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Item No. 6.1	Classification: Open	Date: 13 June 2023	Meeting Name: Planning Committee (Smaller Applications)
Report title:	Development Management planning application: Application 20/AP/3482 for: Full Planning Application Address: 254-268 CAMBERWELL ROAD, LONDON, SOUTHWARK Proposal: Construction of a mixed use building comprising residential (43 flats) and non-residential uses ancillary to the church, with a height of three to nine storeys, with bin stores, bike stores, car parking, plant rooms and landscaping serving the flats and service, plant, car and minibus parking spaces and back-of-house space for the adjacent church.		
Ward(s) or groups affected:	Camberwell Green		
From:	Director of Planning and Growth		
Application Start Date	27.11.2020	Expiry Date	26.02.2021
Earliest Decision Date	24.05.2022	PPA Date	N/A

RECOMMENDATION

1. a) That planning permission be granted, subject to conditions and the applicant entering into an appropriate legal agreement by no later than 13 December 2023.
- b) In the event that the requirements of (a) are not met by 13 December 2023, that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reason set out at paragraph 171 of this report.

EXECUTIVE SUMMARY

2. This application is for decision by the planning committee (smaller applications) as five or more objections have been received. An associated application for listed building consent, reference number 20/AP/3483, is also on the agenda.
3. The application is for the construction of a mixed use building comprising residential (43 flats) and non-residential use ancillary to the church, with a height of three to nine storeys, with bin stores, bike stores, car parking, plant rooms, landscaping, car and minibus parking spaces and back-of-house space for the adjacent church.
4. A total of 35% habitable rooms (16 flats) would be affordable housing with a split of 25% of the habitable rooms social rent (10 flats) and 10% of the habitable

rooms shared ownership (6 flats). The number of habitable rooms that would be affordable housing and the dwelling mix would be policy compliant.

5. The proposal would also include areas of hard and soft landscaping, green roofs, private balconies, a communal amenity space and doorstep play.
6. The principle of residential use proposed is acceptable and the proposed development would be an efficient use of land.
7. The scale of the proposed development would be suitable for this urban setting and would not result in an unacceptable impact on daylight or sunlight on the surrounding properties while provide a high quality accommodation for future occupiers.
8. The proposal would not result in any significant transport impacts on the surrounding highway network and overall, the scheme would be of a high quality with significant public benefits.

9.

Homes	Private Homes	Affordable social rent Homes	Affordable social rent Habitable Rooms	Affordable shared ownership Homes	Affordable shared ownership Habitable Rooms	Homes Total (%) of total)	Habitable Rooms Total
1 bed	7	2		4		13 (30%)	
2 bed	9	4		2		15 (35%)	
3 bed	11	4		0		15 (35%)	
Total and (%) of total)	27 (63%)	10 (23%)	40 (25%)	6 (14%)	16 (10%)	43	160

10.

Use Class	Existing sqm	Proposed sqm	Change +/-
Ancillary to the church	0	437.2	+437.2
Use Classes E (g) (offices)	0	458.6	+458.6

11.

	Existing sqm	Proposed sqm	Change +/-
Play Space	0	206	+206

12.

CO2 Savings beyond part L Bldg. Regs.	76.22%
Trees lost	0
Trees gained	6

	Existing	Proposed	Change +/-
Urban Greening Factor	0	0.31	+0.31
Run Off Rate	0.4l/s	3.0l/s	+2.6l/s
Green/Brown Roofs	0sqm	sqm	sqm
Car parking spaces and Minibus parking spaces	50	22	-28
Wheelchair accessible parking spaces	0	4	+4
Electric vehicle car parking spaces (on site)	0	4	+4
Cycle parking spaces	0	83	83

14.	Community Infrastructure Levy (CIL) - estimated	£172,605.37
	Mayoral Community Infrastructure Levy MCIL - estimated	£263,393.72
	S106	£31,865.80

BACKGROUND INFORMATION

Site location and description

Site location



15. The site has an area of 1,385sqm and consists of a car park with three dropped kerbs providing vehicular access. The car park serves and is to the rear of a place of worship at 254-268 Camberwell Road. The car park is accessed off Medlar Street and comprises 40 car parking spaces, 8 minibus parking spaces and 2 wheelchair accessible parking spaces.
16. The site fronts Medlar Street to the south and is to the rear (west) of the Grade II listed place of worship at 254-268 Camberwell Road. The height of the listed building is expressed without storeys, but is generally taller than the surrounding buildings which range between three and five storeys. The site is not located within a conservation area.
17. A part seven storey block of flats with an eight floor set back, Emperor Apartments (Wing of Camberwell block C), is located directly to the north. The four storey wing of Fritillary Apartments (Wing of Camberwell block B) is located to the north east. A railway viaduct, with commercial and industrial units within the arches, is located to the west. The Low Line route would run along the railway arches. On the opposite (south) side of Medlar Street is a part two, part three, part four, storey development at 272-274 Camberwell Road.
18. The area surrounding the site is a mix of predominantly residential, shops, community and other commercial uses.
19. Camberwell Green is designated as Borough Open Land and is located approximately 100m to the south.

Image: Existing site layout plan

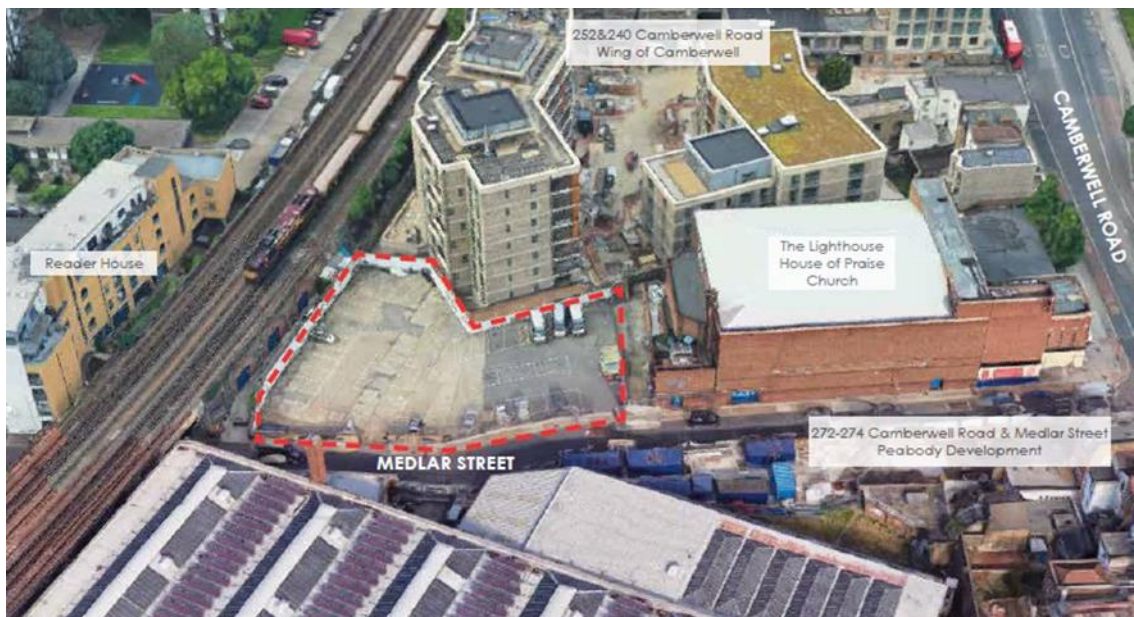


20. The site is subject to the following planning designations:

- Urban Density Zone
- Air Quality Management Area
- Archaeological Priority Zone
- Thameslink 2000
- West Camberwell Action Area.
- Flood Zone 3
- West Camberwell Controlled Parking Zone (CPZ)

21. The site has a Public Transport Accessibility Level of 6a and the Low Line route is identified as running along the railway arches to the rear / west of the site.

Image of application site



Details of proposal

22. It is proposed to construct a mixed use, residential, office and ancillary uses to the church, building with a maximum height of nine storeys. The building would comprise of part three, part six and part eight storeys with a set-back ninth floor. The proposed façade treatments for the building would be red brick, light brown clay facing brick, grey aluminium windows, black curtain windows, dark grey solid spandrel panels and dark grey balustrades. The red brick would match the adjacent church. The business frontage and entrance would be located towards the east of the site, with the car park entrance adjacent to the railway viaduct.

Image – proposed development viewed from Medlar Street



23. The non-residential elements of the building would include 458.6sqm offices and 437.2sqm ancillary space for the adjacent church.
24. A total of 43 flats are proposed. A total of 16 of the flats would be affordable housing and 10 flats would be social rent and 6 flats would be shared ownership. The first and second floors would comprise affordable housing and three of the seven flats on the third floor would be affordable flats. The remainder of the third floor and upper floors would be private housing.

Unit type	Market	Social rented	Intermediate	Total
1-bed	7	2	4	13
2-bed	9	4	2	15
3-bed	11	4	0	15
Total	27	10	6	43

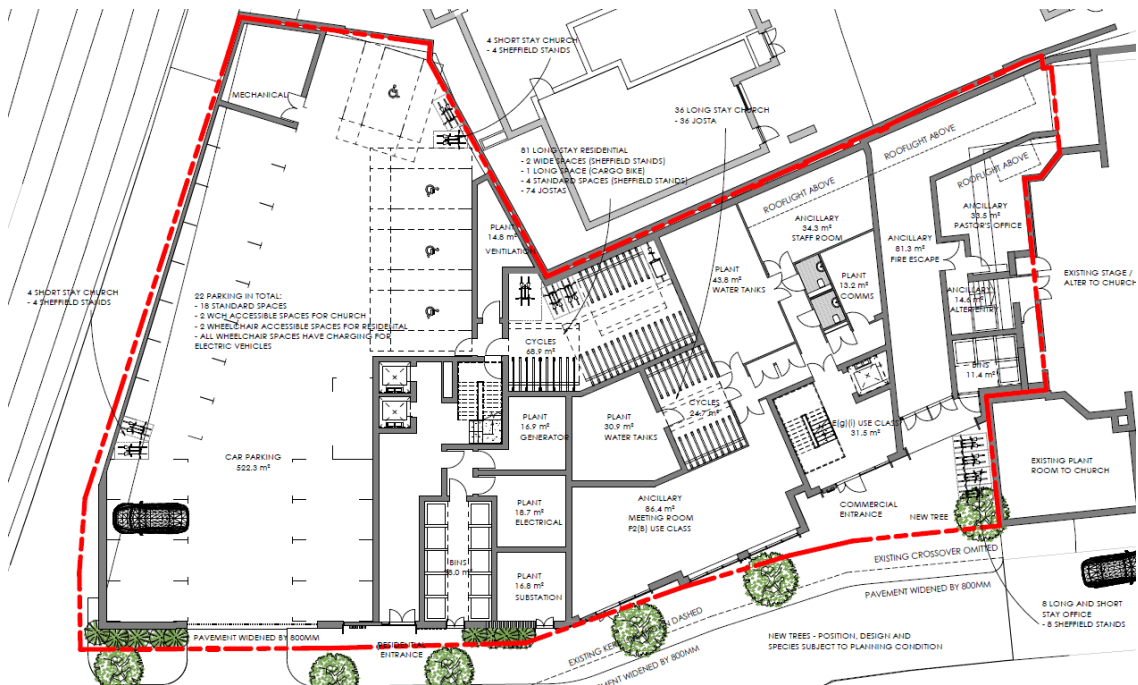
25. The dwelling mix would comprise 13 one bed, 15 two bed (35%) and 15 three bed flats (35%), of which 11.6% (5 two bed flats) would be wheelchair accessible flats. There would be one wheelchair accessible flat on each of the following five

floors: second, third, fourth, fifth and sixth floor. Two lifts are proposed in the core serving the residential part of the development.

Wheelchair accessible flat	
Policy requirement	10% (5 flats)
Provided	11.6%

26. A total of 22 car parking spaces, of which 4 would be wheelchair accessible spaces, and 85 cycle spaces are proposed. This would include 18 car and minibus parking spaces and 2 wheelchair accessible spaces for the adjacent church. This would be a reduction from the 50 existing vehicular parking spaces. Bin stores, bike stores, car parking and plant rooms serving the residential development and service, plant and back-of-house space for the adjacent church would also be provided.
27. It is proposed to remove the three existing vehicle accesses along Medlar Street and to create a new access that would lead to the car parking area. Six pedestrian entrances from Medlar Street to the proposed development are also proposed.
28. The proposal would also include areas of hard and soft landscaping, private balconies, a communal amenity space and doorstep play.

Image: Proposed ground floor layout



Amendments to the application

29. The application has seen the following additional documents submitted following the receipt of feedback following publicity of the application but, but the physical development has not changed during the course of the assessment.
30. Confirmation that all the proposed non-residential areas, apart from the office use on the first and second floors, would be ancillary to the church;
 Proposed ground and first floor plans;
 Energy statement;
 Daylight proposed scheme;
 Utilities statement;
 Transportation matters memorandum;
 Delivery and servicing plan;
 Highways plans;
 Site plan;
 Financial viability report;
 Fire Statement;
 Overshadowing study;
 Schedule by room;
 Schedule by unit;
 Geotechnical report;
 Services survey and tree positions;
 Street trees typical tree pit constructions;
 Plan showing affordable and private residential units;
 Ground floor plan – amendments to car parking;
 Alterations to the layout of the north facing three bedroom flat on the first floor;
 The addition of obscured glass to commercial space;
 Plan showing widening of Medlar Street pavement;
 Updated section plans; and
 Depths of services below the pavement.

Consultation responses

31. Support
- Much needed housing
 - Efficient use of land
 - Would improve the appearance and regenerate and enhance the area
 - Would enhance community cohesion
 - Mitigate perceived crime issues in the neighbourhood
 - Would increase economic activity and employment
 - Quality of the design would enrich the listed building
32. Objection
Amenity impacts
- overlooking
 - play space
 - daylight and sunlight and
 - noise
33. *Design issues*

- Design
 - Height and massing
 - Density and
 - Impact on adjacent listed building
34. *Future occupiers*
- Quality of accommodation
 - Inadequate play space
35. *Environment and ecology*
- Increase in pollution
 - Impact on ecology
36. *Land use*
- No need for retail or office space
37. *Fire*
- Fire safety
38. *Transport*
- Transport, highways and public pedestrian issues
39. *Energy and sustainability*
40. *Security issues*
41. *Consultation*
42. *Strain on community facilities*

KEY ISSUES FOR CONSIDERATION

Summary of main issues

43. The main issues to be considered in respect of this application are:
- 44.
- Principle of the proposed development in terms of land use
 - Environmental impact assessment
 - Housing mix, density and residential quality
 - Affordable housing and development viability
 - Amenity space and children's play space
 - Design, including layout, building heights, landscaping and ecology
 - Heritage considerations
 - Archaeology
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight
 - Transport and highways, including servicing, car parking and cycle parking
 - Environmental matters, including construction management, flooding and

air quality

- Energy and sustainability, including carbon emission reduction
- Ecology and biodiversity
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and borough community infrastructure levy (CIL)
- Consultation responses and community engagement
- Community impact, equalities assessment and human rights.

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

Legal context

45. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021, and the Southwark Plan 2022. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
46. 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

47. 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.

ASSESSMENT

Principle of the proposed development in terms of land use

48. Objectors raised concerns with regard to the office / business space and queried whether it would be needed in a residential street. The council acknowledged in the pre-application enquiry that a mixed housing and commercial development would be supported within the Camberwell Action Area. There has not been any change in policy or site circumstances and the introduction of offices would be in keeping with Policy AV.05 Camberwell Area Vision of the Southwark Plan. It is considered that the proposed development would be an efficient use of land in this location and the loss of off-street car parking ancillary to the adjacent church would be acceptable.

49. The ancillary floor space to the adjacent church would be acceptable as it would enhance the functionality of the church. It is recommended that permission be subject to a condition that the office space on the first and second floors be restricted to office space within use class E(g)(i) – offices to carry out any operational or administrative function – in order to protect the amenity of neighbouring properties. It is also recommended that permission be subject to a condition that the hall on the ground floor and meeting room on the first floor be restricted to use class F2(b) – halls or meeting places for the principal use of the local community - ancillary to the church. This would ensure the protection of amenity of neighbouring properties as the church would have full control of the use of the hall. The hours of use of the ground floor hall would also be subject to an hours of use condition.

Affordable workspace

50. Policy P31 'Affordable Workspace' of the Southwark Plan states that developments proposing 500sqm GIA or more employment floorspace (B class use) must deliver at least 10% of the proposed gross employment floorspace as affordable workspace on site at discount market rents.
51. In this case the applicant would not be required to provide affordable workspace as all the non-residential floor space would comprise 458.6sqm.

Affordable housing

52. Of the proposed 43 flats, 16 would be provided as affordable housing. The affordable housing provision is expressed as habitable rooms: of the 35%, 25% would be social rent and 10% (6 flats) would be shared ownership (10 flats). At 35% the proposed affordable homes would meet the minimum requirement as set out in Policy P1 Social rented and intermediate housing in the Southwark Plan. A viability study has been submitted showing that this is the maximum amount of affordable housing that could be provided on site and that it would be financially viable to provide 35% of affordable homes on the site. The applicant have offered 16 affordable flats to Hexagon Housing Association (Registered Social Landlord) who have expressed an interested in these flats.

Environmental impact assessment (EIA)

53. The proposed development does not meet or exceed any of the thresholds set out in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and as such an EIA is not required in this instance.

Design quality

Site context

54. The site is not within a conservation area but it is located to the rear of the Grade II listed place of worship at 254-268 Camberwell Road. The height of the listed building is expressed without storeys, but is generally taller than the surrounding buildings which range between three and five storeys. A part seven storey block

of flats with an eight floor set back, Emperor Apartments (Wing of Camberwell block C), is located directly to the north. The four storey wing of Frittillary Apartments (Wing of Camberwell block B) is located to the north east. A railway viaduct, with commercial and industrial units within the arches, is located to the west. The Low Line route would run along the railway arches. On the opposite (south) side of Medlar Street is a part two, part three and part four storey development at 272-274 Camberwell Road.

Site layout and access

55. The access to the residential development and ground floor car park would be from Medlar Street to the south which would be appropriate. The ground floor office use would provide some active frontage and would ensure that pedestrians and visitors safety would not be compromised.

Urban design (height, scale, massing and arrangement)

56. Objectors raised concerns to the detailed design, height, massing and density and to the impact on adjacent listed building.
57. The detailed design would include a "base" in buff brick, which would unify the ground floor street facing element. The residential entrance would be located in the centre and would minimise pedestrian crossings over the car park entrance. The arrangement of massing and heights, with the three storeys and business use adjacent to the grade II listed church, and the taller uses away from this sensitive area, in contrasting brick with a vertical emphasis provided by balconies, windows and brick detailing, would be acceptable in principle. Details of the panels and balconies, plus windows area would be required by condition.
58. It would be appropriate that the building would open to the street as it would provide positive access and overlooking to the street and a green amenity space to the rear. The site to the south of the Elephant and Castle opportunity area, however it repeats the pattern and scale of the development along the railway viaduct that have been approved and built out further north. In the wider neighbourhood, including the development of the "Wave" site to the north, there are similar examples of this type and scale of development between Camberwell Road/Walworth Road, and the railway viaduct. Therefore the site layout would be appropriate and would make best use of the site, while responding in scale, massing and layout to the grade II listed building to the immediate east.
59. The scale and massing of the proposed development would respond positively to the existing townscape, character and context and the building fabric and composition would be of a high standard of design in accordance with policies P13 Design of places and P14 Design quality of the Southwark Plan.

Image – view from Medlar Street



Heritage assets

60. The significance of the grade II listed building, 254-268 Camberwell Road, is contained within the fabric as a good example of 1920s cinema with interior spaces and detailing, and brick external façade. Of particular interest is the front elevation, the foyer and the auditorium, plus the scale and simplicity of the external envelope. The main impact would be the loss of some of the rear elevation façade, including a small single storey extension and metal staircase. These elements however are secondary to the wider significance of the building, which would remain unaltered. The proposal would not harm the significance of the building.

Trees and landscaping

61. There are currently no trees on the site.
62. Objectors raised concerns that the development should add more trees along Medlar Street. The proposed landscaping would however include planting of 6 new trees of which 5 would be outside the site on the pavement of Medlar Street. The planting of these 5 trees would be secured via a S278 agreement which would be included in a legal agreement. Additional survey work to identify below-ground services would be required before the locations of the proposed trees can be finalised. This can be secured by a planning condition and the species would also be agreed by this condition.
63. It is also recommended that permission be subject to a hard and soft landscaping

condition showing details of the planting along Medlar Street and the podium.

Image - Landscaping



Urban Greening Factor

64. The urban greening factor of 0.31 for the development as a whole would be below the target score of 0.4 for a development that is predominantly residential. In this case a score of 0.31 would be acceptable given the site constraints that would restrict the proposed total green roof area to 535.6sqm. The green roofs on each floor would be as follows - third (132.3sqm), sixth (125.7sqm), eighth (163.5sqm) and ninth (114.1sqm). The shortfall in the urban greening factor would be outweighed by the benefit of providing 43 new dwellings.

Mix of dwellings

65. Southwark Plan Policy P2 New family homes state that 'major residential developments must provide:
 'A minimum of 60% of homes with two or more bedrooms; and
 A minimum of 25% of homes with three or more bedrooms in the urban zone.
 The proposed development exceeds the minimum requirements as shown in the table below. The proposed development would comprise of 15 flats with two bedrooms.

Unit type	Number of units	Percentage of units %
1-bed	13	
2-bed plus	30	69.7%

3-bed plus	15	34.8%
Total	43	

Wheelchair accessible housing

66. Development plan policies require the provision of 10% wheelchair units. It is proposed to provide 5 wheelchair units on this site and at 11.6% this would exceed policy requirements.

Quality of accommodation

67. Objectors raised concerns that future occupiers would have a poor quality of accommodation.

Minimum internal space standards

68. London Plan policy D6 sets out the minimum internal space standards required for new residential development, as does the Mayor's Housing SPG. Policy P14 of the Southwark Plan also sets out that development must provide a high standard of quality of accommodation for living conditions. All flats would meet or exceed the minimum room areas and would provide a high quality of accommodation.

Minimum room areas in sqm

Dwelling size	1 bed	2 bed	3 bed	4 bed
Double bedroom	12	12	12	12
Single bedroom	N/A	7	7	7
Living room with eating area	16	17	18	19
Kitchen	6	7	8	8
Kitchen diner	9	11	11	12
Living room	13	13	15	15
Open plan	24	27	30	N/A
Bathroom	3.5	3.5	3.5	3.5

Unit sizes, private amenity space and noise

69. All flats would meet or exceed the minimum unit size requirements but 13 of the 15 two bedroom flats would not provide 10sqm outdoor amenity space with 5 flats providing 9.6sqm, 2 providing 9.5sqm, 1 providing 7.4sqm, 4 providing 7.2sqm and 1 providing 5.9sqm. All 15 three bedroom flats would meet or exceed the minimum required outdoor amenity space standard of 10sqm.

- 70.
- | Flats | SPD minimum sqm | Proposed unit sizes sqm | SPD amenity space minimum sqm | Amenity space proposed sqm |
|-------|-----------------|-------------------------|-------------------------------|----------------------------|
| | | | | |

1-bed	50	50	10	5.8-7.2
2-bed	61-79	61-75	10	5.9-9.6
3-bed	74-102	74-106	10	10

71. The total shortfall in private outdoor amenity space would be 71.1sqm. In addition to private amenity space, flatted developments must provide a minimum of 50 sqm communal space. The total area of the first floor rear podium would be 296.6sqm. As 206sqm play space would be provided in part of the podium the remaining area of 90.6sqm for communal outdoor amenity space would fall short of the required 121.1sqm outdoor amenity space. The shortfall of 30.5sqm would require a financial contribution of £6,252.50. This would be included in the legal agreement.
72. The communal terrace and numerous private terraces would not meet the target level of 55dB Laeq 16hr. It is recommended that permission be subject to a condition that requires details of further attenuation works to achieve the best possible noise level, especially where balconies would overlook or have a line of sight towards the road or the railway lines.
73. More than half of the flats would be dual aspect as 21 of the 43 flats would be single aspect. All of the single aspect flats would however be south facing and the majority of the proposed dwellings would therefore be afforded good levels of light and outlook.

Storage and headroom

74. All residential development needs to provide storage space to meet the likely needs and requirements of potential occupiers. The proposed development would meet or exceed the following storage space for one bed flats 1.25sqm, two bed flats 1.75sqm, three bed flats 2.25sqm and four our bed flats 2.75sqm. The proposed development would meet the Building Regulations requirement of a minimum headroom of 2.3 metres.

Child playspace

75. London Plan Policy S4 requires new residential developments to incorporate good-quality, accessible play provision for all ages. At least 10 square metres of play space should be provided per child. It is noted that doorstep play would be provided on site for 0-4 year olds and that the podium would have adequate space to provide the total required play space, including 5-11 and 12+ age groups.
76. The GLA's play space calculator sets out that the development would need to provide a total of 206sqm of child play space broken down as follows:

Age group	Playspace requirement (sqm)
Under 5	90
5-11	69
12+	47
Total	206

77. The total area of the first floor rear podium would be 296.6sqm and 206sqm would be available to be used as play space.
78. Objectors raised concerns with regards to the quality of residential accommodation and state that more open / green space is needed and that no play equipment to the 0-5 year child play area would be provided and that there would be limited children's play space and no publicly accessible children's play space.
79. The initial proposal was that the first floor rear podium would only provide door step play for 0-4 year olds and no play facilities would be provided for 5+ year children. The applicant has subsequently proposed that the podium would provide space for 5-11 year olds and 12+ year old children to play as well.
80. The proposed plans shows that the proposed podium would not include children play equipment. The applicant however agreed that subject to detail design this could be added to the first floor rear podium. It is recommended that details of play equipment for 0-5, 5-11 and 12+ year old children be secured by condition.

Internal daylight and sunlight within the development

Daylight

81. The Daylight Illuminance method utilises climactic data for the location of the site, based on a weather file for a typical or average year, to calculate the illuminance at points within a room on at least hourly intervals across a year. The illuminance is calculated across an assessment grid set at the reference plane (usually desk height).
82. BRE guidance provides target illuminance levels that should be achieved across at least half of the reference plane for half of the daylight hours within a year.¹ The targets set out within the national annex are as follows:
 - Bedrooms – 100 Lux
 - Living Rooms – 150 Lux
 - Kitchens – 200 Lux
83. The applicant only included 12 of the 43 proposed flats in the assessment. These 12 flats would be located on the first and second floors of the development. Only the first and second floors were included as these dwellings are considered to be the worst case dwellings in terms of daylight access across the proposed development.
84. Of these 12 flats only two kitchens (rooms 13 – first and second floors) would fall short of the BRE criteria in that respectively only 25% and 35% of the kitchen area would have a Lux of 200. It should achieve 50%.

Sunlight

85. In respect of direct sunlight, the 2022 BRE guidance reflects the BS EN17037

recommendation that a space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1st February and 21st March with cloudless conditions. It is suggested that 21st March (equinox) be used for the assessment.

86. The applicant only included 12 of the 43 living rooms in the assessment. These 12 spaces would be located on the first and second floors of the development and were included as the applicant considered that these would be the worst-case living rooms in terms of sunlight across the proposed development.
87. The results show that 10 of the 12 living rooms assessed would achieve more than 4 hours of solar access on March 21. The remaining two rooms were below the 1.5 hours target for sunlight access, however, there would be at least one habitable room meeting the BRE recommended levels for sunlight within these dwellings and therefore would be considered to meet the BRE criteria. The guidance states that at least one habitable room is recommended to meet the criteria per dwelling.
88. The proposed development would therefore offer good levels of sunlight.

Overshadowing

89. The communal amenity space on the first floor and two private terraces on the eighth floor were assessed. A Solar Access Analysis was undertaken on these amenity areas for the full 24 hours on 21 March as set out by the BRE.
90. The amenity spaces, the communal amenity space on the first floor and two private terraces on the eighth floor, would respectively achieve a minimum of 2 hours of sunlight on 21 March of 91%, 100% and 100% over their areas. This would meet the 50% BRE criteria. The open spaces of the proposed development are therefore considered to be adequately sunlit.

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

Daylight and sunlight

91. The site is currently underdeveloped and occupied only by single storey garages and car parking resulting in the neighbouring residential buildings having the benefit of a relatively open and unobstructed outlook, and receiving very good levels of natural daylight and sunlight. These existing levels are above Building Research Establishment (BRE) Guidelines targets and reasonable expectations for a built-up urban environment.
92. Objectors raised concerns that not all the properties that would be affected have been assessed and that the proposed development would significantly reduce the level of natural light in properties on Medlar Street and the blocks of flats to the north, Emperor Apartments (Wing of Camberwell block C) and Fritillary Apartments (Wing of Camberwell block B).
93. The submitted daylight and sunlight assessment considers the impact on

daylight and sunlight for the following neighbouring properties:

Emperor Apartments (Wing of Camberwell block C)
 Fritillary Apartments (Wing of Camberwell block B)
 Medlar Street townhouses and
 Reader House.

Impact on daylight existing properties and spaces

94. The adequacy of daylight received by existing neighbouring dwellings is measured using two methods of measurement. The first is the use of Vertical Sky Components (VSC) which is then followed by the measurement of internal Daylight Distribution (or No-Sky Line (NSL)).
95. VSC is the amount of skylight reaching a window expressed as a percentage. The guidance recommends that the windows of neighbouring properties achieve a VSC of at least 27%, and notes that if the VSC is reduced to no less than 0.8 times its former value (i.e. 20% reduction) following the construction of a development, then the reduction will not be noticeable.
96. NSL is the area of a room at desk height that can see the sky. The guidance suggests that the NSL should not be reduced to less than 0.8 times its former value (i.e. no more than a 20% reduction). This is also known as daylight distribution, and where windows do not pass the VSC test the NSL test can be used.

Fritillary Apartments (Wing of Camberwell block B):

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	40% +
22	19	86%	2	1	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +
7	7	100%	0	0	0

Medlar Street:

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	40% +
28	21	75%	3	1	3
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +
12	7	58.3%	3	1	1

Reader House:

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	40% +
32	32	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +
0	Na	Na	Na	Na	Na

Emperor Apartments (Wing of Camberwell block C):

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	40% +
55	45	81.8%	2	3	5
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +
12	12	100%	0	0	0

Daylight distribution

97. The assessment of daylight amenity within the neighbouring properties has been assessed for all habitable rooms and 27 out of 31 (87 %) of windows are shown to achieve levels of daylight commensurate with their predominant use. There are 5 windows that would marginally fall below the target values.

Sunlight

98. Annual probable sunlight hours (APSH) is a measure of sunlight that a given window may expect over a year period. The BRE guidance states that only windows with an orientation of 90 degrees of south need to be assessed.
99. The BRE's recommendation for sunlight is:
 'If this window reference point can receive more than a quarter (25%) of annual probable sunlight hours (APHS), including at least 5% of annual probable sunlight hours during the winter months of 21 September and 21 March, then the room should receive enough sunlight...any reduction in sunlight access below this level should be kept to a minimum. If the availability of sunlight hours are both less than the amounts given and less than 0.8 times their former value, either over the whole year or just during the winter months, then the occupants of the existing building will notice the loss of sunlight'.

	Windows tested	Passes both tests	Fail Total annual	Fail Winter hours
Total	48	46 (95.8%)	2	5

		(4.2%)	(10.4%)
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100. The sunlight assessment has shown that 2 windows located on the first and second floors of the Emperor Apartments (Wing of Camberwell block C) would fall short of the BRE criteria.
101. The sunlight assessment has shown that 46 out of 48 windows from buildings surrounding the site would achieve the recommended level of 25% of annual probable sunlight hours and 43 out of 48 windows would receive 5% winter sunlight. As such, the levels of daylight and sunlight provided within the proposed accommodation would on balance be acceptable.

Overshadowing

102. The BRE guidance recommends that at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21st March.
103. Both amenity spaces to the west, on the other side of the railway viaduct, which were assessed in the overshadowing study would meet the above criteria.
104. Objectors however raised concerns that a key portion of the outside communal space in the Wing development (and includes Emperor Apartments (Wing of Camberwell block A) and Fritillary Apartments (Wing of Camberwell block B)), which is used both by residents of Wing and by other local residents, would be overshadowed. Objectors further states that the Daylight, Sunlight and Overshadowing Analysis submitted states clearly that a proposed analysis of the impact 'would cause disproportionate percentage alterations' and has thus not been undertaken. Objects allege that 'the impact of the proposed development on residents of Emperor Apartments has not been properly assessed and/or it was assessed, and was deemed too detrimental to the application and removed'
105. The daylight, sunlight and overshadowing report was supplemented by an overshadowing design note, which shows that 55% of the area of amenity space to the development to the north would receive at least two hours of sunlight on 21st March.

Conclusion on daylight and sunlight

106. Overall, the proposed development would not result in a significant impact on the surrounding residential properties.

Impact of proposed use

107. Objectors raised concerns that neighbouring properties would be overlooked, loss of outlook, be impacted by noise from the proposed play space and would suffer from a loss of daylight and sunlight.

Privacy, overlooking and loss of outlook

108. The Residential Design Standards SPD contains guidance stating that: To prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve the following distances:

- A minimum distance of 12 metres at the front of the building and any elevation that fronts onto a highway
 - A minimum distance of 21 metres at the rear of the building. Where these minimum distances cannot be met, applicants must provide justification through the Design and Access Statement.
109. Objectors raised concerns that properties on Medlar Street and Emperor Apartments (Wing of Camberwell block C) and Fritillary Apartments (Wing of Camberwell block B) to the north and the outside communal amenity space in the latter would be overlooked. Objectors state that the proposed development would be a maximum of 8m from the balcony of the kitchen/living room window and a bedroom window of a flat in Emperor Apartments (Wing of Camberwell block A). Emperor Apartments is a part seven storey block of flats with an eight floor set back and has south facing balconies overlooking the site.
110. The planning application has been amended reflecting the advice from the pre-application enquiry by cutting back the podium from the Wing of Camberwell by 3.7m. This would lead to an improved outlook to neighbouring properties. A 2m high privacy screen comprising a 0.4m high planter and 1.6m high opaque screen would provide privacy between the proposed development and the Wing of Camberwell. The opaque screen would also enclose the 26.6sqm terrace to the first floor three bedroom flat. The proposal to have obscure glazed north facing windows to the first floor commercial use and opaque screens to the upper floor residential terraces would also prevent neighbouring properties being overlooked. No details have been submitted to illustrate how neighbouring properties would be protected from being overlooked from the remaining north facing first floor commercial windows and terrace. It is thus recommended that permission be granted subject to a condition that prior to occupation details of obscure glazing to windows and terraces to the east and north elevations, including the first floor podium, be submitted. It is likely that obscured glazed and opaque screening to a height of 1.7m above finished floor level, where needed, would protect the privacy of neighbouring properties.

Image: proposed first floor

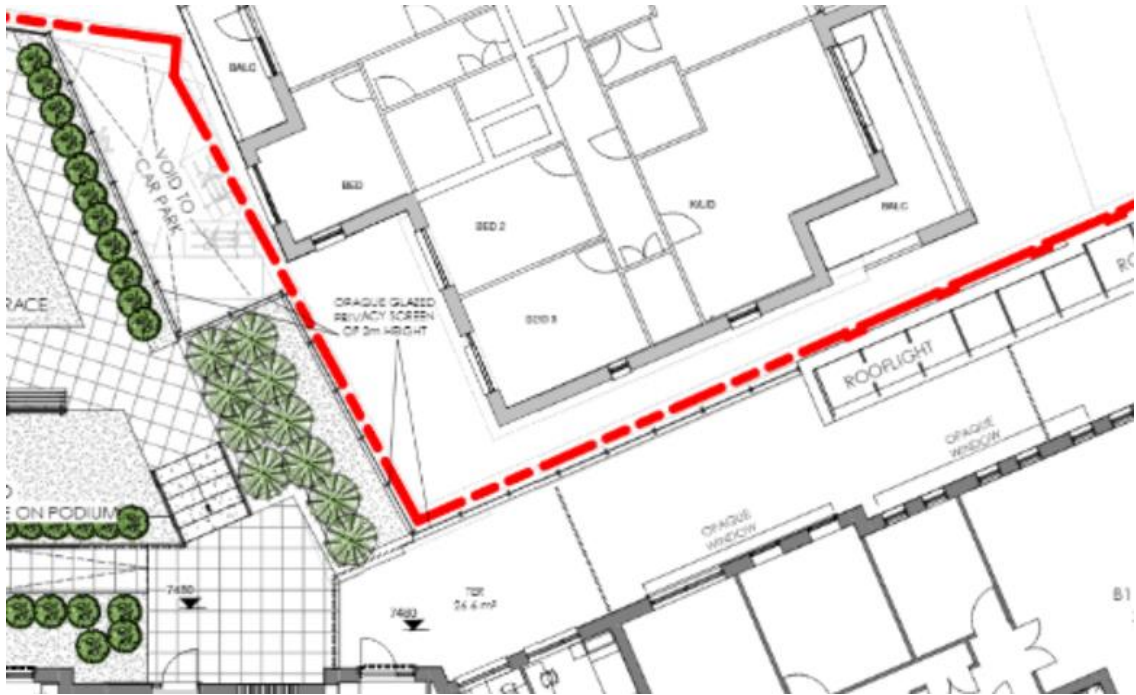


Image: Proposed North Elevation



External Lighting

111. It is recommended that permission be subject to a condition to ensure that any external lighting system installed would not lead to light nuisance.

Noise, disturbance and vibration

112. Objectors raised concerns that the demolition and construction works would be noisy, noisy vehicles would linger along the road during the construction phase and that the new balconies would generate significant additional noise.
113. It is recommended that permission be subject to a Construction Environmental Management Plan condition to ensure that occupiers of neighbouring premises and the wider environment would not suffer a loss of amenity by reason of noise nuisance. It is considered that residential balconies would not lead to significant noise and disturbance.
114. It is recommended that permission be subject to a condition to restrict the commercial (office) use to Use Class E(g)(i) use only and that the hall on the ground floor be restricted to use class F2(b) – halls or meeting places for the principal use of the local community - ancillary to the church. The hours of use of the hall and offices would also be subject to an hours of use condition restricting the use between 0800 hours and 2300 hours. The current operational hours of the adjacent church are restricted to no later than 2300 hours. This would ensure the protection of amenity of neighbouring properties.
115. The balconies would be relatively small and would be for the private use of the flat and would not generate significant noise.

Ecology

116. Objectors raised concerns that the development would have a detrimental effect on local ecology and that there would be no net gain in terms of landscape or ecology.
117. The site is currently a car park devoid of any landscaping and the proposed green roofs on the third, sixth, eighth and ninth floors, trees and soft landscaping would enhance ecology and biodiversity. It is also recommended that permission be subject to conditions for details of the green roof, hard and soft landscaping and details of 12 internal Swift bricks.

Transport

Trip generation and infrastructure

118. Objectors raised concerns that the commercial part of the development would further add to pressure on on-street parking and traffic congestion.

119. The commercial element would be conditioned to be restricted to offices and ancillary storage, which would generate 1 two-way vehicle movements in the morning or evening peak hours while its residential aspect would produce some 2 two-way vehicle movements in the morning or evening peak hours. Overall, this development would produce some 3 additional two-way vehicle movements in the morning or evening peak hours. These levels of vehicular traffic would not have any noticeable adverse impact on the prevailing vehicle movements on the adjoining roads.
120. Objectors raised concerns that the public transport provision in the area is inadequate to accommodate this development. It is estimated that the proposed development would create additional 29 and 22 two-way public transport trips in the morning and evening peaks hours respectively. Such an increase would not have any noticeable adverse impact on the public transport network.

Walking, access, servicing and deliveries

121. Objectors raised concerns that there would be a detrimental impact on transport, the highway, public pedestrian safety and that there would not be a clear walking route from the adjacent Wings development through the proposed development.
122. The footway adjoining this site on Medlar Street connects southerly to the nearby Denmark Hill train station and the pedestrian routes along the adjacent Ruskin Park. In the same direction, it joins with the general recreation walking route through the neighbouring King's College hospital which ultimately leads to Loughborough Junction train station. Northerly, this footway links with the pedestrian routes through the nearby Burgess Park. In addition, the adjacent Camberwell Road/Medlar Street junction has signalised crossings on all its three arms, with the latter road designated as 20mph zone. The pedestrian routes and the associated road safety facilities would serve the prospective residents of this development in their journeys to and from this site and to the available transport infrastructure. The existing pedestrian routes for occupiers of the Wings development to the north is of a good standard and the development would not be required to provide a pedestrian route through the site.
123. It is proposed to remove the three existing vehicle accesses along Medlar Street and to create a new access that would lead to the ground floor car parking area. Six pedestrian entrances from Medlar Street providing access to the proposed development are also proposed.
124. The footway adjoining this site on Medlar Street, at some 1.7metres-wide, is narrow and this limited width is compounded by the encroachment caused by the lighting columns on it. The applicant would be required to widen the pavement by using part of the highway, while still maintaining suitable width for an ahead-moving vehicle to pass a stationary one on this one-way road. The applicant would also be required to provide a raised table that would enable pedestrians to cross from the end of this extended section to the other side to continue their

journeys, at the start or end of the railway underpass. The applicant would also be required to relocate the parking sign on this footway section to be incorporated into the lighting column.

125. The proposed dedicated drop-off bay on Medlar Street for this development is unacceptable considering that the one-way traffic arrangement on this road gives enough space for this activity and, the manoeuvring space of the car park can serve as a safe drop-off for the vulnerable patrons/residents/staff of this development.
126. The footway abutting this site on Medlar Street stretching from this road's junction with Camberwell Road to the railway underpass at the western side of this development is substandard with broken pavement slabs and uneven surface. The applicant would need to reconstruct the footway as mitigation for the proposed development and the removal of the three existing vehicle accesses along Medlar Street and the creation a new access would be included in a legal agreement.
127. Pedestrians would benefit from the conversion of the two pairs of humps next to this site to raised table, the removal of the "Bus Lane" sign next to the southeast boundary on Medlar Street and improvement to the lighting in the railway underpass.
128. The legal agreement would include a S278 agreement requiring the applicant to provide
129. The applicant would need to amend the delivery and service management plan (DSP) to eliminate servicing on a dedicated loading bay on Medlar Road and for light vans servicing this development to do so within its courtyard and the infrequent large vehicles to service it on this road. Also, engaging transport operators who have 'silver' membership of FORS should be included in the DSP. This would be covered by an appropriate condition.

Car parking

130. Camberwell CPZ provides adequate parking control in this vicinity weekdays from 0830hrs to 1830hrs.
131. It is proposed to reduce the 50 existing vehicular parking spaces to 22 car parking spaces, of which 2 would be residential wheelchair accessible spaces and 20 parking spaces would be associated with the church - 18 car and minibus parking spaces and 2 would be wheelchair accessible spaces. Although this proposed development involves the loss of 38 of the existing car parking spaces for the church, given this site's characteristics, it would be acceptable. The 2 residential wheelchair accessible spaces would share the same vehicle entrance as those parking spaces retained for the church. As the applicant has not demonstrated any means of separating them for the residential units at all times in the form of lockable bollards this would be covered by a compliance condition.

132. It is recommended that permission be granted subject to a compliance condition for active electric vehicle charging points for the 4 wheelchair accessible spaces.
133. The overnight car parking surveys carried out by the applicant's consultants on Tuesday 30 April and Wednesday 01 May 2019, along the immediate road sections surrounding this site encompassing Camberwell New Road, Camberwell Road, Medlar Street and Badsworth Road have indicated that on average 43(38%) of the 69 calculated on-street car parking spaces were unoccupied. In order to demonstrate the car parking impact of the reduction in the prevailing church's car parking spaces, the applicant's consultants have carried out additional daytime car parking surveys on road segments within 500metres of this site on Saturday and Sunday 04/05 May 2019, which confirms that on average, 51(9%) of the 576 estimated on-street car parking spaces were vacant. Furthermore, this development would be excluded from those eligible for car parking permits under the CPZ operating in this locality. This would be secured by a clause in the legal agreement.

Cycling

134. There are existing cycle routes in the vicinity of this development on the neighbouring Camberwell New Road/Camberwell Church Street and Edmund Street/Benhill Road. The cyclist routes and the associated road safety facilities would serve the prospective residents of this development in their journeys to and from this site and to the available transport infrastructure.
135. The applicant has proposed a total of 85 cycle parking spaces including eleven Sheffield cycle racks containing 22 spaces (of which 8 would be for visitors), 62 Josta racks and 1 cargo bicycle space on the ground floor. In addition to the re-provision of the prevailing 36 cycle parking spaces for the church four Sheffield cycle racks containing 8 spaces would also be provided in the car parking area. This cycle parking level would be acceptable.

Air quality

136. Objectors raised concerns that the proposed development would lead to an increase in pollution. Although the proposed development would not achieve air neutral standards the off-street car parking spaces would reduce from 50 to 22 of which 4 wheelchair accessible spaces would have electric vehicle charging points. Objectors also raised concerns that polluting vehicles would linger along the road during the construction phase. It is recommended that permission be subject to a Construction Environmental Management Plan (CEMP) condition, which would include measures to reduce pollution.

Land contamination

137. It is recommended that permission be subject to a land contamination condition as the proposed development would break ground and would expose the

subsurface currently used as a car park.

Flood risk

138. The site lies in Flood Zone 2 and is located within an area benefitting from flood defences. Whilst the site is protected by the River Thames tidal flood defences up to a 1 in 1000 (0.1%) chance in any year, the most recent flood modelling (December 2017) shows that the site is not at risk if there were to be a breach in the defences. Therefore, the Environment Agency (EA) has no objection and consider that the development will be at low risk of flooding.

Sustainable urban drainage

139. The council's flood risk team has no objection and recommend that permission be subject to conditions in relation to a drainage strategy and a drainage verification report.

Sustainable development implications

140. Objectors raised concerns that the proposal would not meet energy and sustainability policies.
141. The London Plan Policy SI 2 requires all major developments to be net zero carbon. This should be achieved through reducing operational greenhouse gas emissions and energy demand, in accordance with the Mayor's 'Be Lean' 'Be Clean' 'Be Green' and 'Be Seen' energy hierarchy.
142. The Southwark Plan Policy P70 requires major residential development to reduce carbon emissions on site by 100% against Building Regulations and major non-residential development on site by 40% against Building Regulations. In exceptional circumstances, any shortfall must be secured off site through planning obligations or as a financial contribution.
143. The applicants have submitted an Energy Strategy which sets out how the proposed development would achieve a 76.22% reduction in carbon dioxide emission on site. As it does not meet the requirement for 100% on site savings to achieve net carbon zero the applicant has agreed to an offset payment in-lieu to cover this shortfall. This will be secured through a clause in the legal agreement.

Be Lean

144. The first stage of the energy hierarchy is to use less energy through passive and active design measures.
145. The submitted Energy Strategy sets out the measures taken to reduce energy consumption.
146. The on-site saving achieved at the Be Lean stage is calculated to be 10% beyond 2021 Building Regulations for the residential development and 16.68% beyond

2021 Building Regulations for the non- residential development.

Be Clean

147. The next stage of the energy hierarchy is to identify opportunities for connection to an area wide heat network or on-site energy centre, to supply a clean and decentralised source of energy. This aligns with part 7 of Southwark Plan Policy P70 which requires major development to incorporate decentralised energy.
148. The application proposes to install a communal heating and / or hot water network (fuelled by an electrical heat source). This replaces the need for gas boilers and would provide a low carbon solution to heating and hot water supply.

Be Green

149. The third stage of the energy hierarchy is to incorporate renewable energy technologies on site. The installation of air source heat pumps to each flat, connected to a communal heat network, would provide a renewable source of hot water and heating. In addition, the development proposes to utilise flat roofs for the installation of photovoltaic (PV) panels, to provide a total of 11kW of solar energy. The non-residential development would benefit from its own air source heat pump. The overall on site saving achieved at the Be Green stage is calculated to be 76.22 % beyond 2021 Building Regulations.

Exceptional circumstances

150. In accordance with Southwark Plan Policy P70 the application must meet exceptional circumstances for proposing a financial contribution in lieu of the 23.78% on site carbon savings shortfall.
151. The design of the proposed development incorporates energy efficiency measures to reduce energy consumption on site.
152. The development proposes individual air source heat pumps to the flats, connected a communal heating and / or hot water network, to supply heat and hot water.
153. This would be in addition to roof top photovoltaic panels. These have maximised the available roof space, whilst also allowing sufficient space for green roofs to deliver green infrastructure and biodiversity net gain on site.

Carbon payment calculation

	Off-set payment
Residential 5.818 tonnes/annum 174.54 tonnes across 30 years	£16,581.30 at £95/tonne

Non-residential 1.980 tonnes/annum 59.4 tonnes across 30 years	£5,643.00 at £95/tonne
Total	£22,224.30

154. Overall, it is therefore considered that the proposed on site carbon saving of 76.22% is acceptable for this site, subject to the applicant agreeing to a financial contribution that would deliver the remaining shortfall through the Council's carbon offset fund.

Be Seen (Monitor and review)

155. The development will be required to monitor, verify and report on its energy performance, to demonstrate that the agreed carbon savings are delivered on site. This requirement will be secured through the legal agreement, requiring the submission of details to monitor energy performance.

BREEAM

156. The energy statement states that the non-residential part of the development would achieve a BREEAM Very Good level. However, the applicant agreed to a condition that a minimum BREEAM rating of 'excellent' shall be achieved.

Conclusion on energy

157. It is recommended that permission be granted subject to a clause in the legal agreement for the submission of details to monitor energy performance.

Fire safety

158. Objectors raised concerns that the development would lead to fire safety issues.
159. The London Fire Brigade had no objection but advised that the proposed development should be approved subject to an undertaking that access for fire appliances and adequate water supplies for fire-fighting purposes shall be provided.
160. The outline fire strategy report provides a summary of the overall fire strategy to satisfy Planning Gateway One. The Health and Safety Executive have been consulted but did not comment.

161. **Security and crime**

162. Objectors raised security issues as a concern.
163. The Residential Design Standards SPD states that 'developments should seek to improve community safety and crime prevention. This may include designing developments so that open spaces are overlooked by windows, avoiding dark

secluded areas and buildings face onto streets. This may include obtaining Secured by Design certification.'

164. Access to the undercroft car parking at ground floor level would be gated and the Metropolitan Police recommended that permission be subject to two conditions of details of security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design.

Archaeology

165. It is recommended that the archaeological interests of the site be secured by conditions relating to mitigation and reporting and that permission be subject to a section 106 planning obligation to support Southwark Council's effective monitoring of archaeological matters.

166. **Strain on community facilities**

167. Objectors raised concerns that the development would put strain on community facilities. The Community Infrastructure Levy can be used to fund a wide range of local and strategic infrastructure that is needed to support growth and development in the borough. This includes transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities and open spaces.

Planning obligations (S.106 agreement)

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

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

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

Planning obligation	Mitigation	Applicant's position
Affordable housing	16 affordable flats: 6 social rent and 10 shared ownership	Agreed
Carbon offset	£22,224.30	Agreed

fund		
Energy monitoring and review	Submission of details to monitor energy performance	Agreed
Outdoor amenity space	£6,252.50	Agreed
Fire safety	The provision of access for fire appliances and adequate water supplies for fire-fighting purposes	Agreed
Archaeology	£3,389.00 for monitoring of archaeological matters	Agreed
Parking permits	This development be excluded from those eligible for car parking permits under the CPZ operating in this locality	Agreed
Highway works S278	<p>Widen the pavement on the north side of Medlar Street;</p> <p>Repaving of the footway fronting the development on Medlar Street including new kerbing using materials in accordance with Southwark Streetscape Design Manual (concrete paving slabs and granite kerbs);</p> <p>Vehicle crossover on Medlar Street to be constructed to SSDM standards (DS132);</p> <p>Reinstate redundant vehicle crossovers on Medlar Street as footway;</p> <p>Repair any damages to the highway due to construction activities for the development including construction work and the movement of construction vehicles.</p> <p>Detailed drawings to be submitted confirming that surface water from private areas would not flow onto public highway in</p>	Agreed

	<p>accordance with Section 163 of the Highways Act 1980.</p> <p>Planting of 5 street trees along Medlar Street</p> <p>Provision of raised table on Medlar Street;</p> <p>Relocation of the parking sign on the footway on the north side of Medlar Street to be incorporated into a lighting column;</p> <p>Conversion of the two pairs of humps to raised table;</p> <p>Removal of the “Bus Lane” sign next to the southeast boundary on Medlar Street;</p> <p>Improvement to the lighting in the railway underpass.</p>	
Total financial contributions	31,866.00	Agreed
Administration and monitoring fee (excluding affordable housing monitoring fee and servicing bond)	2% of total financial contributions	Agreed

170. In the event that an agreement has not been completed by 13 December 2023, the committee is asked to authorise the Director of Planning and Growth to refuse permission, if appropriate, for the following reason:
171. 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)

172. 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.
173. The site is located within Southwark CIL Zone 3, and MCIL2 Band 2 Zone. Based on the GIA measurements obtained from the proposed floor plans, the gross amount of CIL is approximately £633,620.92 (pre-relief). Subject to the correct CIL forms being submitted on time, CIL Social Housing Relief of approximately £197,621.83 can be claimed for a number of types of affordable housing. Thus, the resulting CIL amount is estimated to be £435,999.09 net of relief. It should be noted that this is an estimate, floor areas will be checked when related CIL Assumption of Liability and Relief Claim Forms are submitted, after planning approval has been secured.

Community involvement and engagement

174. Objectors raised concerns that inadequate consultation took place. The applicant engaged with the local community on three occasions prior to the coronavirus lockdowns and restrictions in March 2020.
175. 24 September 2019: The applicant carried out public consultation and many residents from Wing of Camberwell attended.
176. 14 October 2019: The applicant hosted and presented proposals for the first meeting of the newly formed group Wing of Camberwell Residents.
177. 4 February 2020: Wing of Camberwell Residents meeting– the architect was invited and attended.
178. The planning application was submitted in November 2020 and the local planning authority advertised the application in the press on 17 December 2020, consulted neighbouring properties by letter on 3 February 2021, displayed a site notice on 22 February 2021 and re-consulted neighbouring properties by letter on 3 May 2022 in accordance with Southwark's Statement of Community Involvement.

Consultation responses from external and statutory consultees

Environment Agency

179. No objection.

Health and Safety Executive

180. No comments received.

London Fire and Emergency Planning Authority

181. No objection but advised that the proposed development should be approved subject to an undertaking that access for fire appliances and adequate water supplies for fire-fighting purposes shall be provided.

Metropolitan Police

182. No objection and recommended permission subject to conditions in relation to Secure By Design Measures and Secured by Design Certification.

Thames Water

183. No objection.

Consultation responses from internal consultees

Archaeologist

184. No objection and recommended two conditions in relation to archaeological mitigation and archaeological reporting.

Ecologist

185. The urban greening factor score is 0.31 which is acceptable for non-residential developments but falls short of the recommended 0.4 score for residential developments. Recommended two conditions in relation to green roofs and swift bricks.

Environmental Protection Team

186. Requested more information for both noise, protection for external amenity areas, and air quality as the proposed development would not be air quality neutral.
187. Recommended conditions is relation to internal residential noise levels, vibration, sound transmission between residential unit, sound transmission between potentially loud commercial and residential properties; plant noise; servicing and waste handling, electric vehicle charging points, artificial lighting, land contamination and construction management.

Local Economy Team

188. No employment obligations required.

Community impact and equalities assessment

189. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
190. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
191. 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.
192. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
193. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
194. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application. The positive impacts have been identified throughout this report.
- Accessible accommodation: 11.6% of all flats would be wheelchair accessible and 2 wheelchair parking space would also be provided.
 - 18 car and minibus parking spaces and 2 wheelchair accessible spaces for the adjacent church.
195. Officers are satisfied that equality implications have been carefully considered throughout the planning process and that Members have sufficient information available to them to have due regard to the equality impacts of the proposal as required by Section 149 of the Equality Act 2010 in determining whether planning permission should be granted.

Human rights implications

196. 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.

197. This application has the legitimate aim of providing new homes and ancillary office space to the adjacent church. 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

Achieving net carbon zero development in Southwark

198. This application has taken measures to reduce carbon emissions on site with the aim of being net carbon zero, in accordance with the adopted development plan which sets a climate change target to reach net carbon zero by 2050.
199. These measures are summarised in the table below:

Net carbon zero: summary table

Are carbon emission reductions covered in the main report?	Yes
	Yes
Be Lean measures	10%
Be Clean measures	No. See main body of report
Be Green measures	Yes
How much carbon is saved onsite?	76.22%
What are the exceptional circumstances for not meeting 100% onsite carbon reduction for any residential parts of the development?	See main body of report Unable to connect to District Heat Network
	Payment in lieu
How does the development propose to mitigate any onsite shortfall?	What financial contribution is proposed?
	£22,224.30
How are the measures	

monitored? Submission of details to monitor energy performance

Any other comments No

Meeting Southwark’s Climate Change Strategy and Action Plan

200. 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.

201. 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

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

Priority Area:	Active and Sustainable Travel
Action Point:	Double the number of cycle hangars in the borough to meet a target of 1000 by 2026.
Action Point Reference Number:	F.1.i
Officer commentary:	See relevant sections of the report

Priority Area:	Greener Buildings	
Action Point:	Embed building technologies such as green roofs, facades and cool roofs to reduce carbon emissions and improve biodiversity and local air quality.	
Action Point Reference Number:	A.1.iii	
Officer commentary:	See relevant sections of the report	

Positive and proactive statement

203. 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.
204. 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.

205. **Positive and proactive engagement: summary table**

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

CONCLUSION

206. The proposal would be acceptable in principle. A mixed housing and commercial development would be supported within the Camberwell Action Area as it would be in keeping with PolicyAV.05 Camberwell Area Vision of the Southwark Plan.
207. In the wider neighbourhood there are similar examples of this type and scale of development therefore the site layout would be appropriate. The development would respond in scale, massing and layout to the grade II listed building to the

immediate east. The proposal would not harm the significance of the building.

208. The development would provide a high standard of quality of accommodation for living conditions. The total shortfall in private outdoor amenity space would however require a financial contribution, which would be included in the legal agreement.
209. Overall, the proposed development would not result in a significant impact on the surrounding residential properties. It is recommended that permission be granted subject to conditions to restrict the non-commercial spaces to office (Use Class E(g)(i)) and the hall to (Use Class F2(b) halls or meeting places for the principal use of the local community) and the hours of use of these spaces to ensure the protection of amenity of neighbouring properties.
210. The development would not have a detrimental impact on the transport network and as it would not meet the requirement for 100% on site savings to achieve net carbon zero the shortfall of 23.78% would be offset by a payment in-lieu.
211. It is therefore recommended that planning permission be granted, subject to conditions and the completion of a S106 Agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 2064-E Application file: 20/AP/3482 Southwark Local Development Framework and Development Plan Documents	Environment, Neighbourhoods & Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning policy
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	Andre Verster, Team Leader	
Version	Final	
Dated	17 March 2023	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance	No	No
Strategic Director of Environment, Neighbourhoods and Growth	No	No
Strategic Director of Housing	No	No
Date final report sent to Constitutional Team		1 June 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	Pastor Andrew Adeleke RCCG House of Praise	Reg. Number	20/AP/3482
Application Type	Major application		
Recommendation	GRANT permission	Case Number	2064-252

Draft of Decision Notice**Planning permission is GRANTED for the following development:**

Construction of a mixed use building comprising residential (43 flats) and non-residential uses ancillary to the church, with a height of three to nine storeys, with bin stores, bike stores, car parking, plant rooms and landscaping serving the flats and service, plant, car and minibus parking spaces and back-of-house space for the adjacent church.

254-268 Camberwell Road London Southwark SE5 0DP

In accordance with application received on 26 November 2020 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

Plans - Proposed GA-FP-1B2P-2 - GENERAL ARRANGEMENT - FLAT received

Plans - Proposed GA-FP-2B3P-1 - GENERAL ARRANGEMENT - FLAT received

Plans - Proposed GA-FP-2B3P-2 WCH - GENERAL ARRANGEMENT - received

Plans - Proposed GA-FP-2B4P-1 - GENERAL ARRANGEMENT - FLAT received
Plans - Proposed GA-FP-2B4P-2 - GENERAL ARRANGEMENT - FLAT received
Plans - Proposed GA-FP-2B4P-3 - GENERAL ARRANGEMENT - FLAT received
Plans - Proposed GA-FP-3B4P-1 - GENERAL ARRANGEMENT - FLAT received
Plans - Proposed GA-FP-3B4P-2 - GENERAL ARRANGEMENT - FLAT received
Plans - Proposed GA-FP-3B4P-3 - GENERAL ARRANGEMENT - FLAT received
Plans - Proposed GA-FP-3B5P-1 - GENERAL ARRANGEMENT - FLAT received
Plans - Proposed GA-FP-3B5P-2 - GENERAL ARRANGEMENT - FLAT received
Plans - Proposed GA-FP-3B6P-1 - GENERAL ARRANGEMENT - FLAT received
Plans - Proposed GA-P-L00-SUR - GENERAL ARRANGEMENT - received
Plans - Proposed GA-P-L03 - GENERAL ARRANGEMENT - THIRD received
Plans - Proposed GA-P-L04 - GENERAL ARRANGEMENT - FOURTH received
Plans - Proposed GA-P-L05 - GENERAL ARRANGEMENT - FIFTH FLOOR received
Plans - Proposed GA-P-L06 - GENERAL ARRANGEMENT - SIXTH FLOOR received
Plans - Proposed GA-P-L07 - GENERAL ARRANGEMENT - SEVENTH received
Plans - Proposed GA-P-L08 - GENERAL ARRANGEMENT - EIGHTH received
Plans - Proposed GA-P-L09 - GENERAL ARRANGEMENT - ROOF PLAN received
Plans - Proposed GA-SP-L00 - GENERAL ARRANGEMENT - GROUND received
Plans - Proposed GA-SP-L03 - GENERAL ARRANGEMENT - THIRD received
Plans - Proposed GA-SP-L04 - GENERAL ARRANGEMENT - FOURTH received
Plans - Proposed GA-SP-L05 - GENERAL ARRANGEMENT - FIFTH received
Plans - Proposed GA-SP-L06 - GENERAL ARRANGEMENT - SIXTH FLOOR received
Plans - Proposed GA-SP-L07 - GENERAL ARRANGEMENT - SEVENTH received
Plans - Proposed GA-SP-L08 - GENERAL ARRANGEMENT - EIGHTH received
Plans - Proposed GA-SP-L09 - GENERAL ARRANGEMENT - ROOF SITE received
Plans - Proposed GA-E-02 SOUTH ELEVATION Plans received
Plans - Proposed GA-E-03 EAST ELEVATION Plans received
Plans - Proposed GA-E-04 WEST ELEVATION Plans received
Plans - Proposed GA-E-05 ELEVATIONS WITH CONTEXT Plans received
Plans - Proposed GA-S-01 SECTION A-A Plans received
Plans - Proposed GA-S-02 SECTION B-B Plans received
Plans - Proposed GA-S-03 SECTION C-C Plans received

Plans - Proposed GA-S-04 SECTION D-D AND E-E Plans received
Plans - Proposed GA-S-05 SECTION F-F Plans received
Plans - Proposed GA-S-06 SECTION G-G Plans received
Plans - Proposed GA-S-07 SECTION H-H AND I-I Plans received
Plans - Proposed GA-S-08 SECTION J-J AND K-K Plans received
Plans - Proposed GA-S-09 SECTION A-A AND G-G WITH CONTEXT received
Plans - Proposed D8 GENERAL ARRANGEMENT AFFORDABLE received
Plans - Proposed GA-P-L00 5 received 17/03/2023
2707-D11-L01 - TENURE 3 GA-P-L01 5 received 17/03/2023
2707-D12-L02 - TENURE 3 GA-P-L02 5 received 17/03/2023
2707-D14-L04 - TENURE 3 GA-FP-1B2P-1 - GENERAL ARRANGEMENT - FLAT received

Other Documents

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

2. Secure By Design Measures.

Before any work hereby authorised begins details of security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

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); Policy P13 (Design of Places), Policy P14 (Design Quality) and Policy P16 (Designing out Crime) of the Southwark Plan (2022).

3. Protection from 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. Prior to occupation a written report shall be submitted to and approved by the Local Planning Authority detailing acoustic predictions and mitigation measures to ensure the above standard is met. Following completion of the development but prior to residential occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing and the approved scheme shall be permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from 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).

4. Plant Noise

The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019.

A validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from 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).

5. Sound transmission between commercial and residential properties

The habitable rooms within the development sharing a party floor or wall element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as a LAeq across any 5 minute period. A report shall be submitted in writing to and approved in writing by the LPA prior to commencement of works detailing acoustic predictions and mitigation measures to ensure the above standard is met. The development shall be carried out in accordance with the approval given. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing and the approved scheme shall be permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from 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).

6. Enhanced Horizontal sound transmission between residential units

Prior to commencement of works details demonstrating that the habitable rooms within the development sharing a party wall element with adjoining habitable properties has been designed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E. The development shall be constructed accordingly.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from 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).

7. Construction Environmental Management Plan (CEMP)

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

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
- A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

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

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

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

- Section 61 of Control of Pollution Act 1974,
- The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',

- BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>

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

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from 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).

8. Site Contamination - pre-approval

Prior to the commencement of any development, a phase 1 desktop study of the historic and current uses of the site and adjacent premises shall be carried out together with an associated preliminary risk assessment including a site walkover survey, identification of contaminants of the land and controlled waters and develop a conceptual model of the site with conclusion and recommendations whether a Phase 2 intrusive investigation is required.. This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

b) If the phase 1 site investigation reveals possible presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development works, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.

c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use

together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA 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 and implemented as part of the development.

d) 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, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.

e) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-d 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 off-site receptors in accordance with Policy P56 (Protection of Amenity) and Policy P69 (Sustainability Standards) of the Southwark Plan (2022).

9. 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 - 35dB LAeq T†, 30 dB L Aeq T*, 45dB LAFmax T *

Living and Dining rooms- 35dB LAeq T †

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

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

A report shall be submitted in writing to and approved by the LPA detailing acoustic predictions and mitigation measures to ensure the above standards are met. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing. The approved scheme shall be implemented and permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from 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).

10. Archaeological Mitigation

Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works, an archaeological watching brief, in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Policy 23 Archaeology of the Southwark Plan and the National Planning Policy Framework 2021.

11. Drainage Strategy

No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should be devised with a full consideration of the drainage hierarchy outlined in the London Plan Policy SI 13, and should remain operational in all storm events up to, and including the 1 in 100-year plus 40% climate change allowance storm, as detailed in the Sustainable Drainage Statement, prepared by BWB Consulting (revision P05, dated May 2021). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

12. Prior to commencement of works details of tree planting, including speciers, a survey to identify below-ground services, 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.

Reason: To ensure the proposed development preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity in accordance with Policy P60 Biodiversity of the Southwark Plan 2022.

13. MATERIALS

Details of the panels, balconies and windows to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

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

Permission is subject to the following Grade Condition(s)

14. GREEN ROOFS FOR BIODIVERSITY

Before any above grade work hereby authorised begins, details of the biodiversity green roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green 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 roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

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

Discharge of this condition will be granted on receiving the details of the green roof(s) and Southwark Council agreeing the submitted plans, and once the green 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).

15. BREEAM REPORT AND POST CONSTRUCTION REVIEW

(a) Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'very good' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

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

Reason

To ensure the proposal complies with 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); Policy P69 (Sustainability Standards) and Policy P70 (Energy) of the Southwark Plan (2022).

16. 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 the Medlar Street frontage and the first floor podium to the rear (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).

17. CYCLE STORAGE DETAILS

Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning

Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out otherwise in accordance with any such approval given.

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

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

18. Secured by Design Certification.

Prior to occupation a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved in writing by the local planning authority.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2021 and Policy P16 Designing out crime of the Southwark Plan 2022.

19. Details of 12 internal swift nesting 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 12 nesting bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The Swift nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing

the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

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

20. Drainage Verification Report

No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Sustainable Drainage Statement, prepared by BWB Consulting (revision P05, dated May 2021), and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason:

To ensure the surface water drainage complies with Southwark's Strategic Flood Risk Assessment and Policy SI 13 of the London Plan (2021).

21. OBSCURE GLAZING

Prior to occupation of any part of the development details of obscure glazing to windows and terraces the east and north elevations, including the first floor podium, shall be submitted to and approved in writing by the local planning authority.

The obscure glazed windows and privacy screens shall be fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises from undue overlooking in accordance with Chapter 8

(Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

22. PROVISION OF REFUSE STORAGE

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

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with 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).

23. SERVICE MANAGEMENT PLAN

Before the first occupation of the building hereby permitted, a Service Management Plan detailing how all elements of the site are to be serviced 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).

24. NOISE PROPOSED BALCONIES

The balconies overlooking or have a line of sight towards the road or the railway lines shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to

the flats does not excessively exceed 55dB Laeq 16hr. A report shall be submitted in writing to and approved in writing by the LPA prior to occupation detailing acoustic predictions and mitigation measures. The development shall be carried out in accordance with the approval given. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing and the approved scheme shall be permanently maintained thereafter.

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); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places), Policy P14 (Design quality) and P56 (Protection of amenity) of the Southwark Plan (2022).

Permission is subject to the following Compliance Condition(s)

25. Provision for alternatively fuelled vehicles

An electric vehicle charging point shall be provided to service a minimum of 20% of the car parking spaces, including the 4 disabled spaces, provided within or for the development.

Reason

To encourage the uptake of electric and hybrid vehicles and minimise the effect of the development on local air quality within the designated Air Quality Management Area in line with Policy 7.14 of the London Plan and to comply with parking standards in Policy 6.13 of the London Plan.

26. Servicing and waste - servicing hours

Any deliveries or collections to the commercial units shall only be between the following hours: 08:00 - 20:00 Monday to Saturday, 10:00 - 16:00 on Sundays and Bank Holidays.

Reason

To safeguard the amenity of neighbouring residential properties 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), Policy P14 (Design quality) and P56 (Protection of amenity) of the Southwark Plan (2022).

27. Any external lighting system installed at the development shall comply with Institute of Lighting Professionals Guidance Note 01/20 'Guidance notes for the reduction of obtrusive light.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with 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), Policy P14 (Design quality) and P56 (Protection of amenity) of the Southwark Plan (2022).

28. RESTRICTION ON USE WITHIN THE USE CLASS HEREBY PERMITTED AND USE THEREOF

Notwithstanding the provisions of of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders) the office use hereby permitted shall be restricted to Use Class E(g) only and shall only be used as ancillary offices to the church.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use, 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), Policy P14 (Design quality) and P56 (Protection of amenity) of the Southwark Plan (2022).

29. The 2 wheelchair accessible spaces shall be separated from those parking spaces retained for the church by lockable bollards the 2 wheelchair accessible spaces hereby permitted shall not be used for any purpose other than incidental to the wheelchair flats and no trade or business shall be carried on therefrom.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of nuisance in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy T6 (Car parking) of the London Plan (2021); and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

30. RESTRICTION ON USE WITHIN THE USE CLASS HEREBY PERMITTED AND USE THEREOF

Notwithstanding the provisions of of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders) the hall on the ground floor hereby permitted shall be restricted to Use Class F2(b) - halls or meeting places for the principal use of the local community - only and shall only be used ancillary to the church.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use, 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), Policy P14 (Design quality) and P56 (Protection of amenity) of the Southwark Plan (2022).

31. HOURS OF USE

The non-residential uses hereby permitted shall not be carried on outside of the hours of: 0800 and 2300 on Monday to Sundays and Bank Holidays.

Reason:

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

Permission is subject to the following Special Condition(s)

32. Archaeological Reporting

Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of the Core Strategy (2011); and Saved Policy 3.19 (Archaeology) of the Southwark Plan (2007).and Policy P23 Archaeology) of the Southwark Plan (2022).

33. BREEAM REPORT AND POST CONSTRUCTION REVIEW

(a) Before any fit out works to the non-residential premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

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

Reason:

To ensure the proposal complies with 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); Policy P69 (Sustainability Standards) and Policy P70 (Energy) of the Southwark Plan (2022).

Informatives

- 1 Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Iaan Smuts, Highway Development Manager on 020 7525 2135 to arrange.

Relevant Planning Policy

National Planning Policy Framework (NPPF, 2021)

- Chapter 2 Achieving sustainable development
- Chapter 6 Building a strong, competitive economy
- Chapter 8 Promoting healthy and safe communities
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 16 Conserving and enhancing the historic environment

The London Plan (2021)

- Policy GG5 Growing a good economy
- Policy SD1 Opportunity Areas
- Policy SD4 The Central Activity Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy D1 London's form, character and capacity for growth
- Policy D3 Optimising site capacity through the design led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D10 Basement development
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D14 Noise
- Policy E1 Offices
- Policy E3 Affordable workspace
- Policy HC1 Heritage conservation and growth
- Policy HC3 Strategic and local views
- Policy G5 Urban greening
- Policy SI1 Improving air quality
- Policy SI2 Minimising greenhouse gas emissions
- Policy SI7 Reducing waste and supporting the circular economy
- Policy SI13 Sustainable drainage
- Policy T5 Cycling
- Policy T6 Car Parking
- Policy T7 Deliveries, servicing and construction
- Policy DF1 Delivery of the Plan and Planning Obligations

Southwark Plan (2022)

- Policy P13 Design of places
- Policy P14 Design quality
- Policy P16 Designing out crime
- Policy P18 Efficient use of land
- Policy P19 Listed buildings and structures

- Policy P20 Conservation areas
- Policy P21 Conservation of the historic environment and natural heritage
- Policy P23 Archaeology
- Policy P25 River Thames
- Policy P30 Office and business development
- Policy P31 Affordable workspace
- Policy P50 Highway impacts
- Policy P51 Walking
- Policy P53 Cycling
- Policy P54 Car parking
- Policy P55 Parking standards for disabled people and the physically impaired
- Policy P56 Protection of amenity
- Policy P57 Open Space
- Policy P62 Reducing waste
- Policy P65 Improving air quality
- Policy P66 Reducing noise pollution and enhancing soundscapes
- Policy P68 Reducing flood risk
- Policy P69 Sustainability standards
- Policy P70 Energy
- Policy IP3 Community Infrastructure Levy (CIL) and Section 106 planning obligations

APPENDIX 3

Relevant planning history

<p>20/AP/3483 The construction of a mixed use residential (43 flats) and office building, with a height of three to nine storeys, with bin stores, bike stores, car parking, plant rooms and landscaping serving the flats and car and minibus parking spaces and back-of-house space for the adjacent church.</p>	<p>Pending decision</p>
<p>20/AP/3378 Variation of Conditions in respect of planning permission reference 16/AP/2030 for: Demolition of redundant single storey outbuildings and erection of part two/part three storey extension to front 4 storey extension to the rear and two storey extension to the northern flank to accommodate ancillary cafe, community facilities and office space, extension of basement, re-instatement of the original fullheight entrance hall and the original entrance canopy and entrance doors on Medlar Street, with front roof garden at the second floor level and associated parking</p> <p>Conditions varied: 5,6,7 and 9 For each condition to have the wording 'before any work hereby authorised begins' substituted by 'before any work to, or demolition of, the existing ground floor slab, foundations or any work to the ground begins'.</p>	<p>GRANTED - Major Application 27/01/2021</p>
<p>20/AP/3377 Variation of Conditions in respect of listed building consent reference 16/AP/2031 for: Demolition of redundant single storey outbuildings and erection of part two/part three storey extension to front, 4 storey extension to the rear and two storey extension to the northern flank to accommodate ancillary cafe, community facilities and office space, extension of basement, re-instatement of original full-height entrance hall and the original entrance canopy and entrance doors on Medlar Street, with front roof garden at the second floor level and associated parking.</p> <p>Conditions varied: Conditions 2, 3, 4 and 5: For each condition To have the wording 'Prior to commencement of works,' substituted by 'Before any work hereby authorised begins (save for demolition to ground level of redundant single storey outbuildings)'</p>	<p>GRANTED- Listed Building Consent 29/01/2021</p>
<p>16/AP/2030 Demolition of redundant single storey outbuildings and erection of part two/part three storey extension to front, 4 storey extension to the rear and</p>	<p>Granted with Legal</p>

<p>two storey extension to the northern flank to accommodate ancillary cafe, community facilities and office space, extension of basement, re-instatement of the original full-height entrance hall and the original entrance canopy and entrance doors on Medlar Street, with front roof garden at the second floor level and associated parking.</p>	<p>Agreement 01/02/2018</p>
<p>16/AP/2031 Demolition of redundant single storey outbuildings and erection of part two/part three storey extension to front, 4 storey extension to the rear and two storey extension to the northern flank to accommodate ancillary cafe, community facilities and office space, extension of basement, re-instatement of original full-height entrance hall and the original entrance canopy and entrance doors on Medlar Street, with front roof garden at the second floor level and associated parking.</p>	<p>Granted 31/01/2018</p>

APPENDIX 4

Consultation undertaken

Site notice date: 23/02/2021

Press notice date: 17/12/2020

Case officer site visit date: n/a

Neighbour consultation letters sent: 03/05/2022

Internal services consulted

Design and Conservation Team [Formal]

Archaeology

Community Infrastructure Levy Team

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Transport Policy

Waste Management

Local Economy

Community Infrastructure Levy Team

Statutory and non-statutory organisations

Thames Water

Environment Agency

London Fire & Emergency Planning Authority

Metropolitan Police Service (Designing O

Neighbour and local groups consulted:

Flat 20 Squire House 290 Camberwell Road

Railway Arch 279 Camberwell Road London

Flat 3 276 Camberwell Road London

Flat 28 Squire House 290 Camberwell Road

Flat 4 311 Camberwell Road London

Basement Flat 276A Camberwell Road London

Flat 5 244-246 Camberwell Road London

Flat 3 244-246 Camberwell Road London

298 Camberwell Road London Southwark

284A Camberwell Road London Southwark

Flat 2 276 Camberwell Road London

Flat 4 244-246 Camberwell Road London

Flat 46 Squire House 290 Camberwell Road

Railway Arch 280 Camberwell Road London

Walworth Bus Garage Camberwell New Road London

Flat 6 Longson House 286 Camberwell Road

Flat 1 Longson House 286 Camberwell Road

Flat 16 Squire House 290 Camberwell Road

305-307 Camberwell Road London Southwark

Flat 37 Squire House 290 Camberwell Road

Flat 2 311 Camberwell Road London

7 Bullace Row London Southwark

4 Bullace Row London Southwark

294 Camberwell Road London Southwark

Railway Arch 331 Medlar Street London

Flat A First Floor 250 Camberwell Road London

Flat 21 Lamb House Elmington Estate Camberwell Road

Flat 2 Landor House Elmington Estate Camberwell Road

Flat 3 Cremona House 50 Medlar Street

Flat 40 Landor House Elmington Estate Camberwell Road

Railway Arch 332 Medlar Street London

Flat 17 Squire House 290 Camberwell Road

Flat 43 Squire House 290 Camberwell Road

Landor House Tenants Hall 1A Landor House Elmington Estate Camberwell Road

Flat C 313 Camberwell Road London

Flat 1 305-307 Camberwell Road London

Flat 6 305-307 Camberwell Road London

254-270 Camberwell Road London Southwark

Flat 2 305-307 Camberwell Road London

Flat 4 305-307 Camberwell Road
London

Flat 34 Lamb House Elmington Estate
Camberwell Road

Flat 24 Landor House Elmington Estate
Camberwell Road

Flat 13 Lamb House Elmington Estate
Camberwell Road

Third Floor Flat 315 Camberwell Road
London

Flat 7 303-305 Camberwell Road
London

Flat 1 244-246 Camberwell Road
London

Flat 1 276 Camberwell Road London

Flat 70 Emperor Apartments 3 Scena
Way

Flat 69 Emperor Apartments 3 Scena
Way

Flat 59 Emperor Apartments 3 Scena
Way

Flat 48 Emperor Apartments 3 Scena
Way

Flat 42 Emperor Apartments 3 Scena
Way

Flat 38 Emperor Apartments 3 Scena
Way

Flat 35 Emperor Apartments 3 Scena
Way

Flat 21 Emperor Apartments 3 Scena
Way

Flat 18 Emperor Apartments 3 Scena
Way

Flat 16 Emperor Apartments 3 Scena
Way

Flat 9 Emperor Apartments 3 Scena Way

Flat 3 Emperor Apartments 3 Scena Way

Flat 7 Landor House Elmington Estate
Camberwell Road

Flat 30 Landor House Elmington Estate
Camberwell Road

Flat 7 Lamb House Elmington Estate
Camberwell Road

Flat 32 Lamb House Elmington Estate
Camberwell Road

Flat 11 Lamb House Elmington Estate
Camberwell Road

Flat 1 Lamb House Elmington Estate
Camberwell Road

Flat 8 Landor House Elmington Estate
Camberwell Road

Flat 28 Landor House Elmington Estate
Camberwell Road

Flat 3 Longson House 286 Camberwell
Road

Flat 25 Landor House Elmington Estate
Camberwell Road

Flat 27 Squire House 290 Camberwell
Road

Flat 21 Squire House 290 Camberwell
Road

Flat 13 Squire House 290 Camberwell
Road

288 Camberwell Road London
Southwark

Flat 49 Emperor Apartments 3 Scena
Way

Flat 45 Emperor Apartments 3 Scena
Way

Flat 40 Emperor Apartments 3 Scena
Way

Flat 36 Emperor Apartments 3 Scena
Way

Flat 34 Emperor Apartments 3 Scena
Way

Flat 24 Emperor Apartments 3 Scena Way

Flat 12 Emperor Apartments 3 Scena Way

Flat 3 Lamb House Elmington Estate Camberwell Road

Flat 23 Lamb House Elmington Estate Camberwell Road

Flat 4 Landor House Elmington Estate Camberwell Road

Flat 11 Landor House Elmington Estate Camberwell Road

Flat 7 Squire House 290 Camberwell Road

Flat 2 Squire House 290 Camberwell Road

Flat 8 Longson House 286 Camberwell Road

Flat 5 Longson House 286 Camberwell Road

Flat 4 Lamb House Elmington Estate Camberwell Road

Flat 35 Lamb House Elmington Estate Camberwell Road

Flat 27 Lamb House Elmington Estate Camberwell Road

Flat 19 Lamb House Elmington Estate Camberwell Road

Flat 14 Lamb House Elmington Estate Camberwell Road

Flat 6 Landor House Elmington Estate Camberwell Road

Flat 12 Landor House Elmington Estate Camberwell Road

Flat 10 Landor House Elmington Estate Camberwell Road

227 Camberwell Road London Southwark

284 Camberwell Road London Southwark

Flat 29 Squire House 290 Camberwell Road

Flat 26 Squire House 290 Camberwell Road

Flat 18 Squire House 290 Camberwell Road

54 Medlar Street London Southwark

Flat 66 Emperor Apartments 3 Scena Way

Flat 51 Emperor Apartments 3 Scena Way

Flat 50 Emperor Apartments 3 Scena Way

Flat 37 Emperor Apartments 3 Scena Way

Flat 32 Emperor Apartments 3 Scena Way

Flat 26 Emperor Apartments 3 Scena Way

Flat 22 Emperor Apartments 3 Scena Way

Flat 20 Emperor Apartments 3 Scena Way

Flat 11 Emperor Apartments 3 Scena Way

Flat 7 Emperor Apartments 3 Scena Way

Flat 2 Emperor Apartments 3 Scena Way

Flat 8 Lamb House Elmington Estate Camberwell Road

Flat 26 Lamb House Elmington Estate Camberwell Road

Flat 27 Landor House Elmington Estate Camberwell Road

Flat 22 Squire House 290 Camberwell Road

Flat 44 Squire House 290 Camberwell Road

Flat 28 Lamb House Elmington Estate Camberwell Road

Flat 18 Landor House Elmington Estate Camberwell Road

Flat 3 305-307 Camberwell Road London

Flat 40 Squire House 290 Camberwell Road

Flat 1 Cremona House 50 Medlar Street

Flat 37 Lamb House Elmington Estate Camberwell Road

Flat 17 Lamb House Elmington Estate Camberwell Road

Flat 15 Lamb House Elmington Estate Camberwell Road

Flat 5 Landor House Elmington Estate Camberwell Road

Flat 31 Squire House 290 Camberwell Road

280 Camberwell Road London Southwark

Flat 39 Squire House 290 Camberwell Road

Flat 36 Squire House 290 Camberwell Road

Flat 9 Squire House 290 Camberwell Road

Flat 3 Squire House 290 Camberwell Road

272 Camberwell Road London Southwark

52 Medlar Street London Southwark

Flat 63 Emperor Apartments 3 Scena Way

Flat 62 Emperor Apartments 3 Scena Way

Flat 61 Emperor Apartments 3 Scena Way

Flat 54 Emperor Apartments 3 Scena Way

Flat 19 Emperor Apartments 3 Scena Way

Flat 1 Emperor Apartments 3 Scena Way

Flat 2 Cremona House 50 Medlar Street

Flat 25 Lamb House Elmington Estate Camberwell Road

Flat 16 Lamb House Elmington Estate Camberwell Road

Flat 10 Lamb House Elmington Estate Camberwell Road

Flat 37 Landor House Elmington Estate Camberwell Road

315 Camberwell Road London Southwark

Flat 33 Squire House 290 Camberwell Road

Flat 25 Squire House 290 Camberwell Road

Flat 10 Squire House 290 Camberwell Road

Flat 4 Squire House 290 Camberwell Road

Flat 10 Longson House 286 Camberwell Road

Ground Floor Flat 278 Camberwell Road London

313 Camberwell Road London Southwark

221-225 Camberwell Road London Southwark

Flat 42 Squire House 290 Camberwell Road

Flat 8 Squire House 290 Camberwell Road

Flat 1 Squire House 290 Camberwell Road

Railway Arch 281 Camberwell Road London

Flat 67 Emperor Apartments 3 Scena Way

Flat 55 Emperor Apartments 3 Scena Way

Flat 47 Emperor Apartments 3 Scena Way

Flat 43 Emperor Apartments 3 Scena Way

Flat 39 Emperor Apartments 3 Scena Way

Flat 6 Lamb House Elmington Estate Camberwell Road

Flat 33 Emperor Apartments 3 Scena Way

Flat 15 Emperor Apartments 3 Scena Way

Flat 14 Emperor Apartments 3 Scena Way

Living Accommodation 242 Camberwell Road London

Flat 40 Lamb House Elmington Estate Camberwell Road

Flat 38 Lamb House Elmington Estate Camberwell Road

Flat 31 Lamb House Elmington Estate Camberwell Road

Flat 9 Landor House Elmington Estate Camberwell Road

252 Camberwell Road London Southwark

Flat 15 Squire House 290 Camberwell Road

Flat 12 Squire House 290 Camberwell Road

Flat 2 Longson House 286 Camberwell Road

Flat 39 Lamb House Elmington Estate Camberwell Road

Flat 33 Lamb House Elmington Estate Camberwell Road

Flat 29 Lamb House Elmington Estate Camberwell Road

Flat 24 Lamb House Elmington Estate Camberwell Road

Flat 34 Landor House Elmington Estate Camberwell Road

Flat 32 Landor House Elmington Estate Camberwell Road

Flat 31 Landor House Elmington Estate Camberwell Road

Flat 3 Landor House Elmington Estate Camberwell Road

Flat 26 Landor House Elmington Estate Camberwell Road

Third Floor Flat 309 Camberwell Road London

Flat 21 Landor House Elmington Estate Camberwell Road

Flat 17 Landor House Elmington Estate Camberwell Road

Flat 3 311 Camberwell Road London

Second Floor Flat 278 Camberwell Road London

309 Camberwell Road London Southwark

Flat 45 Squire House 290 Camberwell Road

Flat 14 Squire House 290 Camberwell Road

Flat 5 Squire House 290 Camberwell Road

Flat 7 Longson House 286 Camberwell Road
60 Medlar Street London Southwark
280A Camberwell Road London Southwark
Flat 68 Emperor Apartments 3 Scena Way
Flat 57 Emperor Apartments 3 Scena Way
Flat 56 Emperor Apartments 3 Scena Way
Flat 52 Emperor Apartments 3 Scena Way
Flat 31 Emperor Apartments 3 Scena Way
Flat 28 Emperor Apartments 3 Scena Way
Flat 27 Emperor Apartments 3 Scena Way
Flat 25 Emperor Apartments 3 Scena Way
Flat 10 Emperor Apartments 3 Scena Way
Flat 8 Emperor Apartments 3 Scena Way
Flat 6 Emperor Apartments 3 Scena Way
Flat 5 Emperor Apartments 3 Scena Way
Flat 9 Lamb House Elmington Estate Camberwell Road
Flat 18 Lamb House Elmington Estate Camberwell Road
Flat 30 Squire House 290 Camberwell Road
Flat 29 Landor House Elmington Estate Camberwell Road
Flat 22 Landor House Elmington Estate Camberwell Road
Flat 1 Landor House Elmington Estate Camberwell Road

Flat B 313 Camberwell Road London
Flat 5 305-307 Camberwell Road London
Flat 30 Lamb House Elmington Estate Camberwell Road
Flat 12 Lamb House Elmington Estate Camberwell Road
Flat 39 Landor House Elmington Estate Camberwell Road
Flat 36 Landor House Elmington Estate Camberwell Road
Flat 23 Landor House Elmington Estate Camberwell Road
First Floor Flat 315 Camberwell Road London
276C Camberwell Road London Southwark
248 Camberwell Road London Southwark
1 Scena Way London Southwark
Flat 41 Squire House 290 Camberwell Road
Flat 19 Squire House 290 Camberwell Road
Flat 4 Longson House 286 Camberwell Road
292 Camberwell Road London Southwark
62 Medlar Street London Southwark
250 Camberwell Road London Southwark
Flat 53 Emperor Apartments 3 Scena Way
Flat 46 Emperor Apartments 3 Scena Way
Flat 29 Emperor Apartments 3 Scena Way

Flat 23 Emperor Apartments 3 Scena Way	Railway Arch 329 Blucher Road London
Flat 17 Emperor Apartments 3 Scena Way	244 Camberwell Road London Southwark
Flat 4 Emperor Apartments 3 Scena Way	Flat 34 Squire House 290 Camberwell Road
Flat 33 Landor House Elmington Estate Camberwell Road	Flat 23 Squire House 290 Camberwell Road
Flat 20 Landor House Elmington Estate Camberwell Road	Flat 11 Longson House 286 Camberwell Road
Flat 38 Landor House Elmington Estate Camberwell Road	Flat 65 Emperor Apartments 3 Scena Way
Flat 19 Landor House Elmington Estate Camberwell Road	58 Medlar Street London Southwark
278 Camberwell Road London Southwark	300 Camberwell Road London Southwark
Second Floor Flat 309 Camberwell Road London	Railway Arch 282 Camberwell Road London
Flat 20 Lamb House Elmington Estate Camberwell Road	Flat 64 Emperor Apartments 3 Scena Way
Flat 43 Landor House Elmington Estate Camberwell Road	Flat 60 Emperor Apartments 3 Scena Way
Flat 16 Landor House Elmington Estate Camberwell Road	Flat 58 Emperor Apartments 3 Scena Way
Flat 14 Landor House Elmington Estate Camberwell Road	Flat 44 Emperor Apartments 3 Scena Way
282 Camberwell Road London Southwark	Flat 41 Emperor Apartments 3 Scena Way
Flat 38 Squire House 290 Camberwell Road	Flat 1 311 Camberwell Road London
Flat 22 Lamb House Elmington Estate Camberwell Road	Flat 30 Emperor Apartments 3 Scena Way
Flat B 250 Camberwell Road London	Flat 13 Emperor Apartments 3 Scena Way
First Floor Flat 278 Camberwell Road London	The Nags Head 242 Camberwell Road London
252A Camberwell Road London Southwark	Living Accommodation The Planet Nollywood 319 Camberwell Road
Second Floor Flat 315 Camberwell Road London	Flat 24 Squire House 290 Camberwell Road

Flat 6 Squire House 290 Camberwell Road

Flat 36 Lamb House Elmington Estate Camberwell Road

Flat 41 Landor House Elmington Estate Camberwell Road

Flat 35 Landor House Elmington Estate Camberwell Road

Flat Above 298-300 Camberwell Road London

The Planet Nollywood 319 Camberwell Road London

Flat 35 Squire House 290 Camberwell Road

56 Medlar Street London Southwark

Flat 5 Lamb House Elmington Estate Camberwell Road

Flat 2 Lamb House Elmington Estate Camberwell Road

Flat 42 Landor House Elmington Estate Camberwell Road

Flat 15 Landor House Elmington Estate Camberwell Road

Flat 13 Landor House Elmington Estate Camberwell Road

First Floor Flat 309 Camberwell Road London

Flat A 313 Camberwell Road London

Flat 2 244-246 Camberwell Road London

238-240 Camberwell Road London Southwark

296 Camberwell Road London Southwark

54 Camberwell Green London Southwark

Flat 32 Squire House 290 Camberwell Road

Flat 11 Squire House 290 Camberwell Road

Flat 9 Longson House 286 Camberwell Road

280B Camberwell Road London Southwark

APPENDIX 5

Consultation responses received

Internal services

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

Statutory and non-statutory organisations

Thames Water
Environment Agency
London Fire & Emergency Planning Authority
Metropolitan Police Service (Designing O

Neighbour and local groups consulted:

37 Rochester house Manciple street London
Flat 59 Emperor Apartments London SE5 0BF
Flat 218 Aragon Tower George Beard Road London
12 Pentridge Street Southwark London
69 meeting House Lane Meeting House lane LONDON
159 East Street London SE17 2SD

53 Emperor Apartments 3 Scena Way London
23 Pearl Building London SE5 0BH
Flat 67, Emperor Apartments 3 Scena Way London
23, Sandlings Close London Se15 3sy
254-270 Camberwell Road, London SE5 0DP
FLAT 40,SHARAD ROAD ELTHAM London SE9 6EX
Flat 22, Emperor Apartments 3 Scena Way London
3 Scena way London SE5 0BF
Flat 22, Gatekeeper Building, 5 Scena Way London SE5 0BJ
2 fortune place 2 fortune Place Southwark
4 Fortune Place London SE1 5JF
32 Gatekeeper Buildings 5 Scena Way Camberwell
53 Emperor Apartments London SE5 0BF
83 new Church road london se5 7jr
159 East Street. London SE 17 2SD
Flat 23 Emperor Apartments 3 Scena Way LONDON
Flat 14 Fritillary Apts London SE5 0BD
35 laing house Camberwell SE5 0IF
Flat 43, Emperor Apartments 3 Scena Way London
Flat 70 Emperor Aptmens 3 Scena Way London
Flat 12, Marvell House Camberwell Road SE5, 7JD
28 Fritillary Apartments 2 Scena Way London
76 London SE17 2QR
FLAT 69 EMPEROR APARTMENTS 3 SCENA WAY LONDON
2 Century House Abery Street London
92 BARTH ROAD PLUM LONDON
Flat 16 Maple Court 1 Lower Coombe Street CROYDON
Flat 2 276 Camberwell Road London
Flat 37 Emperor Apartments 3 Scena Way London
23 Pearl Building London SE5 0BH
Flat 43 Emperor Apartments 3 Scena Way London
Flat 24 Ritchie House, Howland Estate London

Flat 12 Fritillary Apartments 2 Scena Way London
46 Covesfield Kent DA11 0EG
Flat 13 Emperor Apartments, 3 Scena Way London SE50BF
Flat 30 Fritillary Apartments London Se50bd
27 laid house London Se5 0ls
2 fortune place 2 fortune Place London
12a Holmewood Road London Se23rr
254-270 Camberwell London SE5 0DP
Wings Flat Camberwell Rd Camberwell London
Flat 32 Emperor Apartments 3 Scena Way London
Apartment 2 Giddens house 117 Loughborough park Stockwell London
8 Rivet House London SE1 5HY
Flat 16 Gatekeeper Buildings 5 Scena Way London
Flat 24 Emperor Apartments 3 Scena Way London
Denmark Hill Road Camberwell SE5 9RS
Laing House london se5 0lf
Flat 31, Maxwell Court Dulwich Common London
Flat 4 Emperor Apartments London SE5 0BF
Flat 27, Fritillary Apartments 2 Scena Way London
23 Northchurch Dawes Street Walworth Road London
Flat 4 Emperor Apartments 3 Scena Way Camberwell
Flat 48, Emperor Apartments 3 Scena Way London
Flat 55 Emperor Apartments 3 Scena Way London
85 Chandler Way London SE15 6GB
Flat 4, Emperor Apartments 3 Scena Way London
270 Camberwell road London
245 Camberwell road London
Flat 31, Maxwell Court Dulwich Common London
flat 13 marvell House Camberwell Road London
Flat 17, Emperor Apartments 3 Scena Way London
Flat 33 Fritillary Apartments 2 Scena Way London
Flat 3 , 80 Camberwell Church Street London SE5 8QZ

46 Covesfield Kent DA11 0EG
10 Fritillary Apts 2 Scena Way London
London London Se22 Onh
House of Praise 274 Camberwell road London
Eglinton Road 231 London SE18 3SN
12 Marvel house Elimington estate camberwell London
Flat 63, Emperor Apartments London SE5 0BF
16 County Grove London SE5 9LE
44 Don Phelan Close LONDON se5 7az
21 Livingstone house London SE5 0UY
Flat 62 Emperor Apartments 3 Scena Way London
Flat 33 Landor House Elmigton Estate Camberwell
Flat 9 Fritillary Apartments London SE5 0BC
33 Fritillary Apartments 2 Scena way London
Flat 12 Fritillary Apartments 2 Scena Way London
52 Emperor Apartments 3 Scena Way London
23, Sandlings close London SE15 3SY
254-270 Camberwell Road Camberwell London
4 Fritillary Apartments London SE5 0BD
52 Emperor Apartments 3 Scena Way London
12 Pentridge Street Pentridge Street London
Flat 13 Emperor Apartments 3 Scena Way London
House Of Praise Camberwell Rd London
Flat 50 emperor apartments 3 Scena way Camberwell
26 Emperor Apartments 3 Scena Way London
Flat 18, Emperor Apartments 3 Scena Way London
Flat 27 Emperor Apartments 3 Scena Way London
88 Samuel Jones Court Ferdinand Drive Peckham
Ferdinand Drive Sam Jones Ct London
158 Grove Lane London SE5 8BP
3 Scena Way Flat 43 Emperor Apartments London
Flat 43 Emperor Apartments 3 Scena Way London

Flat 69 emperor apartments 3 scena way London

Flat 4 Pearl Buildings 4 Scena Way London

16 County Grove London SE5 9LE

Flat 14 Emperor Apartments London Se5 0Bf

FLAT 24, COMBER HOUSE COMBER GROVE LONDON

88 Samuel Jones Court, Ferdinand Dr, Ferdinand Drive, Ferdinand Drive, Ferdinand Drive
Ferdinand Drive Peckham

Flat 3 Fritillary Apartments 2 Scena Way

43 Reedham Street London SE15 4PF

Flat 4 emperor apartments, 3 scena way London

Flat 12 Emperor Apartments 3 Scena Way London

158 Ruskin Park House Champion Hill Camberwell, LONDON

Flat 30 Fritillary Apartments London SE5 0BD

158 Grove lane London SE5 8BP

Flat 13 Emperor Apartments 3 Scena Way SE50BF

flat69 3 scena way london