

Contents

RECOMMENDATIONS	2
EXECUTIVE SUMMARY	2
BACKGROUND INFORMATION.....	2
Site location and description	2
Details of proposal	4
Consultation responses from external, internal and divisional consultees	4
Planning history	4
KEY ISSUES FOR CONSIDERATION	5
Summary of main issues.....	5
Legal context	5
Planning policy	6
ASSESSMENT.....	6
Principle of development in terms of land use	6
Development on Metropolitan Open Land.....	6
Affordable housing and viability	8
Impact of proposed development on amenity of adjoining occupiers.....	8
Quality of accommodation	9
Design quality and impact on the Dulwich Wood Conservation Area	9
Impact on trees and landscaping	11
Transport and highways.....	12
Ecology.....	12
Flood risk	12
Energy and sustainability	12
Fire safety.....	13
Other matters.....	13
Community Infrastructure Levy and Planning Obligations	14
Community impact statement / Equalities Assessment	14
Human rights implications.....	15
Carbon concurrent	15
Positive and proactive statement	17
Positive and proactive engagement: summary table	17
CONCLUSION	18
APPENDICES	18

Item No. 7.2	Classification: Open	Date: 28 March 2023	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 22/AP/3540 for: Full Planning Application Address: Grange Cottage, Grange Lane, London SE21 7LH Proposal: Demolition of existing Grange Cottage and the construction of part-one, part-two storey dwelling, including basement excavation, terrace construction and new green roofing		
Ward(s) or groups affected:	Dulwich Wood		
From:	Director of Planning		
Application Start Date	27/10/2022	Application Expiry Date	03/03/2022
Earliest Decision Date	21/12/2022		

RECOMMENDATIONS

1. That planning permission be granted subject to the conditions set out in this report and the completion of an appropriate legal agreement to secure a financial contribution towards tree mitigation.
2. That in the event that a legal agreement is not signed by 28 June 2023, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 80 of this report.

EXECUTIVE SUMMARY

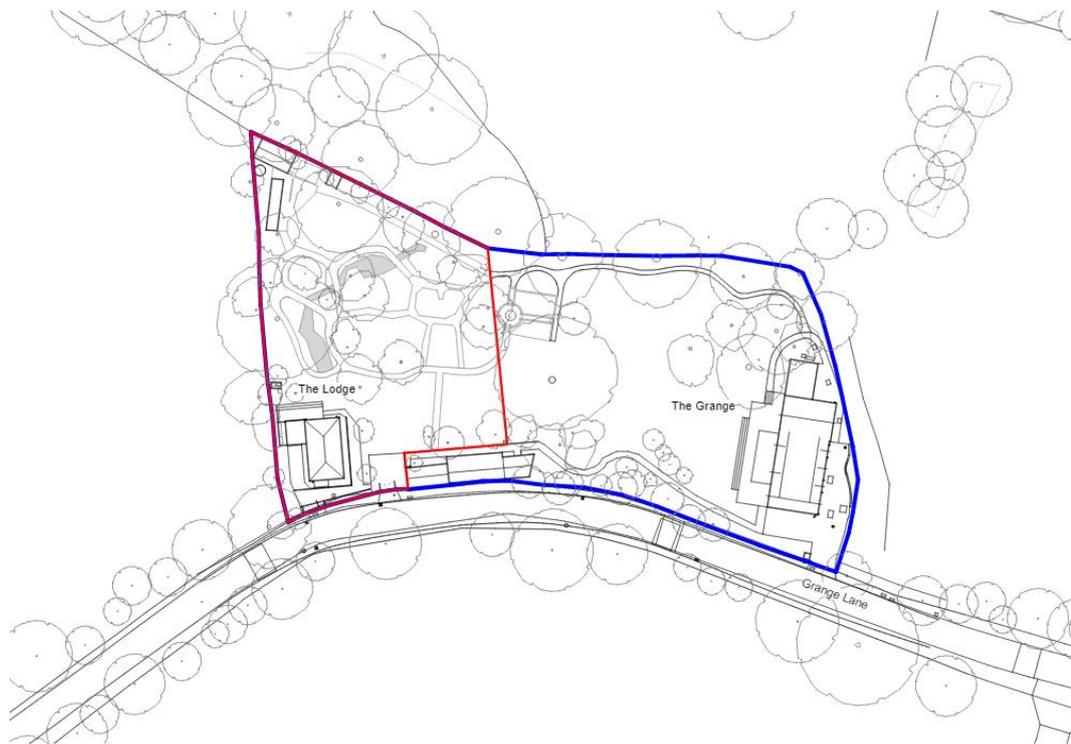
3. Permission is sought for the demolition of the existing 3-bedroom property and the erection of a new 3-bedroom property with basement on the site.
4. The application is being dealt with at the Planning Sub-Committee as the application site is located on Metropolitan Open Land.

BACKGROUND INFORMATION

Site location and description

5. The site relates to a two storey detached residential dwellinghouse known as Grange Cottage, which is located on the northern side of Grange Lane. The current property comprises 3 bedrooms with a car port and hardstanding area to

the front.



6. Grange Cottage sits on a small plot within the curtilage of The Grange, which is a large detached dwellinghouse located 75m to the east of the application site. The Grange historically formed one of two farms accessed from Grange Lane. Grange Cottage was built in the 1980s and replaced one of the original farm's outbuildings. The building is not statutory listed and is of no particular architectural merit, having more of a suburban character than a cottage.
7. The application site is within the Dulwich Woods Conservation Area, which is the largest area of open space within the Borough and has an almost rural character and appearance, comprising open fields (including sports pitches, a golf course and allotment gardens), woodlands and occasional low-rise buildings. The open fields feature ditches and ponds, belts of trees and hedged boundaries, and are accessed by single-track roads that add to this semi-rural quality. The area is designated as Metropolitan Open Land (MOL).
8. The site is accessed from Grange Lane which a narrow winding roadway without pavements that spurs off College Road at the tollgate and is for access-only, leading to the local golf club, Scout's centre (the Fort), allotments and the popular walking spot of Dulwich Woods.
9. The site is subject to the following designations:
 - Dulwich Wood Conservation Area
 - Metropolitan Open Land
 - Site of Importance for Nature Conservation – Dulwich and Sydenham Hill Golf Club
 - Critical Drainage Area

Details of proposal

10. Planning permission is sought for the demolition of Grange Cottage and the construction of a part one and part two storey dwelling and basement with terrace green roof and associated landscaping.
11. The proposed dwelling would have a maximum height of 8.16m, a GIA of 430sqm (including basement) and footprint of 206sqm.
12. Amended plans have been received during the course of the application to address comments raised by the councils Design Officer. The changes have included:
 - Reducing the pitch of the gable roof which in turn has reduced the overall height of the dwelling by 200mm.
 - Amending the window/opening positioning on the two storey element of the new dwelling.
 - Lowering of the green roof on the single storey element
 - Deeper reveals on the windows
 - Inclusion of timber cladding on the single storey element
 - Submission of verified views of the new dwelling from various view points along College Road and Grange Lane.

Consultation responses from members of the public and local groups

13. No comments have been received from members of the public or local groups.

Consultation responses from external, internal and divisional consultees

14. Urban Forester – No objection subject to legal agreement to secure CAVAT tree mitigation contribution.
15. Ecology – Satisfied with the ecological assessment that has been undertaken subject to conditions.
16. Design and conservation – No objection on design grounds.
17. Drainage Officer – No comments.

Planning history

18. A number of planning application have been submitted on the site. These include:
19. 17/AP/1217 – Granted 10 July 2017

Householder application for:

The construction of a two storey extension to the eastern elevation, a single

storey extension to the western elevation and a single storey glazed extension to the rear elevation, together with external alterations.

20. 18/AP/4102 – Withdrawn

Full planning application for:

The demolition of existing Grange Cottage and garage and the construction of a two storey dwelling with associated boundary adjustment, plus the removal of 7 trees and associated landscaping.

21. The application was withdrawn as officers raised concerns with regard to the footprint of the proposed building.

22. 19/AP/1550 – Granted 20 February 2020

Full planning application for:

Demolition of existing Grange Cottage and garage and the construction of two storey dwelling with associated boundary adjustment, plus the removal of 5 trees and 5 shrubs and associated landscaping.

23. This consent has not been implemented and pre-commencement conditions have been discharged.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- Principle of the proposed development in terms of land use
- Development on Metropolitan Open Land
- Affordable housing
- Impact of the proposed development on amenity of adjoining occupiers and surrounding area
- Design quality
- Impact on trees
- Ecology and biodiversity
- Transport
- Energy and sustainability
- Flood risk and drainage
- Mayoral and borough community infrastructure levy (CIL)
- Community involvement and engagement.

25. These matters are discussed in detail in the ‘Assessment’ section of this report.

Legal context

26. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development

plan, unless material considerations indicate otherwise. In this instance the development plan comprises the Southwark Plan 2022 and the London Plan 2021.

27. 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

28. The statutory development plans for the borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework 2021 and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 4. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Principle of development in terms of land use

29. The principle of a replacement residential dwelling on the site is supported in land-use terms subject to compliance with the other relevant development plan policies.

Development on Metropolitan Open Land

30. The site falls within Metropolitan Open Land (MOL) designation therefore any development must comply with the requirements of Southwark Local Plan Policy 57 'Open space' which states that development will not be permitted on Metropolitan Open Land. In exceptional circumstances development may be permitted on MOL when:

- 1) *It consists of ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and if it does not affect its openness or detract from its character. Ancillary facilities on MOL must be essential for outdoor sport or recreation, cemeteries or for other uses of land which preserve the openness of MOL and do not conflict with its MOL function; or*
- 2) *It consists of the extension or alteration of an existing building providing that it does not result in disproportionate additions over and above the size of the original building; or*
- 3) *It consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces.*

31. London Plan Policy G3 states that Metropolitan Open Land is afforded the same status and level of protect as Green Belt:

- 1) *MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt*

2) boroughs should work with partners to enhance the quality and range of uses of MOL

32. The policy guidance of paragraph 137-151 of the NPPF on Green Belts applies equally to Metropolitan Open Land.
33. There is already a dwelling on the application site, therefore there is already built development in the form of a house and all associated activity and paraphernalia on the site. The site therefore meets the definition of Previously Developed Land in the Glossary of the NPPF. This application also follows earlier permissions on the site and the loss of the existing building has already been accepted in principle.
34. The critical key test in relation to the current proposal is whether it complies with part 3 of Policy 57 of the Southwark Local Plan:

“It consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces”.

35. The GIA/GEA/height of the proposed development is as follows in comparison to the previously consented schemes:

	Existing	Consented householder extension 17/AP/1217	Consented lodge (19/AP/1550)	Current proposal
Total GIA	123sqm	232 sqm	230 sqm	430 sqm
Total GIA excluding basement	123sqm	232 sqm	230 sqm	246 sqm
Footprint GEA	90sqm	153 sqm	130sqm	206 sqm
Max height (ridge)	7.14m	7.95m	7m	8.16m

36. The footprint and height of the proposed scheme is greater when compared to both of the previously approved schemes, however, the more modest and cottage style appearance of the current proposed dwelling is considered to be less bulky than the 2019 application. The stepping down in height of the rear element of the building to one storey improves the perceived openness of the site, and the green roof assists in creating a landscaped appearance.
37. The current proposal includes a substantial basement which would have a footprint of 206sqm, which significantly increases the total GIA of the new dwelling. In relation to the impact on the openness and character of the MOL it is considered that the inclusion of the proposed basement would have a negligible impact and is therefore considered on balance to be acceptable. It is of note that Officers would not support any larger basement on the site given the proximity to a number of mature trees and to ensure that it was still proportionate to the upper floors of the new dwelling.
38. Officers have already approved a scheme with a GIA of 230sqm (19/AP/1550) and the current proposal would have a GIA of 246sqm (excluding the basement). In relation to height, although the 2019 scheme (19/AP/1550) was slightly lower

than the existing dwelling, the previous 2017 scheme (17/AP/1217) was consented to increase the height of the dwelling to 7.95m. Although the current proposal would be taller again than the previous permissions, during the course of the application the overall height has been reduced to 8.16m through rationalising the roof design. It is not considered that the increase height of the proposed new dwelling would cause detrimental harm to the MOL.

39. Overall, despite there being an increase again in the scale and height of the current scheme, Officers consider on balance that the proposal would be acceptable in relation to the impact on the openness and character of the MOL, and consistent with the approach taken in the determination of previous applications on the site. Officers do not consider that any further extension or revised proposal on the site increasing the GIA or footprint further would be supported on the site. Therefore, the current proposal would be the maximum to be found acceptable.

Reasonable fall back

40. In the determination of the previous application, 19/AP/1550, there was a reasonable fall-back development 17/AP/1217 which the Officer stated was a reasonable fall-back position and if planning permission had been refused then the applicant could build a development with a greater footprint. The 2017 consented scheme was not considered to be harmful to the openness of the MOL.
41. In the determination of the current planning application, planning permission 19/AP/1550 has now expired (20 February 2023). None of the pre-commencement conditions were discharged. Therefore, there is no longer considered to be a feasible fall-back. As highlighted above, Officers did not consider the previous proposals to be harmful to the openness of the MOL despite resulting in an increase of the scale and height of the original dwelling. Overall a consistent approach has been taken in the assessment of the current planning application.

Affordable housing and viability

42. Policy P1 of the Southwark Local Plan (2022) is not applicable to this application as there is no net increase in the number of dwellings on site.

Impact of proposed development on amenity of adjoining occupiers

43. The closest residential properties to site are more than 70 metres away to the east (The Grange), more than 170 metres to the south (Dulwich Ducks pre-school) and more than 170 metres to the west (75 College Road). The substantial separation distances would ensure there is no loss of privacy by way of overlooking to any of the neighbours to the south or west. In addition, the application site would be screened by a soft boundary and established planting. Therefore preventing any detrimental overlooking to The Grange.
44. By virtue of the separation distance there are also not considered to be any concerns regarding impacts on daylight and sunlight levels.

45. In summary, the proposed development due to its location would not adversely impact on the amenity of adjoining occupiers and the surrounding area.

Quality of accommodation

46. The gross internal area of the proposed new dwelling would exceed the relevant national space standards contained within the Residential Design Guide SPD (2015) for a three storey three bedroom house. All of the rooms would also exceed the minimum space standards, would be dual aspect and would have good outlook. Sufficient storage is also provided within the new dwelling.
47. The proposed outdoor amenity space of at least 438sqm would also exceed the minimum requirement of 50sqm, providing a high quality of amenity for future residents.

Design quality and impact on the Dulwich Wood Conservation Area

48. Grange Cottage is a modest two-storey building in both size and appearance, comprising stock brickwork with brown brickwork quoins and window surrounds; a pitched and hipped roof with eaves and dressed in bluish-slate; modestly-sized window; and an entrance porch to the front and carport to the side with matching pitched and hipped slate roofs. The building is not statutory listed and is of no particular architectural merit and has more the character of a suburban house than cottage, marring the rural feel of the conservation area, albeit only moderately. There are no other listed buildings within the immediate vicinity.
49. As highlighted earlier in this report, the application proposal is for the demolition of the house and the construction of a part one and part two-storey modern style house, above an excavated full basement. The replacement building is positioned slightly further away from the roadway and is red-lined within a larger, discrete plot of land, with new boundary treatments separating the site from The Grange.
50. The proposed new house has a courtyard design, with the ground floor accommodation laid out in a cranked 'u' shape that faces southwards, but is enclosed by an end wall to form a central courtyard garden. The basement extends under the whole of the new dwelling, the front facing element of the dwelling onto Grange Lane is two storeys above ground and the crank and rear arm of accommodation is at ground floor only. The basement is unlit and is accessed via internal and external staircases. Internally it is arranged as ancillary spaces (plant room, bike storage, laundry, media/ playroom). It is notable that the excavation includes an adjacent subterranean carport that can be accessed from the proposed basement.
51. The ground floor of the dwelling includes office/study and en-suite guest accommodation towards the front and a large open-plan kitchen/ dining-room/ living-room located within the rear wing. The first floor provides three large bedrooms, with the main bedroom shown with en-suite and a separate shared bathroom.

Architectural design

52. The architecture of the new dwelling has a simple, robust quality of brickwork with punched-hole openings and a pitched roof to the front of the house. A modern aesthetic is provided by the varied sizes and placement of its openings and by the design of the courtyard/ rear elevations, with their more transparent, timber finned frames, and simple clean appearance from the gutterless roof. The aesthetic is generally appealing and more compelling as a modern house compared to the current building on site, although it is no more cottage-style/ less suburban-style in its character than the present house.
53. The Design and Access Statement makes reference to the 1950s and 60s modern houses contained elsewhere within the wider conservation area, which is acknowledged, albeit this is mainly in reference to its courtyard layout. Nonetheless, the use of a modern-style of architecture is accepted as appropriate by virtue of the 19/AP/1550 scheme, which is arguably more overt in its cantilevers, picture windows and use of concrete. By comparison, the proposed modern architecture of the current proposal is more considered and calmer in its appearance.

Materials

54. The material choice of a multi-stock with brown tones works well with the wooded backdrop, the use natural finished hardwood for the windows and door frames and timber cladding to the 'link' element is welcomed and the overall simple material palette is supported. Whilst the terraced railing may prove too open for the amenity of the users, the set back from the edge reduces the visual impact.
55. The slate roof will be visible from Grange Lane and there were initial concerns as to whether this new product would be appropriate. Following a meeting to review the proposed PV slate-appearance tiles with the architect officers are content that they are an appropriate high quality material. It is considered appropriate to attach a condition to ensure the high quality materials as specified are secured.

Scale and height

56. The building's scale and landscaping, are key factors, both in terms of the impact on the conservation area and on the principle of development within the MOL. The replacement building represents a considerable increase in footprint, 93sqm to 206 sqm; as well as GIA, 123 sqm to 246 sqm above grade with the substantial basement extending under the entirety of the new footprint. Although the proposed massing is moderated in its form, comprising a two-storey and a single-storey element it would still be a substantial overall increase. The two-storey element remains reasonably moderate in size and turning the building 90 degrees towards the lane does increase its visual presence, however it also has the benefit of mostly shielding the building's single-storey rear wing from street view.
57. In relation to the proposed height, there were initially concerns with the 1.2m rise in roof ridge height, particularly as part of the positive consideration of the previously approved scheme, 19/AP/1550, was that the overall height had

decreased. During the course of the current application the roof pitch of the two storey element of the dwelling has been reduced, thus reducing the roof ridge height by 200mm. Whilst the new dwelling would be marginally higher than the existing dwelling, the amendment has assisted in easing the overall apparent scale.

58. Following a request from the Design Officer, verified views have been provided to demonstrate the extent of which the new dwelling would be visible in views from Grange Lane and the surrounding roads. The Verified Views demonstrate that whilst the new dwelling would be visible from the streetscene, they would be largely screened by the existing vegetation and the overall visual impact on the conservation area and MOL would be limited.
59. Overall, the loss of the existing building has been accepted in principle, given the 19/AP/1550 consent, albeit subject to its design quality and impact on the conservation area. Each previous scheme has involved a further increase size of the building, including the current application, which is a critical factor given the site's designation within MOL. The slight repositioning and reorientation of the building helps improve its setting onto Grange Lane, albeit it will read larger than present, and thought should therefore be given to securing landscaping and soft boundary treatment more in character with its semi-rural setting. The courtyard layout works well and, if open and well landscaped, maintain the wider sense of openness. The low-rise condition of the rear is supported. The architecture is more compelling, albeit it would benefit from further detailing to express a robust, cottage design more appropriate to a rural setting. The architecture is of high quality and, subject to conditions (materials and opening treatments, landscaping), is supported. Therefore, the proposal is considered acceptable on design grounds.

Impact on trees and landscaping

60. An Arboricultural Impact Assessment has been submitted with the application and details that the proposal requires the removal of Category B T22, T23 and T27 as part of the pond creation, along with a number of shrubs and Category C trees T8, T9, T10, T12 and T13.
61. The building footprint, including the basement, has been designed to avoid the Root Protection Areas of the surroundings trees and the proposed method of construction has also been considered to minimise the excavation footprint, therefore sheeting piling is proposed. Whilst there are some concerns in relation to the proposed excavation and sunken garden, the proposed protection measures are considered to be adequate and it is not considered to be sufficient to warrant a reason for refusal on these grounds.
62. The council's Urban Forester has commented that compensation will be required for the loss of T22, T23 and T27 which is based on CAVAT, plus mitigation on a 1 in 1 out basis for T9, T10, T12 and T13 (4 x 14-16cm trees) would be required. The CAVAT tree contribution has been calculated as £33,168.00. It has been agreed by the applicant and will be secured through an appropriate legal agreement.
63. In relation to landscaping, details have been provided within the Design and

Access Statement demonstrating that the proposal will provide additional natural planting and will removal existing hardstanding pathways. A proportionately sized pond is also proposed allowing for a generous 2m wide shallow zone for aquatic plants. Full details have not been provided at this stage of the proposed landscaping, as a result it is considered necessary for a detailed hard and soft landscaping scheme to be secured via condition.

Transport and highways

64. The proposal dwelling will benefit from the existing transport connections which include two mainline train stations and several bus stops within walking distance. By car, the site is well connected to several main roads. The proposal provides a car lift and one car parking space within the basement. A vehicle can be parked 'on top' of the system, therefore effectively providing two car parking spaces within the same external footprint.
65. Four cycle parking spaces have also been provided within the basement. Whilst these are accessible via the stairs, the car lift could also be used. Given that this is single residential property it is considered that the proposed cycle parking arrangement is acceptable in this regard and would avoid further visual clutter around the building in the form of additional shed/stores.
66. In relation to refuse storage, a dedicated area will be provided in close proximity to Grange Lane as per the existing arrangement.

Ecology

67. The council's Ecology Officer has reviewed the submitted ecological assessment. Overall the survey is considered acceptable, however additional information is required in relation to enhancements to mitigate the impact on the proposed vegetation removal. The following issues would therefore be dealt with by conditions; roof, control of invasive plants, bat and bird boxes, bee bricks/invertebrate hotels, internal swift bricks and replacement wildlife pond.

Flood risk

68. The site is located in Flood Zone 1 therefore has a low probability of flooding from tidal or fluvial the sources, however, the proposal is located within a critical drainage area. The submitted Flood Risk Assessment details how the proposal will manage surface water runoff through a number of SuDS features, namely green roofs, rainwater harvesting and permeable surfacing. The LLFA have no comments on the application.

Energy and sustainability

69. Given the scale of the development an Energy Assessment is not required as part of the validation requirements, however, Policy P70 of the Southwark Local plan still requires development to minimise carbon emissions on site. The applicant has provided information within the Design and Access Statement to demonstrate how the proposed new dwelling will accord with the energy hierarchy (Be Lean, Be Clean and Be Green) this includes the inclusion of photovoltaic roofing slates and ground source heat pumps.

70. Overall, the proposal is considered to accord with the aims of Policy P70 of the Southwark Local Plan given the scale of development proposed.

Fire safety

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

71. Policy D12 (A) of the London Plan (2021) requires that all development must submit a planning fire safety strategy. The fire safety strategy should address criteria outlined in Policy D12 (A).
72. *Summary of information contained in the Planning Fire Safety Strategy:*
- *The proposal is for a replacement dwelling the same location. Fire appliance provision and assembly points remain unaltered along Grange Lane.*
 - *Fire detection and alarm system will be fitted, minimum Grade D2 Category LD3 standard with smoke detectors and heat detectors in the kitchen. It will be installed in accordance with Approved Document Part B.*
 - *External walls will be constructed with brickwork outer leaf and load boarding blockwork inner leaf. Concrete deck is proposed for intermediate floors and windows and doors constructed of hardwood and triple glazing.*
 - *All habitable rooms at ground and first floor have access to an escape window or direct external access. The basement is served by a separate external escape staircase.*
73. The fire strategy is acceptable given the scale of development.
74. Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is “third-party independent and suitably-qualified”. The council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.
75. A Fire Statement or Reasonable Exemption Statement has been provided for this proposal. The statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development.

Other matters

76. A Basement Impact Assessment has been prepared by Mosaic Civil and Structural Engineers dated 13.09.2022, it is proposed that a condition is attached to ensure compliance with the details specified within the assessment and to

request that further ground investigations are undertaken and submitted to the Local Planning Authority.

Community Infrastructure Levy and Planning Obligations

77. The proposed development would be CIL liable. The site is located within Southwark CIL Zone 2, and MCIL2 Band 2 Zone. Based on the GIA measurements obtained from the proposed and existing floor plans (dated July 2022), the gross amount of CIL is £96,432.46. It should be noted that this is an estimate, and floor areas will be checked when related CIL Assumption of Liability is submitted after planning approval has been secured

Planning obligations

	Planning obligation	Mitigation	Applicants position
78.	CAVAT Tree mitigation	£33,168.00 to cover the loss of trees on site.	Agreed

79. The planning obligation would satisfactorily mitigation against the adverse impacts of the proposed development.
80. In the event that a satisfactory legal agreement has not been entered into by 28 June 2023, it is recommended that the director of planning and growth refuses planning permission, if appropriate, for the following reason:

The proposal, by failing to provide an appropriate planning obligation secured through the completion of a legal agreement, fails to provide an appropriate tree mitigation contribution against the adverse impacts of development through projects or contribution in accordance with DF1 (Delivery of the London Plan and Planning Obligations) of the London Plan (2021), Policy P61 (Trees) and Policy IP3 (Community Infrastructure Levy (CIL) and Section 106 Planning Obligations) of the Southwark Plan 2022 and Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (2015).

Community impact statement / Equalities Assessment

81. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
82. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
83. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

Human rights implications

84. 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.
85. This application has the legitimate aim of providing a replacement dwelling. 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.

Carbon concurrent

86. This application has taken measures to reduce carbon emissions on site with the aim of contributing to net carbon zero by 2050 in accordance with the adopted development plan.
87. These measures are summarised in the table below:

Net carbon zero: summary table	
Are carbon emission reductions covered in the main report?	No. The proposed development is a minor development and therefore is not required to provide minimum on site carbon saving figures.
Be Lean measures(energy efficient design and construction)	Proposed room heights and windows are generous to provide an abundance of natural light and ventilation.

	<p>Materials and produced covered by Environmental Product Declarations will be used to allow for accurate accounting of Embodied Carbon emissions</p> <p>The proposed layout has been carefully considered, and the incorporation of external blinds or shutters could be utilised to avoid internal overheating of rooms.</p>
Be Clean measures (low carbon energy supply)	Ground source heat pumps will also be used
Be Green measures (on site renewable energy generation and storage)	All available technologies for renewable energy have been explored, this includes photovoltaic panels on the site's street facing aspect with almost due south. Appropriate photo voltaic roofing slates are proposed to ensure they are in keeping with the character of the Dulwich area and the conservation area.
Any other comments	A new house will be subject to up to date building regulations for energy efficiency

Meeting Southwark's Climate Change Strategy and Action Plan

88. In July 2021, the council adopted its Climate Change Strategy and Action Plan for tackling the climate emergency. The plan sets out how emissions in the borough can be reduced from buildings, transport and waste disposal.
89. The Strategy sets out 148 Action Points that the council will undertake to achieve its ambition to do all it can to achieve a net zero carbon borough by 2030 across five key priority areas:
- Greener Buildings: these actions relate to Southwark's built environment and new developments e.g., emissions from privately rented homes, commercial offices and private property development. They cover scope one and two emissions.
 - Active and Sustainable Travel: these actions relate to surface transport across the borough, e.g., emissions from private car travel. They cover scope one, two and three emissions.
 - A Thriving Natural Environment: these actions relate to the maintenance and security of the borough's natural environment e.g., increasing tree canopy coverage.

- A Circular Economy with Green Jobs: these actions relate to waste within the borough e.g., emissions from non-recyclable waste disposal. They cover scope one and two emissions.
- Renewable Energy: these actions relate to the provision of more renewable energy within the borough i.e., local installation of technologies such as solar PV

90. The following Action Point/s have identified as relevant to this planning application:

Priority area:	Thriving Natural Environment
Theme:	Building and development works alongside and enhances our natural environment
Officer commentary	Conditions are recommended to landscape the garden, provide swift bricks and small mammal gaps and to prohibit outdoor lighting to limit any impact on bats; safeguard trees
Priority area:	Active and Sustainable Travel
Theme:	Making cycling and walking easier
Officer commentary:	The new house will provide cycle parking

Positive and proactive statement

91. 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.
92. 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

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

CONCLUSION

94. Overall, for the reasons discussed above, it is considered that the proposal constitutes appropriate development within MOL. It is of note that given the planning history of the site and the incremental increase in the scale of development that has been proposed on the site in previous and in the current application, that Officers consider the scale of current proposal to be the maximum achievable on the site without causing harm to the openness and character of the MOL.
95. The proposed replacement dwelling would contribute positively to the character and appearance of the area, the Dulwich Wood Conservation Area and the sensitive nature of the MOL. It is therefore recommended that subject to the imposition of suitable conditions and a legal agreement to secure the contribution towards tree mitigation.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2568-F Application file: 22/AP/3540 Southwark Local Development Framework and Development Plan Documents	160 Tooley Street London SE1 2QH	Planning enquiries: 020 7525 0254 planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Recommendation
Appendix 2	Planning Policies
Appendix 3	Relevant Planning History
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received

AUDIT TRAIL

Lead Officer	Steve Platts, Director of Planning and Growth	
Report Author	Zoe Brown, Major Applications and New Homes	
Version	Final	
Dated	10 March 2023	
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, Neighbourhoods and Growth	No	No
Strategic Director of Housing	No	No
Date final report sent to Constitutional Team		14 March 2023

Recommendation

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

This document is not a decision notice for this application.

Applicant	Mr Stefan Turnbull	Reg. Number	22/AP/3540
Application Type	Minor application		
Recommendation	GRANT subject to Legal Agreement	Case Number	2568-F

Draft of Decision Notice

Grant subject to Legal Agreement for the following development:

Demolition of existing Grange Cottage and the construction of part-one, part-two storey dwelling, including basement excavation, terrace construction, new green roofing, removal of 4no. trees and associated new landscaping.

Grange Cottage Grange Lane London Southwark

In accordance with application received on 12 October 2022 and Applicant's Drawing Nos.:

Location Plan Location Plan 21033-SQP-02-ZZ-DR-A-PL001 P1 received 12/10/2022

Existing Plans

Proposed Plans

Plans - Proposed Ground Floor Demolition Plan SQP-02-ZZ-DR-A-PL111 P1 received 17/10/2022

Plans - Proposed First Floor Demolition Plan SQP-02-ZZ-DR-A-PL112 P1 received 17/10/2022

Plans - Proposed Roof Demolition Plan SQP-02-ZZ-DR-A-PL113 P1 received 12/10/2022

Plans - Proposed South and West Elevations Demolition SQP-02-ZZ-DR-A-PL211 P1 received 12/10/2022

Plans - Proposed North and East Elevation Demolition SQP-02-ZZ-DR-A-PL212 P1 received 12/10/2022

Plans - Proposed Basement Plan Proposed SQP-02-ZZ-DR-A-PL120 P2 received 12/10/2022

Plans - Proposed Ground Floor Plan Proposed SQP-02-ZZ-DR-A-PL121 P3 received 13/01/2022

Plans - Proposed First Floor Plan Proposed SQP-02-ZZ-DR-A-PL122 P3 received 13/01/2022

Plans - Proposed Roof Plan Proposed SQP-02-ZZ-DR-A-PL123 P3 received 13/01/2022

Plans - Proposed South and West Elevations Proposed SQP-02-ZZ-DR-A-PL221 P3 received 13/01/2022

Plans - Proposed North and East Elevations Proposed SQP-02-ZZ-DR-A-PL222 P3 received 13/01/2022

Plans - Proposed Grange Lane (South) Elevation Proposed s SQP-02-ZZ-DR-A-PL223 P3 received 13/01/2022

Plans - Proposed Section 01 Proposed SQP-02-ZZ-DR-A-PL301 P3 received 13/01/2022

Plans - Proposed Section 012 Proposed P3 received 13/01/2022

Plans - Proposed Section 03 Proposed SQP-02-ZZ-DR-A-PL303 P3 received 13/01/2022

Other Documents

Design and access statement March 2023 received 09/03/2022

Planning statement January 2023 received 10/03/2023

Ecology assessment/Nature conservation Preliminary Ecological August 2022 received 12/10/2022

Arboricultural statement Arboricultural Impact Assessment 12th September 2022 received 12/10/2022

Heritage statement received 12/10/2022

Document Basement Impact Assessment REP/MCSE/EWGCE/TL/BIA-001 received 12/10/2022

Document Basement Impact Assessment Hydrogeological Assessment Report received 12/10/2022

Flood risk assessment received 12/10/2022

Flood risk assessment Flood Risk Assessment Mapping received 12/10/2022

Energy statement J4949 -M-RP -000 1 02 received 12/10/2022

Fire Statement received 26/10/2022

Time limit for implementing this permission and the approved plans

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

Reason:

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

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

3. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal. b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant. c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation. The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837:

(2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations. If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of The Southwark Plan 2022: P56 Protection of amenity; P57: Open space; P58: Open water space; P59: Green infrastructure, P66 Reducing noise pollution and enhancing soundscapes, P13: Design of places; P14: Design quality; P15: Residential design, P20: Conservation areas; P21: Conservation of the historic environment and natural heritage and P60 Biodiversity.

4. Prior to works commencing, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 and BS: 4428 Code of practice for general landscaping operations. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation. To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of the Southwark Plan (2022) P60 Biodiversity, P13 Design of places, P14 Design quality, P56 Protection of amenity

Permission is subject to the following Grade Condition(s)

5. HARD AND SOFT LANDSCAPING

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

6. GREEN ROOFS FOR BIODIVERSITY

Part 1: Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

- biodiversity based with extensive substrate base (depth 80-150mm);
- laid out in accordance with agreed plans; and
- planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

Part 2: Full Discharge of this condition will be granted once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

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

7. Before any above grade work hereby authorised begins, details of Bee bricks and/or invertebrate hotels shall be submitted to and approved in writing by the Local Planning Authority.

No less than 2 Bee bricks and/or invertebrate hotels shall be provided and the details shall include the exact location, specification and design of the habitats. Bee bricks and/or invertebrate hotels 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 Bee bricks and/or invertebrate hotels 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 invertebrate features and mapped locations and Southwark Council agreeing the submitted plans, and once the invertebrate features are installed in full in accordance to the agreed plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: G6 of the London Plan 2021, Policy P59 and P60 of the Southwark Plan 2022.

8. DETAILS OF MEANS OF ENCLOSURE

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

Reason:

In the interests of visual and residential amenity in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivery good design) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P15 (Residential Design) and Policy P56 (Protection of Amenity) of the Southwark Plan (2022).

9. Before any above grade work hereby authorised begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas 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: the green roof, soft landscaping and ecological nesting/roosting features and appropriate monitoring.

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 in accordance with Policy P60 (Biodiversity) of the Southwark Plan (2022). This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan.

10. No works (excluding demolition and site clearance) shall commence until an addendum to the Basement Impact Assessment prepared by Mosaic CSE dated 13.09.2022 is submitted incorporating the results of ground investigations, including groundwater monitoring and borehole testing, has been submitted and approved in writing by the Local Planning Authority. The update should include an assessment of the continuation and fluctuations of groundwater flows, and whether the lowest point of the basement is above, or below the recorded groundwater levels recorded from the ground investigations, and any mitigation measures required. The development and mitigation measures shall be carried out in accordance with the approved details. Further details on the preparation of BIA's for flood risk can be found in Appendix I of Southwark's Strategic Flood Risk Assessment:

www.southwark.gov.uk/environment/flood-risk-management/strategic-flood-riskassessment-sfra?chapter=2. Please note that Basement Impact Assessments should be proportionate, and risk-based in terms of flooding.

Reason:

In accordance with Policy P68 'Reducing flood risk' of the Southwark Plan 2022 minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with the Southwark Strategic Flood Risk Assessment (2017).

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

11. Details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than 3no. nesting boxes / bricks 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 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, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (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).

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

Reason: To ensure compliance with Southwark Local Plan (2022) Policy P60 (Biodiversity) and the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

13. Details of bat nesting boxes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than 1no. nesting box shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes 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 boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (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).

14. The following measures for the mitigation of impact and enhancement of biodiversity, set out in the Update Preliminary Ecological

Appraisal by Skilled Ecology Consultancy Ltd dated August 2022 will be implemented in full prior to the new development being first brought into use, or in accordance with the timetable detailed in the approved scheme. This includes the implementation of biodiversity net gain; green roof, wildflower meadow, a large new wildlife pond along with other wildlife attracting soft landscaping and bat, bird and bee bricks.

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).

Permission is subject to the following Compliance Condition(s)

15. The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building 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).

Informatives

Planning Policies

National Planning Policy Framework (NPPF)

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

The relevant chapters from the Framework are:

- Chapter 2 Achieving sustainable development
- Chapter 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 13 Protecting Green Belt (applies to Metropolitan Open Land)
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

The London Plan 2021

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

- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D12 Fire safety
- Policy H1 Increasing housing supply
- Policy H2 Small sites
- Policy H4 Affordable Housing
- Policy G3 Metropolitan Open Land
- 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 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.1 Residential parking

Southwark Local Plan 2022

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

- P1 Social rented and intermediate housing
- P2 New family homes
- P13 Design of places
- P14 Design quality
- P15 Residential design
- P18 Efficient use of land
- P20 Conservation Areas
- P53 Cycling
- P54 Car Parking
- P56 Protection of amenity
- P57 Open Space
- P59 Green infrastructure
- P60 Biodiversity
- P61 Trees
- P62 Reducing waste
- P65 Improving air quality
- P67 Reducing water use
- P68 Reducing flood risk
- P69 Sustainability standards
- P70 Energy

Area based AAP's or SPD's

Of relevance in the consideration of this application are:

- 2015 Technical Update to the Residential Design Standards SPD (2011)
- Sustainable Design and Construction SPD (2008)
- Affordable Housing SPD (2011)
- Heritage SPD (2021)

Relevant planning history

Reference and Proposal	Status
19/AP/1550 Demolition of existing Grange Cottage and garage and the construction of two storey dwelling with associated boundary adjustment, plus the removal of 5 trees and 5 shrubs and associated landscaping.	GRANTED- Minor Application 20/02/2020

Consultation undertaken

Site notice date: 02/11/2022

Press notice date: 03/11/2022

Case officer site visit date: n/a

Neighbour consultation letters sent: 31/10/2022

Internal services consulted

Design and Conservation Team [Formal]

Flood Risk Management & Urban Drainage

Ecology

Community Infrastructure Levy Team

Urban Forester

Statutory and non-statutory organisations

Neighbour and local groups consulted:

The Grange Grange Lane London

Grange House Grange Lane London

Re-consultation:

Consultation responses received

Internal services

Design and Conservation Team [Formal]

Flood Risk Management & Urban Drainage

Ecology

Community Infrastructure Levy Team

Urban Forester

Statutory and non-statutory organisations

Neighbour and local groups consulted: