.
196. **Exhibition**- In person events were held on site with large format boards, flip books with additional information, the fly through video and comment cards for visitors to feedback on the proposals. The exhibitions were staffed and the team were on hand to answer any questions and listen to concerns.
197. **Phone** - A telephone number (Resident Involvement Programme Manager) was included on the flyer so that residents who are not online had the opportunity to feed back over the phone too. The applicant informed the Southwark Council Taplow Housing Team in advance of the consultation so that they were prepared for possible questions. The applicant referred residents on to the Housing Team when they had rehousing questions, and support services including the Creation CIC if there were other queries (e.g., welfare benefits).
198. As part of its statutory requirements the Local Planning Authority sent letters to surrounding residents, displayed site notices in the vicinity, and issued a press notice publicising the planning application. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process. Details of consultation and any re-consultation undertaken by the Local Planning Authority in respect of this application are set out in the appendices.

Consultation responses from external and statutory consultees

Environment Agency

199. No objections subject to the original conditions.

Response – Noted and agreed, the relevant conditions would be attached to any consent issued and would continue to be relevant to the revised scheme.

Greater London Authority

200. The GLA have concluded that the proposal is supported in principle. Although they note that the application does not fully comply with the London Plan policies, as summarised below:

Land use principles: The principle of development remains in accordance with the extant consent, therefore the proposals are supported in principle.

Affordable housing: 47% affordable housing proposed on sub-plots 3 and 4, comprising 55% social rent and 45% shared ownership. The scheme is subject to the Viability Tested Route and further consideration is required.

Housing: Further information is required regarding children's play space.

Urban design: Further information is required regarding tall buildings assessment; building separation distance; fire safety; inclusive access and general design arrangements.

Strategic views: The proposed height increase at Block A4 would extend above the Western Towers of St Pauls within LVMF view 1.A2. The proposed materials palette would have a beneficial impact relative to the approved materials under the extant consent. Details of materials and façade treatments must be robustly secured by condition.

Heritage: Additional information is required from the applicant to justify the proposed impacts to St Paul's Cathedral. GLA officers will provide further comment in due course following completion of the viability testing.

Transport: Mitigation measures secured in the extant consent must be implemented.

Sustainable development: Further information is required regarding energy strategy; whole life-cycle carbon; and circular economy.

Environmental issues: Further information is required regarding flood risk; sustainable drainage; and water efficiency.

Response – Officers note that the GLA are supportive of the development in principle and that there are no land use issues as a result of the proposed development. With regards to the other issues raised:

Affordable housing: Officers are supportive of the affordable housing officer and have reviewed the Financial Viability Assessment and agree with the conclusions that the offer represents the maximum reasonable amount. The GLA have asked for additional information from the applicant's viability consultants and this has been provided. It is anticipated that the GLA will complete their consideration of the viability prior to Stage II.

Housing: The applicant has fully addressed the GLA concerns regarding playspace and has provided additional information alongside the revised figures. Officers are content that this issue is now fully compliant with policy.

Urban design: The applicant has fully addressed the fire safety issues. Southwark officers are satisfied with the design of the amended buildings as well as the quality of accommodation provided. The buildings are considered to be designed to the highest standards and relevant conditions regarding materials and façade treatment would remain imposed on the consent. Officers consider the site to be suitable for a tall building and are satisfied that the additional height is appropriate and would not result in any detrimental loss of amenity.

Strategic views and heritage: Officers have reviewed the BHTVIA addendum to the ES and are fully satisfied that the development would have no demonstrable adverse impact on LVMF view 1.A2. Officers agree with the GLA that the proposed materials palette would have a beneficial impact relative to the approved materials under the extant consent.

Transport: Mitigation measures secured in the extant consent would continue to be secured on this amendment application.

Sustainable development: The applicant has provided further information in the energy strategy and on whole life carbon/circular economy. Officers are satisfied that the scheme is policy compliant and the GLA will confirm their view on energy and carbon/circular economy as part of the Stage II process

Environmental issues: The applicant has fully addressed the issues raised and submitted additional information. Officers have reviewed this and consider it to suitably deal with the points raised.

Health and Safety Executive

201. Concerns were raised about the provision of a single staircase in all blocks on Subplot 4.

Response – The applicant fully addressed the comments made by the Health and Safety Executive. Following revisions to deal with the HSE concerns, the HSE were re-consulted and have confirmed that they are now content with the proposal.

Historic England

202. Historic England do not wish to offer any advice/comments on the proposal.
Response – Noted.

London Fire Brigade

203. No further observations to make.
Response – Noted.

Metropolitan Police

204. No objections subject to the original conditions.
Response – Noted and agreed, the relevant conditions would be attached to any consent issued.

National Air Traffic Services (NATS)

205. No safeguarding objections.
Response – Noted.

Transport for London

206. The proposed amendments to the consented scheme are minor in terms of strategic transport, with minimal additional trip generation over the consented trip generation. As such, assuming the mitigation secured in the consented wider scheme, particularly for bus services and cycle hire, there would not be an adverse impact on the transport network. TfL welcome the reduction in car parking to give a reduced overall, noting that, given the site PTAL of 4-5, were this to be a new stand-alone development, it would be required to be 'car free' bar disabled spaces, in line with the latest London Plan and Southwark local plan policy.
Response – Noted.

Community impact and equalities assessment

207. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
208. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
209. 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:
- The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
 - 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
- 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.

210. 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

211. 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.

212. This application has the legitimate aim of providing new homes and improved employment space. 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

213. 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.

214. 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

215.	Was the pre-application service used for this application?	YES
	If the pre-application service was used for this application, was the advice given followed?	YES
	Was the application validated promptly?	YES

If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	YES

CONCLUSION

216. The proposed development would result in minor material amendments to a consented and implemented scheme. The amendments would result in the provision of 60 additional homes on the FDS which would maximise the efficient use of the site and make a significant contribution towards the council's housing targets. The intensification of development is appropriate in the context of the site allocation and policy aspirations for the area.
217. The proposal would result in more affordable housing being provided on site with an additional 18 intermediate homes and 9 social rented homes over and above the extant consent. This would increase the total amount of affordable housing being provided on the FDS from the approved 64% by habitable room to the proposed 66%. It is noted that the affordable tenure split would not comply with policy, however it would generally align with that approved on the extant scheme, which is significant material consideration with significant weight. Officers consider that the affordable offer would be a significant benefit of the scheme and would assist with the decant from other parts of the estate, increasing options for existing residents to remain on the estate.
218. The new homes would be accommodated on buildings that are of a larger scale and massing than approved under the extant scheme. The increase in scale and massing is not considered to be significant and the impact on local and wider views is considered to be acceptable. Consideration has also been given to the impact on heritage assets and the protected LVMF view of St Paul's from Alexandra Palace and it is concluded that the impacts would be minor, considered to be less than substantial harm and outweighed by the benefits of the scheme.
219. The proposed amendments also include a redesigned facade treatment for the tower on Subplot 4. These amendments are considered to be positive and would contextualise well with the remainder of the approved FDS. Materials and facade details would continue to be reserved by condition which is considered to be appropriate in order to ensure the highest standards of design are achieved.
220. Increasing the scale and massing of buildings can have amenity impacts on adjacent residents. The proposed amendments are generally restricted to increasing height (where the estate abuts existing residents). Officers are therefore satisfied that there would be no increase in overlooking or loss of privacy. The levels of outlook established on the extant scheme would be retained and are considered acceptable. An updated daylight and sunlight assessment has been provided and it is demonstrated that there would be no loss of daylight or sunlight contrary to the standards set out in the BRE guidance. Officers are therefore satisfied that there would be no adverse residential

amenity impacts as a result of the proposed development.

221. The amendments would achieve Carbon Zero status for Subplots 3 and 4 through a combination of an in lieu payment and a 62% carbon reduction on site. This is considered to be a benefit of the scheme as it improves on the performance of the extant scheme.
222. Developments of this size and nature have the potential for significant environmental impacts and therefore an addendum to the extant scheme Environmental Statement has been submitted. The impacts identified in the Environmental Statement have been assessed and taken into account and should be considered in determining the application. No impacts of a significant scale have been identified which are not capable of being mitigated.
223. The application is considered to be in compliance with the development plan, and emerging documents, when read as a whole, and It is therefore recommended that planning permission be granted, subject to conditions, the timely completion of a Deed of Variation to the parent S106 Agreement and referral to the Mayor of London.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents TP/H1059	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	Relevant planning policies
Appendix 3	Relevant planning history
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Terence McLellan, Team Leader	
Version	Final	
Dated	29 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		30 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	Notting Hill Genesis	Reg. Number	22/AP/1063
Application Type	S.73 Vary/Remove Conds/Minor Alterations		
Recommendation	GRANT subject to Agreement (GLA)	Legal Case Number	H1059

Draft of Decision Notice

Grant subject to Legal Agreement & Referral to GLA for the following development:

Variation to Condition 2 (Approved Plans) and Condition 43 (Quantum of Development) of planning permission 17/AP/3885. Minor amendments to sub plots 3 and 4 to include the provision of an additional 60 new homes, provision of non-residential floorspace at ground level (Class E), revisions to tenure and unit mix, alterations to height and massing to increase total height of sub plot 3 to part 3/part 4/part 7 storeys and sub plot 4 to 23 storeys, internal reconfigurations, elevational alterations and material changes, revisions to landscaping, amenity, play space, car parking, and cycle storage. The application is supported by an Addendum to the Environmental Statement (ES) in line with the Town and Country Planning (Environmental Impact Assessment Regulations).

Aylesbury Estate Land Bounded By Albany Road Portland Street Westmoreland Road and Bradenham Close

In accordance with application received on 11 March 2022 and Applicant's Drawing Nos.:

Existing Plans

Site wide

HTA-L-D01-X-XX-2900B; D01-004B; D01-100B; D01-101C; D01-102C; D1-106C; D01-130C; D01-131D; D01-132C; D01-133D; D01-134C; D01-135D; D01-136C; D01-137A; D01-138C; D01-139C.

Block 1

1305-07-100 D4; 1305-07-101 D2; 1305-07-102 D1; 1305-07-103 D1; 1305-07-104 D1; 1305-07-105 D2; 1305-07-106 D1; 1305-07-107 D1; 1305-07-108 D1; 1305-07-109 D1; 1305-07-110 D1; 1305-07-111 D1; 1305-07-300 D2; 1305-07-301 D1; 1305-07-302 D1; 1305-07-303 D1; 1305-07-304 D1; 1305-07-305 D1; 1305-07-306 D1; 1305-07-400 D2; 1305-07-401 D2; 1305-07-404 D3; 1305-07-464 D3.

Block 2

S02-101B; S02-102C; S02-103C; S02-130C; S02-131C; S02-132C; S02-140B; S02-141A; S02-300B.

Block 5

S05-101B; S05-102B; S05-103C; S05-104C; S05-105C; S05-106C; S05-107C; S05-108C; S05-109C; S05-110C; S05-111B; S05-112B; S05-113B; S05-120B; S05-130B; S05-131B; S05-133C; S05-134B; S05-135C; S05-136B; S05-137B; S05-138D; S05-140B; S05-142B; S05-143B; S05-144B; S05-145B; S05-146A; S05-147A; S05-300A; S05-301A; S05-302A.

Block 6

S06-101B; S06-102B; S06-103C; S06-104C; S06-105C; S06-106D; S06-107D; S06-108D; S06-109D; S06-110D; S06-111C; S06-112B; S06-130D; S06-131C; S06-132B; S06-133C; S06-134B; S06-135B; S06-136D; S06-137D; S06-138B; S06-140B; S06-141B; S06-142B; S06X-DR_300_U2A.

Sections

HTA-L-D01-X-XX-2202B; HTA-L-D01-X-XX-2203A; HTA-L-D01-X-XX-2204B; HTA-L-D01-X-XX-2205A; HTA-L-D01-X-XX-2206; HTA-L-D01-X-XX-2207A; HTA-L-D01-X-XX-2208A; HTA-L-D01-X-XX-2902B;

HTA-L-D01-X-XX-2903A; HTA-L-D01-X-XX-2904B; HTA-L-D01-X-XX-2905B; HTA-L-D01-X-XX-2906; HTA-L-D01-X-XX-2907A; HTA-L-D01-X-XX-2908A; HTA-L-D01-X-XX-2909.

Highways

0304-ATR-003B; 0304-ATR-004A; 0304-GA-007D; 0304-RP-001C; 0304-RP-002C.
Previously Approved Drawings received

Proposed Plans

NHG-FDS_HTA-A_XX_DR_0102
NHG-FDS_HTA-A_S03_DR_0200
NHG-FDS_HTA-A_S03_DR_0201
NHG-FDS_HTA-A_S03_DR_0202
NHG-FDS_HTA-A_S03_DR_0203
NHG-FDS_HTA-A_S03_DR_0204
NHG-FDS_HTA-A_S03_DR_0205
NHG-FDS_HTA-A_S03_DR_0206
NHG-FDS_HTA-A_S03_DR_0207
NHG-FDS_HTA-A_S03_DR_0220
NHG-FDS_HTA-A_S03_DR_0221
NHG-FDS_HTA-A_S03_DR_0222
NHG-FDS_HTA-A_S03_DR_0223
NHG-FDS_HTA-A_S03_DR_0224
NHG-FDS_HTA-A_S03_DR_0225
NHG-FDS_HTA-A_S03_DR_0226
NHG-FDS_HTA-A_S03_DR_0600
NHG-FDS_HTA-A_S03_DR_0601
NHG-FDS_HTA-A_S03_DR_0602
AYLE-HBA-BC-00-DR-A-080100 P2
AYLE-HBA-BC-01-DR-A-080101 P2
AYLE-HBA-BC-02-DR-A-080102 P1
AYLE-HBA-BC-03-DR-A-080103 P1
AYLE-HBA-BC-04-DR-A-080104 P1
AYLE-HBA-BC-05-DR-A-080105 P1
AYLE-HBA-BC-06-DR-A-080106 P1
AYLE-HBA-BC-07-DR-A-080107 P1

AYLE-HBA-BC-08-DR-A-080108 P1
AYLE-HBA-BC-09-DR-A-080109 P1
AYLE-HBA-BC-10-DR-A-080110 P1
AYLE-HBA-BC-23-DR-A-080123 P1
AYLE-HBA-BC-RF-DR-A-080124 P1
AYLE-HBA-BC-ZZ-DR-A-080111 P1
AYLE-HBA-ZZ-ZZ-DR-A-080130 P1
AYLE-HBA-ZZ-ZZ-DR-A-080131 P1
AYLE-HBA-ZZ-ZZ-DR-A-080200 P2
AYLE-HBA-ZZ-ZZ-DR-A-080201 P2
AYLE-HBA-ZZ-ZZ-DR-A-080202 P2
AYLE-HBA-ZZ-ZZ-DR-A-080203 P2
AYLE-HBA-ZZ-ZZ-DR-A-080204 P1
AYLE-HBA-ZZ-ZZ-DR-A-080205 P2
AYLE-HBA-ZZ-ZZ-DR-A-080206 P1
AYLE-HBA-ZZ-ZZ-DR-A-080207 P1
AYLE-HBA-ZZ-ZZ-DR-A-080208 P1
AYLE-HBA-ZZ-ZZ-DR-A-080209 P1
AYLE-HBA-ZZ-ZZ-DR-A-080210 P1
AYLE-HBA-ZZ-ZZ-DR-A-080211 P1
AYLE-HBA-ZZ-ZZ-DR-A-080212 P1
AYLE-HBA-ZZ-ZZ-DR-A-080213 P1
AYLE-HBA-ZZ-ZZ-DR-A-080214 P1

Proposed S03 and S04 Drawings received 11/03/2022

Other Documents

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

3. Tree Protection

Unless previously discharged, prior to any works, including demolition, commencing on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

An Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority for all trees on or in the vicinity of that block.

i) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

ii) The Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

iii) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation. The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement.

Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations. If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

4. Site Contamination

Unless previously discharged, prior to the commencement of any development (excluding demolition) on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Part One - 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.

Part Two - 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.

Part Three - 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.

Part Four - 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 Part One - Part Three 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 policy P64 'Contaminated land and hazardous substances' of the Southwark Plan 2022 and the National Planning Policy Framework 2021."

5. Demolition Environmental Management Plan

Unless previously discharged, no demolition works shall take place for:

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Until a DEMP for each block has been submitted to and approved in writing by the Local Planning Authority. The DEMP shall oblige the applicant, or developer and their contractor/s to commit to current best practice with regard to site management and use

all best endeavours to minimise disturbances including, but not limited to, noise, vibration, dust, smoke and plant emissions emanating from the site during any demolition works. The DEMP will include the following:

- A detailed specification of demolition works including consideration of environmental impacts (noise, dust, emissions to air, lighting, waste) and the proposed remedial measures;

- Engineering measures to eliminate or mitigate specific environmental impacts

- Arrangements for direct and responsive contact for the public with the contractor/site management during demolition and arrangements for regular public access information meetings to discuss the progress of and issues with the demolition;

- A commitment to adopt and implement the ICE Demolition Protocol, Southwark's Considerate Contractor Scheme and GLA Best Practice Guidance;

- To follow all current best practice with regard to the management of outputs regarding noise and emission to air;

- Safe routing, holding and access for site traffic;

- Waste storage, separation and disposal;

- A demolition logistics plan (prepared to TfL CLP Standards and subject to approval by TfL);

- Details of cycle awareness training for all drivers and installation of skirts on all lorries.

All demolition and construction work shall then be undertaken in strict accordance with the approved DEMP, unless otherwise agreed in advance, in writing by the Local Planning Authority.

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 Policy P56 'Protection of amenity' of the Southwark Plan (2022), and the National Planning Policy Framework (2021).

6. Ecological Management Plan

Unless previously discharged, prior to the commencement of development (excluding demolition) on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens) relating to that block, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements: Management of Biodiverse Green roofs, Nest boxes, Rain gardens, Native planting and hedges.

Reason:

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

7. Environment Agency

Unless previously discharged, prior to the commencement of development (excluding demolition) on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

The following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to, and approved in writing by, the Local Planning Authority in consultation with the

i) A site investigation scheme, based on submitted geo-environmental and geotechnical preliminary risk assessment by WSP UK Ltd (dated 22 September 2014 with reference 50600304), to provide information for a detailed assessment of the risk to all receptors which may be affected, including those off site;

ii) The results of the site investigation and detailed risk assessment referred to in (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

iii) A verification plan providing details of the data which will be collected in order to demonstrate that the works set out in the remediation strategy in (ii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason

For the protection of controlled waters. The site is located over a Secondary Aquifer and it is possible that the site may be affected by historic contamination.

8. Environment Agency

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

Reason

There is always the potential for unexpected contamination to be identified during groundworks. The Environment Agency should be consulted should any contamination be identified that could present an unacceptable risk to controlled waters.

9. Thames Water

Unless previously discharged, prior to commencement of any construction works, excluding demolition, on;

a) Block 1

b) Block 2

- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A drainage strategy for that block, detailing any on and/or off site drainage works should be submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason

The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

10. Thames Water

Unless previously discharged, for each of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

No impact 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 and water 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 and water utility infrastructure. Piling has the potential to impact on local underground sewerage utility

infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

11. Thames Water

Unless previously discharged, development (excluding demolition) should not be commenced until Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason:

To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

12. Highways

Unless previously discharged, notwithstanding drawing number 0304-GA-007D, an updated Highways Infrastructure Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development (excluding demolition) in consultation with the Highways Authority in order to finalise details of street design and treatment, lighting, planting access and visibility. The development shall then be implemented in accordance with any consent given.

Reason

In the interest of amenity and to secure a high standard of street design.

Permission is subject to the following Grade Condition(s)

13. Landscaping

Unless previously discharged, before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5

f) Block 6

Detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the relevant block not covered by buildings (including cross sections, podium gardens, roof gardens, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The submission should include details of native planting with a minimum of 30% of native plants of local provenance. 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 same size 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: The National Planning Policy Framework 2021; and policies P57 - Open Space, P59 - Green Infrastructure and P61 - Trees of the Southwark Plan 2022.

14. Green/Brown Roofs

Unless previously discharged, before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details (including a specification and maintenance plan) of the green/brown roof/ living walls/ vertical gardens, terraces and planters to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with

any such approval given, and the green/brown roof/ living walls/ vertical gardens; terraces and planters are to be retained for the duration of the use. Where trees and large shrubs are proposed to be provided within planters, details of irrigation shall be provided such that water is available for the maintenance by mains, grey water or other sustainable drainage specification such as attenuation tanks and automated irrigation systems.

Reason:

So that the council may be satisfied with the details of the landscaping scheme, in accordance with: The National Planning Policy Framework 2021; and policies P57 - Open Space, P59 - Green Infrastructure of the Southwark Plan 2022.

15. BREEAM

Unless previously discharged, before any fit out works to the community space in Block 1 hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'Very Good' shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

Before the community space in Block 1 is brought into use, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan (2021) and policy P69 'Sustainability standards' of the Southwark Plan 2022.

16. Car Club

Unless previously discharged, before any above grade work is carried out, including landscaping works, details of the positioning of the three car club bays 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. The car club bays shall remain for as long as the development is occupied.

Reason:

In accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T2 (Healthy streets) of the London Plan (2021) and policy P50 'Highway impacts' of the Southwark Plan 2022.

17. Designing Out Crime

Unless previously discharged, before any above grade work hereby authorised begins on

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of security measures for that block 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 achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D11 (Safety, security and resilience to emergency) of the London Plan (2021) and P16 'Designing out crime' of the Southwark Plan (2022).

18. CHP Plant Pre approval

Unless previously discharged, before any above grade works take place on any part of the site, the developer will provide a report advising of the full particulars and details of the CHP plant including final location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment. These details shall be submitted and approved in writing by the Local Planning Authority. The CHP plant shall not be constructed or operated other than in accordance with the LPA approval given whilst it is in commission.

Reason

In order that the Local Planning Authority may be satisfied that the location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment are cohesive, adequate and effective, to ensure the proposal minimises its impact on air quality and amenity in accordance with Policy SI2 of the London Plan 2021 and policy P56 - Protection of Amenity of The Southwark Plan.

19. Full fibre connectivity

Prior to commencement of works above grade on the development of Subplots 3 and 4 hereby approved, detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason:

To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness in accordance with Policy SI6 of the London Plan (2021)

19. CEMP

Unless previously discharged, no above grade works shall take place on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Until a CEMP for that block has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, or developer and their contractor/s to commit to current best practice with regard to site management and use all best endeavours to minimise disturbances including, but not limited to, noise, vibration, dust, smoke and plant emissions emanating from the site during construction. The CEMP will include the following:

- A detailed specification of construction works including consideration of environmental impacts (noise, dust, emissions to air, lighting, waste) and the proposed remedial measures;
- The specification shall include details of foundation piling

- Engineering measures to eliminate or mitigate specific environmental impacts

- Arrangements for direct and responsive contact for the public with the contractor/site management during demolition and/or construction and arrangements for regular public access information meetings to discuss the progress of and issues with the development;

- A commitment to adopt and implement the ICE Demolition Protocol, Southwark's Considerate Contractor Scheme and GLA Best Practice Guidance;

- To follow all current best construction practice with regard to the management of outputs regarding noise and emission to air;

- Safe routing, holding and access for site traffic;

- Waste storage, separation and disposal;

- A Construction and Logistics Plan in line with TfL guidance (all construction access routes and access details also need to be approved by TfL);

- Details of cycle awareness training for all drivers and installation of skirts on all lorries.

All construction work shall then be undertaken in strict accordance with the approved CEMP, unless otherwise agreed in advance, in writing by the Local Planning Authority.

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 Policy P56 'Protection of amenity' of the Southwark Plan (2022), and the National Planning Policy Framework (2021).

20. AQA

Unless previously discharged, before any above grade work hereby authorised begins on;

- a) Block 1

- b) Block 2

- c) Block 3

- d) Block 4

- e) Block 5

- f) Block 6

A site report detailing the proposed methods relevant to that block to minimise future occupiers exposure to air pollution 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 and the approved scheme shall be implemented prior to occupation of the development and shall be permanently maintained thereafter.

Reason

To ensure that air quality does not suffer by reason of pollution and works associated with the construction and operation of the development, in accordance with Policy P56 'Protection of amenity' of the Southwark Plan (2022), and the National Planning Policy Framework (2021).

21. Cycle storage

Unless previously discharged, before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details (1:50 scale drawings) of the facilities to be provided in that block for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall also show layout, location and type of any on-street cycle parking. 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

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport 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.

22. Biodiversity Roofs

Unless previously discharged, for each of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of the biodiversity (green/brown) roofs for that block shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roofs shall be:

- i) biodiversity based with extensive substrate base (depth 80-150mm);
- ii) laid out in accordance with the Roof plans for blocks 1,4,5,and 6 hereby approved; and
- iii) 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 other than a biodiversity roof in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the green/brown roofs and Southwark Council agreeing the submitted plans which will then be implemented as approved. 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).

23. Bat Tubes and boxes

Unless previously discharged, prior to any above grade works on;

- a) Block 1
- b) Block 2

- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of bat tubes/ bricks for that block shall be submitted to and approved in writing by the Local Planning Authority. No less than 10 Tubes/ bricks, (with a minimum of 3 Tubes) for each block, shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / 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 / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans which will then be implemented as approved. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); 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).

24. Swift boxes

Unless previously discharged, prior to any above grade works on:

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of Swift nesting boxes / bricks for that block shall be submitted to and approved in writing by the Local Planning Authority. No less than 8 nesting boxes / bricks shall be

provided for blocks 4, 5, and 6 and the details shall include the exact location, specification and design of the habitats. The boxes / 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 Swift nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans which will then be implemented as approved. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); 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).

25. Material Samples

Unless previously discharged, for each of :

- a) Block 1
- b) Block 2
- c) Block 3 (submission required regardless of previous discharge)
- d) Block 4 (submission required regardless of previous discharge)
- e) Block 5
- f) Block 6

Material sample panels of all external facing materials, including glazing, brickwork (bond and pointing) and decorative metal screening for the relevant block shall be presented on site and approved in writing by the Local Planning Authority before any work above grade in connection with each block is carried out. The development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal demonstrates exemplary quality in terms of materials to be used.

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); Policy P13 (Design of Places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

26. Mock ups

Unless previously discharged, prior to any above grade works taking place on;

- a) Block 1
- b) Block 2
- c) Block 3 (submission required regardless of previous discharge)
- d) Block 4 (submission required regardless of previous discharge)
- e) Block 5
- f) Block 6

A mock up of all external finishes including cladding, brickwork and masonry which includes a corner junctions with door and window reveals, cills, lintels and all ground level door types for the relevant block shall be constructed for inspection on site 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 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); Policy P13 (Design of Places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

27. Detailed drawings

Unless previously discharged, prior to any above grade works on;

- a) Block 1
- b) Block 2
- c) Block 3 (submission required regardless of previous discharge)
- d) Block 4 (submission required regardless of previous discharge)
- e) Block 5
- f) Block 6

Section detail-drawings at a scale of 1:5 or 1:10 through:

- principal features on the facades;
- parapets (which shall be in brick or masonry);
- roof edges;
- junctions with the existing building; and
- heads, sills and jambs of all openings.

Shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure 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); Policy P13 (Design of Places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

28. Tree planting

Unless previously discharged, prior to works commencing above grade, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This shall include provision for no less than 215 new trees and must 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. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) 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

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

29. Plant noise

Unless previously discharged, prior to the occupation of;

- (a) Block 1
- (b) Block 2
- (c) Block 3
- (d) Block 4
- (e) Block 5
- (f) Block 6

The rated noise level from any plant including the proposed CHP scheme and energy centre, together with any associated ducting or fittings shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises. A validation test shall be carried out prior to any plant being commissioned and the results shall be submitted to the Local Planning Authority for approval in writing prior to the occupation of any units within the relevant block.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policies D13 (Agent of change) and D14 (Noise) of the London Plan (2021); P56 (Protection of Amenity) of the Southwark Plan (2022).

30. Electric Vehicle Parking

Before the first occupation of;

- a) Block 4
- b) Block 5

Details of the installation (including location and type) of electric vehicle charger points for that block shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of

the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel, in accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T6 (Car parking) of the London Plan (2021); Policy P50 (Highways Impacts) and Policy P69 (Sustainability Standards) of the Southwark Plan (2022)

31. Service Management Plan

Unless previously discharged, prior to occupation of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A Service Management Plan for that block detailing how all elements of the site are to be serviced, including bin collection and deliveries, 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

To ensure compliance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T7 (Deliveries, servicing and construction) of the London Plan (2021) and Policy P50 (Highways Impacts) of the Southwark Plan (2022).

32. Ecological monitoring

Unless previously discharged, prior to the occupation of;

- a) Block 1
- b) Block 2
- c) Block 3

- d) Block 4
- e) Block 5
- f) Block 6

A scheme for monitoring the effectiveness of the biodiversity mitigation and enhancement measures for that block, shall be submitted to and approved by the Local Planning Authority. This shall include:

- Use of bird or bat nesting and roosting features, Success of the biodiversity roofs, hedges, parks and rain gardens to support wildlife.

- The monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 10 years.

Reason:

To increase the biodiversity of the site, to mitigate any impact from the development hereby approved in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open water space, P59 Green infrastructure, P60 Biodiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

33. Refuse Storage - Residential

Unless previously discharged, prior to occupation of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of the arrangements for the storing of domestic refuse in that block shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P56 (Protection of amenity) and Policy P62 (Reducing waste) of the Southwark Plan (2022).

34. Refuse Storage

Unless previously discharged, details of the arrangements for the storing of refuse for the community centre in Block 1 shall be submitted to and approved in writing by the Local Planning Authority prior to the community centre being brought into use and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P56 (Protection of amenity) and Policy P62 (Reducing waste) of the Southwark Plan (2022).

35. EA

Unless previously discharged, prior to the occupation of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A verification report for the relevant block demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority prior to occupation. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a 'long-term monitoring and

maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use

Permission is subject to the following Compliance Condition(s)

36. Residential Internal Noise Levels

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

Bedrooms - 30dB LAeq, T * and 45dB LAFmax T *

Living rooms- 35dB LAeq, T#

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

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

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Chapter 8 (Promoting healthy and safe communities) and Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P15 (Residential Design), Policy P56 (Protection of Amenity) and Policy P69 (Sustainability Standards) of the Southwark Plan (2022).

37. Residential Noise

The habitable rooms within the development sharing a party wall element (wall/ceiling/floor) with a separate residence shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall is a minimum of 5dB improvement over the Building Regulations standard set out in Approved Document E.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise transfer in accordance with Chapter 8 (Promoting healthy and safe communities) and Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P15 (Residential Design), Policy P56 (Protection of Amenity) and Policy P69 (Sustainability Standards) of the Southwark Plan (2022).

38. Residential Noise

Any party ceiling/floor element between a domestic and commercial/community use premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that NR20, due to noise from the commercial/community premises, is not exceeded.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the community use, 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).

39. Vibration

The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 - 07.00hrs.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess vibration in accordance with Chapter 8 (Promoting healthy and safe communities) and Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P15 (Residential Design), Policy P56 (Protection of Amenity) and Policy P69 (Sustainability Standards) of the Southwark Plan (2022).

40. CHP Management Plan Emissions standard

The CHP plant shall use natural gas and meet the relevant standard for its size stated in Appendix 7 of the London Mayor's Supplementary Planning Guidance on Sustainable Design and Construction.

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 Policy P56 'Protection of amenity' and Policy P69 (Sustainability Standards) of the Southwark Plan (2022), and the National Planning Policy Framework (2021).

41. Hours of use

The use hereby permitted for D Class purposes shall not be carried on outside of the hours 7:00 to 23:00 on Monday to Saturday or 08:00 to 22:00 on Sundays and public holidays.

Reason:

To ensure that and the wider environment do not suffer a loss of amenity by reason of nuisance, in accordance with Policy P56 'Protection of amenity' of the Southwark Plan (2022), and the National Planning Policy Framework (2021).

42. PD Rights

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwellinghouses hereby approved as part of Blocks 2 and 3.

Reason

To safeguard the character and the amenities of the premises and adjoining properties.

43. Fire Strategy

The development hereby permitted shall be carried out in accordance with the approved Fire Strategy.

Reason:

In order to ensure that the fire safety of the proposed development has been duly considered, as required by policy D12 'Fire safety' of the London Plan (2021).

44. Development quantum

The application hereby approved shall be for the demolition of the existing buildings, and redevelopment to provide a mixed-use development comprising a number of buildings between 2 to 23 storeys in height, providing 902 residential dwellings; flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; associated car and cycle parking, as per the permitted plans.

Reason:

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

Relevant Planning Policies

National Planning Policy 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 following chapters are relevant:

- Chapter 2 Achieving sustainable development
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 6 Building a strong, competitive economy
- 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

New 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:

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG4 Delivering the homes Londoners need
- Policy SD10 Strategic and local regeneration
- Policy D1 London's form, character and capacity for growth
- Policy D2 Infrastructure requirements for sustainable densities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D8 Public realm
- Policy D9 Tall buildings
- Policy D10 Basement development
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D13 Agent of Change
- Policy D14 Noise Policy S1 Developing London's social infrastructure
- Policy H1 Increasing housing supply
- Policy H4 Delivering affordable housing
- Policy H6 Affordable housing tenure

Policy H7 Monitoring of affordable housing
Policy H8 Loss of existing housing and estate redevelopment
Policy H9 Ensuring the best use of stock
Policy H10 Housing size mix
Policy H12 Supported and specialised accommodation
Policy H13 Specialist older persons housing
Policy S1 Developing London's social infrastructure
Policy S4 Play and informal recreation
Policy S2 Health and social care facilities
Policy E1 Offices
Policy E2 Providing suitable business space
Policy E9 Retail, markets and hot food takeaways
Policy E11 Skills and opportunities for all
Policy HC1 Heritage conservation and growth
Policy HC2 World Heritage Sites
Policy HC3 Strategic and Local Views
Policy HC4 London View Management Framework
Policy G1 Green infrastructure
Policy G5 Urban greening
Policy G6 Biodiversity and access to nature
Policy G7 Trees and woodlands
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 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 T7 Deliveries, servicing and construction
Policy T9 Funding transport infrastructure through planning

Southwark Plan 2022

ST1 Southwark's Development targets
ST2 Southwark's Places
SP1 Homes for all
SP2 Southwark Together
SP3 Great start in life
SP4 Green and inclusive economy
SP5 Thriving neighbourhoods and tackling health inequalities
SP6 Climate Change
AV.01 Aylesbury Area Vision

P1 Social rented and intermediate housing
P2 New family homes
P3 Protection of existing homes
P4 Private rented homes
P7 Housing for older people
P8 Wheelchair accessible and adaptable housing
P10 Supported housing
P13 Design of places
P14 Design quality
P16 Designing out crime
P17 Tall buildings
P18 Efficient use of land
P20 Conservation areas
P21 Conservation of the historic environment and natural heritage
P22 Borough views
P23 Archaeology
P28 Access to employment and training
P30 Office and business development
P44 Broadband and digital infrastructure
P45 Healthy developments
P47 Community uses
P49 Public transport
P50 Highways impacts
P51 Walking
P53 Cycling
P54 Car Parking
P55 Parking standards for disabled people and the mobility impaired
P56 Protection of amenity
P57 Open space
P59 Green infrastructure
P60 Biodiversity
P61 Trees
P62 Reducing waste
P64 Contaminated land and hazardous substances
P65 Improving air quality
P66 Reducing noise pollution and enhancing soundscapes
P67 Reducing water use
P68 Reducing flood risk
P69 Sustainability standards
P70 Energy
NSP01

Mayors SPD/SPGs

Accessible London: Achieving an Inclusive Environment (October 2014)
The control of dust and emissions during construction and demolition (July 2014)
Character and Context (June 2014)
Sustainable Design and Construction (April 2014)
Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)
London View Management Framework (March 2012)
Planning for Equality and Diversity in London (October 2007)

Southwark SPDs/SPGs

Design and Access Statements (2007)

S106 and CIL (2015) S106 and CIL Addendum (2017)

Sustainability Assessments (2007)

Sustainable Design and Construction (2009)

Sustainable Transport (2009)

Residential Design Standards (2015)

Relevant planning history

Reference and Proposal	Status
<p>14/AP/3843 Demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m - 72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works.</p>	<p>Granted with Legal Agreement 05/08/2015</p>
<p>14/AP/3844 Outline application for: demolition of existing buildings and phased redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m - 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction station; up to 1,098 car parking spaces; cycle parking; landscaping and associated works.</p>	<p>Granted with Legal Agreement 05/08/2015</p>
<p>17/AP/3885 Minor material amendments to planning permission 14/AP/3843 for Demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m - 72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works. The proposed amendments include:</p> <p>Provision of an additional 12 units (including three townhouses in place of the Gas Pressure Reduction Station); Revisions to unit and tenure mix; Internal reconfiguration and elevational alterations; Minor alterations to landscape layouts, amenity space and roof space.</p>	<p>Granted with Legal Agreement 14/02/2019</p>

Relevant planning history

Reference and Proposal	Status
<p>22/AP/0019 Non material amendment to planning permission ref. 17/AP/3885 dated 14th February 2019 for 'Minor material amendments to planning permission 14/AP/3843 for Demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m - 72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works.</p> <p>The amendment seeks the following: to amend the wording of the description of development, and add a new planning condition specifying the quantum of the approved development.</p>	<p>AGREED 04/02/2022</p>

Consultation undertaken

Site notice date: 12/02/2022.

Press notice date: 14/04/2022

Case officer site visit date:12/02/2022

Neighbour consultation letters sent: 21/04/2022

Internal services consulted

Archaeology

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Local Economy

Ecology

Environmental Protection

Highways Development and Management

Section 106 Team

Flood Risk Management & Urban Drainage

Transport Policy

Urban Forester

Statutory and non-statutory organisations

Environment Agency

Great London Authority

Historic England

London Fire & Emergency Planning Authori

Natural England - London & South East Re

Metropolitan Police Service (Designing O

Transport for London

Thames Water

Neighbour and local groups consulted:

4 St Marks House Elizabeth Estate Phelp
Street London

7 St Marks House Elizabeth Estate Phelp
Street London

5 Aycliffe House Portland Street London

2 Aycliffe House Portland Street London

3 Strathcona House Horsley Street
London

38 St Peters House Elizabeth Estate
Queens Row London

2 St Marks House Elizabeth Estate Phelp
Street London

Advertising Right Bus Shelter 01280083
Opposite 402 Albany Road London

William Iv 337-339 Albany Road London

Flat Above 31 Westmoreland Road
London

34 Silverthorne Lofts 400 Albany Road
London

18 Hambledon Villa Street London

Flat 18 Roffo Court Boyson Road

Flat 9 Totters Court 10 Westmoreland
Road

141 Gayhurst Hopwood Road London

Flat 67 Roffo Court Boyson Road

Flat 26 Arments Court 392 Albany Road

5 St Matthews House Elizabeth Estate
Phelp Street London

22 Phelp Street London Southwark

12 St Matthews House Elizabeth Estate
Phelp Street London

2 Sondes Street London Southwark

100 Gayhurst Hopwood Road London	Se17working C I C 285 - 287 Albany Road London
38 Gayhurst Hopwood Road London	Flat 41 Arments Court 392 Albany Road
14 St Peters House Elizabeth Estate Queens Row London	47 St Peters House Elizabeth Estate Queens Row London
23 St Marks House Elizabeth Estate Phelp Street London	46 St Peters House Elizabeth Estate Queens Row London
St Matthews House Elizabeth Estate Phelp Street London	Flat 2 Pie House 7-9 Westmoreland Road
3 St Marks House Elizabeth Estate Phelp Street London	28 Phelp Street London Southwark
4 St Peters House Elizabeth Estate Queens Row London	158 Gayhurst Hopwood Road London
94 Gayhurst Hopwood Road London	36 Gayhurst Hopwood Road London
91 Gayhurst Hopwood Road London	22 Gayhurst Hopwood Road London
51 Gayhurst Hopwood Road London	47 Gayhurst Hopwood Road London
Flat B 5 Westmoreland Road London	21 Gayhurst Hopwood Road London
Apartment 7 34 Queens Row London	Flat 50 Roffo Court Boyson Road
Strathcona House Horsley Street London	Flat 51 Hitard Court Red Lion Close
Baillie House Horsley Street London	Flat 10 Hitard Court Boyson Road
Gayhurst Hopwood Road London	127 Gayhurst Hopwood Road London
3 St Matthews House Elizabeth Estate Phelp Street London	81 Gayhurst Hopwood Road London
Flat 3 St Edmund House Horsley Street	Flat 48 Arments Court 392 Albany Road
36 St Peters House Elizabeth Estate Queens Row London	32 Phelp Street London Southwark
1 St Matthews House Elizabeth Estate Phelp Street London	11 Gayhurst Hopwood Road London
Flat 1 St Edmund House Horsley Street	13A Westmoreland Road London Southwark
6 St Peters House Elizabeth Estate Queens Row London	28 St Peters House Elizabeth Estate Queens Row London
Flat Above 29 Westmoreland Road London	Flat 4 41 Queens Row London
Street Record Horsley Street London	6 St Marks House Elizabeth Estate Phelp Street London
Michael Faraday Primary School Portland Street London	59 St Peters House Elizabeth Estate Queens Row London
	Flat 38 Arments Court 392 Albany Road
	7-9 Westmoreland Road London Southwark
	Kart Track 285-287 Albany Road London

31B Westmoreland Road London Southwark

Flat 13 Roffo Court Boyson Road Roffo Court Boyson Road London

42 Queens Row London Southwark

Flat 38 Hitard Court Red Lion Close

Flat 33 Roffo Court Boyson Road

Flat 11 Roffo Court Boyson Road

Flat 74 Roffo Court Bradenham Close

Flat 22 Roffo Court Boyson Road

Flat 8 Roffo Court Boyson Road

Flint Hire And Supply Ltd Queens Row London

Flat 52 Roffo Court Boyson Road

Flat 47 Roffo Court Boyson Road

Flat 41 Roffo Court Boyson Road

Flat 44 Roffo Court Boyson Road

Flat 5 Roffo Court Red Lion Row

Flat 61 Roffo Court Boyson Road

52 St Peters House Elizabeth Estate Queens Row London

19 St Peters House Elizabeth Estate Queens Row London

9 St Marks House Elizabeth Estate Phelp Street London

26 St Matthews House Elizabeth Estate Phelp Street London

14 St Marks House Elizabeth Estate Phelp Street London

13 St Matthews House Elizabeth Estate Phelp Street London

Ellison House Albany Road London

15 Hambledon Villa Street London

11 Hambledon Villa Street London

Flat 4 Pie House 7-9 Westmoreland Road

4 St Stephens House Elizabeth Estate Phelp Street London

First Floor And Second Floor Flat 21 Westmoreland Road London

17B Westmoreland Road London Southwark

Flat 28 Arklow House Albany Road

Aycliffe House Portland Street London

6 Hambledon Villa Street London

St Stephens House Elizabeth Estate Phelp Street London

25 St Peters House Elizabeth Estate Queens Row London

25 St Marks House Elizabeth Estate Phelp Street London

41 Silverthorne Lofts 400 Albany Road London

Street Record Sondes Street London

STREET RECORD Slater Street London

Flat 107 Roffo Court Boundary Lane

3 Phelp Street London Southwark

61 Gayhurst Hopwood Road London

St Edmund House Horsley Street London

48 Gayhurst Hopwood Road London

26 St Peters House Elizabeth Estate Queens Row London

Flat 76 Roffo Court Boundary Lane

22 St Matthews House Elizabeth Estate Phelp Street London

2 Silverthorne Lofts 400 Albany Road London

Flat 46 Arments Court 392 Albany Road

Flat 3 13A Westmoreland Road London

10 St Stephens House Elizabeth Estate Phelp Street London

26 St Marks House Elizabeth Estate
Phelp Street London

Flat 4 St Edmund House Horsley Street

1 St Marks House Elizabeth Estate Phelp
Street London

Flat 3 Pie House 7-9 Westmoreland Road

Site Huts 33 Westmoreland Road London

Flat C 5 Westmoreland Road London

Flat D 5 Westmoreland Road London

Flat 16 Arklow House Albany Road

Flat 5 41 Queens Row London

15 St Stephens House Elizabeth Estate
Phelp Street London

54 St Peters House Elizabeth Estate
Queens Row London

Flat 2 402 Albany Road London

54 Gayhurst Hopwood Road London

Flat 15 Totters Court 10 Westmoreland
Road

St Peters House Elizabeth Estate Queens
Row London

17 St Marks House Elizabeth Estate
Phelp Street London

Prince Littler Productions Ltd Queens
Row London

19 St Marks House Elizabeth Estate
Phelp Street London

33 St Peters House Elizabeth Estate
Queens Row London

12 St Stephens House Elizabeth Estate
Phelp Street London

Flat 55 Wallington Court 6 Harcourt Street

Flat 80 Wallington Court 6 Harcourt Street

Flat 89 Wallington Court 6 Harcourt Street

14 Hambleton Villa Street London

8 Hambleton Villa Street London

17 Hambleton Villa Street London

6 Aycliffe House Portland Street London

4 Aycliffe House Portland Street London

1A Portland Street London Southwark

57 St Peters House Elizabeth Estate
Queens Row London

55 St Peters House Elizabeth Estate
Queens Row London

Flat A 1 Westmoreland Road London

Flat B 1 Westmoreland Road London

Flat 6 41 Queens Row London

Flat 3 41 Queens Row London

41 Queens Row London Southwark

Flat 44 Arments Court 392 Albany Road

Flat 50 Arments Court 392 Albany Road

Flat 34 Arments Court 392 Albany Road

Flat 18 Arments Court 392 Albany Road

Flat 10 Arments Court 392 Albany Road

Totters Court 10 Westmoreland Road
London

6 Westmoreland Road London
Southwark

Flat 45 Arments Court 392 Albany Road

Flat 28 Arments Court 392 Albany Road

Transformer Chamber Hopwood Road
London

2 Bradenham Close London Southwark

Flat 5 40 Horsley Street London

40 Horsley Street London Southwark

Flat 3 40 Horsley Street London

Flat 1 40 Horsley Street London

97 Gayhurst Hopwood Road London

145 Gayhurst Hopwood Road London

21 Portland Street London Southwark

39 St Peters House Elizabeth Estate Queens Row London	Flat 52 Langley Court 11 Bradenham Close
8 Phelp Street London Southwark	Flat 45 Langley Court 11 Bradenham Close
114 Gayhurst Hopwood Road London	Flat 35 Langley Court 1 Bradenham Close
11 St Peters House Elizabeth Estate Queens Row London	Flat 22 Langley Court 1 Bradenham Close
18 Phelp Street London Southwark	Flat 11 Langley Court 1 Bradenham Close
22 St Stephens House Elizabeth Estate Phelp Street London	Flat 7 Langley Court 1 Bradenham Close
Flat 16 Arments Court 392 Albany Road	Flat 3 Langley Court 1 Bradenham Close
Flat 5 Arments Court 392 Albany Road	Flat 2 Langley Court 1 Bradenham Close
Flat 2 Arments Court 392 Albany Road	9 Bradenham Close London Southwark
Flat 52 Hitard Court Red Lion Close	Flat 113 Wallington Court 19 Bradenham Close
Flat 49 Hitard Court Red Lion Close	Flat 92 Wallington Court 19 Bradenham Close
29 Silverthorne Lofts 400 Albany Road London	Office Wallington Court 48A Westmoreland Road London
11 Silverthorne Lofts 400 Albany Road London	Flat 6 Wallington Court 48 Westmoreland Road
Flat 131 Roffo Court Boundary Lane	Flat 10 Wallington Court 48 Westmoreland Road
Flat 92 Roffo Court Boundary Lane	Flat 12 Wallington Court 48 Westmoreland Road
Flat 89 Roffo Court Boundary Lane	Flat 30 Wallington Court 48 Westmoreland Road
83 Gayhurst Hopwood Road London	Flat 44 Wallington Court 48 Westmoreland Road
142 Gayhurst Hopwood Road London	Community Centre 50 Westmoreland Road London
139 Gayhurst Hopwood Road London	Flat 4 402 Albany Road London
4 Harcourt Street London Southwark	125 Gayhurst Hopwood Road London
2 Harcourt Street London Southwark	22 Sondes Street London Southwark
4 Cherrill Street London Southwark	15 Phelp Street London Southwark
62 Westmoreland Road London Southwark	37 St Peters House Elizabeth Estate Queens Row London
54 Westmoreland Road London Southwark	24 St Matthews House Elizabeth Estate Phelp Street London
Flat 7 Amodio Court 52 Westmoreland Road	
Flat 60 Langley Court 11 Bradenham Close	

Flat 4 33 Westmoreland Road London	59 Westmoreland Road London Southwark
4 Silverthorne Lofts 400 Albany Road London	47 Westmoreland Road London Southwark
Flat 29 Hitard Court Red Lion Close	27 Westmoreland Road London Southwark
Flat 9 Hitard Court Boyson Road	4 Strathcona House Horsley Street London
Flat 17 Hitard Court Boyson Road	1 Strathcona House Horsley Street London
12 St Peters House Elizabeth Estate Queens Row London	27 Phelp Street London Southwark
Flat 112 Roffo Court Boundary Lane	23 St Peters House Elizabeth Estate Queens Row London
28 Gayhurst Hopwood Road London	Flat 8 Lady Margaret House Elizabeth Estate Queens Row
27 St Peters House Elizabeth Estate Queens Row London	34 Queens Row London Southwark
Flat 1 41 Queens Row London	Flat 9 Arments Court 392 Albany Road
20 St Matthews House Elizabeth Estate Phelp Street London	Flat 65 Roffo Court Boyson Road
29 St Peters House Elizabeth Estate Queens Row London	Flat 51 Roffo Court Boyson Road
4 Baillie House Horsley Street London	Flat 35 Roffo Court Boyson Road
124 Gayhurst Hopwood Road London	Flat 1 31A Westmoreland Road London
122 Gayhurst Hopwood Road London	Flat 5 33 Westmoreland Road London
119 Gayhurst Hopwood Road London	Flat 73 Roffo Court Bradenham Close
112 Gayhurst Hopwood Road London	Flat 122 Roffo Court Boundary Lane
75 Gayhurst Hopwood Road London	Flat 85 Roffo Court Boundary Lane
153 Gayhurst Hopwood Road London	Flat 77 Roffo Court Boundary Lane
147 Gayhurst Hopwood Road London	Flat 7 Totters Court 10 Westmoreland Road
9 Gayhurst Hopwood Road London	Flat 40 Hitard Court Red Lion Close
55 Gayhurst Hopwood Road London	Flat 31 Hitard Court Red Lion Close
40 Gayhurst Hopwood Road London	Flat 26 Hitard Court Red Lion Close
7 St Stephens House Elizabeth Estate Phelp Street London	Hitard Court Boyson Road London
30 Phelp Street London Southwark	17 Silverthorne Lofts 400 Albany Road London
19 Portland Street London Southwark	
13 Portland Street London Southwark	

14 Silverthorne Lofts 400 Albany Road London	Flat 35 Arments Court 392 Albany Road
Flat 71 Wallington Court 6 Harcourt Street	Flat 24 Arments Court 392 Albany Road
Flat 76 Wallington Court 6 Harcourt Street	Apartment 4 34 Queens Row London
Flat 90 Wallington Court 6 Harcourt Street	Flat 8 402 Albany Road London
9 Harcourt Street London Southwark	Street Record Hopwood Road London
22 Cherrill Street London Southwark	Flat 65 Langley Court 11 Bradenham Close
20 Cherrill Street London Southwark	Flat 58 Langley Court 11 Bradenham Close
16 Cherrill Street London Southwark	Flat 48 Langley Court 11 Bradenham Close
60 Westmoreland Road London Southwark	Flat 30 Langley Court 1 Bradenham Close
56 Westmoreland Road London Southwark	Flat 6 Langley Court 1 Bradenham Close
Flat 2 Amodio Court 52 Westmoreland Road	Flat 109 Wallington Court 19 Bradenham Close
Amodio Court 52 Westmoreland Road London	Flat 103 Wallington Court 19 Bradenham Close
Flat 175 Bradenham Boyson Road	Flat 98 Wallington Court 19 Bradenham Close
31 Westmoreland Road London Southwark	Wallington Court 19 Bradenham Close London
10 Gayhurst Hopwood Road London	Flat 3 Wallington Court 48 Westmoreland Road
7 Gayhurst Hopwood Road London	Flat 4 Wallington Court 48 Westmoreland Road
6 Gayhurst Hopwood Road London	Flat 5 Wallington Court 48 Westmoreland Road
57 Gayhurst Hopwood Road London	Flat 7 Wallington Court 48 Westmoreland Road
15 Portland Street London Southwark	Flat 14 Wallington Court 48 Westmoreland Road
35 Gayhurst Hopwood Road London	Flat 15 Wallington Court 48 Westmoreland Road
42 St Peters House Elizabeth Estate Queens Row London	Flat 19 Wallington Court 48 Westmoreland Road
31 St Peters House Elizabeth Estate Queens Row London	39 Queens Row London Southwark
120 Gayhurst Hopwood Road London	
Flat 9 Lady Margaret House Elizabeth Estate Queens Row	
1D Horsley Street London Southwark	
Flat 43 Arments Court 392 Albany Road	

Flat 28 Wallington Court 48 Westmoreland Road	20 St Stephens House Elizabeth Estate Phelp Street London
Flat 40 Wallington Court 48 Westmoreland Road	93 Gayhurst Hopwood Road London
Flat 23 Roffo Court Boyson Road	118 Gayhurst Hopwood Road London
Flat 2 Totters Court 10 Westmoreland Road	59 Gayhurst Hopwood Road London
Flat 2 St Edmund House Horsley Street	56 Gayhurst Hopwood Road London
61A Gayhurst Hopwood Road London	39 Gayhurst Hopwood Road London
6 Sondes Street London Southwark	Street Record Red Lion Close London
62 Gayhurst Hopwood Road London	Flat 27 Roffo Court Boyson Road
154 Gayhurst Hopwood Road London	Flat 24 Roffo Court Boyson Road
Flat 5 St Edmund House Horsley Street	Flat 123 Roffo Court Boundary Lane
3 Gayhurst Hopwood Road London	Flat 104 Roffo Court Boundary Lane
148 Gayhurst Hopwood Road London	Flat 69 Roffo Court Boyson Road
4 Gayhurst Hopwood Road London	Flat 55 Roffo Court Boyson Road
144 Gayhurst Hopwood Road London	18 St Marks House Elizabeth Estate Phelp Street London
117 Gayhurst Hopwood Road London	29 St Matthews House Elizabeth Estate Phelp Street London
16 St Peters House Elizabeth Estate Queens Row London	16 St Marks House Elizabeth Estate Phelp Street London
1 Phelp Street London Southwark	15 St Marks House Elizabeth Estate Phelp Street London
Flat 30 Arments Court 392 Albany Road	60 St Peters House Elizabeth Estate Queens Row London
36 Boundary Lane London Southwark	98 Gayhurst Hopwood Road London
21 Silverthorne Lofts 400 Albany Road London	90 Gayhurst Hopwood Road London
7 Silverthorne Lofts 400 Albany Road London	89 Gayhurst Hopwood Road London
Silverthorne Lofts 400 Albany Road London	87 Gayhurst Hopwood Road London
Flat 7 33 Westmoreland Road London	136 Gayhurst Hopwood Road London
Flat 94 Roffo Court Boundary Lane	116 Gayhurst Hopwood Road London
Flat 10 Totters Court 10 Westmoreland Road	106 Gayhurst Hopwood Road London
Flat 8 Totters Court 10 Westmoreland Road	79 Gayhurst Hopwood Road London
	76 Gayhurst Hopwood Road London
	73 Gayhurst Hopwood Road London

156 Gayhurst Hopwood Road London	23 Gayhurst Hopwood Road London
149 Gayhurst Hopwood Road London	17 Gayhurst Hopwood Road London
60 Gayhurst Hopwood Road London	6 St Stephens House Elizabeth Estate Phelp Street London
58 Gayhurst Hopwood Road London	4 St Matthews House Elizabeth Estate Phelp Street London
29 Gayhurst Hopwood Road London	17 St Matthews House Elizabeth Estate Phelp Street London
25 Gayhurst Hopwood Road London	16 Phelp Street London Southwark
20 Gayhurst Hopwood Road London	53 Westmoreland Road London Southwark
5 Hambledon Villa Street London	3 Westmoreland Road London Southwark
13 St Stephens House Elizabeth Estate Phelp Street London	9 St Peters House Elizabeth Estate Queens Row London
6 St Matthews House Elizabeth Estate Phelp Street London	3 St Peters House Elizabeth Estate Queens Row London
14 St Matthews House Elizabeth Estate Phelp Street London	Flat 5 Lady Margaret House Elizabeth Estate Queens Row
7 Phelp Street London Southwark	Flat 1 Lady Margaret House Elizabeth Estate Queens Row
6 Phelp Street London Southwark	Flat 6 Arments Court 392 Albany Road
14 Phelp Street London Southwark	Flat 4 Arments Court 392 Albany Road
13 Phelp Street London Southwark	38 Boundary Lane London Southwark
3 Aycliffe House Portland Street London	34 Boundary Lane London Southwark
Flat A 42 Queens Row London	2 John Crane Street London Southwark
58 St Peters House Elizabeth Estate Queens Row London	Flat 63 Roffo Court Boyson Road
37 Queens Row London Southwark	Flat 60 Roffo Court Boyson Road
8 Sondes Street London Southwark	Flat 43 Roffo Court Boyson Road
4 Sondes Street London Southwark	Flat 3 33 Westmoreland Road London
25 Westmoreland Road London Southwark	Flat 28 Roffo Court Boyson Road
2 Baillie House Horsley Street London	Flat 20 Roffo Court Boyson Road
Flat 3 Lady Margaret House Elizabeth Estate Queens Row	Flat 124 Roffo Court Boundary Lane
Apartment 2 34 Queens Row London	Flat 119 Roffo Court Boundary Lane
Flat 2 41 Queens Row London	Flat 109 Roffo Court Boundary Lane
Flat 49 Arments Court 392 Albany Road	
Flat 37 Arments Court 392 Albany Road	

Flat 105 Roffo Court Boundary Lane	Flat 15 Roffo Court Boyson Road
Flat 80 Roffo Court Boundary Lane	Flat 75 Roffo Court Bradenham Close
Flat 6 Totters Court 10 Westmoreland Road	Roffo Court Bradenham Close London
Flat 7 402 Albany Road London	Flat 95 Roffo Court Boundary Lane
Flat 50 Hitard Court Red Lion Close	Flat 87 Roffo Court Boundary Lane
Flat 28 Hitard Court Red Lion Close	Flat 82 Roffo Court Boundary Lane
Flat 21 Hitard Court Boyson Road	Flat 12 Totters Court 10 Westmoreland Road
Flat 13 Hitard Court Boyson Road	Flat 12 402 Albany Road London
28 Silverthorne Lofts 400 Albany Road London	Flat 9 402 Albany Road London
22 Silverthorne Lofts 400 Albany Road London	Flat 1 402 Albany Road London
Flat 59 Wallington Court 6 Harcourt Street	39 Silverthorne Lofts 400 Albany Road London
Flat 61 Wallington Court 6 Harcourt Street	37 Silverthorne Lofts 400 Albany Road London
Flat 64 Wallington Court 6 Harcourt Street	Flat 3 Hitard Court Red Lion Row
Flat 70 Wallington Court 6 Harcourt Street	Advertising Right Bus Shelter 01280406 Side Of 2 Bradenham Close Albany Road London
Flat 79 Wallington Court 6 Harcourt Street	Flat 43 Hitard Court Red Lion Close
Flat 84 Wallington Court 6 Harcourt Street	Flat 14 Hitard Court Boyson Road
2 Mann Street London Southwark	Burgess Adventure Playground 285-287 Albany Road London
Flat 54 Langley Court 11 Bradenham Close	Street Record Portland Street London
Flat 46 Langley Court 11 Bradenham Close	19 Silverthorne Lofts 400 Albany Road London
Flat 29 Langley Court 1 Bradenham Close	6 Silverthorne Lofts 400 Albany Road London
Flat 24 Langley Court 1 Bradenham Close	1 Silverthorne Lofts 400 Albany Road London
Flat 23 Langley Court 1 Bradenham Close	Flat 69 Wallington Court 6 Harcourt Street
Flat 13 Arments Court 392 Albany Road	Flat 73 Wallington Court 6 Harcourt Street
Flat 62 Roffo Court Boyson Road	Flat 85 Wallington Court 6 Harcourt Street
Flat 56 Roffo Court Boyson Road	7 Harcourt Street London Southwark
Flat 53 Roffo Court Boyson Road	386 Albany Road London Southwark
Flat 40 Roffo Court Boyson Road	
Flat 38 Roffo Court Boyson Road	
Flat 32 Roffo Court Boyson Road	

24 Cherrill Street London Southwark	5 Bradenham Close London Southwark
6 Cherrill Street London Southwark	Flat 105 Wallington Court 19 Bradenham Close
68 Westmoreland Road London Southwark	Flat 95 Wallington Court 19 Bradenham Close
66 Westmoreland Road London Southwark	Flat 1 Wallington Court 48 Westmoreland Road
58 Westmoreland Road London Southwark	Flat 24 Wallington Court 48 Westmoreland Road
Flat 6 Amodio Court 52 Westmoreland Road	Flat 37 Wallington Court 48 Westmoreland Road
Flat 4 Amodio Court 52 Westmoreland Road	Flat 43 Wallington Court 48 Westmoreland Road
Flat 64 Langley Court 11 Bradenham Close	Flat 46 Wallington Court 48 Westmoreland Road
Flat 63 Langley Court 11 Bradenham Close	Flat 49 Wallington Court 48 Westmoreland Road
Flat 43 Langley Court 11 Bradenham Close	Flat 54 Wallington Court 48 Westmoreland Road
Flat 42 Langley Court 11 Bradenham Close	Wallington Court 48 Westmoreland Road London
Flat 41 Langley Court 11 Bradenham Close	Flat 59 Roffo Court Boyson Road
Flat 38 Langley Court 1 Bradenham Close	Flat 5 Hitard Court Boyson Road
Flat 34 Langley Court 1 Bradenham Close	Apartment 5 34 Queens Row London
Flat 33 Langley Court 1 Bradenham Close	50 St Peters House Elizabeth Estate Queens Row London
Flat 26 Langley Court 1 Bradenham Close	24 Gayhurst Hopwood Road London
Flat 19 Langley Court 1 Bradenham Close	Flat 27 Arments Court 392 Albany Road
Flat 18 Langley Court 1 Bradenham Close	Flat 7 St Edmund House Horsley Street
Flat 15 Langley Court 1 Bradenham Close	25 St Matthews House Elizabeth Estate Phelp Street London
Flat 12 Langley Court 1 Bradenham Close	18 St Matthews House Elizabeth Estate Phelp Street London
Flat 8 Langley Court 1 Bradenham Close	19 Hambledon Villa Street London
Flat 4 Langley Court 1 Bradenham Close	12 Sondes Street London Southwark
Flat 1 Langley Court 1 Bradenham Close	157 Gayhurst Hopwood Road London
13 Bradenham Close London Southwark	19 Gayhurst Hopwood Road London
Langley Court 11 Bradenham Close London	

285-287 Albany Road London Southwark	Flat 34 Wallington Court 48 Westmoreland Road
85 Gayhurst Hopwood Road London	
82 Gayhurst Hopwood Road London	Flat 41 Wallington Court 48 Westmoreland Road
135 Gayhurst Hopwood Road London	
111 Gayhurst Hopwood Road London	9 Portland Street London Southwark
2 St Peters House Elizabeth Estate Queens Row London	390 Albany Road London Southwark
34 Phelp Street London Southwark	Flat 3 Roffo Court Red Lion Row
Flat 8 Arments Court 392 Albany Road	Flat 121 Roffo Court Boundary Lane
24 Silverthorne Lofts 400 Albany Road London	31A Westmoreland Road London Southwark
18 Silverthorne Lofts 400 Albany Road London	10 St Marks House Elizabeth Estate Phelp Street London
16 Silverthorne Lofts 400 Albany Road London	72 Gayhurst Hopwood Road London
Flat 129 Roffo Court Boundary Lane	Flat 108 Roffo Court Boundary Lane
Flat 120 Roffo Court Boundary Lane	8 St Matthews House Elizabeth Estate Phelp Street London
Flat 102 Roffo Court Boundary Lane	Flat 46 Roffo Court Boyson Road
Flat 2 Roffo Court Red Lion Row	Flat 6 33 Westmoreland Road London
Flat 72 Roffo Court Boyson Road	Flat 33 Hitard Court Red Lion Close
Flat 17 Langley Court 1 Bradenham Close	107 Gayhurst Hopwood Road London
3 Bradenham Close London Southwark	1 St Stephens House Elizabeth Estate Phelp Street London
Flat 104 Wallington Court 19 Bradenham Close	56 St Peters House Elizabeth Estate Queens Row London
Flat 99 Wallington Court 19 Bradenham Close	16 St Stephens House Elizabeth Estate Phelp Street London
Flat 93 Wallington Court 19 Bradenham Close	11 St Stephens House Elizabeth Estate Phelp Street London
Flat 2 Wallington Court 48 Westmoreland Road	108 Gayhurst Hopwood Road London
Flat 8 Wallington Court 48 Westmoreland Road	13 Gayhurst Hopwood Road London
Flat 16 Wallington Court 48 Westmoreland Road	45 Gayhurst Hopwood Road London
Flat 25 Wallington Court 48 Westmoreland Road	42 Gayhurst Hopwood Road London
	23 Phelp Street London Southwark
	43 Westmoreland Road London Southwark

132 Gayhurst Hopwood Road London	20 St Peters House Elizabeth Estate Queens Row London
123 Gayhurst Hopwood Road London	Flat 45 Roffo Court Boyson Road
21 St Peters House Elizabeth Estate Queens Row London	Street Record John Crane Street London
12 Phelp Street London Southwark	Flat 9 33 Westmoreland Road London
12 Westmoreland Road London Southwark	Flat 12 Roffo Court Boyson Road
96 Gayhurst Hopwood Road London	Flat 10 Roffo Court Boyson Road
95 Gayhurst Hopwood Road London	Flat 98 Roffo Court Boundary Lane
84 Gayhurst Hopwood Road London	Flat 14 Totters Court 10 Westmoreland Road
115 Gayhurst Hopwood Road London	Flat 10 402 Albany Road London
113 Gayhurst Hopwood Road London	Flat 48 Hitard Court Red Lion Close
110 Gayhurst Hopwood Road London	Flat 42 Hitard Court Red Lion Close
Flat 2 13A Westmoreland Road London	Flat 16 Hitard Court Boyson Road
64 Gayhurst Hopwood Road London	Flat 11 Hitard Court Boyson Road
53 Gayhurst Hopwood Road London	Flat 7 Hitard Court Boyson Road
52 Gayhurst Hopwood Road London	9 Silverthorne Lofts 400 Albany Road London
37 Gayhurst Hopwood Road London	3 Silverthorne Lofts 400 Albany Road London
15 Gayhurst Hopwood Road London	Flat 60 Wallington Court 6 Harcourt Street
27 St Matthews House Elizabeth Estate Phelp Street London	Flat 65 Wallington Court 6 Harcourt Street
36 Phelp Street London Southwark	Flat 67 Wallington Court 6 Harcourt Street
20 Phelp Street London Southwark	Flat 75 Wallington Court 6 Harcourt Street
2 Phelp Street London Southwark	Flat 77 Wallington Court 6 Harcourt Street
36 Queens Row London Southwark	Flat 81 Wallington Court 6 Harcourt Street
18 Sondes Street London Southwark	Flat 87 Wallington Court 6 Harcourt Street
21 Westmoreland Road London Southwark	8 Harcourt Street London Southwark
11 Westmoreland Road London Southwark	5 Harcourt Street London Southwark
21 Phelp Street London Southwark	3 Harcourt Street London Southwark
19 Phelp Street London Southwark	72 Westmoreland Road London Southwark
22 St Peters House Elizabeth Estate Queens Row London	Flat 7 Lady Margaret House Elizabeth Estate Queens Row

Flat 2 Lady Margaret House Elizabeth Estate Queens Row	21A Westmoreland Road London Southwark
5 St Stephens House Elizabeth Estate Phelp Street London	31 Gayhurst Hopwood Road London
Flat 32 Arments Court 392 Albany Road	26 Gayhurst Hopwood Road London
Flat 22 Arments Court 392 Albany Road	2 Gayhurst Hopwood Road London
Arments Court 392 Albany Road London	1 Gayhurst Hopwood Road London
Flat 2 Hitard Court Red Lion Row	2 Hambledon Villa Street London
Flat 41 Hitard Court Red Lion Close	1 Hambledon Villa Street London
26 Silverthorne Lofts 400 Albany Road London	19 St Matthews House Elizabeth Estate Phelp Street London
Flat 25 Hitard Court Red Lion Close	38 Phelp Street London Southwark
Flat 27 Hitard Court Red Lion Close	11 Portland Street London Southwark
Flat 36 Roffo Court Boyson Road	15A Westmoreland Road London Southwark
Flat 115 Roffo Court Boundary Lane	1B Horsley Street London Southwark
8 St Marks House Elizabeth Estate Phelp Street London	15 Westmoreland Road London Southwark
25 St Stephens House Elizabeth Estate Phelp Street London	2 Strathcona House Horsley Street London
24 St Stephens House Elizabeth Estate Phelp Street London	25 Phelp Street London Southwark
20 St Marks House Elizabeth Estate Phelp Street London	9 Phelp Street London Southwark
86 Gayhurst Hopwood Road London	32 St Peters House Elizabeth Estate Queens Row London
143 Gayhurst Hopwood Road London	15 St Peters House Elizabeth Estate Queens Row London
128 Gayhurst Hopwood Road London	32 Boundary Lane London Southwark
104 Gayhurst Hopwood Road London	Flat 42 Arments Court 392 Albany Road
Flat 1 13A Westmoreland Road London	Flat 39 Arments Court 392 Albany Road
70 Gayhurst Hopwood Road London	Flat 36 Arments Court 392 Albany Road
69 Gayhurst Hopwood Road London	64 Westmoreland Road London Southwark
67 Gayhurst Hopwood Road London	Flat 67 Langley Court 11 Bradenham Close
159 Gayhurst Hopwood Road London	Flat 55 Langley Court 11 Bradenham Close
152 Gayhurst Hopwood Road London	
43 Gayhurst Hopwood Road London	

Flat 53 Langley Court 11 Bradenham Close	Flat 36 Hitard Court Red Lion Close
Flat 50 Langley Court 11 Bradenham Close	Under 32 Latimer Westmoreland Road
Flat 39 Langley Court 1 Bradenham Close	Flat 58 Roffo Court Boyson Road
Flat 31 Langley Court 1 Bradenham Close	46 Gayhurst Hopwood Road London
Flat 25 Langley Court 1 Bradenham Close	18 St Stephens House Elizabeth Estate Phelp Street London
Flat 9 Langley Court 1 Bradenham Close	13 St Peters House Elizabeth Estate Queens Row London
Flat 107 Wallington Court 19 Bradenham Close	14 St Stephens House Elizabeth Estate Phelp Street London
Flat 11 Wallington Court 48 Westmoreland Road	7 St Peters House Elizabeth Estate Queens Row London
Flat 13 Wallington Court 48 Westmoreland Road	23 Silverthorne Lofts 400 Albany Road London
Flat 17 Wallington Court 48 Westmoreland Road	29 Westmoreland Road London Southwark
Flat 23 Wallington Court 48 Westmoreland Road	9 St Matthews House Elizabeth Estate Phelp Street London
Flat 31 Wallington Court 48 Westmoreland Road	21 St Matthews House Elizabeth Estate Phelp Street London
Flat 33 Wallington Court 48 Westmoreland Road	10 Hambledon Villa Street London
Flat 45 Wallington Court 48 Westmoreland Road	105 Gayhurst Hopwood Road London
Flat 53 Wallington Court 48 Westmoreland Road	74 Gayhurst Hopwood Road London
Flat A 5 Westmoreland Road London	68 Gayhurst Hopwood Road London
Flat 42 Roffo Court Boyson Road	65 Gayhurst Hopwood Road London
Flat 79 Roffo Court Boundary Lane	53 St Peters House Elizabeth Estate Queens Row London
140 Gayhurst Hopwood Road London	5 Portland Street London Southwark
11 St Marks House Elizabeth Estate Phelp Street London	32 Gayhurst Hopwood Road London
33 Silverthorne Lofts 400 Albany Road London	5 Phelp Street London Southwark
71 Gayhurst Hopwood Road London	30 St Peters House Elizabeth Estate Queens Row London
Flat 13 Totters Court 10 Westmoreland Road	Flat 31 Arments Court 392 Albany Road
	Flat 21 Arments Court 392 Albany Road
	Flat 15 Arments Court 392 Albany Road

Flat 4 Roffo Court Red Lion Row	Flat 86 Wallington Court 6 Harcourt Street
Flat 71 Roffo Court Boyson Road	Wallington Court 6 Harcourt Street London
Flat 68 Roffo Court Boyson Road	Amodio Court 52A Westmoreland Road London
Flat 31 Roffo Court Boyson Road	Flat 44 Langley Court 11 Bradenham Close
Flat 2 31A Westmoreland Road London	Flat 36 Langley Court 1 Bradenham Close
Flat 117 Roffo Court Boundary Lane	Flat 28 Langley Court 1 Bradenham Close
Flat 97 Roffo Court Boundary Lane	Flat 16 Langley Court 1 Bradenham Close
Flat 93 Roffo Court Boundary Lane	Flat 5 Langley Court 1 Bradenham Close
Flat 17 Totters Court 10 Westmoreland Road	Flat 112 Wallington Court 19 Bradenham Close
Flat 16 Totters Court 10 Westmoreland Road	Flat 106 Wallington Court 19 Bradenham Close
Flat 11 Totters Court 10 Westmoreland Road	Flat 101 Wallington Court 19 Bradenham Close
Flat 4 Totters Court 10 Westmoreland Road	49 Westmoreland Road London Southwark
Flat 13 402 Albany Road London	126 Gayhurst Hopwood Road London
Flat 45 Hitard Court Red Lion Close	9 St Stephens House Elizabeth Estate Phelp Street London
Flat 19 Hitard Court Boyson Road	Flat 19 Arments Court 392 Albany Road
31 Silverthorne Lofts 400 Albany Road London	Flat 1 Pie House 7-9 Westmoreland Road
30 Silverthorne Lofts 400 Albany Road London	Flat 14 Arments Court 392 Albany Road
27 Silverthorne Lofts 400 Albany Road London	Flat 11 402 Albany Road London
8 Silverthorne Lofts 400 Albany Road London	38 Silverthorne Lofts 400 Albany Road London
STREET RECORD Harcourt Street London	Flat 44 Hitard Court Red Lion Close
Flat 6 40 Horsley Street London	10 Silverthorne Lofts 400 Albany Road London
Flat 57 Wallington Court 6 Harcourt Street	Flat 20 Hitard Court Boyson Road
Flat 72 Wallington Court 6 Harcourt Street	Flat 15 Hitard Court Boyson Road
Flat 74 Wallington Court 6 Harcourt Street	Flat 126 Roffo Court Boundary Lane
Flat 78 Wallington Court 6 Harcourt Street	Flat 118 Roffo Court Boundary Lane
Flat 83 Wallington Court 6 Harcourt Street	

Flat 99 Roffo Court Boundary Lane	14 Sondes Street London Southwark
Flat 96 Roffo Court Boundary Lane	Flat 1 Roffo Court Red Lion Row
Flat 81 Roffo Court Boundary Lane	Flat 57 Roffo Court Boyson Road
Flat 3 Totters Court 10 Westmoreland Road	Flat 54 Roffo Court Boyson Road
21 St Marks House Elizabeth Estate Phelp Street London	Flat 37 Roffo Court Boyson Road
137 Gayhurst Hopwood Road London	Flat 8 33 Westmoreland Road London
155 Gayhurst Hopwood Road London	Flat 2 33 Westmoreland Road London
34 Gayhurst Hopwood Road London	Flat 25 Roffo Court Boyson Road
18 Gayhurst Hopwood Road London	Flat 7 Roffo Court Boyson Road
14 Gayhurst Hopwood Road London	Flat 106 Roffo Court Boundary Lane
2 Horsley Street London Southwark	Flat 96 Wallington Court 19 Bradenham Close
Flat 5 Amodio Court 52 Westmoreland Road	Flat 94 Wallington Court 19 Bradenham Close
11 Phelp Street London Southwark	Flat 22 Wallington Court 48 Westmoreland Road
7 Portland Street London Southwark	Flat 29 Wallington Court 48 Westmoreland Road
23 Portland Street London Southwark	Flat 35 Wallington Court 48 Westmoreland Road
19 St Stephens House Elizabeth Estate Phelp Street London	Flat 36 Wallington Court 48 Westmoreland Road
17A Westmoreland Road London Southwark	Flat 38 Wallington Court 48 Westmoreland Road
57 Westmoreland Road London Southwark	Flat 39 Wallington Court 48 Westmoreland Road
41 Westmoreland Road London Southwark	Flat 50 Wallington Court 48 Westmoreland Road
17 Westmoreland Road London Southwark	Flat 103 Roffo Court Boundary Lane
10 Sondes Street London Southwark	Flat 7 41 Queens Row London
Flat 6 Lady Margaret House Elizabeth Estate Queens Row	17 Portland Street London Southwark
Apartment 9 34 Queens Row London	4 Hambledon Villa Street London
Apartment 6 34 Queens Row London	35 Silverthorne Lofts 400 Albany Road London
Flat 3 Arments Court 392 Albany Road	8 St Stephens House Elizabeth Estate Phelp Street London
4 John Crane Street London Southwark	

1C Horsley Street London Southwark	Flat 91 Roffo Court Boundary Lane
15 St Matthews House Elizabeth Estate Phelp Street London	Flat 1 Totters Court 10 Westmoreland Road
13 Westmoreland Road London Southwark	Flat 1 Hitard Court Red Lion Row
2 St Stephens House Elizabeth Estate Phelp Street London	Flat 29 Roffo Court Boyson Road
28 St Matthews House Elizabeth Estate Phelp Street London	Flat 37 Hitard Court Red Lion Close
3 Hambledon Villa Street London	Flat 35 Hitard Court Red Lion Close
13 Hambledon Villa Street London	Hitard Court Red Lion Close London
77 Gayhurst Hopwood Road London	Flat 47 Hitard Court Red Lion Close
1 Baillie House Horsley Street London	Street Record Boyson Road London
88 Gayhurst Hopwood Road London	Arklow House Albany Road London
16 Gayhurst Hopwood Road London	15 Silverthorne Lofts 400 Albany Road London
Flat F 42 Queens Row London	5 Silverthorne Lofts 400 Albany Road London
35 St Peters House Elizabeth Estate Queens Row London	St Marks House Elizabeth Estate Phelp Street London
55 Westmoreland Road London Southwark	Latimer Westmoreland Road London
138 Gayhurst Hopwood Road London	Flat 66 Roffo Court Boyson Road
129 Gayhurst Hopwood Road London	Flat 64 Roffo Court Boyson Road
Flat 11 Arments Court 392 Albany Road	3 St Stephens House Elizabeth Estate Phelp Street London
3 John Crane Street London Southwark	34 St Peters House Elizabeth Estate Queens Row London
Apartment 1 34 Queens Row London	5 St Peters House Elizabeth Estate Queens Row London
Flat 5 402 Albany Road London	5 St Marks House Elizabeth Estate Phelp Street London
13 Silverthorne Lofts 400 Albany Road London	Flat 8 St Edmund House Horsley Street
Flat 23 Hitard Court Boyson Road	26 St Stephens House Elizabeth Estate Phelp Street London
Flat 12 Hitard Court Boyson Road	7 St Matthews House Elizabeth Estate Phelp Street London
Flat 4 Hitard Court Boyson Road	Flat 6 St Edmund House Horsley Street
Flat 19 Roffo Court Boyson Road	22 St Marks House Elizabeth Estate Phelp Street London
Flat 16 Roffo Court Boyson Road	
Flat 100 Roffo Court Boundary Lane	

12 St Marks House Elizabeth Estate Phelp Street London	45 Westmoreland Road London Southwark
99 Gayhurst Hopwood Road London	39 Westmoreland Road London Southwark
80 Gayhurst Hopwood Road London	
134 Gayhurst Hopwood Road London	35 Westmoreland Road London Southwark
130 Gayhurst Hopwood Road London	
121 Gayhurst Hopwood Road London	45 St Peters House Elizabeth Estate Queens Row London
103 Gayhurst Hopwood Road London	40 St Peters House Elizabeth Estate Queens Row London
66 Gayhurst Hopwood Road London	
50 Gayhurst Hopwood Road London	8 St Peters House Elizabeth Estate Queens Row London
5 Gayhurst Hopwood Road London	
49 Gayhurst Hopwood Road London	18 St Peters House Elizabeth Estate Queens Row London
41 Gayhurst Hopwood Road London	
23 Westmoreland Road London Southwark	1 St Peters House Elizabeth Estate Queens Row London
12 Gayhurst Hopwood Road London	Apartment 8 34 Queens Row London
7 Hambledon Villa Street London	Apartment 3 34 Queens Row London
23 St Matthews House Elizabeth Estate Phelp Street London	Flat 33 Arments Court 392 Albany Road
2 St Matthews House Elizabeth Estate Phelp Street London	Flat 25 Arments Court 392 Albany Road
24 Phelp Street London Southwark	Flat 17 Arments Court 392 Albany Road
10 Phelp Street London Southwark	Roffo Court Red Lion Row London
Flat E 42 Queens Row London	Flat 70 Roffo Court Boyson Road
Flat B 42 Queens Row London	Flat 49 Roffo Court Boyson Road
51 St Peters House Elizabeth Estate Queens Row London	Flat 48 Roffo Court Boyson Road
1 Portland Street London Southwark	Flat 3 31A Westmoreland Road London
1E Horsley Street London Southwark	Studio Ground Floor Rear Flat 31 Westmoreland Road London
20 Sondes Street London Southwark	Flat 26 Roffo Court Boyson Road
16 Sondes Street London Southwark	Flat 14 Roffo Court Boyson Road
51 Westmoreland Road London Southwark	Flat 9 Roffo Court Boyson Road
	Flat 114 Roffo Court Boundary Lane
	Flat 113 Roffo Court Boundary Lane
	Flat 6 402 Albany Road London
	402 Albany Road London Southwark

Southwark Resource Centre 10 Bradenham Close London	23 Bradenham Close London Southwark
Street Record Bradenham Close London	Flat 111 Wallington Court 19 Bradenham Close
Street Record Boundary Lane London	Flat 108 Wallington Court 19 Bradenham Close
Transformer Chamber Boundary Lane London	Flat 102 Wallington Court 19 Bradenham Close
36 Silverthorne Lofts 400 Albany Road London	Flat 100 Wallington Court 19 Bradenham Close
25 Silverthorne Lofts 400 Albany Road London	Flat 97 Wallington Court 19 Bradenham Close
11A Westmoreland Road London Southwark	Flat 18 Wallington Court 48 Westmoreland Road
Flat 2 40 Horsley Street London	Flat 20 Wallington Court 48 Westmoreland Road
Flat 58 Wallington Court 6 Harcourt Street	Flat 27 Wallington Court 48 Westmoreland Road
Flat 66 Wallington Court 6 Harcourt Street	Flat 32 Wallington Court 48 Westmoreland Road
Flat 82 Wallington Court 6 Harcourt Street	Flat 48 Wallington Court 48 Westmoreland Road
Flat 91 Wallington Court 6 Harcourt Street	Flat 51 Wallington Court 48 Westmoreland Road
1 Harcourt Street London Southwark	49 St Peters House Elizabeth Estate Queens Row London
388 Albany Road London Southwark	Flat 6 Roffo Court Boyson Road
14 Cherrill Street London Southwark	24 St Peters House Elizabeth Estate Queens Row London
10 Cherrill Street London Southwark	92 Gayhurst Hopwood Road London
8 Cherrill Street London Southwark	10 St Peters House Elizabeth Estate Queens Row London
Flat 1 Amodio Court 52 Westmoreland Road	17 St Stephens House Elizabeth Estate Phelp Street London
Flat 62 Langley Court 11 Bradenham Close	Flat 88 Roffo Court Boundary Lane
Flat 59 Langley Court 11 Bradenham Close	12 Silverthorne Lofts 400 Albany Road London
Flat 56 Langley Court 11 Bradenham Close	Flat 4 Lady Margaret House Elizabeth Estate Queens Row
Flat 32 Langley Court 1 Bradenham Close	
Flat 21 Langley Court 1 Bradenham Close	
Flat 10 Langley Court 1 Bradenham Close	
15 Bradenham Close London Southwark	
7 Bradenham Close London Southwark	

Flat 47 Arments Court 392 Albany Road	Flat 18 Totters Court 10 Westmoreland Road
Flat 39 Roffo Court Boyson Road	Flat 5 Totters Court 10 Westmoreland Road
24 St Marks House Elizabeth Estate Phelp Street London	44 St Peters House Elizabeth Estate Queens Row London
10 St Matthews House Elizabeth Estate Phelp Street London	13 St Marks House Elizabeth Estate Phelp Street London
9 Hambledon Villa Street London	5A Westmoreland Road London Southwark
16 Hambledon Villa Street London	133 Gayhurst Hopwood Road London
24 Sondes Street London Southwark	131 Gayhurst Hopwood Road London
102 Gayhurst Hopwood Road London	101 Gayhurst Hopwood Road London
160 Gayhurst Hopwood Road London	78 Gayhurst Hopwood Road London
151 Gayhurst Hopwood Road London	63 Gayhurst Hopwood Road London
27 Gayhurst Hopwood Road London	161 Gayhurst Hopwood Road London
Flat C 42 Queens Row London	150 Gayhurst Hopwood Road London
1 Westmoreland Road London Southwark	146 Gayhurst Hopwood Road London
23A Westmoreland Road London Southwark	44 Gayhurst Hopwood Road London
Flat 40 Arments Court 392 Albany Road	33 Gayhurst Hopwood Road London
Flat 46 Hitard Court Red Lion Close	30 Gayhurst Hopwood Road London
32 Silverthorne Lofts 400 Albany Road London	20 Hambledon Villa Street London
First Floor Flat 21A Westmoreland Road London	12 Hambledon Villa Street London
Flat 1 33 Westmoreland Road London	23 St Stephens House Elizabeth Estate Phelp Street London
Advertising Right Bus Shelter 01280412 By Arklow House Albany Road London	21 St Stephens House Elizabeth Estate Phelp Street London
Flat 6 Hitard Court Boyson Road	4 Phelp Street London Southwark
Flat 30 Hitard Court Red Lion Close	26 Phelp Street London Southwark
Lady Margaret House Elizabeth Estate Queens Row London	3 Portland Street London Southwark
Flat 110 Roffo Court Boundary Lane	Flat D 42 Queens Row London
Flat 86 Roffo Court Boundary Lane	27A Westmoreland Road London Southwark
Flat 83 Roffo Court Boundary Lane	1F Horsley Street London Southwark
Flat 78 Roffo Court Boundary Lane	

5 Westmoreland Road London Southwark	STREET RECORD Cherrill Street London
1A Horsley Street London Southwark	STREET RECORD Mann Street London
3 Baillie House Horsley Street London	Flat 4 40 Horsley Street London
17 St Peters House Elizabeth Estate Queens Row London	Flat 56 Wallington Court 6 Harcourt Street
Flat 1 Arments Court 392 Albany Road	Flat 62 Wallington Court 6 Harcourt Street
1 John Crane Street London Southwark	Flat 63 Wallington Court 6 Harcourt Street
Flat 29 Arments Court 392 Albany Road	Flat 68 Wallington Court 6 Harcourt Street
Flat 20 Arments Court 392 Albany Road	Flat 88 Wallington Court 6 Harcourt Street
Flat 12 Arments Court 392 Albany Road	18 Cherrill Street London Southwark
Flat 34 Roffo Court Boyson Road	2 Cherrill Street London Southwark
33 Westmoreland Road London Southwark	70 Westmoreland Road London Southwark
Flat 21 Roffo Court Boyson Road	Flat 3 Amodio Court 52 Westmoreland Road
Flat 17 Roffo Court Boyson Road	Flat 57 Langley Court 11 Bradenham Close
Flat 130 Roffo Court Boundary Lane	Flat 51 Langley Court 11 Bradenham Close
Flat 127 Roffo Court Boundary Lane	Flat 49 Langley Court 11 Bradenham Close
Flat 125 Roffo Court Boundary Lane	Flat 47 Langley Court 11 Bradenham Close
Flat 116 Roffo Court Boundary Lane	Flat 40 Langley Court 11 Bradenham Close
Flat 111 Roffo Court Boundary Lane	Flat 37 Langley Court 1 Bradenham Close
Flat 101 Roffo Court Boundary Lane	Flat 20 Langley Court 1 Bradenham Close
Flat 90 Roffo Court Boundary Lane	Flat 14 Langley Court 1 Bradenham Close
Flat 84 Roffo Court Boundary Lane	17 Bradenham Close London Southwark
Roffo Court Boundary Lane London	Langley Court 1 Bradenham Close London
Hitard Court Red Lion Row London	21 Bradenham Close London Southwark
Flat 34 Hitard Court Red Lion Close	Flat 110 Wallington Court 19 Bradenham Close
Flat 32 Hitard Court Red Lion Close	Flat 9 Wallington Court 48 Westmoreland Road
Flat 24 Hitard Court Boyson Road	
Flat 18 Hitard Court Boyson Road	
Flat 8 Hitard Court Boyson Road	
20 Silverthorne Lofts 400 Albany Road London	

Flat 21 Wallington Court 48 37 Westmoreland Road London
Westmoreland Road Southwark

Flat 42 Wallington Court 48 Chiltern House Portland Street London
Westmoreland Road

Flat 47 Wallington Court 48
Westmoreland Road

Flat 52 Wallington Court 48
Westmoreland Road

11 St Matthews House Elizabeth Estate
Phelp Street London

Flat 23 Arments Court 392 Albany Road
109 Gayhurst Hopwood Road London

Flat 39 Hitard Court Red Lion Close
61 Westmoreland Road London
Southwark

48 St Peters House Elizabeth Estate
Queens Row London

Flat 128 Roffo Court Boundary Lane
16 St Matthews House Elizabeth Estate
Phelp Street London

Flat 30 Roffo Court Boyson Road
Hambledon Villa Street London

Flat 3 402 Albany Road London

Flat 7 Arments Court 392 Albany Road
43 St Peters House Elizabeth Estate
Queens Row London

Flat 22 Hitard Court Boyson Road
17 Phelp Street London Southwark

19 Westmoreland Road London
Southwark

41 St Peters House Elizabeth Estate
Queens Row London

1 Aycliffe House Portland Street London
162 Gayhurst Hopwood Road London
8 Gayhurst Hopwood Road London

Consultation responses received

Internal services

Archaeology

Design and Conservation Team [Formal]

Ecology

Environmental Protection

Section 106 Team

Transport Policy

Urban Forester

Statutory and non-statutory organisations

Environment Agency

Metropolitan Police Service (Designing O

Neighbour and local groups consulted:

Saint Stephen's House London Se172PR