

Welcome to Southwark Smaller Planning Committee

5 July 2023

MAIN ITEMS OF BUSINESS

Item 7.1 - 23/AP/0330
10 Love Walk, London, SE5 8AE

Item 7.2 – 21/AP/3417
Herne Hill Stadium, 104 Burbage Road, London, SE24
9HE



Councillor Cleo Soanes (Chair)



Councillor Jane Salmon
(Vice Chair)



Councillor Richard Livingstone



Councillor Sabina Emmanuel



Councillor Ketzia Harper



Councillor Adam Hood



Councillor Richard Leeming

The **PLANNING**
AWARDS 2019
Celebrating excellence in planning and placemaking

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Southwark Free
Wi-Fi Password
Fr33Wifi!

Item 7.1

23/AP/0330

10 Love Walk, London, SE5 8AE

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.

Site location plan and aerial image



Constraints and designations

- Air Quality Management Area
- Critical Drainage Area
- Smoke Control Zone
- Camberwell Area Vision AV05
- Urban Zone
- TPO London Plane
- PTAL 6a

Surrounding area

Adjacent to the Camberwell Grove Conservation Area (shaded red)

Listed Buildings (highlighted in green)

- Grade II 18-60 Kerfield Place
- Grade II 49-55 Grove Lane



Existing care home



Consultation responses

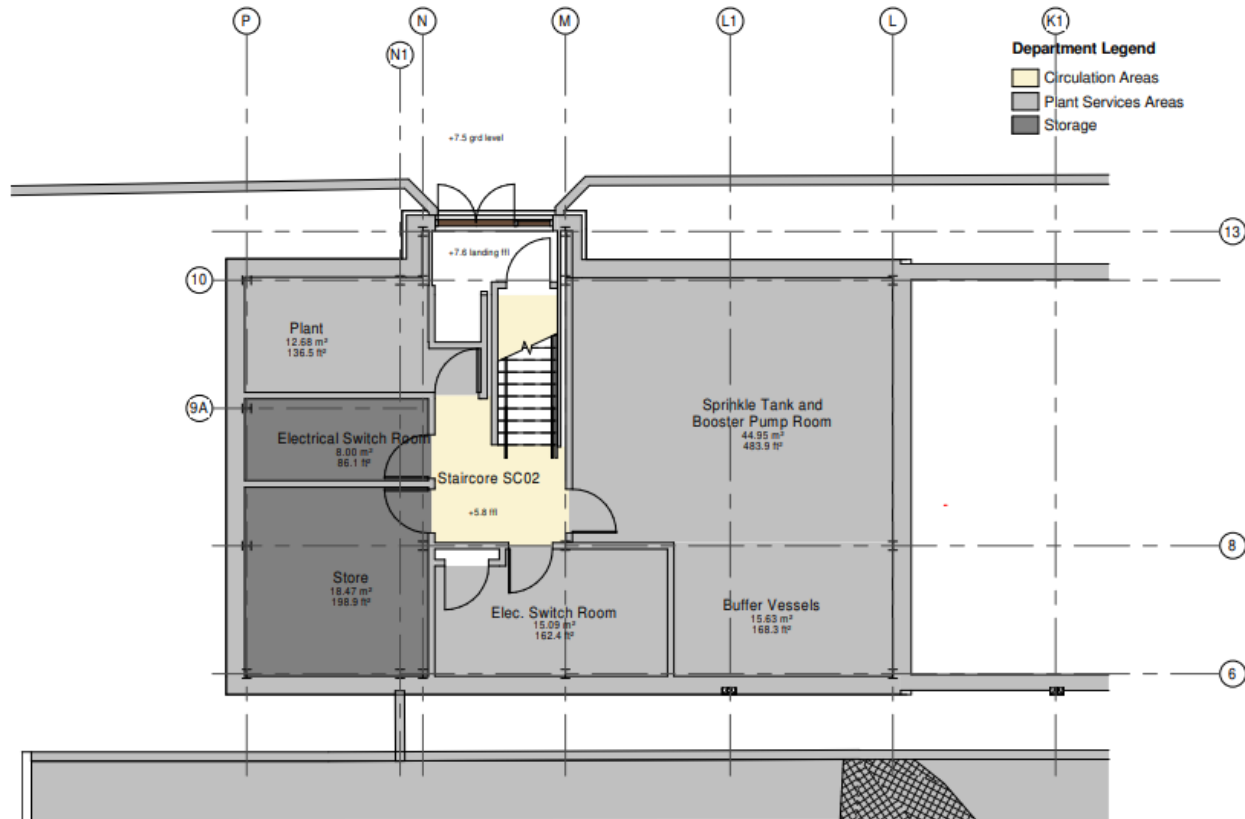
- 11 letters in support
 - Important to have sufficient housing for older people in need of care
 - Critical need in the borough.
 - Existing care home is in a poor state of repair and has a negative impact on street scene
 - Will redevelop an underused site
 - Exceeds building regulation standards and help to meet zero carbon targets
- 141 letters of objection raising the following concerns:
 - Scale, height and architecture
 - Impact on the Camberwell Grove conservation area
 - Impact on residents amenity
 - Inadequate access
 - Inadequate parking provision
 - Increased traffic and transport
 - Loss of trees
 - Lack of consultation
 - Concerns regarding the quality of accommodation
 - Increased pressure on water systems.

Proposed site plan



Planning Site Plan - Proposed

Proposed basement plan

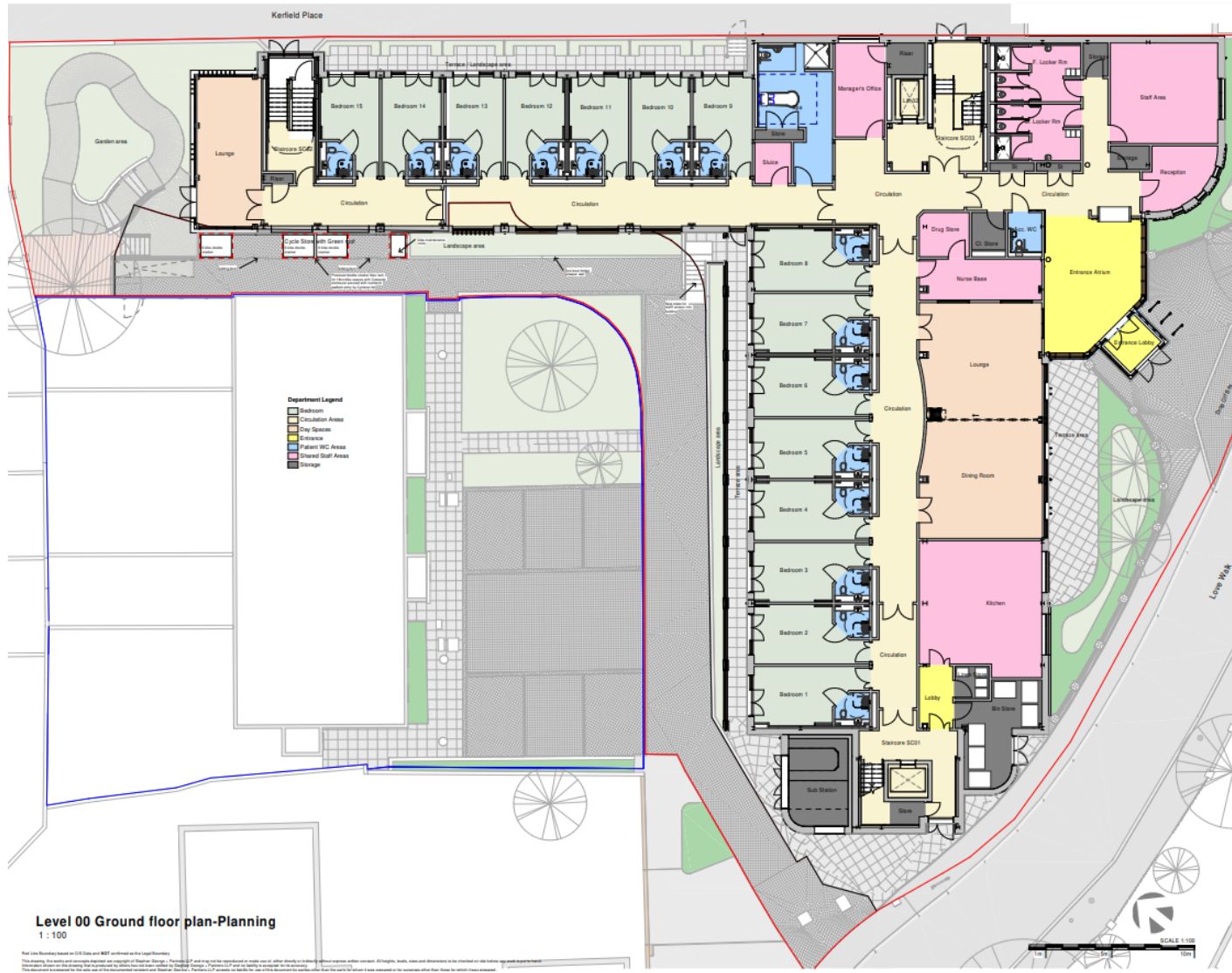


Level B1 Basement floor plan-Planning

1 : 100



Proposed ground floor



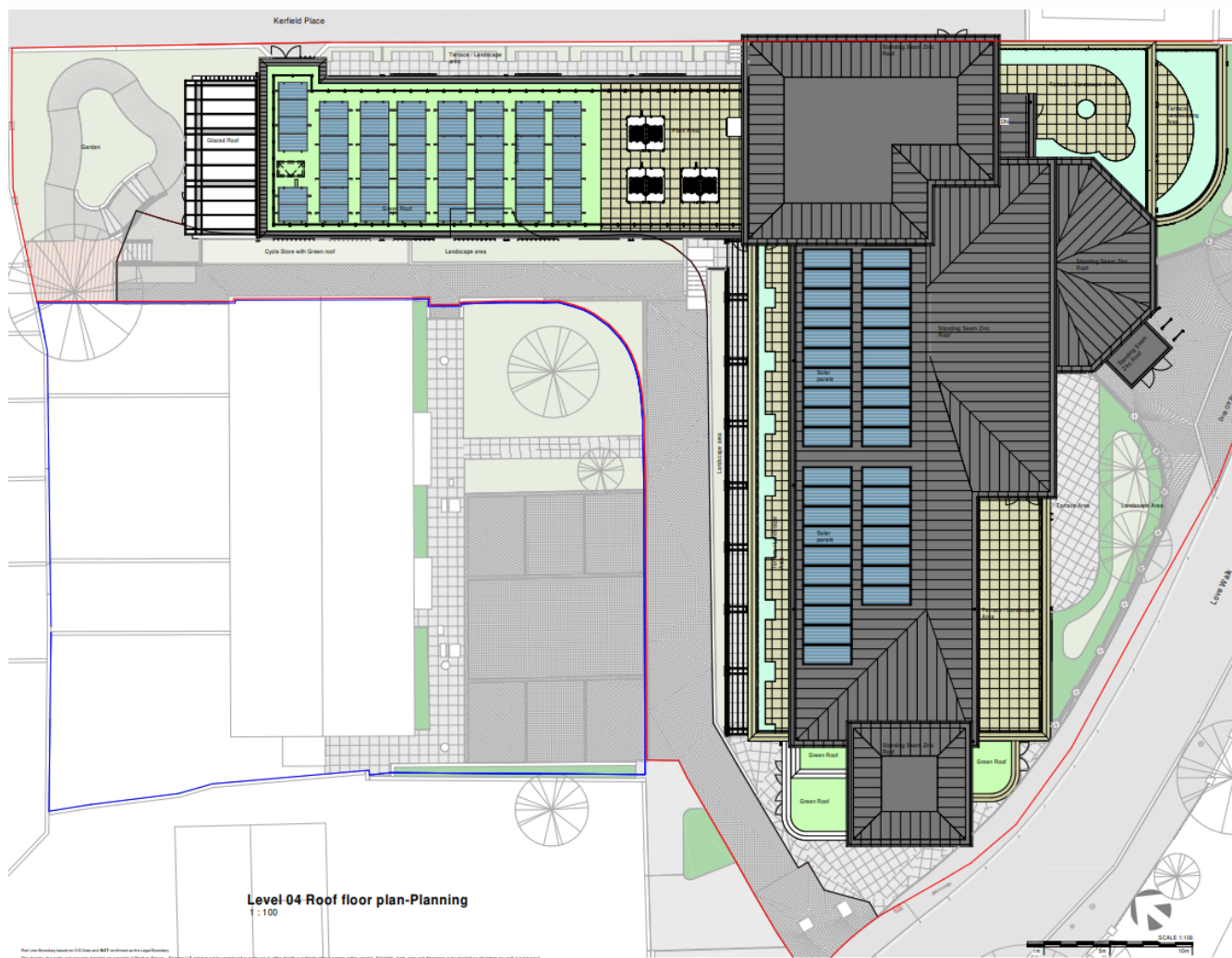
Proposed first floor



Proposed second floor



Proposed roof plan



Proposed elevations



Proposed East Elevation - Planning



Proposed West Elevation - Planning

Proposed elevations



Proposed North Elevation - Planning



Proposed South Elevation - Planning

CGI Images from Love Walk



CGI Images



CGI Images





View 1 – Kerfield Place



3D model view



AVR view submitted 29/06/2023

View 2 – Eastern end of Love Walk



3D model view



AVR view submitted 29/06/2023

View 3 – Evesham Walk



3D model view



AVR view submitted 29/06/2023

View from 10A Love Walk



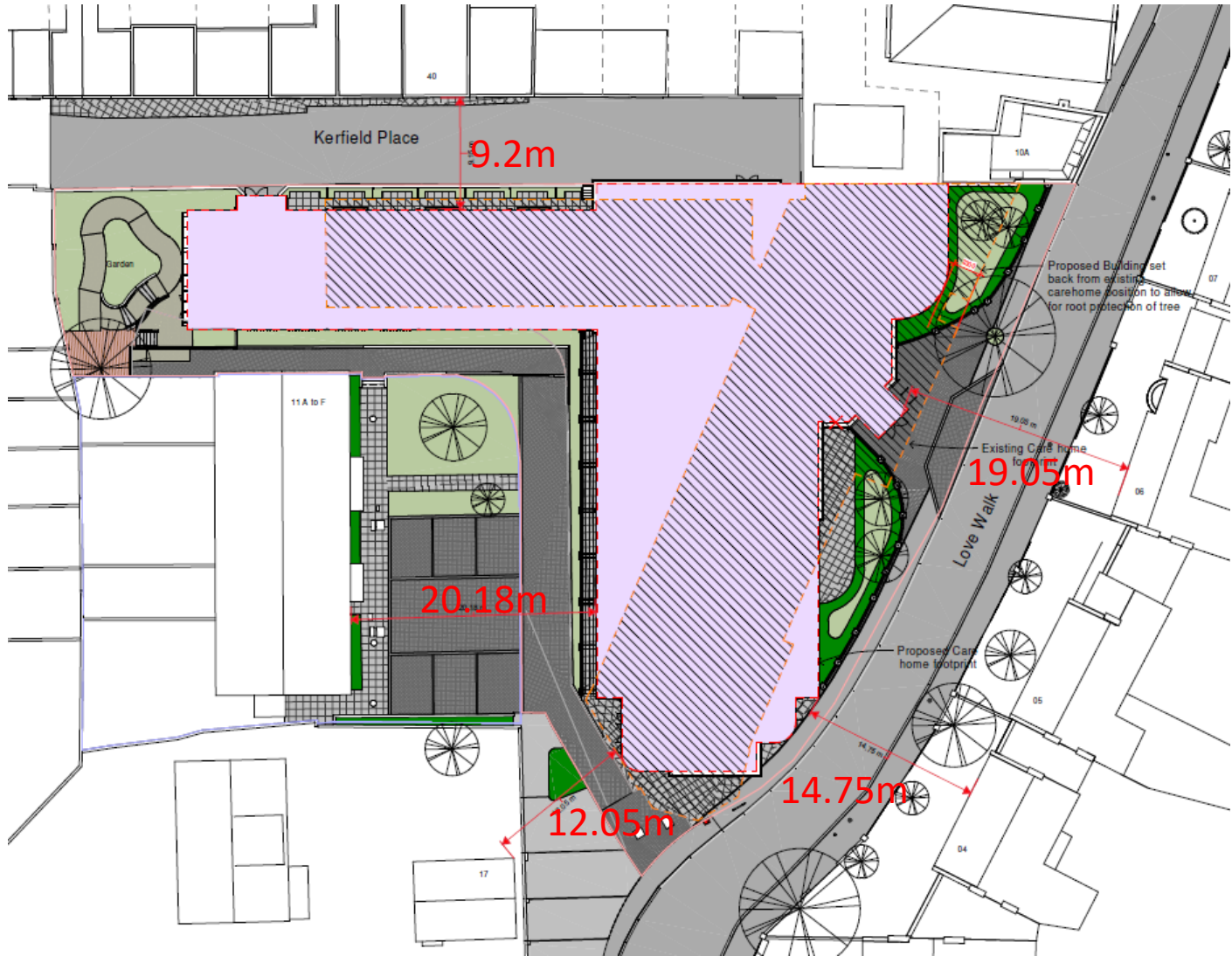
Impact on neighbour amenity: Daylight and sunlight

- 6 Love Walk
- 11 A-F Love Walk
- 48 Grove Lane
- 40 Kerfield Place
- 54, 56 and 58 Grove Lane



Image 1 - 3D view of the proposed development and context

Separation distances with neighbouring properties



External amenity space

- Total 665sqm
 - Ground floor gardens 427sqm
 - First floor terraces 36sqm
 - Second floor terraces 63sqm
 - Third floor terraces 139sqm

Landscaping

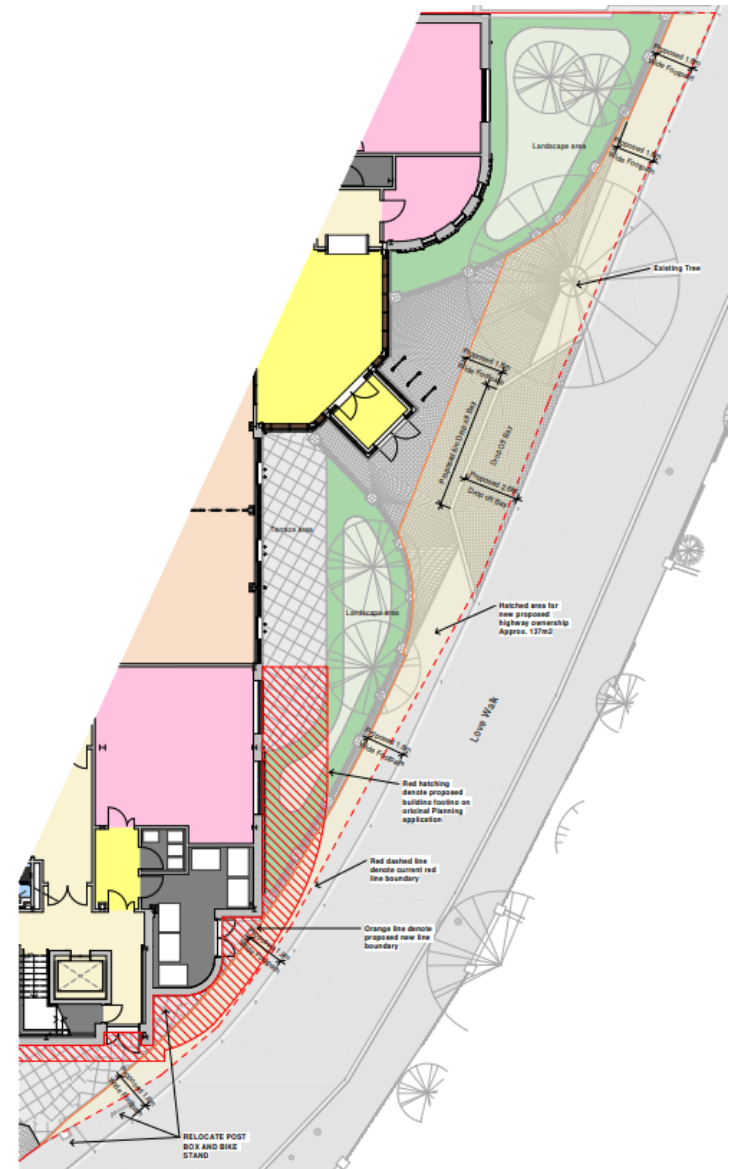
- Removal of 17 trees
 - 13 category C
 - 4 category U
- Tree contribution of £56,434
- Urban Greening Factor score: 0.427
- 17.28% Biodiversity Net Gain



Proposed Highways works



Ground floor Section 278 Works Plan
1 : 200



Ground floor Section 278 Works - Callout plan
1 : 100

Conclusion:

- Redevelopment of currently underused site to provide a new high quality 63 en-suite bedroom dementia care home.
- Would meet the backlog and growing need for dementia care homes in Southwark, in accordance with the Southwark Plan (2022) and London Plan (2021).
- It would have some impact Love Walk, however, opportunities have been taken to improve the design and detailing of the proposed building.
- There would be some minor less than substantial harm to the setting of the Camberwell Grove Conservation Area and Grade II Listed 18-60 Grove Lane. The public benefit of providing the specialist dementia care facility is considered to provide the clear and convincing justification for the development to satisfy the test of the NPPF (2021).
- No significant impact on neighbouring amenity. The majority of the neighbouring properties meet the BRE criteria given the urban context.
- Hard and soft landscaping proposal across the site including the provision of green roofs, green walls, 92 PV panels and air source heat pump. The proposal would have a UGF 0.427 and Biodiversity Net Gain of 17.28%.
- Officers are recommending the application for approval subject to conditions and completion of a s106 legal agreement.

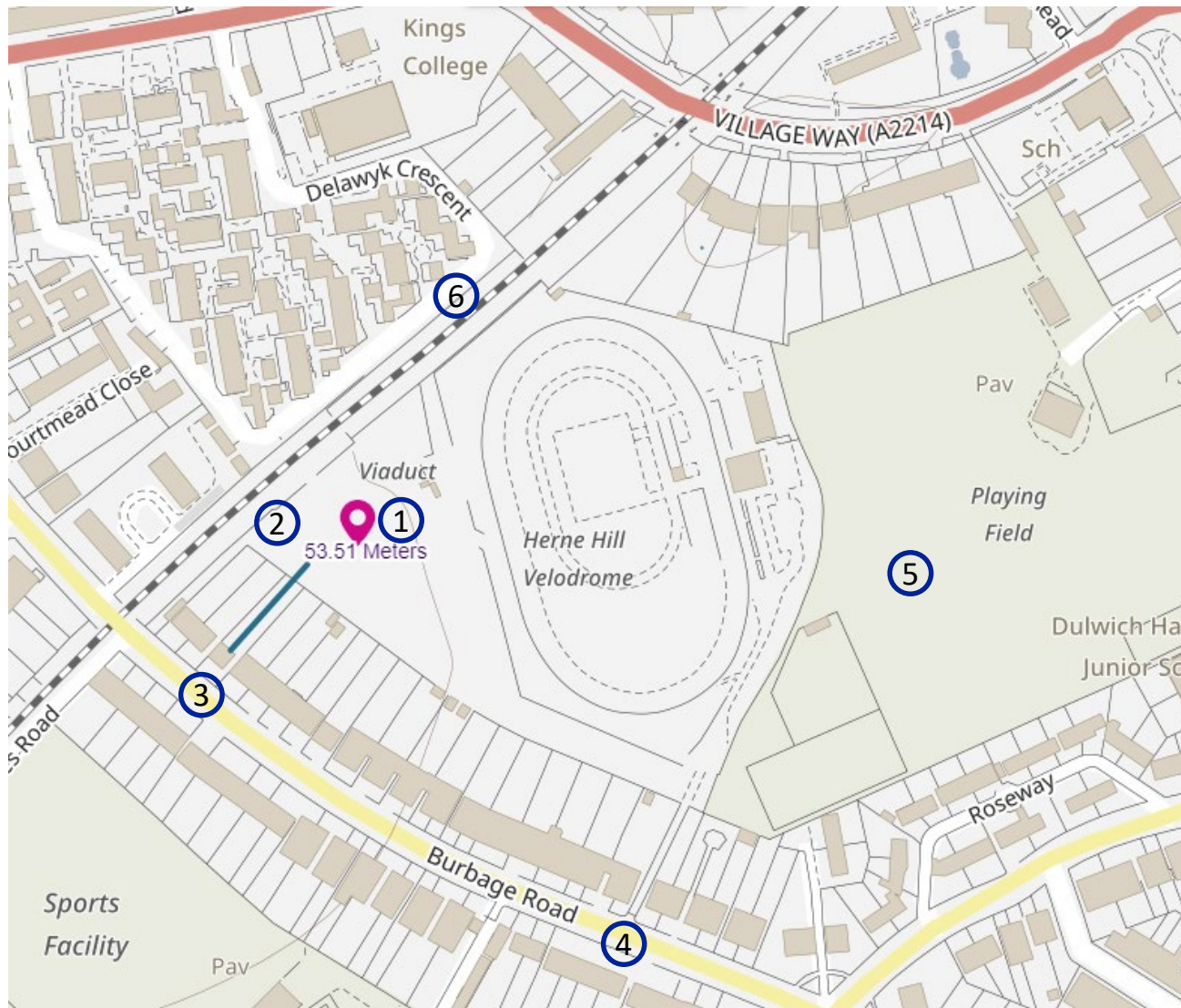
Item 7.2

21/AP/3417

Herne Hill Stadium, 104 Burbage Road, London, SE24 9HE

Retrospective planning application for the use of land as a class E(f) outdoor nursery (and temporary use as a holiday club) and the stationing of associated temporary free standing structures. This application is a DEPARTURE APPLICATION: The proposed development is a departure from Policy P57 (Open Space) of the Southwark Plan (2022).

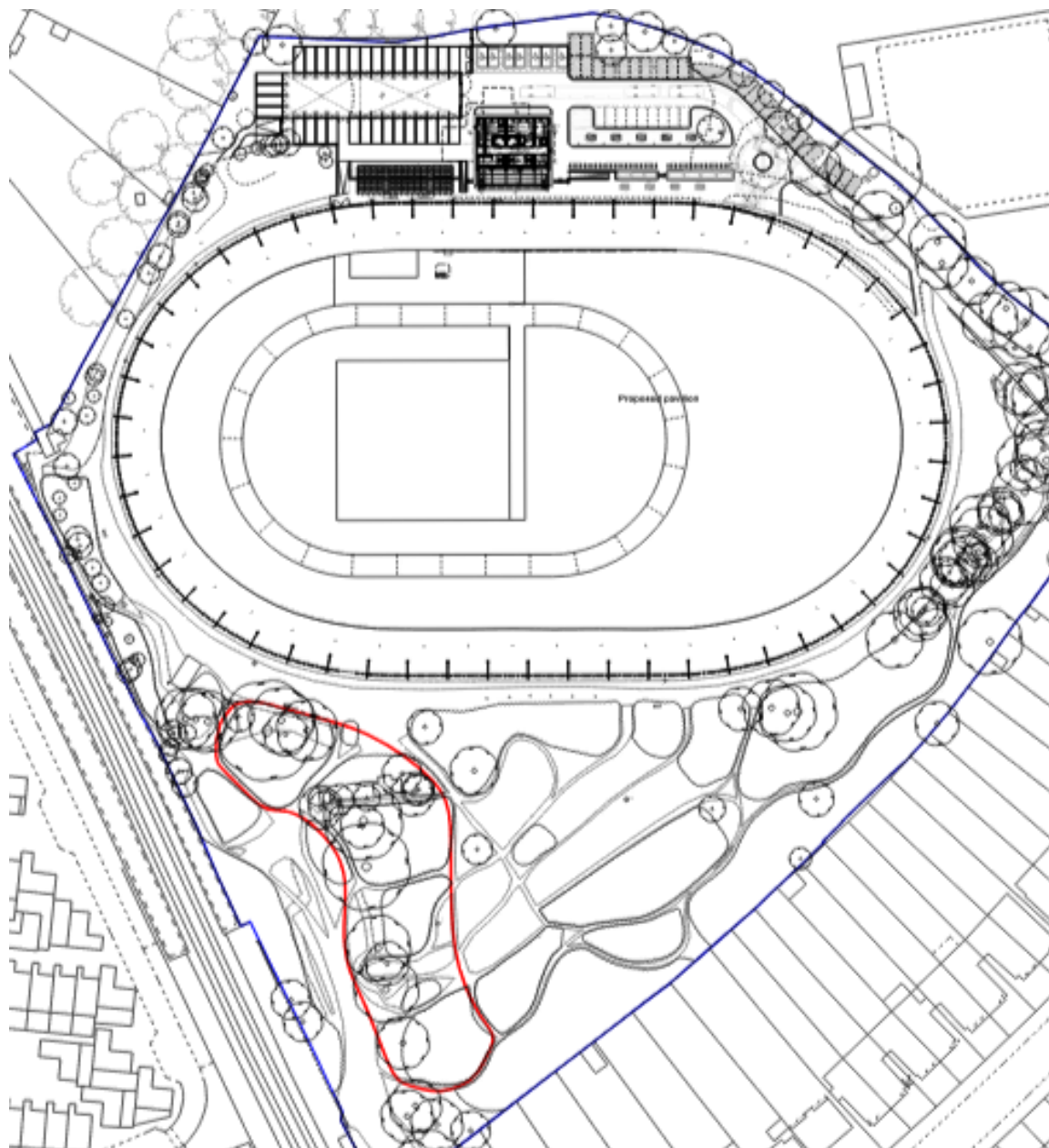
Site Context



- 1. Nursery
- 2. Nearest boundaries (10m away)
- 3. Burbage Road Neighbours
- 4. Access Lane
- 5. Griffin Sports Club
- 6. Railway Line



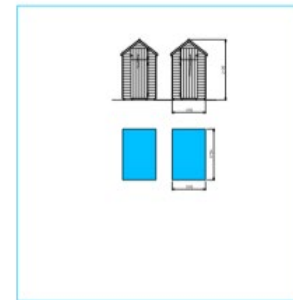
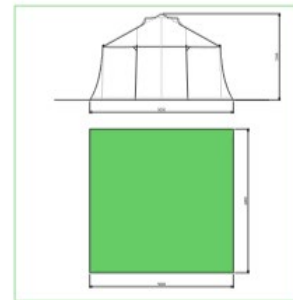
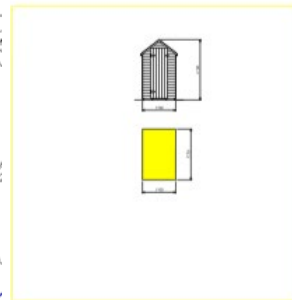
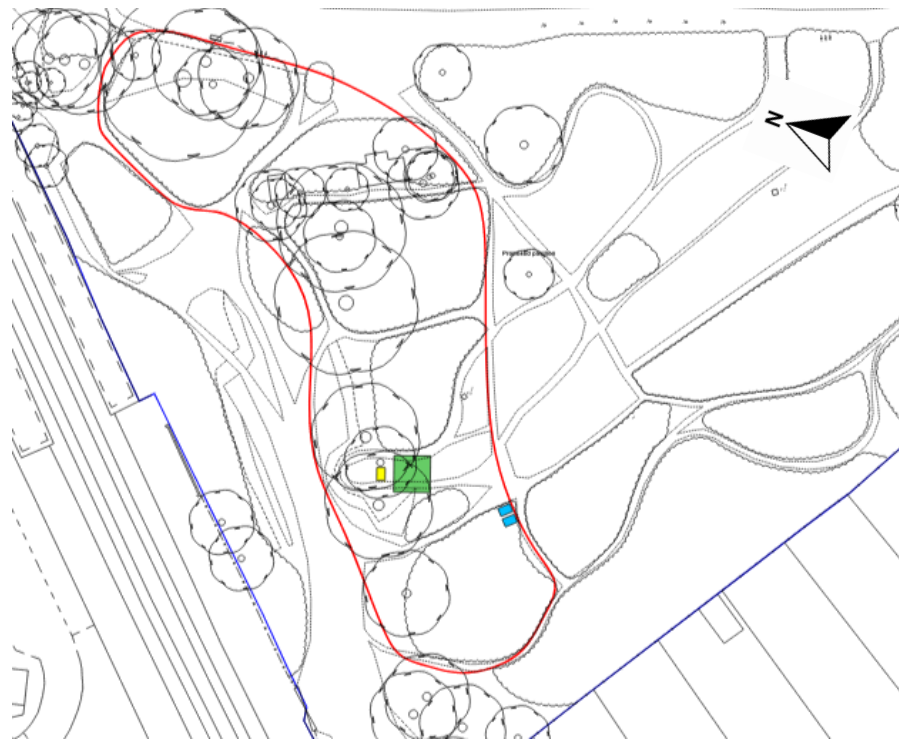
Site Plan



Details of Proposal

Proposed site plan

Elevations and photographs



Publicity and Consultation

Summary of objections

- Principle of land use
- Impact to community facility
- Visual impact to conservation area
- Transport impacts
- Lack of consultation
- Breach of planning permission 15/AP/0790
- Amenity impacts
- Fire risk
- Air quality
- Ecological impacts

Summary of comments in support

- Enhances velodrome viability
- Provides childcare
- Well-being of children
- Preserves MOL
- No adverse highway impact
- Supports employment

Number of people consulted	Supportive	Neutral	Objections
15	43	2	45

Assessment:

Principle of the land use

- The proposal would not curtail the community facility
- Proposal publicised as a departure application, as the use is not directly cited amongst policy
- The proposal is considered to comply with P57 'Open spaces' as a use which preserves the **openness of MOL**
- Proposal accords with P27 'Education places', as this would provide additional nursery spaces
- The nursery is well supported by facilities commensurate to its scale and nature



Design

- Free-standing structures preserve the openness of the MOL and the conservation area
- Condition will be applied to remove structures if the use ceases.



Photograph (1) Toilets



Photograph (2) Tent



Photograph (3) Shed

Landscaping, trees and ecology

- Urban Forester is satisfied in regard to safety of tree canopy, waste management, proximity of structures to trees
- Urban Forester has raised no objection further to condition for tree planting
- Ecological enhancement secured by condition, with mitigations outlined ecology report

Multi Chamber and the Vivara Pro Low Profile Woodstone Bat Box range (Figure 5).



Figure 5 CJ Wildlife Multi Chamber left, Vivara Pro Low Profile right



Figure 6: Example of a hedgehog house that can be utilised on site



Figure 6: Examples of log piles that can be made on site

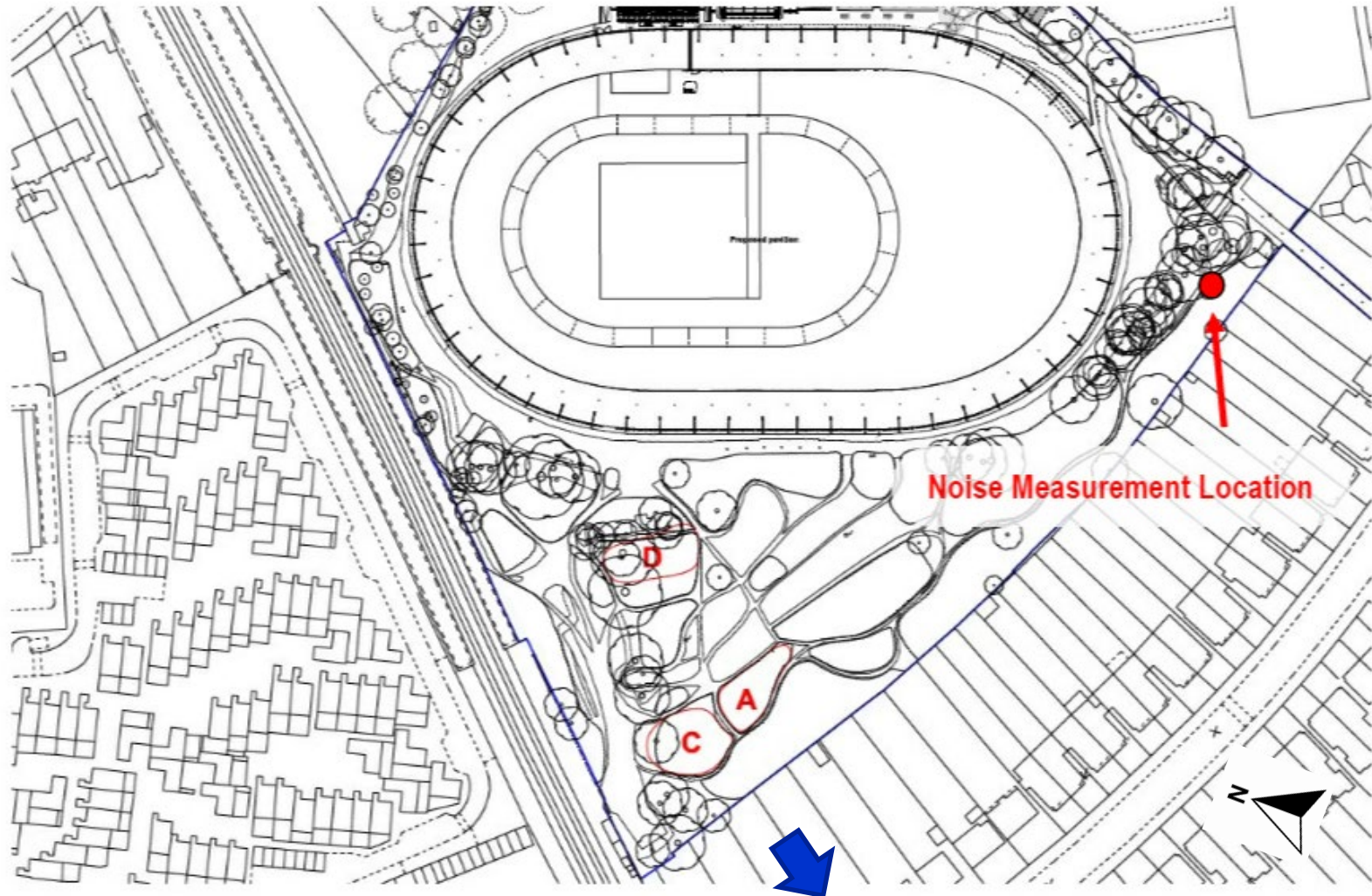


Amenity



Noise

Figure 4.1: Noise Measurement Location – Existing Site Layout



Burbage Road residents

Noise levels across the day

Table 4.3: The Forest School Activity Noise Levels

Location	Time	No of Children in Attendance	L _{Aeq,T} Corrected to 10m	L _{Amax} Corrected to 10m
Drop off Point	8am to 8.30am	11	58.3	76.7
Main Camp - Making Breakfast	8.30am to 9.15am	11	45.2	64.7
Main Camp - Circle Time	9.15am to 10am	14	46.8	70.2
Main Camp - Playing	10.15am to 11am	14	49.4	70.2
Main Camp - Playing	11.30am to 12:30pm	16	50.6	72.9

Noise levels across the day

Table 4.4: The Forest School Activity Noise Levels

Position (Activity)	Time	No of Children in Attendance	L _{Aeq,T} Corrected to 10m	L _{Amax} Corrected to 10m
1 (Breakfast)	9:40am to 9:50am	12	52.0	67.3
2 (Breakfast finishes, playing)	9.50am to 10:00am	27	52.3	67.5
3 (Playing)	10:05am to 10:15am	27	52.4	73.9
1 (Playing)	10:15am to 10:25am	27	54.9	79.3
4 (Playing)	10:25am to 10:30am	15	52.0	77.8
2 (Prep to leave)	10:35am to 10:45am	15	50.3	61.8

Impact of noise received by neighbours

Table 5.1: Predicted Noise Levels Using the NoiseMap Noise Model

Receptor	Address	Noise Level dB		
		L _{Aeq}	Zone A/C L _{Amax}	Zone D L _{Amax}
1	52 Burbage Road (outbuilding)	45.9	65.0	60.4
2	52 Burbage Road	36.0	54.9	53.7
3	54 Burbage Road (outbuilding)	46.3	65.4	60.9
4	54 Burbage Road	33.8	51.2	56.1
5	56 Burbage Road (outbuilding)	44.4	63.4	60.9
6	56 Burbage Road	33.6	50.9	56.1
7	58 Burbage Road (outbuilding)	33.5	51.6	54.4
8	58 Burbage Road	35.8	54.5	54.1
9	60 Burbage Road	35.5	53.8	55.8

Figure 5.2: Noise Model Contours – All Zones L_{Aeq}

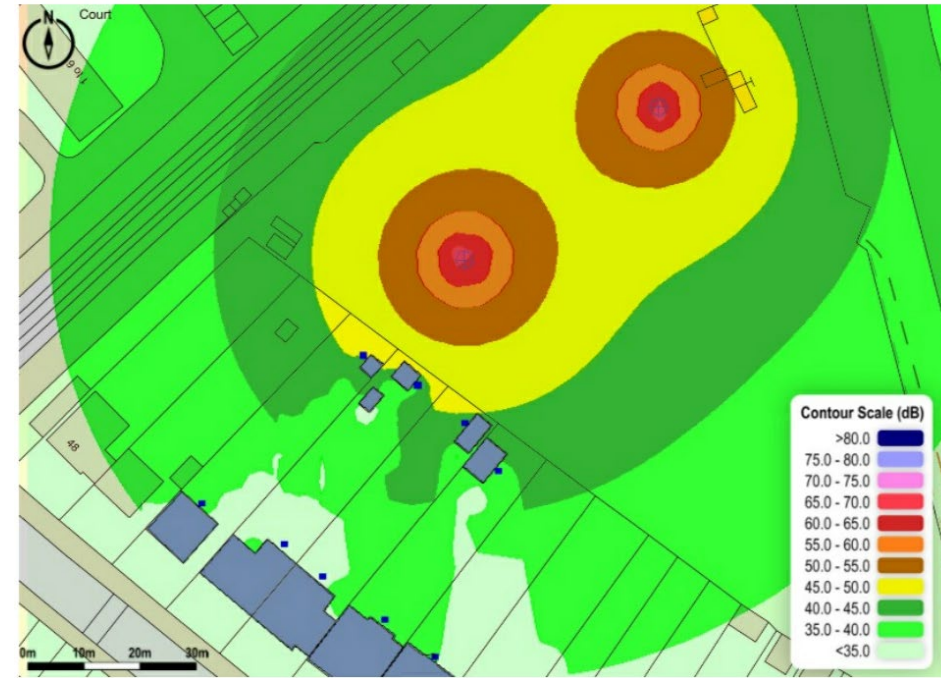


Figure 5.1: Location of Noise Receptors



Table 3.3: Magnitude of Change in Noise Levels

Long Term Impact Magnitude	Sound Level Change dB L _{Aeq,T} (positive or negative) T= 16 hour day or 8 hour night
Negligible	≥ 0 dB and < 3 dB
Minor	≥ 3 dB and < 5 dB
Moderate	≥ 5 dB and < 10 dB
Major	≥ 10 dB

Amenity and noise impacts (continued)

- Both the AIA and Acousticians letter are acknowledged in their assessment of the proposal
- Important to note that the type of noise produced is subjective and intermittent
- Planning officers have resolved to undertake a balanced assessment of the impacts
- This has been supplemented with site visits to the nursery to observe activities
- Occasional increases in noise levels are acknowledged, however not considered to be detrimental to wider amenity to warrant refusal
- The land use is not considered to be uncommon in residential areas where nurseries serve residential localities
- A noise section of the operational management plan to be conditioned will be secured



Other matters

- Fire safety
- Air quality
- Transport

Conditions

- Approved plans: for free standing structures
- Ecological enhancement: to secure mitigations
- Tree planting: 7 Elm 'New Horizon' trees
- Operational management plan: details for operations, activities, noise management, fire safety, servicing, delivery and waste management
- Hours of operation: 08:00 to 18:00 Monday to Friday
- Number of children: Maximum 44 children
- Removal of alternative uses: other Class E uses excluded
- Removal of permitted development: excluded from Class M PD rights
- Removal of structures: at cessation of use

Conclusion

- Principle of the land use is considered acceptable on balance
- Land use is acceptable in terms of design, fire safety, landscaping and trees, transport, amenity impacts and air quality
- Noise impact is considered acceptable on balance
- Conditions have been agreed to secure tree planting, ecological enhancement and the submission of a management plan