

## Contents

RECOMMENDATIONS .....	3
EXECUTIVE SUMMARY .....	3
BACKGROUND INFORMATION .....	4
Site location and description .....	4
Details of proposal .....	7
Planning history .....	16
KEY ISSUES FOR CONSIDERATION .....	16
Summary of main issues.....	16
Legal context .....	17
Planning policy .....	17
ASSESSMENT.....	17
Principle of development in terms of land use.....	17
Design quality .....	18
Impact on heritage assets and the Camberwell Grove Conservation Area.....	21
Quality of accommodation .....	28
Impact of proposed development on amenity of adjoining occupiers and surrounding area.....	29
Impact on trees and landscaping .....	36
Ecology and biodiversity .....	36
Transport and highways.....	36
Energy and sustainability .....	38
Flood risk and drainage .....	40
Fire safety.....	40
Air quality.....	41
Noise .....	41
Land contamination .....	41
Basement Impact Assessment.....	41
Community engagement.....	42
Community Infrastructure Levy .....	42
Planning Obligations.....	42
Consultation responses from internal and divisional consultees.....	44
Consultation responses from external consultees .....	46
Community impact statement / Equalities Assessment .....	47
Human rights implications.....	48
Positive and proactive statement .....	49
Positive and proactive engagement: summary table .....	49

CONCLUSION .....	49
BACKGROUND DOCUMENTS.....	50
APPENDICES .....	50

<b>Item No.</b> 6.1	<b>Classification:</b> Open	<b>Date:</b> 5 July 2023	<b>Meeting Name:</b> Planning Committee (Smaller Applications)
<b>Report title:</b>	<b>Development Management planning application:</b> Application 23/AP/0330 for: Full Planning Application  <b>Address:</b> 10 Love Walk, London, SE5 8AE  <b>Proposal:</b> Demolition of all existing buildings on site and comprehensive redevelopment to provide a part-three and part-four storey new care home (Class C2 - Residential Institutions), including up to 63 bedrooms each with wet room, plus cycle parking, refuse/recycling storage, mechanical and electrical plant, new sub-station, landscaping and green/living walls, amenity areas, perimeter treatment and associated ancillary works.		
<b>Ward or groups affected:</b>	St Giles		
<b>From:</b>	Director of Planning and Growth		
<b>Application Start Date</b>	09.03.2023	<b>Application Expiry Date</b>	31.07.2023
<b>Earliest Decision Date</b>	08.06.2023		

## RECOMMENDATIONS

1. That planning permission is granted subject to:
  - a) The conditions as set out in the report; and
  - b) The completion of a Section 106 Legal Agreement.
2. That in the event that a legal agreement is not signed by 5 October 2023, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 204 of this report.

## EXECUTIVE SUMMARY

3. Permission is sought for the demolition of the existing care home and the construction of a part three and part four storey new care home, providing 63 bedrooms, with associated landscaping, amenity areas and perimeter treatment.
4. The residents of the existing care home and their families were informed of the proposal on 26 September 2022 ahead of the public consultation beginning. It has been confirmed by the applicant that as of June 2023 10 existing residents will move to Mission Care's Home, The Elms, which is located in Bickley,

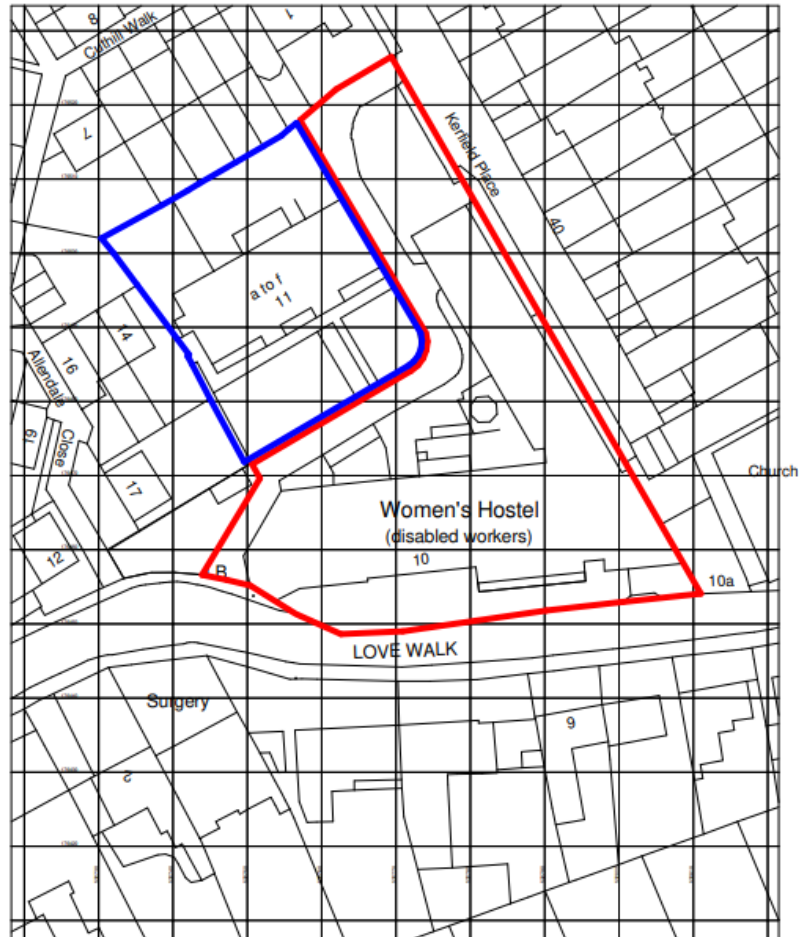
Bromley, and the remainder will move to other non-Mission Care homes in Southwark or in their home borough.

5. The existing care home is currently in a poor state of repair. A structural survey was carried out and a design appraisal undertaken to explore if the existing building could be altered, refurbished or extended further. However, it was concluded that the property is too old and does not meet best practice in care provision, with none of the options providing the best living outcome for residents.
6. The application is being dealt with at the Planning Committee (Smaller Applications) as the proposal is over 1000sqm and more than 5 relevant objections have been received.
7. The proposed redevelopment of the site would provide 63 en-suite bedrooms within a new high quality care facility for adults with dementia to meet the local need for dementia care homes within Southwark in accordance with the aims of the Southwark Plan (2022) and the London Plan (2021).
8. The site is located outside of the of Camberwell conservation area. The proposed new care home building is of a significant large scale and would have some impact on the intimate nature of Love Walk. However it is considered that the design and architecture of the new building meets the requirements of policies P13 (Design of places) and P15 (Design quality) of the Southwark Plan (2022), whilst ensuring that it meets the specific requirements of the occupiers. In relation to the heritage assets, there would be some minor harm to the setting of the Camberwell Grove conservation area and 18-60 Grove Lane (Grade II Listed). The harm is considered to be well within the less than substantial range. The key public benefit, which is given significant weight in the planning balance, is the provision of a specialist dementia care facility, therefore it is considered that the public benefits provide the clear and convincing justification for the development sufficient to satisfy the test in the NPPF (2021).
9. On balance, it is considered that the development would not significantly impact the amenity of neighbouring occupiers. The majority of neighbouring properties meet the BRE criteria. Overall, these harms are considered to be acceptable when balanced against the significant benefits the scheme would deliver.
10. Subject to conditions, the proposal is considered to be acceptable. It is therefore recommended that planning permission be granted, subject to conditions and the timely completion of a s106 Legal Agreement.

## **BACKGROUND INFORMATION**

### **Site location and description**

11. The site area is around 0.23ha and the main frontage of the existing L-shaped, two storey building is onto Love Walk. There are currently 31 bedrooms within the existing care home, providing care facilities for adults living with physical disabilities. The existing care home was built in the 1960s, and was extended to the rear along Kerfield Place in 1975 (Dorothy Morris Wing).



Site location plan

12. The existing care home is a traditional masonry construction that consists of a masonry structural frame with concrete beams spanning between walls and concrete slabs that form the floors and flat roof area. The existing building is currently in a poor state of repair and considered to be approaching its end of life. A structural survey was carried out and a design appraisal undertaken to explore if the existing building could be altered, refurbished or extended further. However, it was concluded that the property is too old and does not meet best practice in care provision, with none of the options providing the best living outcome for residents.
13. The surrounding area is predominately residential, to the north-west of the site is an access road which leads to Nos. 11 A-F Love Walk, a two-storey residential block comprising of two terraced houses and four flats. Immediately to the east and adjoining the site is 10A Love Walk which is a two storey dwelling. To the east of the site is Kerfield Place, which contains a mixture of garages belonging to the properties on Grove Lane and converted garages which are now used as residential dwellings. Within the wider area are a mix of other land uses, including buildings relating to Kings College Hospital (Jennie Lee House), Maudsley Hospital and the Institution of Psychiatry, Psychology and Neuroscience.
14. The site is located outside the Camberwell Grove Conservation Area (to the east and south) and there are a number of listed buildings in close proximity to the

site including:

- Nos. 18-60 Kerfield Place and area railings – Grade II Listed
- Nos. 49-55 Grove Lane – Grade II Listed



Extract from Southwark Maps showing the Camberwell Grove Conservation area in red and the nearby listed buildings in green.

15. The site is not located within a Flood Zone, but does lie within a critical drainage area.
16. The site has a public transport accessibility level (PTAL) rating of 6A indicating 'excellent' access to public transport services. Denmark Hill station is located in close proximity to the south of the site, along with bus stops along Denmark Hill to the west and Peckham Road to the north.
17. There is an existing Tree Preservation Order (NULL 240) which covers a mature London Plane tree to the south of the existing building on Love Walk. There are also a number of other trees within the site including a Goat Willow, Flowering Cherry and Silver Birch.
18. The site is subject to the following designations:
  - Air Quality Management Area
  - Critical Drainage Area
  - TPO 240 – London Plane tree
  - Smoke Control Zone
  - Camberwell Area Vision AV05

- Urban Zone

## Details of proposal

19. The existing care home is operational but is currently in a poor state of repair. Planning permission is therefore sought for the demolition of the existing care home and the erection of a new part three and part four storey care home for adults with dementia. The new building would be a similar L-shape to the existing building.



Existing care home building entrance on Love Walk



Proposed ground floor plan

20. The proposed new building would have a maximum height of 14.2m, and a GIA of 4,206.21sqm.



View of the front elevation of the proposed building from Love Walk



View of the western side/rear elevation of the proposed building.

21. In total, 63 bedrooms would be provided within the new care home, being an uplift of 32 bedrooms from the existing care home on site. The new rooms would range from 17.03sqm to a maximum of 22.09sqm. All rooms would be en-suite with level access to the bathroom. Three stair cores would be provided (two with lifts). Communal facilities would be located across the ground, first, second and third floors, including living and dining areas, spa baths, multi-purpose rooms, a



hair salon, informal seating areas, and outdoor amenity space. A new atrium entrance would be provided on the Love Walk frontage providing a small café area for residents, their families and local residents.

22. The residents of the existing care home and their families were informed of the proposal on 26 September 2022 ahead of the public consultation beginning. It has been confirmed by the applicant that as of June 2023 10 existing residents will move to Mission Care's Home, The Elms, which is located in Bickley, Bromley, and the remainder will move to other non-Mission Care home in Southwark or in their home borough.
23. Amended plans have been received during the course of the application to address comments raised by objectors as well as the council's Design Officer and Highways Officer. The changes included:
  - Setting the building back and removing the single storey ground floor element (previously laundry room and larger kitchen) to provide a 1.8m footpath along the Love Walk frontage
  - Amending the cycle parking store, moving it from the basement to a freestanding store on the north-west side of the building
  - Updated documents to address comments from the LLFA, transport, and energy and sustainability
  - Additional views have also been submitted from Love Walk and Kerfield Place.
24. Site visits were undertaken by the planning officer on:
  - 15 March 2023
  - 3 May 2023

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

25. In accordance with the Statement of Community Involvement (December 2022):
  - Local residents within 100m of the application site were notified by letter on 13 March 2023. The consultation date finished 3 April 2023.
  - Site notices were displayed on Love Walk and Kerfield Place 15 March 2023 - 5 April 2023.
  - A press notice was published on 16 March 2023.
26. A summary of matters raised by members of the public and local groups are provided below. The matters raised by members of the public and local groups are addressed in the relevant parts of this report. Additional officer comments have been provided in relation to the comments raised by local groups.

#### Members of the public

27. In total 150 contributions have been received from members of the public. This breaks down as follows:

- 140 in objection
- 10 in support

### Support

28. The main issues raised by members of the public supporting the proposed development are set out below:

- It is important to have sufficient housing for older people in need of care
- Care beds are critically needed in the community
- Perfect use of the space and the sort of responsible development we need
- The existing care home is in a poor state of repair and has a negative impact on the street scape on Love Walk and does not make a positive contribution to the conservation area
- The proposal exceed building regulation standards and will help to meet the zero carbon 2050 targets
- A fantastic opportunity to redevelop an underused site.

### Objections

29. The main issues raised by members of the public objecting to the proposed development are set out below:

#### **Scale, height and architecture**

- 30.
- The proposed building is disproportionate to the scale of buildings in the area
  - Represents over development
  - Height is not sympathetic to the surrounding area
  - Should be redeveloped on a much smaller scale
  - The site is too cramped
  - The building is poorly designed and represents an institutional style building which will dominate the neighbouring homes
  - Should be lower and more sympathetically designed
  - Should be following the same example as Love Walk Church
  - Unjustified as to why they need to increase the number of bedrooms and size of the building
  - Materials are not appropriate for the local area
  - Will detract from views over Denmark Hill.

#### **Impact on conservation area**

- 31.
- Detrimental effect on the very special area
  - Will detrimentally impact the character of the conservation area
  - Does not take into account the architectural heritage of the special and historic area in which it is located in
  - Light pollution from the atrium particularly during night time
  - Additional views are required to understand the impact of the proposed development.

### **Impact on residents amenity**

- 32.
- Will impact daylight and sunlight for local residents
  - Residents use Kerfield Place – the proposed development will destroy this
  - The wing closest to 11F Love Walk is currently only single storey, this will increase by almost three storeys causing overlooking, loss of privacy and loss of daylight and sunlight
  - Concern that the proposal will affect the disabled car parking spaces at 11 A-F Love Walk
  - Concern that the proposal will affect the granted permission at 10A Love Walk. The increased height will also tower over the existing dwelling.

### **Inadequate access**

- 33.
- The proposal will worsen the access to 11 Walk
  - There are concerns that emergency services will be unable to access the site and properties to the rear.

### **Inadequate parking provision**

- 34.
- Due to the increase in number of bedrooms it will result in increased demand for on-street parking
  - There is insufficient parking provided for residents and staff.

### **Traffic and transport**

- 35.
- The proposal will result in increased traffic during construction on Love Walk which will cause issues with noise
  - Pavements are often blocked and the proposal will increase traffic
  - The pavement adjacent to the site should be widened.

### **Loss of trees**

- 36.
- The proposal will result in the loss of mature trees and vegetation which will have a negative impact on the area.

### **Lack of consultation**

- 37.
- The consultation undertaken by the developer is misrepresentative, they refused to recognise important issues
  - The community engagement that was undertaken was poor.

### **Quality of accommodation:**

- 38.
- Dementia care should not be provided in this type of environment, it should be in small scale environments
  - Smaller care homes are regarded as better for providing high quality care
  - The communal rooms are only just bigger than the bedrooms they intend to serve. Only one dining room is provided on the ground floor
  - There is very little outdoor space for residents.

## **Other:**

39. • Will increase pressure on already strained water systems. There are already issues with leaks that Thames Water are aware of.

## Local Groups

40. Consultation response from Grove Lane Residents Association (GLARA) - objection

GLARA have raised the following concerns in their representation dated 3 April 2023. Further correspondence has been received on 7 June 2023 outlining the 5 areas of concern to GLARA's working group. On 22 June 2023 a further update was provided in response to the applicant's public engagement.

## **3 April 2023:**

### Extract from the executive summary:

The scheme can be improved for the benefit of all through a comprehensive re-design of the building exterior which materially reduces height and massing of the current application with the removal of at least one floor across the entirety of the proposed scheme. This will reduce the extensive loss of amenity for residents and substantial harm to the Conservation Area and heritage assets in the local area. This would still enable the delivery of a new, larger care home for Southwark residents and one which would likely attract our support”.

Turning to the current building, GLARA accepts that the property that the property is becoming obsolete and needs to be redeveloped, enabling increased provision of important care facilities in Southwark. We have consistently requested that the application delivers a new care home building that enhances and improves the character of what is a low-rise suburban residential neighbourhood between Camberwell town centre to the north and the Maudsley complex to the south while minimising loss of amenity for residents. The current application fails to deliver on this.

The challenges of the site location, layout and ownership mean the applicant, has sought to try and cram in as much developable space as possible onto a small, infill site down a small low-rise residential road that is immediately adjacent, on two sides, to an historically significant Conservation Area – see Appendix 1.

The Working Group, on behalf of GLARA members, continues to assert that the objectives for Mission Care, and Southwark Council, to deliver important additional care places, can still be met by redeveloping the site and changing the current application in three areas, which would see GLARA likely to support the revised proposals:

(a) reducing the height and massing by at least one storey across the whole scheme. This will reduce the negative impact of the proposals on the character of the local area and Conservation Area as well as reducing a material loss of amenity for residents and the local community on multiple fronts.

- (b) materially improving the exterior design and architecture to enhance and improve the heritage assets in the Conservation Area using architects with relevant expertise of design such a project in a low density, sensitive location.
- (c) ensuring highway improvements on Love Walk to mitigate the risk to pedestrians and road users to the site from a minimum, net, 3-fold increase in vehicular traffic.

Policy based rationale for the objection:

The application contravenes Southwark's planning policies by:

- introducing into a residential area a bulky building of a discordant institutional character with poor quality design
- causing a serious and unacceptable loss of amenity for current and future local residents
- giving rise to a net three fold increase on the small, narrow cul-de sac that is Love Walk, causing significant harm to the current use of Love Walk for walking and cycling, including by children and people with disabilities
- causing substantial and irremediable harm to the character and appearance of a Conservation Area and its setting and to the historic character of the locality and
- the benefits of the proposed application could not be considered to outweigh these harmful impacts

Policy basis for objecting to the application:

- Wholly inappropriate design, height, scale, massing,
- Negative impact on residential amenity – impact on daylight and sunlight, light spill, pollution nuisance, overlooking/loss of privacy and loss of trees and vegetation
- Road safety and parking impacts from a three-fold increase in traffic
- Substantial harm to the heritage assets in the Conservation Area, its setting, views into and out of

In addition to the concerns raised it was also noted that there were inaccuracies within the submission documents:

- The Design and Access statement, at page 25 says the height is increasing from '9.06 m today to 14.2m' when the new building height is actually 23m in the plans submitted in the documents "Proposed Elevations – Comparison against exiting care home" – drawing number 19-236-SGP-B1-ZZ-DR-A-131304.
- The conclusions on whether the scheme meets the national and local/other policy is limited and lacking strong evidential support.
- Appendix 5: GLARA would expect views of before and after from 7 locations around the development site.
  - View east down Love Walk from near vehicular entrance to care home
  - View from ground floor of house opposite entrance

- View east from Love Walk (1)
- View west from Love Walk
- View east from Love Walk (2)
- View from opposite entrance to new scheme on Love Walk
- View from second floor from listed homes in Grove Lane (Queens Row)

*Officer note: it has been clarified with the applicant that the reference to 23m on the proposed elevation drawings refers to the Above Ordnance Datum (AOD) level. It is confirmed that the maximum height of the new care home building would be 14.2m as specified in the Design and Access Statement.*

*Additional views have been sought of the proposed development from three locations; eastern side of Love Walk adjacent to 10A Love Walk, Evesham Walk and Kerfield Place. These were submitted by the applicant in June 2023.*

#### 41. **22 June 2023 response to the applicant's public engagement.**

Provided an update on the key activities since their last communication with residents:

In summary:

- The 'update' document doesn't address in any detail the substantive points raised by the 140 local objectors to the scheme, all of which were raised by GLARA and members throughout the process
- Very little has changed other than the scheme becoming bigger and larger than what was presented at the pre-app stage
- The only material change to the application is the addition of a footpath to meet highways requirements that delivers the loss of a laundry room that means a further increase in daily traffic and vehicle movements to deliver laundry to the care home on top of the 3 fold increase in traffic proposed by the original scheme.
- There remain outstanding substantive items we are yet to receive any comment on from the applicants or the council, specifically:
  1. Unanswered questions over the extent to which the proposals meet Southwark's own policies on heritage and conservation and clarity over the level of harm caused to the Conservation Area
  2. No information has been provided in relation to the impact of light pollution and light spill from a 3x larger 24/7 institutional care facility developed in a low rise suburban neighbourhood.
- GLARA wishes to see the redevelopment of the current building to increase provision of care beds in Southwark which delivers a new building that will enhance the local area and deliver less harm and loss of amenity to the community. The community feedback to the current application is clear, consistent and unambiguous over the extent to which the negatives outweigh the benefit and the specific aspects that need redesigning.
- Propose the removal of 1 floor off the entirety of the development reducing the scheme to 51 beds while still delivering 55% more beds than currently on site. In addition, the appointment of better qualified architects to redesign the

scheme to address the concerns raised by the statutory consultees and some community members over the quality of the accommodation for future residents and the excessive, large glass atrium’.

42. Even with these changes, the scale and massing of development will still increase materially and cause a loss of amenity to local residents, increased traffic and a degree of harm to the conservation area, but at a level that is more in balance between the negatives and wider benefits than what is proposed at present.
43. Conservation Area Advisory Group (CAAG):

Minutes from the CAAG March 2023 meeting are as follows:

CAAG took the view that the applicant’s account of their design intentions to meet the requirements of the proposed elderly residents did not correspond to the design that they had submitted for planning. The applicant’s stated mission is:

“Personalised care is provided in “households” where care rooms are arranged in small social groupings with their own lounge, dining area and ancillary spaces including support facilities”.

This is not what the drawings show. The large and bulky building, accommodating up to 63 residents, consists of two slab blocks of 3-4 storeys, the elevations characterised by repetitive arrangements of window openings and masonry. The bedrooms are not arranged in “small social groupings” but along corridors, two thirds of which have no natural lighting. The communal rooms also lead off these corridors, and are mostly barely bigger than the bedrooms they are intended to service.

*Officer note: further information has been requested from the applicant in regards to the quality of accommodation to be provided for future residents. See Care Principles for Love Walk May 2023.*

The only dining room is on the ground floor. The proposed building was considered oversized and inappropriate to its site with an unfortunate institutional character. There is extremely limited access for the residents to outdoor space, most of which is on the more public Love Walk and Kerfield Place ground floor frontages, and probably beyond the unassisted reach of the future residents. More use could be made of roof gardens, providing amenity space close to the bedrooms.

*Officer note: see section on quality of accommodation.*

The committee thought that it should be possible to design a care home which consisted of a series of pavilions, each with its own recognisable character, where the residents could feel at home. This is not the design to achieve such an objective.

*Officer comment: as highlighted in the ‘design quality’ section of the report, the design has been through an iterative process with the Design and Conservation*

*Officers, and on balance it is considered to meet the specific requirements of the occupier.*

The impact of the proposal on this prominent site, adjacent to the Conservation Area, was discussed. The immediate surroundings of the proposed care home are characterised by two storey detached houses, pavilions in a landscape.

The introduction of a 3 – 4 storey block, built over a large proportion of the site, would be an unwelcome and obtrusive intervention out of character with the area. Morden College by MAE Architects was cited as an example of more appropriate accommodation for the elderly with a sense of place.

*Officer comment: see the Design and Conservation Officer comments in paragraph 78 whereby a full assessment of the impact of the proposal on the Conservation Area has been undertaken.*

44. There was a query on whether this planning application should have been referred to the Design Review Panel (DRP). The proposal does not meet the threshold for referral to the DRP. Council design and conservation officers have reviewed the proposal at the pre-application stage as well as providing comprehensive comments on this full planning application.

## **Planning history**

45. The relevant planning history of the site is as follows:
46. 13/AP/4385 – Granted 10<sup>th</sup> February 2014

Lawful Development Certificate Proposed Use or Development

*Internal refurbishment creating additional 9 bedrooms with en-suite bathroom facilities for a residential care home.*

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

47. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
  - Design quality;
  - Quality of accommodation;
  - Impact of the proposed development on amenity of adjoining occupiers and surrounding area;
  - Impact on trees;
  - Ecology and biodiversity;
  - Transport and highways;
  - Energy and sustainability;
  - Flood risk and drainage;
  - Fire safety;
  - Air quality;



- Noise;
- Land contamination;
- Community engagement;
- Planning obligations;
- Mayoral and borough community infrastructure levy (CIL);
- Community involvement and engagement.

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

## **Legal context**

48. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the Southwark Plan 2022 and the London Plan 2021.
49. 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**

50. The statutory development plans for the borough comprise the Southwark Plan 2022 and the London Plan 2021. The National Planning Policy Framework 2021 and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

## **ASSESSMENT**

### **Principle of development in terms of land use**

51. The proposal is for the demolition of the existing care home building, which currently provides care for adults living with physical disabilities, and the construction of a new care home for adults with dementia. Given the poor condition of the existing building and the limited options for conversion or extension, the principle of demolition is considered to be acceptable.
52. In relation to the new care facility, although the proposal would result in a change in the type of care offered, the use would remain as Class C2 (Residential Institution) and would accord with the aim of the Southwark Plan (2022) Policy P7 (Housing for older people) and London Plan (2021) Policy H13 (Specialist older persons housing) in providing specialist housing for older people.
53. The applicant has provided information regarding the demand for the proposed dementia care within the local area. The report concludes that:
  - In the local catchment area there is a large shortfall of 581 dedicated dementia bed spaces and the demand for dementia care will be 536 by

2023.

- Over the next two years in the local catchment area there will be a shortfall of 179 en-suite care beds;
  - There will also be a shortfall of 977 beds with a wet room facilities in the local catchment area;
  - The number of “blocked beds” in Southwark is well above the average with approximately 290 “delayed discharges” per 50,000 population, whereas the average in England is approximately 140.
54. The applicant has been in discussion with the council’s Director of Commissioning of Children’s and Adult Services who has confirmed that the proposal would respond to the twenty-first century expectations and will continue providing the local population of adults with care facilities. The proposal would also accord with the vision for Camberwell as being an important health campus given its location close by to Kings College hospital campus and Maudsley hospital campus.
55. The proposed development would also provide additional employment opportunities. There are currently 31 Full Time Equivalent (FTE) employment opportunities within the existing care home, it is anticipated that this would increase to 85 FTE.
56. Overall, the principle of the redevelopment of the site to provide a new high quality care facility for adults with dementia is supported and would accord with the aims of the Southwark Plan and London Plan. Southwark Adult Services have confirmed the local need for dementia care homes.

## **Design quality**

### **Introduction: site context**

57. The site is located on the northern side of Love Walk and is currently occupied by a two storey care home constructed in the 1960s with brick with glazing to the front elevation and pitched tiled roof. The building spans the plot frontage, roughly east/west, with the south elevation facing the street. To the rear is a single storey wing, running north from the main block. The principle pedestrian access is to Love Walk and with parking/servicing to the rear courtyard, accessed via Love Walk. The building is set back from the street to allow for a mature landscaped area with trees, plus small brick wall with metal fencing. The site is not listed nor does it lie within a conservation area, it is however immediately adjacent to the Camberwell Grove conservation area, which covers the southern side of Love Walk, and to the east, and north, including 10a Love Walk, the Camberwell Green United Reformed Church, Kerfield Place and the grade II listed buildings on Grove Lane.
58. The Camberwell Grove conservation area appraisal describes Love Walk as: *"a quiet and informal interlude between the busy streets of Grove Lane and Denmark Hill. The area of historic interest is at the eastern end, in the group of detached brick Victorian villas between nos. 2 and 9. They are double fronted, with overhanging eaves and large sash windows divided with margin panes. No. 9, on the corner of Grove Lane, has a basement, hipped roof and boundary railings, to make a good strong visual statement in a key location. The others*

*are set in small front gardens behind high boundary hedges, creating a sense of privacy and shelter."* These date from c1860 and are a good example of Victorian suburban housing.

59. The appraisal continues: "*North of Love Walk there has been recent housing redevelopment, [Allendale Close and Evesham Close] but its intimate scale is in keeping with the historic part of the street. The heavy 1960s concrete framed block of Jenny Lee House is in contrast, quite out of scale with its environment, but tree and hedge planting in front of it provide visual mitigation"*
60. To the north of the site is a small terrace of two storey houses facing the rear service car park for the care home. To the north east is the historic "mews" lane of Kerfield Place. Historically this was the service road for the Georgian townhouses of Grove Lane, and historic maps indicate there were a number of small garden structures, probably ancillary garaging/stabling or accommodation to service the dwellings on Grove Lane. The terrace of dwellings on Grove Lane (18-60) are grade II listed Georgian townhouses, set back from the street behind mature gardens and to the rear have long private gardens backing onto Kerfield Place. The Camberwell Green Congregational Church corner of Grove Lane and Love Walk includes rebuilt terraced façade facing Grove Lane and high quality contemporary extension to the Love Walk frontage in buff brick. Immediately adjacent to the site is a two storey former Victorian stabling/small warehouse building in brick with timber hoist door and garage doors at ground floor. This was converted sensitively to a dwelling in 2015.
61. Development of the site would affect the setting of the grade II Listed terraces on Grove Lane and the setting of Camberwell Grove conservation area. This is considered in more detail below. The historic development of the area is well documented in the Heritage Statement accompanying the application.

### **Height scale and massing**

62. The proposed height, scale and massing increases over the existing southern wing from 2 storeys to 3 with a recessed 4th storey. While steps have been made to assist breaking up the massing, the scale of the development would be clearly noticeable in the street and increase the overall massing in Love Walk at the eastern end. This would result in a prominent building in a suburban side street, although it would be partially screened from view by landscaping to the front. The northern wing and 3 storeys with landscaped car park and servicing area to the rear is more successful in integrating with the courtyard and wider suburban scale of Allendale Close.

### **Detailed design**

63. The design has evolved over the course of several pre-application meetings and has been simplified and reordered to better reflect the local brick facades and vertical emphasis (see image below).



Extract from DAS: Evolution of the design through the pre-application discussions

64. Likewise, changes have been made to the design to assist in providing a legible entrance lobby and windows to the street. The change in set back and material to the top floor helps to soften the upper storeys, providing some recessed elements in this regard. The vertical emphasis of the fenestration pattern of the northern wing again is more successful. Opportunity is provided for outdoor activity for the residents by way of terraces and gardens. Active uses are concentrated primarily to the ground floor front elevation providing opportunities for overlooking the street.
65. While the proposals are large and would have an impact on the intimate character of Love Walk, officers consider that all opportunities have been taken to improve the design and architecture as part of an iterative process.
66. On balance, taking into account the specific requirements of these occupiers, the design of the new care facility meets the requirements of policies P13 (Design of places) and P15 (Design quality) of the Southwark Plan (2022).
67. It is recommended that conditions are attached to ensure samples of materials are submitted to the local planning authority for approval. These will include:
- Proposed brick which should be a light buff yellow to match those on Love Walk;
  - detailed sections of windows, doors;
  - details of glazing to the lobby/atrium.

## **Impact on heritage assets and the Camberwell Grove Conservation Area**

68. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
69. The desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.
70. Section 72 of the same Act provides that a local planning authority shall, with respect to any buildings or other land in a conservation area, pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
71. It is useful to note that unlike the setting of a listed building under section 66(1), there is no statutory duty applicable to the setting of a conservation area. Section 72 is concerned with development within a conservation area and development that is outside a conservation area but affecting its setting is not covered by section 72(1)). However, any harm to the setting of a conservation area may still be a material consideration.
72. Officers consider the boundary wall adjacent to Kerfield Place to be situated immediately adjacent to the conservation area, however, comments have been raised by local residents about whether this does form part of the conservation area.
73. The council’s GIS mapping of the conservation area outline along Kerfield Place includes the wall in part, however the line is drawn between the wall and the existing building, a narrow gap of a metre or so. Usually conservation area boundaries would follow an obvious structure, however the mapping is not clear as to whether all of the wall in is the conservation area. The GIS map is an interpretation of the hand-drawn maps of the original designation. The box which may contain the original map has been requested by officers to be retrieved from storage for checking.
74. The London Gazette notices from July 1970, May 1975, Nov 1980 (part 1 and part 2) specific the addresses and have a description of the land within the conservation area. In July 1970, addresses in Love Walk were added, however no.10 is not listed. These are available on the Council’s website.
75. Despite the information above, if the original map of the conservation area did show that the boundary wall does lie within the conversation area, it would be necessary to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. Officers have therefore undertaken an

assessment of the impact of this element of the proposal against the relevant policies of the Southwark Plan (2022) and NPPF (2021) rather than the Historic England guidance titled “The Setting of Historic Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)”.

76. Policy P19 (Listed buildings and structures) and P20 (Conservation areas) of the Southwark Plan (2022) which emphasise the need to conserve and enhance the significance of listed buildings and conservation areas.
77. Paragraph 199 of the NPPF (2021) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
78. Paragraph 202 of the NPPF (2021) states that, if a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, consent will only be granted where the harm is demonstrably outweighed by the public benefits of the proposal.
79. To assist decision makers in matters of setting, Historic England has produced best practice guidance on setting titled “The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)”. This guidance advocates a stepped approach to assessment and officers have followed this guidance in assessing the impact on the heritage assets:
  - Camberwell Grove Conservation Area
  - 18-60 Grove Lane (Grade II Listed)
  - 49-55 Grove Lane (Grade II Listed)

#### Boundary Wall facing Kerfield Place

80. The existing side wall to the rear of the site, along Kerfield Place is a yellow multi stock brick wall in English bond. In the northern most parts the wall has a pointed coping with tile detail draining towards the site and away from Kerfield Place. In other areas the wall has a modern coping. Beside the wall on Kerfield Place are a number of self-seeded trees, shrubs and ivy which obscure large parts of the wall.
81. The appearance of the wall using yellow stock brick and English bond suggests that the wall may be in part contemporary with the former houses on the site, shown on the 1879 map, since demolished in the 1960s and replaced with (in part) the building now known as 10 Love Walk.
82. The wall in part does have some historic merit; it includes material and to a design consistent with 19th century building practices; however it was always intended to be garden or rear wall; the historic mapping from the 19<sup>th</sup> century shows a line consistent with the existing boundary wall, and the plainness of the wall does not suggest a wall of particular high historic significance. It has also been altered with modern coping, mortar and lost completely to the north. While simple garden walls are a feature of 19<sup>th</sup> century landscapes, it has

limited significance in the wider conservation area, whether it is concluded that it is within it or adjacent.

83. The loss of the wall in part or wholly would therefore have a very minor impact on the significance of the conservation area. This would not tip the balance of harm to be substantial, in terms of NPPF (2021) reference.
84. The small trees and shrubs as existing may provide some screening to the properties on Grove Lane/Kerfield Place, but these are not intentional or garden planting that contributes positively the character and appearance of the conservation area. Therefore their removal is considered acceptable and in accordance with the Southwark Plan.

### Camberwell Grove Conservation Area

85. *Step 1: Identify which heritage assets and their settings are affected:*

Camberwell Grove Conservation Area

86. *Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated:*

The Camberwell Grove Conservation Area is centred on Camberwell Grove and Grove Lane, which were largely developed between 1770 and 1850 and encompasses areas of historic interest in Champion Park, Denmark Hill and Grove Park. Camberwell Grove, is an elegant residential avenue, enhanced by the very long straight prospect down-hill from its southern end and its mature street trees. Grove Lane has a less imposing avenue character with smaller-scale residential development and Love Walk, also includes two storey detached and semi-detached handsome Victorian dwellings set back from the street behind mature gardens. The conservation area character appraisal puts the site adjacent to sub area 4. This sub-area is of a more mixed character than the other sub areas and is principally focussed on the varied buildings of the Maudsley Hospital alongside a small number of 19th-century houses on the north side of De Crespigny Park and the south side of Love Walk. This part of the conservation areas significance lies in the mix of high quality Victorian dwellings, both detached and terraced, interspersed with some medical or care buildings associated with the Maudsley and King's Hospital's and Jenny Lee House, a large four storey 1960s block located in the centre of the south side of Love Walk, originally designed as care home. The significance of the south side of Love Walk is part of the later suburban Victorian development of Camberwell, of high quality dwellings set in a sylvan side street, off of the principle street, Grove Lane.

87. *Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it:*

The proposed development would be significantly larger than the existing building on site, adding two further storeys of mass to the block facing Love Walk and two further to the rear wing facing Kerfield Place. From Love Walk, the impression of the development would be close to the same height as the terrace facing Grove Lane, with similar mass and bulk. While the development would be

set back from the street and retain the tree and small area of the landscaping, the scale of the proposed development would add to the overall scale of the area when travelling from Grove Lane to the more intimate setting of Love Walk. At the eastern end of the street, the development would dominate this scale and to a minor degree cause harm to the sylvan character of Love Walk. Efforts have been made by the architects to lessen the impacts of the mass on street by adding green walls and simplifying the architecture, however the proposals, by virtue of their scale and mass would still cause harm to the eastern end of Love Walk, and impact negatively on the significance of the conservation area. This harm would be less than substantial, as there would only be harm to one area of the conservation area as a whole. The harm is also not substantial because part of the character of this sub section of the conservation area already includes some large buildings of health and care use.

88. In terms of Kerfield Place, the small lane character of the mews lane would be harmed by development which dominates the southern end, however this is only a small section of the lane and this impact again would cause less than substantial harm. In turn, because the significance of Kerfield Place as the mews to the Georgian town houses on Grove Lane, their significance would also be impacted negatively to a very minor extent.
89. While the harm identified would be contrary to policy P20 (Conservation areas) of the Southwark Plan (2022), para 202 of the National Planning Policy Framework (2021) states:

*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

90. If the application demonstrates public benefit, then the application would meet the requirements of para 202 of the NPPF.

91. *Step 4: Explore ways to maximise enhancement and avoid or minimise harm:*

The application has been discussed at pre-application stage with officers and the evolution of the design, to minimise the impact on the conservation area, is set shown in paragraph [56 above].

92. *Step 5: Make and document the decision and monitor outcomes:*  
The planning application fulfils this part of the process.

### 18-60 Grove Lane and area railings – Grade II Listed

93. *Step 1: Identify which heritage assets and their settings are affected:*  
Nos 18-60 Grove Lane and area railings
94. *Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated:*



18-60 Grove Lane are grade II listed buildings. A north/south terrace of 22 Georgian townhouses of between 3 and 4 storeys built in the late 18th century. They are constructed from brick with timber framed windows in a classical style with arched headers at ground floor and flat headers above. A number have original mansards in slate and/or basements set down with lightwells to the front. While the terrace is not uniform in design it has a singular mass facing the street and in summer is partially obscured by mature trees and gardens to Grove Lane. Its significance is a good example of Georgian gentrification of Camberwell as part of London's suburban expansion in the late 18th century and early 19th century. The terrace saw some WWII damage and a number of facades indicate rebuilding of parapets and upper storey brickwork. The site is within the setting of the terrace, particularly the southernmost section. Kerfield Place to the rear houses some of the stabling and ancillary buildings that would have serviced the townhouses - although most are now late 20th century structures with the exception of no. 40, likely dating from the Edwardian period. There is a historic hierarchy between the two roads, once which exists today.

95. *Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it:*

The proposed development would cause some harm to the setting of the grade II listed buildings on Grove Lane by dominating Kerfield Place and harming the hierarchy of the pattern of historic development in the area. However this harm would be limited to the southern end of Kerfield Place and the southern end of the terrace fronting Grove Lane. This harm would be minor, well within the less than substantial range of harm.

96. While the harm identified would be contrary to policy P19 (Listed buildings and structures) of the Southwark Plan (2022), para 202 of the National Planning Policy Framework (2021) states:

*"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*

97. If the application demonstrates public benefit enough to outweigh the harm, then the application would meet the requirements of para 202 of the NPPF.

98. *Step 4: Explore ways to maximise enhancement and avoid or minimise harm*

The application has been discussed at pre-application stage with officers and the progression of the design, to minimise the impact on the listed buildings, is set out in the Design and Access statement.

99. *Step 5: Make and document the decision and monitor outcomes:*

The planning application fulfils this part of the process.

#### 49-55 Grove Lane (Grade II Listed)

100. *Step 1: Identify which heritage assets and their settings are affected*

Grade II listed 49-55 Grove Lane. The buildings are a three storey plus lower ground floor and mansard/attic storey terrace townhouses built in London yellow stock brick with steps up to the timber panelled front door and arched fanlight. The ground floor front timber framed sash windows include arched headers, while the upper storeys are square headers. Cast iron railings lead up the front steps, plus first floor the balconies include cast iron railings and ground floor windows have “cake basket” style cast iron lattice work to the front. The attic storey is clad in slate with simple single window to the front. The buildings display classical hierarchy with principle rooms reflected externally with iron detailing and larger windows. This is typical of Georgian townhouses.

101. The significance of the buildings are as a good example of Georgian townhouses built during the suburban expansion of Camberwell.
102. The setting of the terrace includes the small front gardens facing the street and private mature rear gardens. To the front the adjacent two storey 1920s dwellings are diminutive in scale, and the attached Georgian villa is built in a similar classical style, but is double fronted and of two storeys above ground. Neither of these are listed, but the street is in the Camberwell Grove conservation area. The setting of the buildings can be described as “sylvan” with mature street trees and dwellings. From the junction with Love Walk, the character of the street is influence by the Georgian (or mock Georgian) terraces, of which no. 49-55 Grove Lane is part of, while to south, the street includes a mixed character of later 19<sup>th</sup> century and 20<sup>th</sup> century two and three storey dwellings, some at right angles to the street.

103. *Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.*

The formal Georgian character of Grove Lane contributes positively to the significance of 49-55 Grove Lane. Their scale and architectural design is typical of a principle street in the area, as Grove Lane is. They form a group with 18-60 Grove Lane (grade II Listed) and no. 47 Grove Lane (unlisted).

104. *Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.*

The proposed development is located approx. 60 m to the west of the front boundary wall of the terrace. Between the terrace and the site is Grove Lane, plus front gardens of 64-68 Grove Lane, the 3 – 4 storeys of 64-68 Grove Lane, plus two storey contemporary Church building, and no.10 a Love Walk. While there might be glimpses of the development from the private windows of the upper storeys of the terrace, the development would not be readily experienced in the intimate or wider setting of the listed buildings. The development would not impact harmfully on the ability to appreciate the significance of the buildings as a Georgian terrace in a suburban setting. The development would have a neutral impact on the significance of the listed terrace.

105. *Step 4: Explore ways to maximise enhancement and avoid or minimise harm*

The application has been discussed at pre-application stage with officers and the progression of the design, to minimise the impact on the heritage assets is set out in the Design and Access statement.

106. *Step 5: Make and document the decision and monitor outcomes*

The planning application fulfils this part of the process.

## Additional views submitted June 2023

107. A number of local residents and the Grove Lane Residents Association raised concern regarding the views of the proposed development in the context of the of the heritage assets. The submission of verified views is not a validation requirement for this scale of development given its location outside of the conservation area. However, given the comments raised, officers considered it appropriate to request the applicant to provide views in the following three locations; eastern end of Grove Lane, Evesham Walk and Kerfield Place.



108. Due to time constraints the applicant has provided 3D model views of the proposed development in the wider context from the three locations specified by the Design Officer. These are considered sufficient to assess the impact of the proposed development on its surroundings. It has been confirmed by the applicant that verified view montages will be submitted before the 5<sup>th</sup> July planning committee meeting providing further detail of the surroundings.
109. It has been concluded by the Design Officer that the additional 3D views do not change the assessment of the proposal on the heritage assets as detailed above. They are useful for providing further context of the proposal and for highlighting the importance of ensuring that an appropriate material is chosen for the main brick of the new care home building.

### Heritage balance

110. As detailed above, where harm has been identified, the NPPF states in paragraph 202 that “where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weight against the public benefits of the proposal, including where appropriate, securing its optimum viable use”.

111. In this case, the heritage assessment has identified that there would be some minor harm to the setting of the heritage assets and Camberwell Grove conservation area. This harm is considered to be well within the less than substantial range of harm. The key public benefit in this case, which is given significant weight in the planning balance, is the provision of a specialist dementia care facility for adults which meets the local need in Southwark; in addition to providing this essential facility the proposal would provide an atrium café for residents, their families and local residents, and a 1.8m footway along Love Walk which would improve the pedestrian experience. When the limited order of harm is considered in the balance, it is considered that the public benefits provide the clear and convincing justification for the development sufficient to satisfy the test in the NPPF (2021).

### **Quality of accommodation**

112. In total, 63 bedrooms are proposed within the new care home, with lounges on the ground, first, second and third floors, dining room on the ground floor, multi-purpose lounge room on the first floor and atrium entrance.
113. Concern has been raised by local residents regarding the quality of accommodation, particularly the arrangement of rooms along long corridors. There are no quality of accommodation standards in the London Plan or Southwark Plan that need to be met for care home facilities, however, Officers have raised this concern with the applicant and requested additional information. It has been confirmed in an additional document received May 2023 'Care Principles for Love Walk Design' that the internal and external layout has been carefully designed in accordance Health and Social Care Standards best practice, Care Homes for Adults Design Guide, Care Quality Commission (CQC) requirements and the fire consultants recommendations.
114. The internal layout provides spacious corridors and walkways for residents and their families to pause and reflect with seating areas provided to facilitate social interaction. Whilst officers understand the benefits of shorter corridors, the proposed building utilises the full potential of the site whilst still providing a good quality of accommodation for future residents. The corridors have been designed to provide informal seating areas and the overall internal layout as shown on the proposed plans is considered to be the most appropriate for the L-shaped building.
115. In relation to the external spaces of the building, the applicant has followed the requirements of the CQC and Care Home Adult Design Guide for ensuring safety and security for those with dementia.

### **Quality of bedroom accommodation**

116. The bedrooms range in size from 17.03sqm to 22.09sqm and all would be en-suite. The bedrooms would exceed the minimum space standards for single bedroom as outlined in the Residential Design Guide SPD (2015).
117. The supporting daylight sunlight assessment demonstrates that all of the habitable rooms would meet BRE targets in terms of daylight illuminance. In relation to sunlight exposure, 50% of the rooms would experience sunlight levels

in line with BRE guidance, the rooms which do not experience BRE target levels are north facing due to the internal layout and orientation of the site and would still meet BRE guidance in terms of daylight illuminance. Therefore whilst these rooms would fall short of meeting the target levels, the main living spaces are located in areas with high sunlight exposure which would provide a good quality of accommodation for residents throughout the day.

### **Ancillary internal space**

118. The positioning of the communal areas on the south facing elevation of the building provides a good quality of internal amenity space for residents and their visiting families.
119. In addition to providing the care facilities, the new building has been designed to provide ancillary areas for staff. Internal areas have been provided for staff breakout, offices and ancillary facilities for the functioning of the care facility.

### **External amenity space**

120. A mixture of ground floor amenity space and roof terraces are provided within the new development:
  - Ground floor garden areas: 427m<sup>2</sup>
  - 1<sup>st</sup> floor roof terraces: 36m<sup>2</sup>
  - 2<sup>nd</sup> floor roof terrace: 63m<sup>2</sup>
  - 3<sup>rd</sup> floor roof terrace: 139m<sup>2</sup>
121. The scheme also includes defensible space for all ground floor bedrooms and landscaped planting beds around the edge of the rear courtyard overlooking 11A-F Love Walk. All of the ground floor amenity space will be demarcated by a boundary wall. This will be a minimum of 1350mm in height, which is recommended as best practice for dementia care and a requirement by the Care Quality Commission (CQC). It is recommended that the details of the boundary treatments is secured via condition.
122. The external amenity spaces provides a variety of space for residents to enjoy and respond to the internal layout of the proposed building whereby direct access is provided from the residential lounges, dining rooms and multi-purpose lounge rooms.

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

123. The nearest buildings to the application site are:
  - 42-64 Grove Lane (even nos. only)
  - United Reform Church
  - 3-8 Love Walk
  - 11A-F Love Walk
  - 14, 15 and 17 Allendale Close
  - 1 Cuthill Walk



## Daylight and Sunlight

124. To assess the impact of the proposed development on neighbouring properties, the submitted daylight sunlight assessment has followed the BRE guidance for calculating daylight which includes: Vertical Sky Component (VSC) and No-Sky Line (NSL) tests. For sunlight, the Annual Probable Sunlight Hours (APSH) test has been followed. BRE Guidelines states that the impact on the VSC value of a window is considered acceptable if the VSC value is higher than 27% or if it is no less than 0.8 times its former value (20%). BRE Guidelines also state that in terms of NSL a reduction of 0.8 times may be deemed to adversely affect daylight within a room.
125. The daylight and sunlight assessment prepared by EB7 concludes that there is no noticeable change in daylight and sunlight to the following properties:
- 3, 4, 5, 7 and 8 Love Walk
  - 14, 15 and 17 Allendale Close
  - 1 Cuthill Walk
  - 42, 44, 46, 50, 52 and 60 Grove Lane
  - 6-62 Grove lane
  - United Reform Church
  - 10A Love Walk

There is however a noticeable impact to the properties discussed below.

### **6 Love Walk**

126. 6 Love Walk is a two storey residential property located to the south of the application site.
127. The results of the VSC demonstrate full compliance with the BRE guidance. In terms of NSL five of the six rooms would comply with BRE guidance, however

the ground floor study (W6), which is not a principal living space, would experience a reduction of 33%. It has been concluded that this is due to the depth of the room (which exceeds 6m) therefore, overall, it is considered that the result would remain in accordance with the aims of the BRE guidance.

128. In terms of sunlight, all rooms would experience sunlight levels in line with BRE targets.

### 11A-F Love Walk

129. Located to the north of the application site, Nos 11 A-F Love Walk comprise of a row of two storey terraced houses and flats.
130. Officers undertook a site visit to 11E Love Walk to assess the relationship between the proposed development and the existing properties and to understand the internal layout. It is confirmed that the bedrooms for the flats are located on the front of the building (southern side) overlooking the application site.
131. In terms of daylight the results of the VSC analysis are as follows:

Vertical Sky Component					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41% +
18	9	50%	4	5	0

This show that 9 out of 18 windows would comply with BRE Guidelines. These windows serve bedrooms. None of the windows would experience significant losses (over 41%), of the windows which fall below BRE Guidelines there would be 4 windows which would experience a reduction of between 20-30% which are not significantly beyond BRE Guidelines. The remaining 5 windows would experience moderate losses between 31-40%. The existing windows currently enjoy an open outlook over the carpark, therefore the assessment has considered the retained VSC levels are in line with the levels expected in an urban context and therefore considered on balance acceptable.

132. In relation to NSL the results are as follows:

No Sky Line Results					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41% +
18	0	0%	10	0	8

None of the rooms would comply with BRE Guidelines in terms of NSL. On the ground floor 8 windows would experience reductions of between 43-52% and at first floor level the 10 windows would experience reductions of between 25-29%. This reduction is influenced by the existing high NSL levels due to the open outlook over the carpark. Given that the windows serve bedrooms and the primary living spaces are to the rear of the building, the impact on this building is considered to be acceptable.

133. In terms of sunlight, all rooms would experience sunlight levels in line with BRE targets.

**48 Grove Lane**

134. Located to the east of the application site No. 48 Grove Lane is a four storey terraced property with a detached garage.

135. In terms of daylight the results of the VSC analysis show that 11 of the 12 windows would comply with BRE Guidelines. The affected ground floor window located on the western elevation (W4) is a secondary window with the primary window located on the eastern elevation. The impact on the room would not be unacceptable as it would still comply with BRE Guidelines in terms of NSL. Overall it is considered that this result would still be in line with BRE guidance.

136. The results of the NSL analysis have shown that all rooms would be compliant with BRE guidance.

137. In terms of sunlight, all rooms would experience sunlight levels in line with BRE targets.

**40 Kerfield Place**

138. 40 Kerfield Place is a two storey residential property located to the east of the application site on Kerfield Place.

139. In terms of daylight the results of the VSC are as follows:

Vertical Sky Component					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41% +
5	1	20%	0	0	4

The analysis show that 1 of the 5 windows would comply with BRE Guidelines, the remaining 4 windows would experience a reduction in VSC of 54% and 55%. The two ground floor windows affected serve a dual aspect kitchen/dining room (3 windows). The room would be served by a window with VSC levels of at least 20.7%. The remaining two affected windows would have a VSC of 14.9% and 14.1%. The retained VSC levels would still overall be in line the BRE Guidelines expected in an urban location.

140. The other two windows affected serve a living room at first floor level, with the proposed development in place they would have a VSC value of 18.3-18.6%. The levels remain in line with those expected in an urban context.

141. The results of the NSL analysis are as follows:

No Sky Line Results					
Window			Loss		
Total	Pass	BRE	20-30%	31-40%	41% +



		Compliant			
2	0	0%	0	0	2

The results show both rooms would experience noticeable reductions of 53% (ground floor) and 57% (first floor); however this is largely affected by the current open outlook from these windows. Therefore it is considered on balance that the results would be acceptable given the existing context.

142. In terms of sunlight, all rooms would experience sunlight levels in line with BRE targets.

#### **54, 56 and 58 Grove Lane**

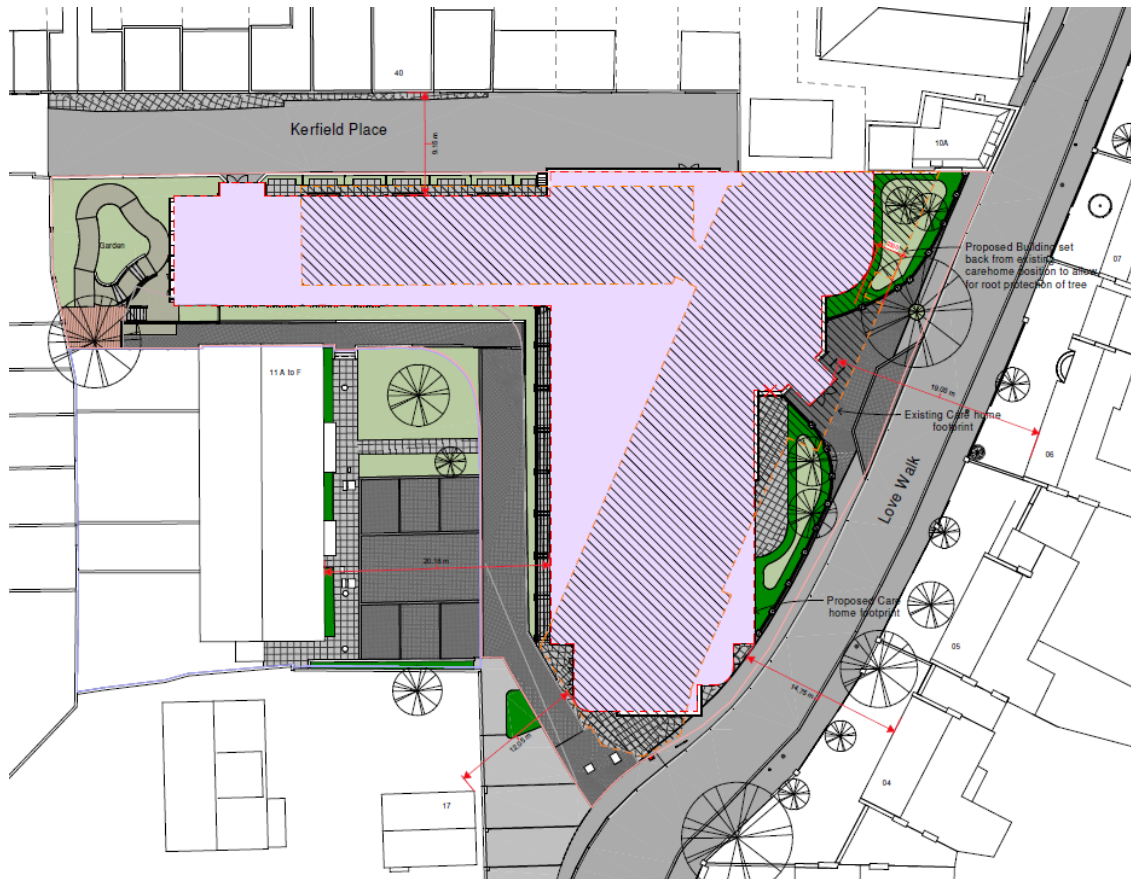
143. Located to the east of the application site, Nos 54, 56 and 58 Grove Lane are four storey terraced properties.
144. The results of the VSC demonstrate full compliance with the BRE guidance. In terms of NSL 15 of the 18 rooms would be in accordance with BRE guidance in relation to NSL levels. One lower ground floor room within each property would experience a reduction of between 25-27%. These rooms are located at lower ground floor level and are already constrained; therefore the minor NSL reduction is considered on balance to be acceptable.
145. In terms of sunlight, 17 of the 18 rooms would experience sunlight levels in line with BRE targets. The affected room is at 58 Grove Lane and is at lower ground floor level; it would experience retained sunlight levels of 21% and winter levels of 2%, compared to the target of 25% and winter target of 5%. This room is already constrained given its location at lower ground floor level.

#### **Neighbour amenity – Sunlight amenity**

146. The results demonstrate that the external amenity spaces at 42-62 Grove Lane, 1-2 Cuthill Walk, 11A-F Love Walk and 14-17 Allendale Close would retain sunlight levels in accordance with BRE guidance.
147. Overall, whilst the proposed development would result in some impact on the daylight and sunlight levels at the neighbouring properties, the results would remain broadly in line with the levels expected in this urban context and in accordance with the flexibility of BRE guidance allowed for urban environments.

## Privacy, outlook and sense of enclosure

148.



Site plan with distances

149. To prevent unnecessary problems of overlooking, loss of privacy and disturbance, the 2015 Technical Update to the Residential Design Standards SPD (2011) recommends that development should achieve the following distances:

- A minimum distance of 12m at the front of the building and any elevation that fronts on to a highway
- A minimum distance of 21m at the rear of the building.

150. The proposed building would be in a similar location to the existing care home building, it would be slightly closer to the neighbouring properties 4, 5 and 6 Love Walk which are located across a highway (Love Walk) from the application site. However, a separation distance of over 12 metres would still be maintained between these properties and the proposed development which accords with the guidance in the Residential Design Standards SPD.

151. No. 40 Kerfield Place located to the east of the application site and separated by Kerfield Place, an un-adopted highway. There would only be separation distance of 9.2m. Although this falls below the guidance contained within the Residential Standards SPD (2011), this is slightly greater than the existing separation distance with the current care home which is also only 8.4m. The eastern boundary of the new development would also still be demarcated by a 1350m high brick wall which would provide some privacy to the care home residents

and residents of 40 Kerfield Place. Therefore whilst the scale of development of the northern part of the proposed building is higher than the existing building, it is considered on balance that an acceptable relationship would be maintained between the new care home facility and the existing residential property in terms of separation distances.

152. The proposed building would be located closer to Nos 11 A-F Love Walk which are to the north of the site and rear of the new care home. There would still be a separation distance of c.20m, however, this falls 1m below the recommended minimum separation distance of 21m. Whilst a greater separation distance would be preferred, the minor deficiency is a result of the new building being set-back from the Love Walk frontage and is considered on balance to be acceptable.
153. Overall, it is considered that despite the minor shortfalls in separation distances between the proposed development and neighbouring properties 11A-F Love Walk and 40 Kerfield Place, the proposed development has been well designed to be as far from these properties as feasible given the site constraints. The internal layout has also been carefully considered to place communal areas on the southern side of the building, and therefore the proposal is not considered to give rise unacceptable levels of overlooking or loss of privacy.

#### Lighting and impact on neighbouring residential properties

154. Concern has been raised by local residents in relation to the lighting of the new care building, particularly the atrium entrance on the Love Walk frontage.
155. Officers requested additional information from the application on the proposed lighting of the building, and it has been confirmed that the lighting will be dimmable and linked to a time clock and local daylight sensor-methodology to reduce or even turn light off during the night time hours. The proposed sensors will therefore assist in reducing light spill out of the atrium during hours of darkness.
156. There is also a risk of external lighting affecting neighbouring residential properties, therefore it is recommended that a condition is attached to ensure that any external lighting complies with the Institute of Lighting Professionals Guidance note.

#### Relationship between the proposal and 10A Love Walk

157. Concern has been raised regarding the impact of the proposed building on the consented development at 10A Love Walk 21/AP/1606 for the erection of a mansard roof extension and terrace.
158. The proposed development at 10 Love Walk does not over-sail the boundary with 10A Love Walk. There are two terraces/amenity areas on the first and second floors of the proposed care home which are adjacent to the boundary with 10A Love Walk. To ensure that there is no detrimental impact of overlooking it is recommended to attach a condition to ensure that details of balcony/terrace screens are submitted prior to the occupation of the new care home.

## **Impact on trees and landscaping**

159. There are 24 trees within and around the site and a TPO covers the large London Plane (T1) on the Love Walk frontage. Overall, the majority of the trees are growing in restricted locations and provide limited visual amenity. In total 17 trees are proposed to be removed - these comprise 13 Category C and 4 Category U trees. The higher value trees T1 (London Plane) and T18 (Tree of Heaven) will be retained.
160. The Urban Forester has reviewed the Arboricultural Impact Assessment and is satisfied with the approach. The applicant has undertaken a CAVAT valuation of the tree stock and a sum of £56,434 has been agreed towards planting trees in the borough.
161. It is recommended that a pre-commencement condition is attached to ensure a site visit can be undertaken to allow for any on-site recommendations to be included in an amended method statement, particularly in relation to the mature London Plane tree.

## **Ecology and biodiversity**

162. The Ecology Assessment concludes that there was no evidence to indicate the presence of roosting bats, likewise, none of the trees present on the site are likely to offer potential opportunity for roosting bats. In relation to birds, given the existing buildings and hardstanding cover the majority of the site there are negligible opportunities for birds. There is no evidence to indicate the use of the application site by other protected or notable species.
163. In terms of biodiversity net gain, Southwark Plan (2022) Policy P60 (Biodiversity) seeks to ensure that new development contributes to net gains in biodiversity. The proposal achieves a biodiversity net gain of 17.28% which exceeds the minimum requirement.
164. The proposal achieves an Urban Greening Factor of 0.421 which exceeds the minimum 0.4 requirement in London Plan (2021) Policy G5 (Urban greening).
165. The councils Ecology Officer has confirmed that they are satisfied with the Ecological Assessment and that no further surveys are required. They have advised that stag beetles and hedgehogs are recorded locally, therefore a stag beetle logger and insect hotels/bee bricks would be supported. Conditions have also been recommended for details of hard and soft landscaping, the green walls and roofs, external lighting, trees and nesting features, 3 bat bricks/tubes and 4 integral swift bricks to be submitted.

## **Transport and highways**

166. The site is located in a high PTAL area of 6a which excellent public transport accessibility.

## **Access**

167. Pedestrian access to the site will be the same as the existing arrangement from Love Walk. In relation to vehicle access, there is an existing access point to the west of the building which is also shared with Nos 11 A-F Love Walk, it is proposed that this access is still used for deliveries whilst also ensuring that access is retained for the existing residential properties.
168. As per the existing building, a secondary entrance to the new care facility is proposed from Kerfield Place. The entrance is proposed to be used for emergency access and access to the basement. Within the public consultation responses, comments have been raised in regards to the use of Kerfield Place given that the southern end is privately owned and un-adopted highway.
169. This matter has been raised with the applicant and it has been confirmed that there is an existing right of access over Kerfield Place. The applicant has tried to identify the owner of Kerfield Place, however, it is not been possible to confirm the freeholder. Access arrangements are a separate legal matter outside of the planning process. It is proposed that the un-adopted section of Kerfield Place will be upgraded (resurfaced and new lighting proposed). This area falls outside of the application site red line and the applicant must seek the permission of the landowner before proposing such modifications.

## **Car parking**

170. The proposed development would be car-free which accords with the aims of Policy P54 (Cycling) of the Southwark Plan (2022).
171. A drop-off bay will be provided on the Love Walk frontage to allow for taxis/cars to drop off and pick up visitors and for emergency vehicles to attend to the site.
172. It is of note that there are four existing parking spaces located to the west of the vehicular access that are used by staff. The hardstanding area is owned by Southwark Council. This area of hardstanding lies outside of the application site boundary and therefore does not form part of this planning application.

## **Cycle parking**

173. The proposed development will provide 18 long-stay cycle parking spaces within a free standing store on the north-west side of the building adjacent to Nos. 11 A-F Love Walk and the proposed garden to the north of the new care home. 6 short-stay cycle parking spaces (3 x Sheffield Stands) will be provided adjacent to the Love Walk front entrance.
174. A side access door will be provided so that staff can conveniently access the long stay cycle store from the ground floor of the new care home.

## **Delivery and Servicing**

175. Deliveries will take place to the rear of the building via the internal access road as per the existing arrangement for the current care home. Swept path analysis drawings have been provided to demonstrate larger vehicles entering this area.

176. Concern has been raised by residents in relation to this arrangement, as it could restrict access to the parking area for Nos 11 A-F Love Walk. It has been confirmed with the applicant that the delivery and servicing arrangements are per the existing arrangement and that most delivery vehicles are able to turn within the site or have to use the parking area at Nos 11 A-F Love Walk for turning.
177. The proposed tracking diagrams show that vehicles will park to the east of the resident parking area for Nos 11 A-F Love Walk and will only use this area for turning. Access to the parking spaces will therefore not be restricted during delivery times and it is considered appropriate to attach a condition to control this arrangement.
178. In relation to refuse and recycling, the bin store will be located on the western corner of the building adjacent to the internal access road within the site. It is proposed that the existing collection arrangements from Love Walk will continue, whereby refuse vehicles collect rubbish on the northern site of Love Walk and transport bins from the store.

### **Demolition Construction Environmental Management Plan**

179. Due to the scale of development being proposed a Demolition, Construction, Environmental Management Plan is required to address how effects of construction on the environment will be avoided. This must also demonstrate how construction using public highways can be safely accomplished and how vehicle movements will be minimised and controlled to reduce danger to vulnerable road users. A pre-commencement condition is therefore recommended.

### **Energy and sustainability**

180. The proposed scheme has been developed in-line with the energy policies within local and regional policy. The three step Energy Hierarchy has been implemented and the estimated regulated CO<sub>2</sub> savings on-site are 42%. This exceeds the 35% target stated within Policy SI2 (Minimising greenhouse gas emissions) of the London Plan (2021).

### **'Be Lean'**

181. 'Be Lean' requires development to use less energy and managed demand during operation. In order to reduce the demand for heating energy the proposed building will be constructed with a highly thermal efficient building envelope. In order to reduce energy consumption and CO<sub>2</sub> emissions it is proposed that core areas including the bedrooms, en-suite/WC and lounges will be served by an Air Source Heat Pump (ASHP) emitted through underfloor heating. The ASHP will also provide hot water. Ventilation will be via an air handling unit and MVHR with heat recovery, all lighting will be LED with on-off control sensors. The proposed development envelope and services will be specified to exceed the minimum standards set in Part L. CO<sub>2</sub> savings of 15% are achieved for the proposed development which complies with the 15% minimum reduction set in Policy SI2 (Minimising greenhouse gas emissions) of the London Plan (2021).

## **‘Be ‘Clean’**

182. ‘Be Clean’ expects development to exploit local energy resources and supply energy efficiently and cleanly. There are no district heat networks or planned district heat network within 500m of the development site, it is however recommended that the proposed development is left with spare connections capable for connection in the future. On-site heat generating technology such as Combined Heat and Power (CHP) was also considered, however it was not a suitable option for the proposed development site due to adverse impacts on air pollution and therefore would not be appropriate for the development given its location within an Air Quality Management Area.
- Overall, no Be Clean measures are incorporated as part of the proposed development.

## **‘Be Green’**

183. ‘Be Green’ seeks to maximise opportunities for renewable energy by producing, storing and using renewable energy on site. An Air Source Heat Pumps (ASHP) and Solar Photovoltaic panels will be included as part of the proposed development. It is proposed that 92 PV panels will be located on the south-west, south-east and north-west oriented roofs. Technologies such as Ground Source Heat Pump and Solar Hot Water have been discounted due to the cost and technical feasibility. The ‘Be Green’ measures would achieve a 27% saving in CO<sub>2</sub>. The proposed development meets the national, regional and local requirements for energy efficiency.

## **‘Be Seen’**

184. In accordance with the ‘Be Seen’ requirement of the London Plan (2021) and Southwark Local Plan (2022), the energy performance would also be monitored as part of the legal agreement.

## **Carbon emission reduction**

185. Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan (2021) and P70 (Energy) of the Southwark Plan (2022) require all major development to be net carbon zero. Where it can be demonstrated that the development cannot achieve 100% on-site carbon savings beyond Part L of the Building Regulations, a financial contribution would be secured to offset the remaining carbon emissions. For non-residential development, a minimum of 40% savings beyond Part L of the Building Regulations must be met on-site, in accordance with Policy P70 (Energy) of the Southwark Plan (2022). At least 15% of these savings should be achieved through energy efficient measures (Be Lean).
186. It is estimated that the proposed development would have an overall carbon saving for non-domestic emissions of 42% below the Part L of the 2021 Building Regulations.
187. 15% of these would be through Be Lean measures and 42% through Be Green measures. In order to achieve zero carbon 16.80 tonnes of carbon would need to be offset. This would be offset through a £48,007 payment in lieu contribution

secured via legal agreement.

## **Flood risk and drainage**

188. The application site is not located in a flood risk zone, though it is located within a Critical Drainage Area. A Flood Risk Assessment and Drainage Strategy has been submitted with the application and has been reviewed by the LLFA.
189. The applicant has proposed two options for the drainage hierarchy; option 1 incorporates small rainwater harvesting techniques and infiltration; option 2 proposes to manage rainwater via rainwater harvesting and green infrastructure. SuDS features do not discharge into a watercourse, nor do they discharge into a surface water sewer. The drainage strategy also includes the maintenance task and frequencies, attenuation volumes and run-off rates which are considered acceptable subject to conditions to ensure full details of the proposed surface water drainage system, incorporating SuDS, are submitted to the Local Planning Authority and to ensure a drainage verification report is submitted prior to occupation of the care home.

## **Fire safety**

190. Fire safety details have been submitted in accordance with Policy D12 (Fire safety) of the London Plan (2021). The fire strategy outlines:
- *The occupants of the new care home will be elderly residents who will therefore require assistance from staff to evacuate should a fire occur in the building.*
  - *The evacuation strategy will be a progressive horizontal evacuation which allows for residents not directly affected by the fire to be left undisturbed. This includes subdividing the building into protected areas of no more than 10 bedrooms. Each floor will be compartmented into a minimum of 3 protected areas.*
  - *In relation to vertical escape there are two lift cores and three protected staircases.*
  - *In relation to passive fire safety measures, the structure of the building has been designed to comply with necessary periods of fire resistance, methods to prevent internal fire spread will be utilised along with compartmentation.*
  - *Active Fire Safety Measures will be installed in accordance with BS 5839 Part 1, along with smoke control and fire suppression.*
  - *Emergency access will be from Love Walk.*
191. Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is “third-party independent and suitably-qualified”. The council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.



192. A Fire Statement has been provided for this proposal. The statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development.

### **Air quality**

193. The application site is located within an Air Quality Management Area and an air quality assessment has been submitted. The assessment has shown that the proposed development is air quality neutral. In terms of construction, the site has been designated as 'high risk' and mitigation is proposed for dust control. A condition has been recommended to ensure the development achieves full compliance with the mitigation measures set out in the air quality assessment.
194. An emergency standby generator is also proposed to support the proposed care home use, full details of the scheme for ventilation and extraction and particulates will be required to be submitted and to ensure that it does not cause harm to the nearby neighbouring properties in terms of fumes.

### **Noise**

195. A noise assessment has been submitted which has been reviewed by the councils Environmental Protection Team. Overall it is concluded that conditions should be attached to ensure that residential internal noise levels are maintained within the new accommodation. In relation to plant noise and to ensure compliance with the reports recommendation on Environmental Sound Criteria a condition should be attached to ensure the rated sound level from any plant, together with any ducting, does not exceed the background sound level.
196. In relation to the surrounding properties a condition should be attached to ensure a detailed noise impact assessment is submitted to safeguard the amenity of the neighbouring residential properties.

### **Land contamination**

197. A Phase 1 Preliminary Risk Assessment Report 10/2120/001 Rev 01 has been submitted and concludes that the potential for high concentrations of contaminants of concerns to be present in soil and groundwater beneath the site is not considered to be significant, however, further analysis is required to confirm this. A condition has therefore been recommended requiring a full site investigation, remediation strategy and verification report to be submitted.
198. Given that the proposal involves the demolition of the existing care home building it is recommended that an asbestos survey is undertaken prior to the commencement of any demolition.

### **Basement Impact Assessment**

199. A Basement Impact Assessment has been prepared by Curtins dated 20<sup>th</sup> June 2023; it is proposed that a condition is attached to ensure compliance with the

details specific within the assessment and to request that further ground investigations are undertaken and submitted to the Local Planning Authority.

## Community engagement

200. In accordance with the Statement of Community Involvement and Development Consultation Charter adopted on 6 December 2022, an Engagement Summary has been submitted with the application. This provides a summary of the engagement that has been undertaken by the applicant within local residents and resident associations:

- Stakeholder meeting with Grove Lane Residents Association – 11 October 2022
- Online consultation – 20 October 2022
- Drop in session – 3 November 2022
- Stakeholder Meeting with St Giles Ward Councillors – 4 November 2022
- Drop in session – 5 November 2022
- Stakeholder meeting with Grove Lane Residents Association AGM – 10 November 2022
- Stakeholder meeting with a working group of Grove Lane Residents Association – 2 December 2022
- Stakeholder meeting – Planning sub-committee of the Camberwell Society – 12 December 2022
- Stakeholder meeting with Grove Lane Residents Association Executive – 26 January 2023
- September 2022 – flyers were distributed to local residents
- June 2023 – an updated flyer was distributed to local residents advising on the progress of the planning application.

## Community Infrastructure Levy

201. The site is located within Southwark CIL Zone 2 and MCIL2 Band 2 Zone. The proposal is a CIL chargeable development because it comprises over 100sqm of new build area. Based on floor areas provided within the agent's CIL Form 1 dated 3 February 2023, the gross amount of CIL is approximately £157,310 of Mayoral CIL and nil Borough CIL. It should be noted that this is an estimate, and the floor areas on approved drawings will be checked and the "in-use building" criteria will be further investigated, after planning approval has been obtained. Since the applicant Mission Care is a not-for-profit charity, CIL charitable relief might potentially be claimed, subject to the charity landowner meeting all eligibility criteria and CIL Form 10 (Charitable Exemption Claim Form) being submitted on time.

## Planning Obligations

202.

Planning obligation	Mitigation	Applicants position
Tree	£56,434	Agreed

Contribution		
Carbon off-set	£48,007	Agreed
Be Seen monitoring	An obligation to comply with the energy strategy, to achieve the agreed carbon targets and the submission of details to monitor energy performance	Agreed
S.278 Highways works	<ul style="list-style-type: none"> <li>• Repave the footway including new kerbing fronting the development on Love Walk using materials in accordance with Southwark's Streetscape Design Manual - SSDM (precast concrete slabs and 150mm wide silver grey granite kerbs).</li> <li>• Upgrade the vehicular crossover on Love Walk to current SSDM standards.</li> <li>• Upgrade the vehicular access into the current car park area west of the development site to current SSDM standards.</li> <li>• Provide a dropped kerb crossing point for pedestrians to the eastern side of the development on Love Walk.</li> <li>• Promote all necessary Traffic Management Orders (TMO). Works to include road markings and signage.</li> <li>• Repair any damage to the highway due to construction activities for the Development including construction work and the movement of construction vehicles.</li> <li>• Offer for adoption the strip of land between public highway boundary and building line as publicly maintained. To be secured via S38 Agreement.</li> </ul>	Agreed
Administration fee	Payment to cover the costs of monitoring the necessary planning obligations calculated as 2% of total sum.	Agreed

203. The planning obligations would satisfactorily mitigation against the adverse impacts of the proposed development.

204. In the event that a satisfactory legal agreement has not been entered into by 5 October 2023, it is recommended that the director of planning refuses planning permission, if appropriate, for the following reason:

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

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

205. Summarised below are the material planning considerations raised by internal and divisional consultees.

206. Design and conservation Officer:

### Design:

- Whilst steps have been made to assist breaking up the massing, the scale of the development would be clearly noticeable in the street and increase the overall massing in Love Walk at the eastern end
- The design has evolved over the course of several pre-application meetings and has been simplified and reordered to better reflect the local brick facades and vertical emphasis
- The proposals are large and would have an impact on the intimate character of Love Walk, all opportunities have been taken to improve the design and architecture as part of an iterative process
- On balance, taking into account the specific requirements of the occupiers, the design meets the requirements of P13 and P15 of the Southwark Local Plan
- Request conditions to secure samples of materials, section of windows, doors and details of glazing to lobby/atrium
- Overall, no objection on design grounds.

207. Impact on heritage assets, setting and visual impact requirements:

- Camberwell Grove Conservation Area – The proposed development would be significantly larger than the existing adding two further storeys, overall the harm would be less than substantial as there would only be harm to one area of the conservation area as a whole. The harm is also not substantial because part of the character of this sub section of the conservation area includes some large buildings of health and care use. If the application demonstrates public benefit, then the application would meet the requirements of para 202 of the NPPF.
- 18-60 Grove Lane – Grade II Listed. The harm would be minor, well within the less than substantial range of harm. Again, if the application demonstrates public benefit, then the application would meet the requirements of para 202 of the NPPF.

208. Transport Policy:

- Proposal would not generate a significant transport impact

- A 1.8m footway is required on the Love Walk frontage of the proposed development
- D/CEMP will be required.
- Further details of the proposed long-stay cycle parking in the basement
- Further details are required of the proposed delivery and servicing arrangements.

209. Highways Officer:

- The Highway Authority requires the provision of a minimum 1.8m wide footway from the kerb line along the Love Walk frontage
- S278/38 to complete the following works: repave the footway and new kerbing fronting the development with Love Walk, upgrade the existing crossover onto Love Walk, repair any damage to the highway, offer for adoption the strip of land between the public highway boundary and building line.

210. Urban Forester:

- There are some reservations with the usability of the communal open space – a courtyard would be preferred
- The proposal exceeds the baseline UGF requirement for the site
- The existing trees on the site are generally low quality on the site; no objection subject to securing the tree contribution of £56,434 in the s106 legal agreement
- Would request that a pre-commencement condition is attached to ensure officers can visit the site and allow for any on-site recommendations given the status of the TPO London Plane Tree.

211. Ecology:

- Satisfied with the ecological assessment that has been undertaken.
- The Biodiversity Net Gain score is 17.28% which exceeds the minimum requirement.
- Recommended the following conditions to secure 3 integral bat bricks/tubes, 4 integral swift bricks and further details of soft landscaping, green roof, trees and nesting features.

212. Flood Risk Management:

- No objection subject to condition to ensure that no works commence until full details of the proposed surface water drainage system incorporating SuDS have been submitted
- The development shall not be occupied until a drainage verification report has been submitted.

213. Environmental Protection Team:

- No objection subject to conditions to control residential internal noise levels, plant noise, protection from vibration, air quality, details of the emergency generator, artificial/external lighting, land contamination,

DCEMP, construction logistics plan and an asbestos survey.

214. Local Economy Team:

- No comments as the proposed development falls below the threshold for construction job obligations.

215. Metropolitan Police – Secure by Design

- No objection subject to a two-part condition being attached to ensure the development incorporates security measures to minimise the risk of crime and meet the specific security needs of the development
- Any such security measures shall be implemented prior to occupation and shall seek to achieve the secured by design accreditation by the Metropolitan Police.

216. Planning policy – Energy and sustainability

- Satisfied that the amended energy statement addresses the requirements of Policies P69 and P70 of the Southwark Plan
- The tables for the energy hierarchy are consistent
- Agreed that a carbon off-set contribution of £48,007 is required and that the Be Seen monitoring should be secured in the s106 legal agreement.

### **Consultation responses from external consultees**

217. Summarised below are the material planning considerations raised by external consultees.

218. The Camberwell Society:

- Objection
- The applicant's account of their design intentions to meet the requirements of the proposed elderly residents did not correspond to the design that they have submitted for planning. The applicant's stated mission is: "Personalised care is provided in "households" where care rooms are arranged in small social groupings with their own lounge, dining area and ancillary spaces including support facilities"
- This is not what the drawings show: the building consists of two slab blocks of 3-4 storeys, the elevations characterised by repetitive arrangements of window openings and masonry
- The bedrooms are arranged along corridors, two thirds of which have no natural lighting. The communal rooms also lead off these corridors, and are mostly barely bigger than the bedrooms they are intended to serve. The only dining room is on the ground floor
- There is extremely limited access for the residents to outdoor space, most of which is on the Love Walk and Kerfield Place ground floor street frontages, and probably beyond the unassisted reach of residents suffering from dementia. More use could be made of roof gardens, which could provide amenity space close to the bedrooms

- The applicant's stated objective to provide a series domestic scale groupings of bedrooms and communal facilities, each with its own recognisable character, where the residents could feel at home, is a worthy one. This is not the design to achieve such an objective
- The likely impact of the proposal on this prominent site adjacent to the Conservation Area was thought to be damaging. The immediate surroundings of the care home is characterised by two storey detached houses, pavilions in a landscape, in which environment this three and four storey block would be an unsympathetic addition.

*Officer comment: additional information has been requested from the applicant in relation to the quality of accommodation (see Paragraph 106).*

219. Thames Water:

- No objection to the proposed development
- Recommend that an informative is attached to any permission.

### **Community impact statement / Equalities Assessment**

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

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

222. 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.

223. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
224. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
225. This development would result in the relocation of the existing residents who are vulnerable adults with varying disabilities and social care needs aged between 43-77. It has been confirmed by the applicant that 10 of the existing residents will move to Mission Care's Home, The Elms, which is located in Bickley, Bromley, and the remainder will move to other non-Mission Care homes in Southwark or in their home borough.
226. The new care home would provide accommodation for older adults with dementia. The positive impacts of the proposed development that have been identified throughout this report:
- Providing high quality en-suite bedrooms for adults with dementia, all of which will be wheelchair accessible
  - Although the care home is currently operated by a Christian charity, residents have been and will continue to be from all religions. A quiet room within the new development will be able to be used a prayer room
  - The new care home would provide additional jobs, there are currently 31 full time equivalent (FTE) employment opportunities, this would increase to 85 (FTE).
227. 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**

228. This planning application engages certain human rights under the Human Rights Act 1998 (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.
229. This application has the legitimate aim of providing a replacement care facility for adults with dementia. The proposal would result in the relocation of the existing residents to alternative care facilities. The applicant has confirmed that the existing residents and their families will be supported during the relocation. 10 of the existing residents will move to Mission Care's home The Elms in Bickley, Bromley, and the remaining residents will be relocated to non-Mission Care homes in Southwark or their home borough. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.



## Positive and proactive statement

230. The council has published its development plan on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
231. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

## Positive and proactive engagement: summary table

232.	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 the statutory determination date?	NO

## CONCLUSION

233. The proposed redevelopment of the site would provide 63 en-suite bedrooms within a new high quality care facility for adults with dementia. The proposed development would contribute to meeting the local need for dementia care homes within Southwark in accordance with the aims of the Southwark Plan (2022) and the London Plan (2021).
234. The proposed new care home building is of a significant large scale and would have an impact on the intimate nature of Love Walk, however, it is considered that opportunities have been taken to improve the design and architecture, whilst ensuring that it meets the specific requirements of the occupiers. In relation to the heritage assets, there would be some minor harm to the setting of the Camberwell Grove conservation area and 18-60 Grove Lane (Grade II Listed). The harm is considered to be well within the less than substantial range. The key public benefit, which is given significant weight in the planning balance, is the provision of a specialist dementia care facility; therefore it is considered that the public benefits provide the clear and convincing justification for the development sufficient to satisfy the test in the NPPF (2021).
235. There would be no significant impact on neighbouring amenity, with the majority of neighbouring properties meeting the BRE criteria and overall these harms are considered to be acceptable when balanced against the significant benefits the

scheme would deliver. Subject to conditions the proposal is considered to be acceptable in relation to all other planning considerations.

236. It is therefore recommended that planning permission be granted, subject to conditions and the timely completion of a s106 Legal Agreement.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file:TP 2071-10 Application file: 23/AP/0330 Southwark Local Development Framework and Development Plan Documents	Environment, Neighbourhoods & Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries: 020 7525 0254 planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 0254 Council website: www.southwark.gov.uk

## APPENDICES

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

## AUDIT TRAIL

<b>Lead Officer</b>	Steve Platts, Director of Planning and Growth	
<b>Report Author</b>	Zoe Brown, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	20 June 2023	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance	No	No
Strategic Director of Environment, Neighbourhoods and Growth	No	No
Strategic Director of Housing	No	No
<b>Date final report sent to Constitutional Team</b>	23 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.

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<b>Applicant</b>	Via Agent Mission Care	<b>Reg. Number</b>	23/AP/0330
<b>Application Type</b>	Major application		
<b>Recommendation</b>	GRANT subject to Legal Agreement	<b>Case Number</b>	2071-10

**Draft of Decision Notice**

**Grant subject to Legal Agreement for the following development:**

Demolition of all existing buildings on site and comprehensive redevelopment to provide a part-three and part-four storey new care home (Class C2 - Residential Institutions), including up to 63 bedrooms each with wet room, plus cycle parking, refuse/recycling storage, mechanical and electrical plant, new sub-station, landscaping and green/living walls, amenity areas, perimeter treatment and associated ancillary works.

10 Love Walk London Southwark SE5 8AE

**In accordance with application received on 7 February 2023 and Applicant's Drawing Nos.:**

THE LOCATION PLAN 19-236- SGP-B1- ZZ-DR-A- 130002 received 07/02/2023

19-236-SGP-B1- B1-DR-A- 131105-P6 PROPOSED BASEMENT FLOOR PLAN received 20/06/2023

19-236-SGP-B1-00-DR-A-131100-P6-PROPOSED GROUND FLOOR PLAN received 20/06/2023

19-236-SGP-B1-04-DR-A-131104-P6-PROPOSED ROOF PLAN received 20/06/2023

19-236-SGP-B1-ZZ-DR-A-131001-P6-PROPOSED SITE PLAN received 20/06/2023

19-236-SGP-B1-01-DR-A-131101-P4-PROPOSED FIRST FLOOR PLAN received 11/05/2023

19-236-SGP-B1-02-DR-A-131102-P4-PROPOSED SECOND FLOOR PLAN received 11/05/2023

19-236-SGP-B1-03-DR-A-131103-P4-PROPOSED THIRD FLOOR PLAN received 11/05/2023

19-236-SGP-B1-ZZ-DR-A-131002-P5-PROPOSED SITE PLAN - ANALYSIS received 20/06/2023

19-236-SGP-B1-ZZ-DR-A-131201-P5-PROPOSED SECTIONS - SHEET 01 received 20/06/2023

19-236-SGP-B1-ZZ-DR-A-131203-P2-PROPOSED SECTIONS SHEET 03 received 30/05/2023

19-236-SGP-B1-ZZ-DR-A-131303-P6-PROPOSED CONTEXTUAL ELEVATIONS received 20/06/2023

19-236-SGP-B1-ZZ-DR-A-131304-P4-PROPOSED ELEVATIONS - COMPARISON received 30/05/2023

19-236-SGP-B1-ZZ-DR-A-920101-P5-PROPOSED GROSS INTERNAL AREA PLA received 30/05/2023

19-236-SGP-B1-ZZ-DR-A-920102-P6-AREA PLANS - EXTERNAL GREEN AREA received 20/06/2023

19-236-SGP-B1-ZZ-DR-A-131003-P6 GROUND FLOOR SECTION 278 WORKS received 20/06/2023

LOVE WALK UPDATED PROPOSED EXTERNAL MECHANICAL PLANT LAYOUT ROOF LEVEL received 02/06/2023

221287-PEV-XX-XX-DR-L-0302-P5 COMPREHENSIVE LANDSCAPE MASTERPLAN received 20/06/2023

221287-PEV-XX-XX-DR-L-0303-P6 HARD AND SOFT LANDSCAPE GA (GROUND LEVEL) received 20/06/2023

221287-PEV-XX-XX-DR-L-0304-P6 HARD AND SOFT LANDSCAPE GA (UPPER LEVELS) received 20/06/2023

221287-PEV-XX-XX-DR-L-0305-P5 URBAN GREENING FACTOR SITE PLAN received 20/06/2023

19-236-SGP-B1-ZZ-DR-A-131901-P6-PROPOSED AXONOMETRIC VIEWS received 20/06/2023

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

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

Reason:

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

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

3. No development shall take place, including any works of demolition, until a written Demolition Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority. The DCEMP 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:
  - o ' A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures
  - o ' Site perimeter continuous automated noise, dust and vibration monitoring;
  - o ' 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.;
  - o ' 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.)
  - o ' 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.;
  - o ' Site Waste Management ' Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
  - o ' 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:-

- o ' Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/construction>
- o ' Section 61 of Control of Pollution Act 1974,
- o ' The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- o ' 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',
- o ' BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',
- o ' BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'
- o ' BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- o ' BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- o ' 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 DCEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

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

4. a) 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.

b) 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.

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

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P64 (Contaminated land and hazardous substances), and the National Planning Policy Framework 2021.

5. Prior to the commencement of any demolition of the existing building or external structures on the site, an Asbestos Survey including an intrusive survey in accordance with HSG264, supported by an appropriate mitigation scheme to control risks to future occupiers must be submitted to and approved in writing by the Local Planning Authority. The mitigation scheme must identify potential sources of asbestos contamination and detail removal or mitigation appropriate to the proposed end use. The development must be carried out in accordance with the details thereby approved.

Reason: To ensure that risks from potential asbestos are appropriately managed, in accordance with Southwark Plan 2022 Policy P64 (Contaminated

land and hazardous substances) and the National Planning Policy Framework 2021.

6. No development shall take place, including any works of demolition, until a Construction Logistics Plan to manage all freight vehicle movements to and from the site in connection with the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. The development shall not be carried out otherwise than in accordance with the approved Construction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority. Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

Reason: To ensure that construction works do not have an adverse impact on the transport network in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P65 (Improving air quality), and the National Planning Policy Framework 2021.

7. No development shall take place, including any works of demolition, until the developer provides a detailed noise impact assessment to be approved by the LPA. The contents of the noise impact assessment will include the following:-
  - o ' Background noise levels representing the noise climate for the whole site (referencing to
  - o the Noise Assessment Report referenced 14003A-2 by Noise Consultants Ltd and dated 24 January 2023)
  - o ' Noise from the ground-works phase
  - o ' Noise from the construction phase
  - o ' Noise from the use phase of each of the use classes proposed
  - o ' Noise from servicing
  - o ' Proposed mitigation of identified sources where necessary.

Reason: To safeguard the amenity of neighbouring residential properties in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

8. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. a) A pre-commencement meeting shall be arranged, the details of



which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal. b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant. c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation. The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations. If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason:

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

9. Prior to the commencement of development (excluding demolition and site clearance) an addendum to the Basement Impact Assessment prepared by Curtins (081732.100-CUR-XX-XX-T-GE-0001 P3) dated 20<sup>th</sup> June 2023 shall be submitted incorporating the results of the updated ground investigations, including groundwater monitoring and borehole testing and approved in writing by the Local Planning Authority. The update should include an assessment of the continuation and fluctuations of groundwater flows, and whether the lowest point of the basement is above, or below the recorded groundwater levels

recorded from the ground investigations, and any mitigation measures required. The development and mitigation measures shall be carried out in accordance with the approved details.

Further details on the preparation of BIA's for flood risk can be found in Appendix I of Southwark's Strategic Flood Risk Assessment:

27 [www.southwark.gov.uk/environment/flood-risk-management/strategic-floodriskassessment-sfra?chapter=2](http://www.southwark.gov.uk/environment/flood-risk-management/strategic-floodriskassessment-sfra?chapter=2). Please note that Basement Impact Assessments should be proportionate, and risk-based in terms of flooding.

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

10. Prior to the commencement of development (excluding demolition and site clearance) details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) shall be 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 achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Drainage Strategy prepared by Clancy Consulting (ref: Drainage Strategy Report Love Walk Care Home, 10 Love Walk, Southwark, London, SE5 8AE - Rev 02, dated January 2023) and the supporting documentation prepared by Curtins Consulting (ref: Curtins Response to LLFA and Love Walk Flood Exceedance Plan, both Dated 14 June 2023; and ref: Curtins Response to LLFA, Dated 25 May 2023). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

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).

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

11. Before any above grade works hereby authorised begins, details of the means of privacy screening for the first and second floor terraces (east side which is adjacent to 10A Love Walk) and boundary treatments around the amenity areas 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. Privacy screen shall be retained at all times that the

building is occupied.

Reason

In the interests of visual and residential amenity in accordance with The National Planning Policy Framework (2021), London Plan (2021) Policy D4 (Delivering good design) and Southwark Plan (2022) Policies P14 (Design quality), P15 (Residential Design) and P56 (Protection of Amenity).

12. Before any above grade works hereby authorised begins details of particulars and details of a scheme for the extraction and ventilation of the standby generator shall be submitted to be approved in writing by the Local Planning Authority. The generator and associated flue should not be positioned adjacent or directly facing habitable windows to neighbouring properties. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that proposed emergency generator will not cause amenity impacts such fumes and will not detract from the appearance of the building in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P65 (Improving air quality), and the National Planning Policy Framework (2021).

13. Prior to above grade works commencing (excluding demolition and site investigation works) material sample panels of all external facing materials to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

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).

14. Prior to commencement of any works above grade (excluding demolition and site investigation works), detailed drawings at a scale of 1:5 or 1:10 through:

- i) all windows;
- ii) all doors;
- ii) the glazing to the lobby/atrium

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

Reason: In order that the Local Planning Authority may be satisfied as to the quality of architectural design and details in accordance with Chapter 12 - Achieving well designed places of the NPPF, Policy D4 (Delivering good design) of the London Plan, and Policies P13 (Design of places) and P14 (Design quality) of the Southwark Plan.

15. Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority. Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D11 (Safety, security and resilience to emergency) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality) and Policy P16 (Designing out Crime) of the Southwark Plan (2022).

16. Part 1: Before any above grade work hereby authorised begins, details of the biodiversity green roofs shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green roofs 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 roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Part 2: Full Discharge of this condition will be granted once the green 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).

17. Before any above grade work hereby authorised begins, details of the green walls shall be submitted to and approved in writing by the Local Planning Authority. The 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 green wall and roofs 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 Walls and Southwark Council agreeing in writing the submitted plans.

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).

18. Before any above grade work hereby authorised begins, a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- Soft landscaping;
- Green roof;
- Green walls;
- Trees; and
- Nesting features.

Reason:

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

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

Reason:

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

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

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and

Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

21. 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).

22. Before any above grade work hereby authorised begins, details (1:50 scale drawings), including storage capacity, elevation and external materials, of the facilities to be provided for refuse storage shall be submitted to and approved in writing by the Local Planning Authority.

The refuse storage arrangements shall be provided as detailed on the drawings approved and shall be made available for use by the occupiers of the building. 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).

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

23. Details of 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 4 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 Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 (Protection of amenity), P57 (Open space), P58 (Open water space), P59 (Green infrastructure), P60 (Biodiversity), P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

24. Details of bat nesting bricks/tubes 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 3 nesting bricks/tubes shall be provided and the details shall include the exact location, specification and design of the habitats. The bricks/tubes shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting bricks/tubes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open Water space, P59 Green infrastructure, P60 Biodiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).



25. Prior to the new development being first brought into use / occupied, a scheme for monitoring the effectiveness of the biodiversity mitigation and enhancement measures shall be submitted to and approved by the Local Planning Authority. This shall include:

The monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 30 years. Surveys should be undertaken in years 1, 3, 5, 7, 10, 15, 20, 25 and 30.

Species results will be submitted to the London Biological Records Centre, Greenspace Information for Greater London (GIGL).

Reason: to comply with the Biodiversity Net Gain requirements of the Environment Act 2021 and Southwark Plan Policy 2022 P60 Biodiversity. To measure the effectiveness of biodiversity mitigation and/or enhancement measures, to see whether the measures achieve the expected biodiversity benefits.

26. Prior to the new development being first brought into use/occupied, 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 Drainage Strategy prepared by Clancy Consulting (ref: Drainage Strategy Report Love Walk Care Home, 10 Love Walk, Southwark, London, SE5 8AE - Rev 02, dated January 2023) and the supporting documentation prepared by Curtins Consulting (ref: Curtins Response to LLFA and Love Walk Flood Exceedance Plan, both Dated 14 June 2023; and ref: Curtins Response to LLFA, Dated 25 May 2023) 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).

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

27. Any external lighting system installed at the development shall comply with Institute of Lighting Professionals Guidance Note 01/21 '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 the Southwark Plan 2022 Policy P16 (Designing out crime); Policy P56 (Protection of amenity), and the National Planning Policy Framework 2021.

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

- o Bedrooms - 35dB LAeq T', 30 dB LAeq T\*, 45dB LAFmax T \*
- o Living and Dining rooms- 35dB LAeq T '
- o Night-time 8 hours between 23:00-07:00
- o Daytime 16 hours between 07:00-23:00.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

29. 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.

Suitable acoustic treatments shall be used to ensure compliance with the above standard. 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 occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

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

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2021.

31. Domestic gas boilers (AQMA only) ' standard. Any domestic gas boilers shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh.

Reason

To minimise the impact of the development on local air quality within the designated Air Quality Management Area in accordance with the Southwark Plan 2022 Policy P65 (Improving air quality); Policy P70 (Energy), and the National Planning Policy Framework 2021.

32. The development must be carried out in accordance with the provisions of the Fire Statement prepared by Innovation Fire Engineering (ref: 2204413L Issue 2) dated 23/01/2023, unless otherwise approved in writing by the Local Planning Authority.

Reason:

To ensure that the development incorporates the necessary fire safety measures in accordance with the London Plan 2021 Policy D12 (Fire Safety).

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

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

accordance with the terms of the approved piling method statement.

Reason:

The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. To ensure that the development does not harm groundwater resources in line with the National Planning Policy Framework paragraph 183 and Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan (2022).

### **Informatives**

- 1 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide ["working near our assets"](https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes) to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)
  
- 2 Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is: "third-party independent and suitably-qualified" The Council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The Council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.  
  
The fire risk assessment/statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development. The legal responsibility and liability lies with the 'responsible person'. The responsible person being the person who prepares the fire risk assessment/statement not planning officers who make planning decisions.

### Planning Policies

#### Relevant Planning Policy

#### **National Planning Policy Framework (NPPF 2021)**

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

The relevant chapters from the Framework are:

- Chapter 2 Achieving sustainable development
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 10 Supporting high quality communications
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

#### **The London Plan (2021)**

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

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG4 Delivering the homes Londoners need
- D3 Optimising site capacity through design-led approach

- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D10 Basement development
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D14 Noise
- H1 Increasing housing supply
- H13 Specialist older persons housing
- HC1 Heritage conservation and growth
- G1 Green Infrastructure
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI 1 Improving air quality
- SI 2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- SI 12 Flood risk management
- SI 13 Sustainable drainage
- T5 Cycling
- T6 Car parking
- T7 Deliveries, servicing and construction

### **Southwark Plan (2022)**

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

- SP1 – Homes for all
- SP2 – Southwark Together
- SP5 - Thriving neighbourhoods and tackling health inequalities
- SP6 – Climate Emergency

- AV.05 – Camberwell Area Vision
- P7 – Housing for Older People
- P10 – Supported Housing and Hostels
- P13 – Design of Places
- P14 – Design Quality
- P15 – Residential Design
- P16 – Designing out crime
- P18 – Efficient Use of Land
- P20 – Conservation Areas
- P21 – Conservation of the Historic Environment and Natural Heritage
- P23 – Archaeology
- P26 – Local List
- P45 – Healthy Developments
- P49 – Public transport
- P50 – Highways impacts
- P51 – Walking
- P53 – Cycling
- P54 – Car Parking
- P56 – Protection of Amenity
- P60 – Biodiversity
- P61 – Trees
- P62 – Reducing waste
- P65 – Air Quality
- P66 – Reducing noise pollution and enhancing soundscapes
- P67 – Reducing water use
- P68 – Reducing flood risk
- P69 – Sustainability standards
- P70 – Energy
- PIP3 – Community Infrastructure Levy and Section 106 Planning Obligations

**Relevant planning history**

No relevant planning history

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### Consultation undertaken

**Site notice date:** 15/03/2023

**Press notice date:** 16/03/2023

**Case officer site visit date:** 15/03/2023 and 03/05/2023

**Neighbour consultation letters sent:** 13/03/2023

### Internal services consulted

Environmental Protection

Flood Risk Management & Urban Drainage

Highways Development and Management

Transport Policy

Transport Policy

Design and Conservation Team [Formal]

Local Economy

Ecology

Highways Development and Management

Flood Risk Management & Urban Drainage

Urban Forester

Waste Management

Community Infrastructure Levy Team

### Statutory and non-statutory organisations

EDF Energy

Metropolitan Police Service (Designing Out Crime)

Thames Water

## Neighbour and local groups consulted:

Flat 8 27 De Crespigny Park London	54 Grove Lane London Southwark
Flat 2 17 De Crespigny Park London	64 Grove Lane London Southwark
7 Kerfield Place London Southwark	66 Grove Lane London Southwark
19 Kerfield Place London Southwark	66A Grove Lane London Southwark
24 Allendale Close London Southwark	66B Grove Lane London Southwark
14 Kerfield Place London Southwark	17 Allendale Close London Southwark
11 Kerfield Place London Southwark	United Reform Church Love Walk London
Flat 16 72 Grove Lane London	56-58 Grove Lane London Southwark
5 Evesham Walk London Southwark	3 Love Walk London Southwark
Flat A 39 Grove Lane London	62 Grove Lane London Southwark
31 Love Walk London Southwark	7 Love Walk London Southwark
Flat B 39 Grove Lane London	46 Grove Lane London Southwark
Flat 5 32 Camberwell Grove London	70 Grove Lane London Southwark
23B De Crespigny Park London Southwark	15 Allendale Close London Southwark
15 Kerfield Place London Southwark	10B Love Walk London Southwark
65 Grove Lane London Southwark	60 Grove Lane London Southwark
Flat 20 72 Grove Lane London	48 Grove Lane London Southwark
14 Cuthill Walk London Southwark	40 Grove Lane London Southwark
Flat B 29 De Crespigny Park London	34 Grove Lane London Southwark
9 Allendale Close London Southwark	11E Love Walk London Southwark
Flat A 43 Grove Lane London	8 Love Walk London Southwark
Basement Flat 18 Grove Lane London	4 Love Walk London Southwark
9 Kerfield Place London Southwark	5 Cuthill Walk London Southwark
11 Allendale Close London Southwark	20 Allendale Close London Southwark
28 Grove Lane London Southwark	21 Allendale Close London Southwark
30 Grove Lane London Southwark	19 Allendale Close London Southwark
32 Grove Lane London Southwark	16 Allendale Close London Southwark

14 Allendale Close London Southwark  
52 Grove Lane London Southwark  
50 Grove Lane London Southwark  
44 Grove Lane London Southwark  
42 Grove Lane London Southwark  
38 Grove Lane London Southwark  
36 Grove Lane London Southwark  
7 Cuthill Walk London Southwark  
6 Cuthill Walk London Southwark  
4 Cuthill Walk London Southwark  
3 Cuthill Walk London Southwark  
2 Cuthill Walk London Southwark  
1 Cuthill Walk London Southwark  
11F Love Walk London Southwark  
11D Love Walk London Southwark  
11C Love Walk London Southwark  
11B Love Walk London Southwark  
11A Love Walk London Southwark  
10A Love Walk London Southwark  
12 Love Walk London Southwark  
6 Love Walk London Southwark  
5 Love Walk London Southwark  
2 Love Walk London Southwark  
68 Grove Lane London Southwark  
68B Grove Lane London Southwark  
68A Grove Lane London Southwark  
Ground Floor Rear Flat 34 Grove Lane  
London  
Flat 13 72 Grove Lane London  
3 Evesham Walk London Southwark  
12 Evesham Walk London Southwark  
Flat A 32 Love Walk London

11 De Crespigny Park London  
Southwark  
Flat D 25 De Crespigny Park London  
Flat 4 32 Camberwell Grove London  
23A De Crespigny Park London  
Southwark  
Flat 6 27 De Crespigny Park London  
35 Grove Lane London Southwark  
13-15 De Crespigny Park London  
Southwark  
2 Mary Boast Walk London Southwark  
5 Kerfield Place London Southwark  
Top Flat 55 Grove Lane London  
Flat 2 32 Camberwell Grove London  
4 Evesham Walk London Southwark  
Flat 23 72 Grove Lane London  
Ground Floor Flat 19 De Crespigny Park  
London  
Flat A 25 De Crespigny Park London  
30 Camberwell Grove London  
Southwark  
22 Allendale Close London Southwark  
67 Grove Lane London Southwark  
Flat 5 72 Grove Lane London  
Flat 3 72 Grove Lane London  
Flat 19 72 Grove Lane London  
Flat 1 72 Grove Lane London  
5 Allendale Close London Southwark  
22 Grove Lane London Southwark  
45 Grove Lane London Southwark  
41 Grove Lane London Southwark  
The Crooked Well 16 Grove Lane  
London  
59 Grove Lane London Southwark

12 Kerfield Place London Southwark	Flat 21 72 Grove Lane London
7 Evesham Walk London Southwark	Flat 11 72 Grove Lane London
8 Kerfield Place London Southwark	8 Evesham Walk London Southwark
23 Allendale Close London Southwark	10 Evesham Walk London Southwark
Basement Flat 19 De Crespigny Park London	1 Evesham Walk London Southwark
6 Kerfield Place London Southwark	12 Cuthill Walk London Southwark
2 Kerfield Place London Southwark	Flat 2 31 De Crespigny Park London
29 Kerfield Crescent London Southwark	Flat 4 31 De Crespigny Park London
Flat B 43 Grove Lane London	Flat F 25 De Crespigny Park London
13 Evesham Walk London Southwark	First Floor Flat 19 De Crespigny Park London
Flat 3 32 Camberwell Grove London	24 Grove Lane London Southwark
9 Cuthill Walk London Southwark	Flat 7 27 De Crespigny Park London
Flat 24 72 Grove Lane London	Flat 3 27 De Crespigny Park London
21 De Crespigny Park London Southwark	First Floor 39 Grove Lane London
Flat H 25 De Crespigny Park London	Flat B 49 Grove Lane London
Flat 1 32 Camberwell Grove London	Flat B 32 Love Walk London
3 Kerfield Place London Southwark	4 Kerfield Place London Southwark
16 Kerfield Place London Southwark	Flat 1 27 De Crespigny Park London
47 Grove Lane London Southwark	8 Cuthill Walk London Southwark
Flat 9 72 Grove Lane London	6 Allendale Close London Southwark
8 Allendale Close London Southwark	13 Allendale Close London Southwark
7 Allendale Close London Southwark	13 Kerfield Place London Southwark
8 Hascombe Terrace Love Walk London	1 Kerfield Place London Southwark
10 Cuthill Walk London Southwark	28 Kerfield Crescent London Southwark
Flat A 29 De Crespigny Park London	2 Evesham Walk London Southwark
29E De Crespigny Park London Southwark	Flat E 25 De Crespigny Park London
34 Love Walk London Southwark	Second Floor Flat 28 Camberwell Grove London
12 Allendale Close London Southwark	Store Rear Of 39 Grove Lane London
10 Kerfield Place London Southwark	37 Grove Lane London Southwark
20 Grove Lane London Southwark	Flat D 29 De Crespigny Park London

Flat 5 27 De Crespigny Park London  
Flat 2 27 De Crespigny Park London  
Living Accommodation 26 Camberwell  
Grove London  
Flat 1 17 De Crespigny Park London  
Flat G 25 De Crespigny Park London  
Flat 6 72 Grove Lane London  
Flat 14 72 Grove Lane London  
17 Kerfield Place London Southwark  
26 Camberwell Grove London  
Southwark  
18 Kerfield Place London Southwark  
Flat C 29 De Crespigny Park London  
Flat 17 72 Grove Lane London  
Flat 12 72 Grove Lane London  
Ground Floor Flat 41 Grove Lane  
London  
Flat 4 27 De Crespigny Park London  
61 Grove Lane London Southwark  
57 Grove Lane London Southwark  
53 Grove Lane London Southwark  
Flat 2 72 Grove Lane London  
Flat 10 72 Grove Lane London  
6 Evesham Walk London Southwark  
15 Evesham Walk London Southwark  
9 Love Walk London Southwark  
First Floor Flat 18 Grove Lane London  
36 Camberwell Grove London  
Southwark  
30 Love Walk London Southwark  
First Floor And Second Floor Flat 34  
Camberwell Grove London

20 Kerfield Place London Southwark  
65A Grove Lane London Southwark  
51 Grove Lane London Southwark  
Flat 7 72 Grove Lane London  
14 Evesham Walk London Southwark  
11 Evesham Walk London Southwark  
Flat C 25 De Crespigny Park London  
21 Kerfield Place London Southwark  
63 Grove Lane London Southwark  
55 Grove Lane London Southwark  
Flat 8 72 Grove Lane London  
Flat 22 72 Grove Lane London  
Flat 18 72 Grove Lane London  
9 Evesham Walk London Southwark  
Flat 3 31 De Crespigny Park London  
Flat 1 31 De Crespigny Park London  
Flat A 49 Grove Lane London  
13 Cuthill Walk London Southwark  
Flat 6 32 Camberwell Grove London  
Flat B 25 De Crespigny Park London  
Second Floor Flat 19 De Crespigny Park  
London  
Flat C 39 Grove Lane London  
26 Grove Lane London Southwark  
Flat 4 72 Grove Lane London  
11 Cuthill Walk London Southwark  
Flat 15 72 Grove Lane London  
10 Allendale Close London Southwark

### Consultation responses received

#### Internal services

Environmental Protection

Transport Policy

Transport Policy

Design and Conservation Team [Formal]

Local Economy

Ecology

Highways Development and Management

Flood Risk Management & Urban Drainage

Urban Forester

Community Infrastructure Levy Team

#### Statutory and non-statutory organisations

Metropolitan Police Service (Designing Out Crime)

Thames Water

#### Neighbour and local groups consulted:

3 Love Walk London Southwark

20 Allendale Close London Southwark

11D Love Walk London Southwark

62 Grove Lane London LONDON

8 Hascombe Terrace Love Walk London

Bill 45 Grove Lane London

8 Love Walk London SE5 8AD

8 Love Walk London SE5 8AD

11F Love Walk London SE5 8AD  
62 Grove Lane London SE5 8ST  
55 Grove Lane London  
15 Allendale Close London SE5 8SG  
8 Hascombe Terrace Love Walk Camberwell London  
48 Grove Lane London SE5 8ST  
Flat 29 2a Camberwell Grove london  
51 Grove Lane Camberwell London  
6 Love Walk London SE5 8AD  
53a Champion Grove Denmark Hill LONDON  
57 Grove Lane London SE58SP  
Flat 29 mary Datchelor House London  
15 Evesham Walk Camberwell SE5 8SJ  
44 Grove Lane London SE5 8ST  
6 Love Walk London LONDON  
3 Love Walk London SE5 8AD  
56 Grove Lane London  
2b Camberwell Grove London SE5 8RE  
53 Grove Lane London SE5 8SP  
4 Kerfield Place London SE5 8SX  
44 Grove Lane London SE5 8ST  
44 Grove Lane London SE5 8ST  
5 Love Walk London SE5 8AD  
50 Grove Lane/40 Kerfield Place London SE58ST / SE58SX  
49 Grove Lane London SE58SP  
The Old School House Church Hill West Hoathly  
66A Grove Lane London SE5 8ST  
81, Grove Lane Camberwell London  
20 Grove Lane London SE5 8ST  
White Cottage 65A Grove Lane London  
62 Grove Lane London SE5 8ST  
50 Grove Lane London SE58ST

59 Grove Lane London SE5 8SP  
40 grove lane London Se58st  
40 Grove Lane London SE5 8ST  
42 Camberwell Grove London SE5 8RE  
15 MARY DATCHELOR HOUSE 2D CAMBERWELL GROVE LONDON  
14 Kerfield Place London SE5 8SX  
15 Evesham Walk Camberwell SE5 8SJ  
Cliftonville 83 Grove Lane, Camberwell, Camberwell Camberwell London  
48 Grove Lane London SE5 8ST  
42 Camberwell Grove London SE5 8RE  
11c Love Walk London SE5 8AD  
30 Grove Lane Camberwell LONDON  
59 Grove Lane London SE5 8SP  
6 Felday Road Lewisham SE13 7HJ  
10b Love Walk London SE5 8AD  
10b Love Walk London SE5 8ST  
21 Allendale Close Camberwell London  
66A GROVE LANE london London  
62 Grove Lane London SE5 8ST  
6 Felday Road London SE13 7HJ  
40 Grove Lane London SE5 8ST  
20 Allendale Close London SE5 8SG  
48 Grove Lane London SE58ST  
26 Grove Lane Camberwell London  
53 Grove Lane Camberwell London  
14 Evesham Walk London SE5 8SJ  
28 Love Walk London SE5 8AD  
5 Love Walk London SE5 8AD  
28 Grove Lane London SE5 8ST  
17 Allendale Close London SE5 8SG  
30 Love Walk Camberwell SE5 8AD  
30 love walk london se5 8ad



34 Grove Lane London Se5 8ST  
40 Grove Lane London SE5 8ST  
46 Grove Lane London SE5 8ST  
14 Cuthill Walk London SE5 8SH  
17 Allendale Close London SE5 8SG  
51 Grove Lane London SE58SP  
1 Kerfield Place London SE58SX  
26 Grove Lane London SE5 8ST  
11A Love Walk London SE5 8AD  
40 Grove Lane, Grove lane Grove lane London  
11 de Crespigny Park London SE5 8AB  
Flat 3 31 De Crespigny Park London  
9 Love Walk London london  
83 Grove Lane Camberwell SE5 8SP  
31 Love Walk London SE5 8AD  
9 Love Walk London london  
12 Kerfield Place London SE5 8SX  
34 Grove Lane London SE5 8ST  
52 Grove Lane LONDON SE5 8ST  
3 Love Walk London SE5 8AD  
Flat 3, 31 De Crespigny Park London SE5 8AB  
2 Evesham Walk London SE5 8SJ  
8 Cuthill Walk London SE58SH  
42 Camberwell SE5 8ST  
11 e Love Walk London SE5 8AD  
45 Grove Lane London SE58SP  
28 Grove Lane London London  
46 grove lane london se5 8st  
28 Love Walk London SE5 8AD  
7 Love Walk London SE5 8AD  
4 Evesham Walk London SE5 8SJ  
214 Camberwell Grove London SE5 8RJ

81A Grove Park London SE5 8LE  
117 Benhill road London Se57lz  
Basement Flat 199 Grove Lane LONDON  
22 Oswyth Road London SE58NH  
3 Cuthill Walk London SE5 8SH  
10A Love Walk London SE5 8AD  
Flat 1 Sycamore Court 58 Valmar Road London  
Flat 4, 83A Grove Lane London se5 8sn  
4 Datchelor Place Camberwell SE57AP  
17 Camberwell Grove London SE5 8JA  
176 camberwell grove London Se5 8rh  
120 Camberwell Grove London SE5 8RQ  
43 Camberwell Grove London SE5 8JA  
Flat 150, Ruskin Park House Champion Hill London  
2d Camberwell Grove London Se5 8fb  
62 Rockbourne Road Lower Floor London  
3 Cuthill Walk London SE58SH  
60 Camberwell Grove London SE5 8RE  
Flat 9, Peacock House 38 Saint Giles Road London  
Flat 16, Squire House 290 Camberwell Road Camberwell  
83c grove lane London Se58sn  
200 Paulet road London Se59jf  
Flat 3 34a East Dulwich Road London  
1 Cuthill Walk London SE5 8SH  
130 herne hill road London Se240ah  
148 Camberwell Grove Camberwell SE5 8RH  
8 Talfourd Place Peckham SE15 5NW  
13 harden house McNeil rd London  
Flat B 17 Bushey Hill Road London  
56 Grove Lane London  
11A Dagmar Road London SE5 8NZ  
5a Wilson Road Camberwell London

24 Graces Mews London SE5 8JF  
43 Camberwell Grove London SE5 8JA  
29c De Crespigny Park London SE5 8AB  
Flat 5 83a Grove Lane London SE5 8SN  
111 Shenley Road Ground Floor Flat London  
14 Stootley rise Haslemere Gu271AF  
18 Garden Flat Wilson Rd London  
80 Shenley Road London SE5 8NQ  
48 Grove Lane London SE5 8ST  
48 Grove Lane London SE5 8ST  
11e Love Walk London SE5 8AD  
65A Grove Lane London  
29 Love Walk London SE5 8AD  
Flat 37 Emperor Apartments 3 Scena Way London

