

# Welcome to Southwark Planning Committee A Majors

18 July 2023

## MAIN ITEMS OF BUSINESS

Item 6.1 – 23/AP/0479

Land At 19, 21 and 23 Harper Road , 325 Borough High Street and 1-5 And 7-11 Newington Causeway, London SE1 6AW

Item 6.2 – 23/AP/1156

Dulwich Picture Gallery, Gallery Road, London Southwark SE21 7AD

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

**WINNER**

Southwark Free  
Wi-Fi Password  
**Fr33Wifi!**



Councillor Richard Livingstone  
(Chair)



Councillor Kath Whittam  
(Vice Chair)



Councillor Cleo Soanes



Councillor Reginald Popoola



Councillor Nick Johnson



Councillor Sarah King



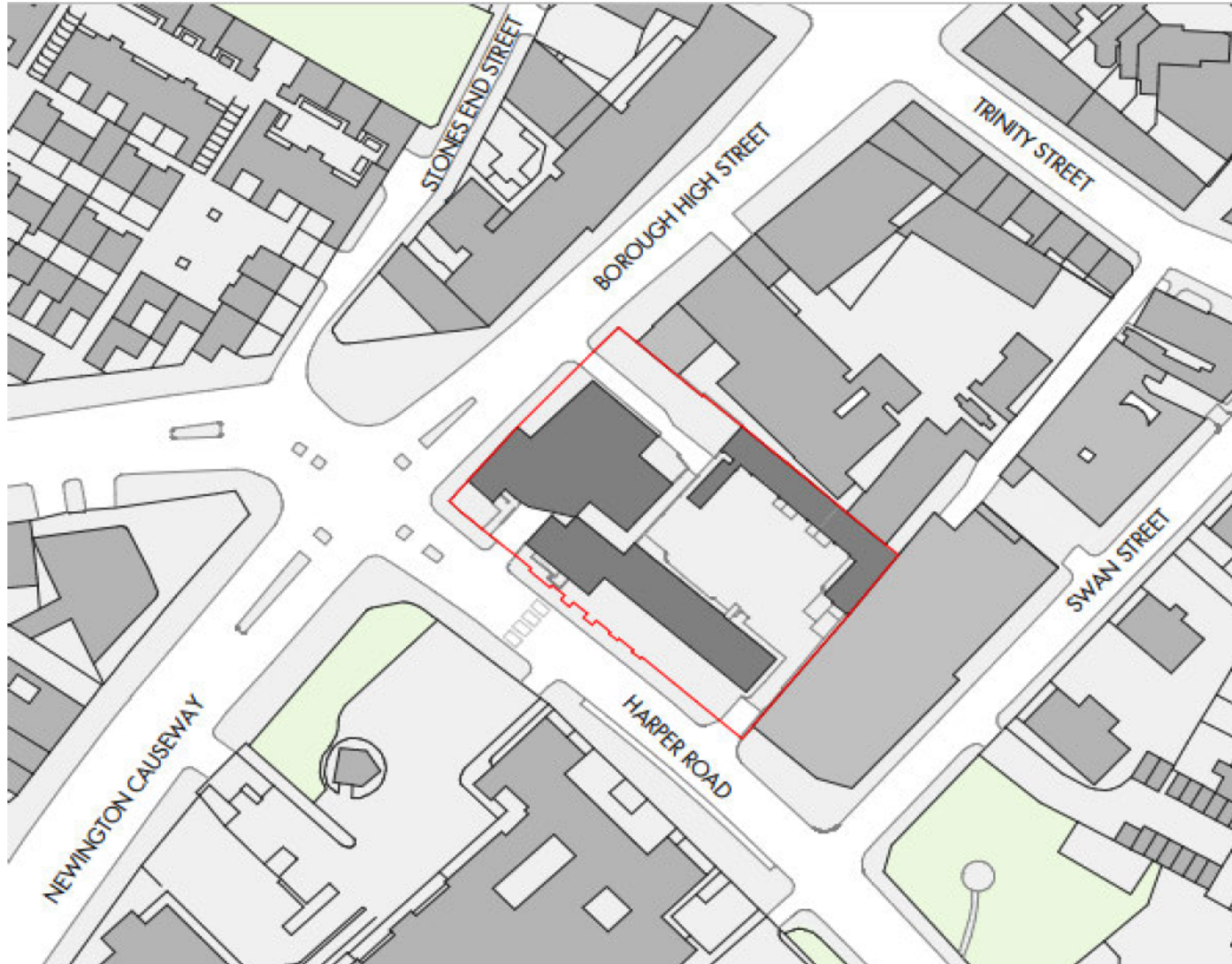
Councillor Sam Dalton

## Item 6.1 – 23/AP/0479

Land At 19, 21 And 23 Harper Road , 325 Borough High Street And 1-5 And 7-11 Newington Causeway, London SE1 6AW

Demolition of existing buildings and redevelopment to provide a mixed-use development comprising 444 purpose-built student residential rooms (Sui Generis), 5x 1 bedroom and 3x 2 bedroom affordable residential dwellings (Use Class C3), 1,850 employment floorspace (Use Class E(a) and (g)), in a building of 2 to 11 storeys together with access, cycle parking, hard and soft landscaping and other associated works.

# Site Plan



# Aerial Photography



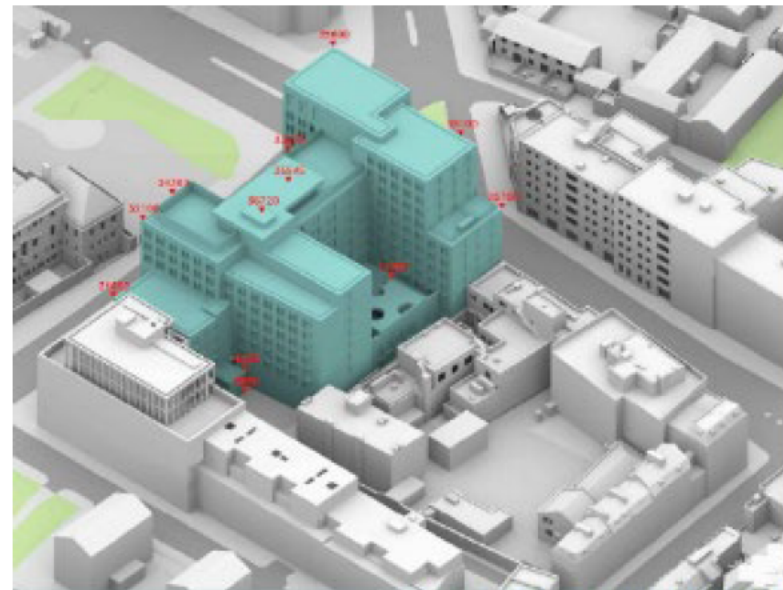
# Summary

Use Class	Existing	Proposed	Change +/-
Student Accommodation	0sqm	13,428sqm (444 rooms)	+13,428sqm
C3 Residential	331sqm	758sqm 8 flats	+427sqm
Class E(e) for the provision of medical or health services, principally to visiting members of the public.	433sqm	0sqm	-433sqm Mitigated by funding for restoration of Rockingham Estate Community Centre.
Class E(g)(i) (offices / workspace)	1,695sqm	1,850sqm	+155sqm
E(a) Class use (Display or retail sale of goods, other than hot food)	301sqm	TBCsqm (Is a percentage of the 1,850)	

## Comparisons between the extant and proposed schemes



*Image 2: The Consented Scheme*



*Image 3: The Proposed Development*

# Daylight and sunlight



# Daylight and sunlight v consented scheme

## Trilogy:

- Most windows have reductions of less than 20%
- Larger reductions for some but resultant VSC more than 10%
- Daylight distribution- one room with more than 20% loss (21.8).



# Approved hotel scheme (planning permission of 18/AP/0657).

## Borough High Street looking north



# New Proposal.

## Borough High Street looking north



# New Proposal.

## View from Borough Road, Looking Eastwards



# New Proposal.

## View from Borough High Street, Looking Southwards



## New Proposal.

### View from Harper Road, Looking Westwards



## New Proposal.

View looking westwards from the south east corner of Trinity Square



## Hotel scheme.

View looking westwards from the south east corner of Trinity Square



## New scheme.

### View looking westwards from the south east corner of Trinity Square



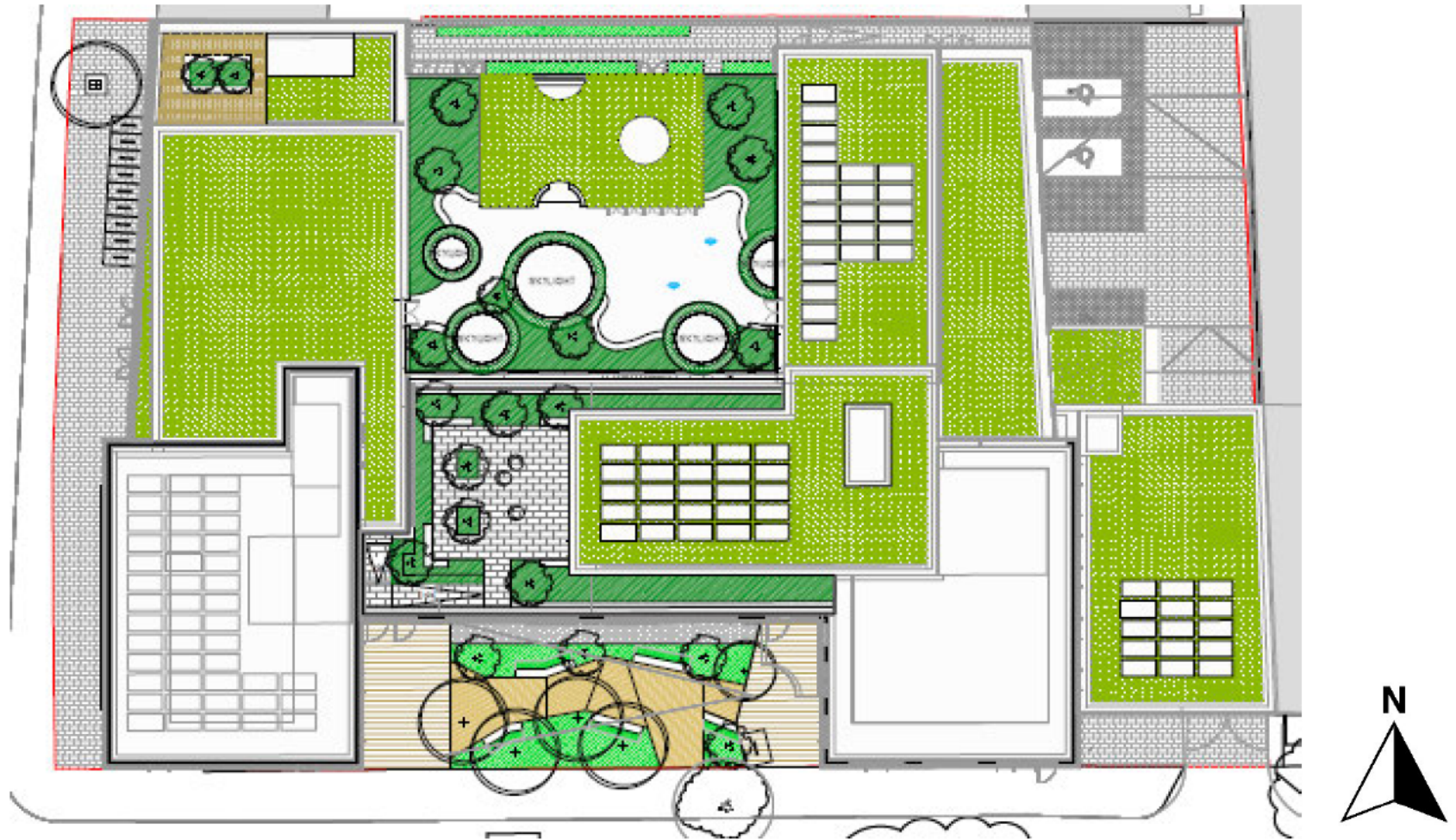


## New Proposal.

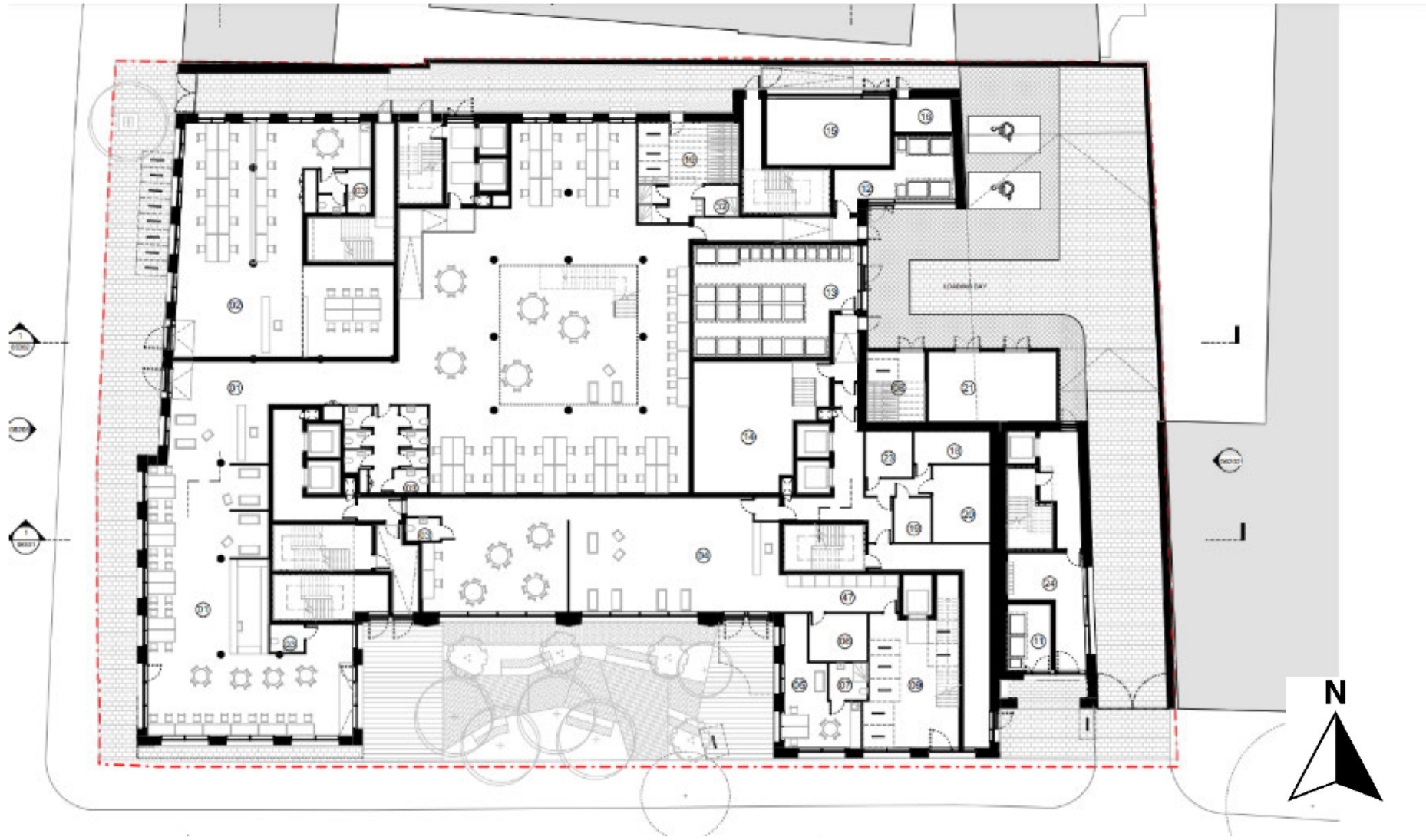
View looking westwards from the north east corner of Trinity Square



# Plan showing green roofs, amenity areas and new pocket park



# Ground Floor



# Level 3-4



## Student entrance and pocket park



# Elements of Borough High Street to be reclaimed for footpath

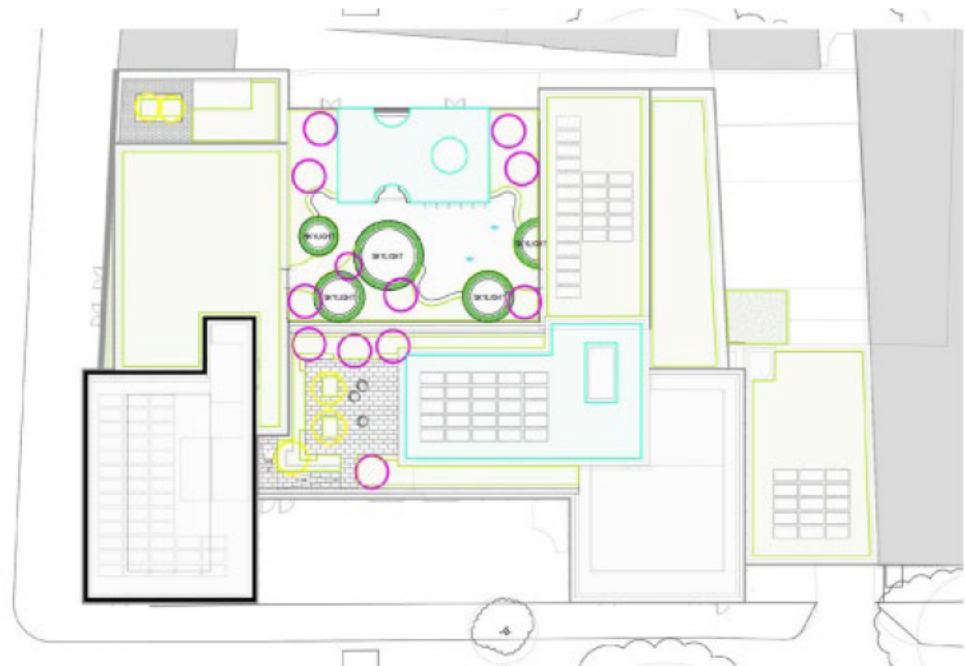


## Student entrance and pocket park



## Environmental

- Carbon savings: 40% for residential; 17% for student
  - Payment of £406,554 to the carbon off-set fund
- Biodiversity Net Gain of +261.4%
- Urban Greening Factor of 0.404
- 381 Cycle Spaces long stay
- 20 short stay
- Pocket Park





## Summary

- 444 student rooms
- Eight keyworker affordable homes
- £13.64m affordable housing payment
- £600k for the full restoration of the Rockingham Community Centre
- 1,850sqm of employment space including café
- Affordable workspace.
- Carbon savings:
  - 40% for residential;
  - 17% for student
- Biodiversity Net Gain of +261.4%
- Urban Greening Factor of 0.404
- 381 Cycle Spaces
- 1 car club space.
- Pocket Park



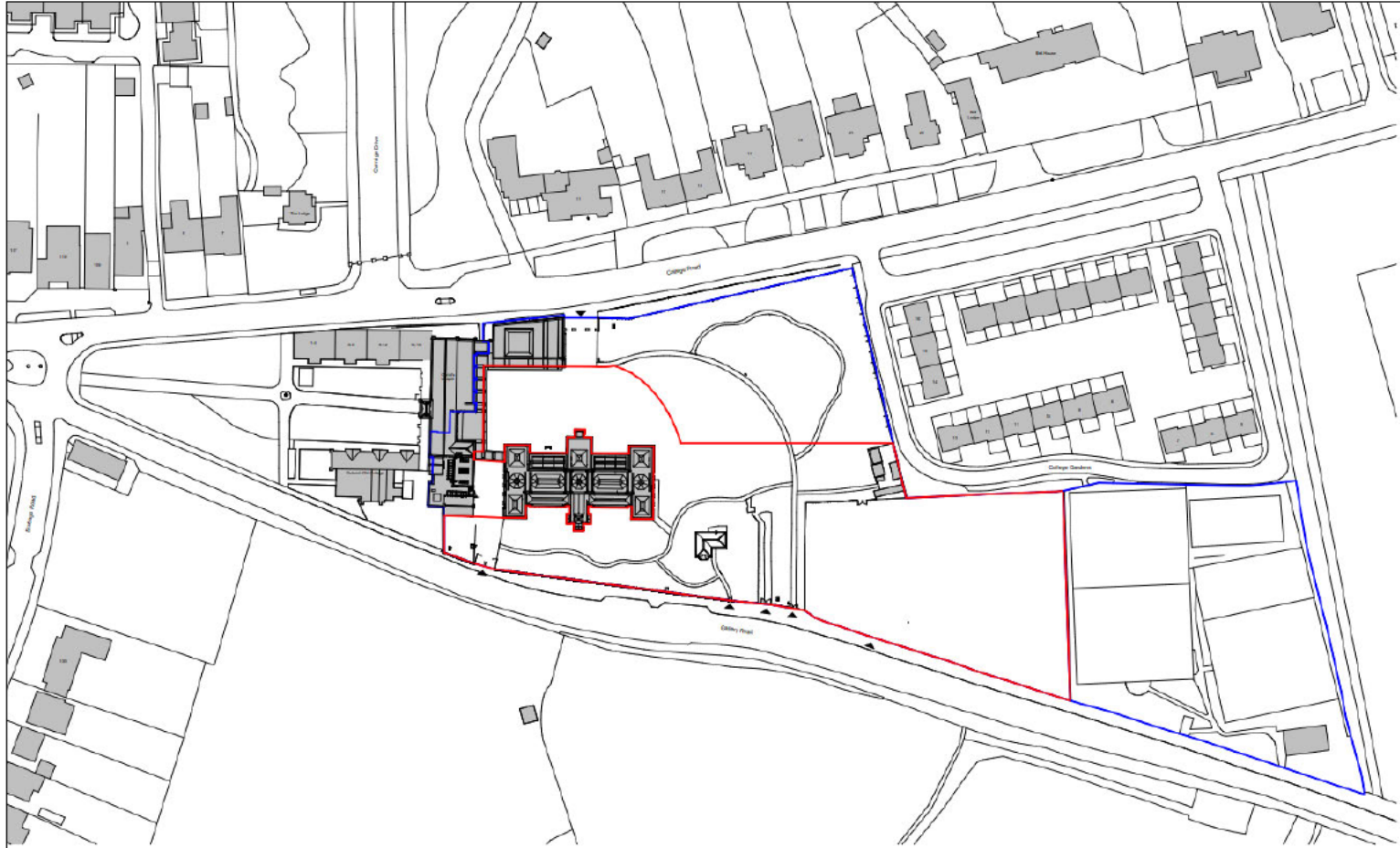
## Item 6.2

Full 23/AP/1156 and Listed 23/AP/1157

Dulwich Picture Gallery, Gallery Road, London, Southwark SE21  
7AD

Erection of a new building to house a Children's Picture Gallery, erection of a single storey extension to the Gallery Cottage, closure of an existing access and creation of a new access point from Gallery Road with associated landscaping, bin storage and bicycle storage and installation of a ground source heat pump. (associated LBC ref: 23/AP/1157)

# Site Location Plan



## Site Aerial View

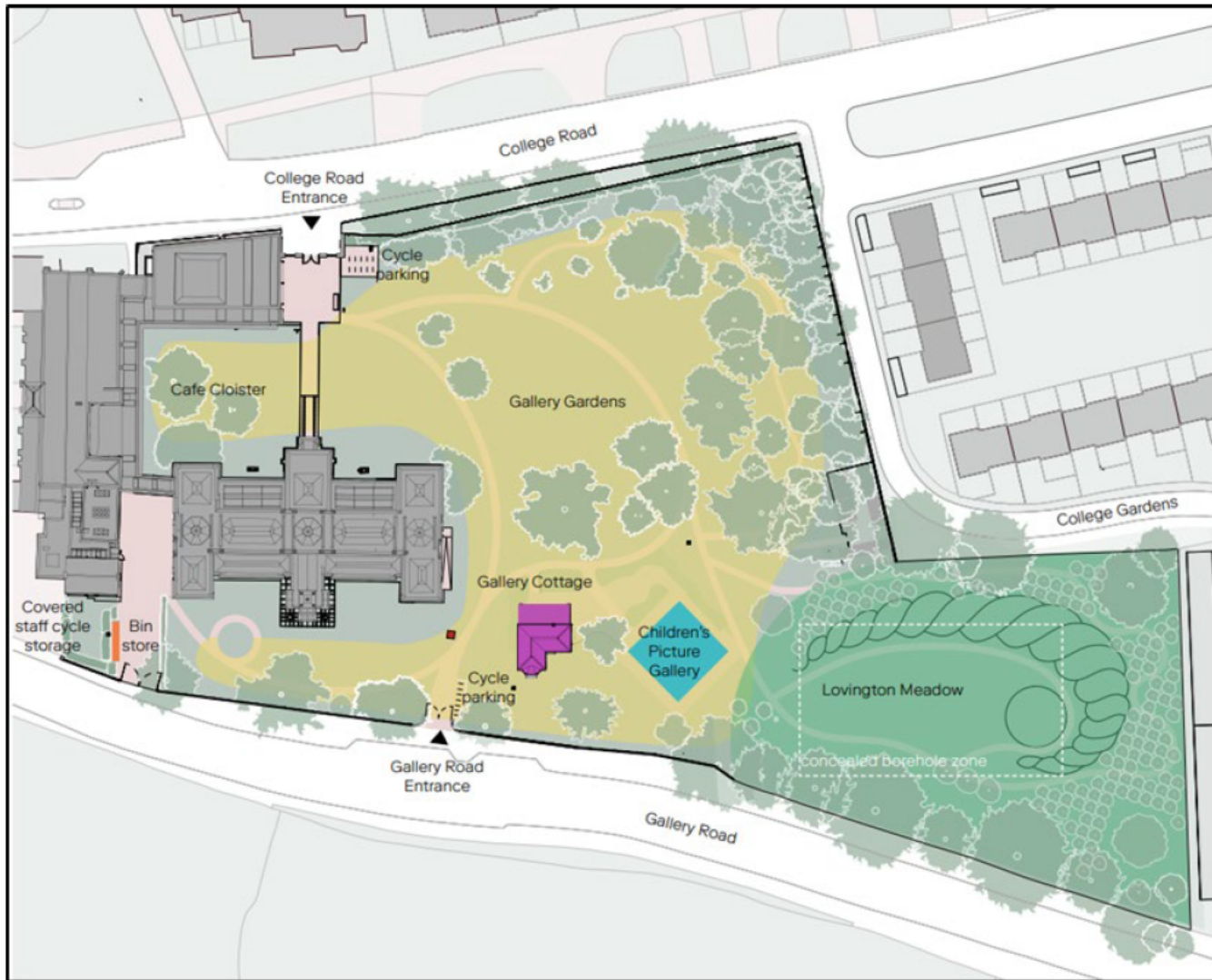


# Consultation Responses

Neighbours consulted via letter	Site notice date of display	Press notice date	Public comments received	Support	Objection
54	29/04/2023	27/04/2023	36	34	2

Support	Objection
<ul style="list-style-type: none"> <li>• Support for the proposals</li> <li>• Enable the Gallery to increase its cultural and educational offer and diversify audiences</li> <li>• Help Gallery remain viable</li> <li>• Increases public space</li> <li>• Welcome new landscaping</li> <li>• GSHP is a benefit</li> </ul>	<ul style="list-style-type: none"> <li>• Dulwich Society replaced their objection with a letter of support</li> <li>• CAAG raised concerns with design and materials of the new building, principle of development on MOL and loss of trees</li> </ul>

# Proposed Site Layout



### Southwark Plan P57 (Open space) :

“Development will not be permitted on Metropolitan Open Land (MOL) or Borough Open Land (BOL). In exceptional circumstances development may be permitted on MOL or BOL when:

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

## London Plan 2021 Policy G3 (Metropolitan Open Land)

A. Metropolitan Open Land (MOL) is **afforded the same status and level of protection as Green Belt:**

- 1) MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt
- 2) boroughs should work with partners to enhance the quality and range of uses of MOL.

Para 8.3.4:

“Proposals to enhance access to MOL and to improve poorer quality areas such that they provide a wider range of benefits for Londoners that are appropriate within MOL will be encouraged. Examples include improved public access for all, inclusive design, recreation facilities, habitat creation, landscaping improvement and flood storage.”



## NPPF 2021

Para 147:

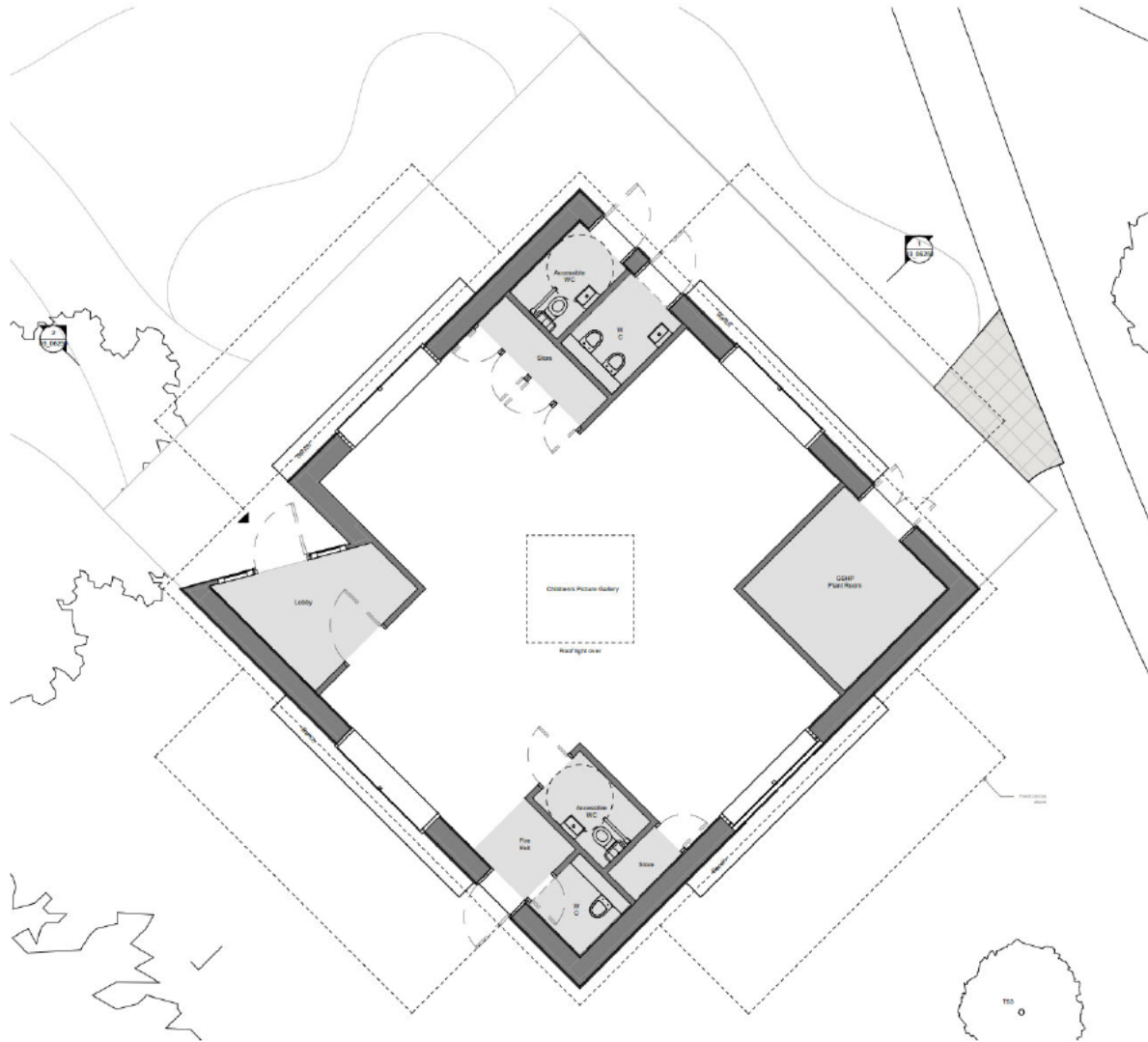
Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances

Para 148:

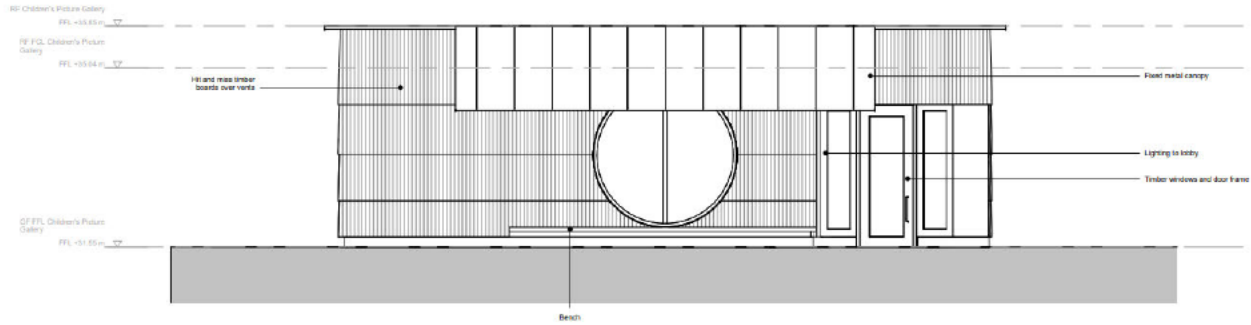
When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

The NPPF does not define what constitutes 'very special circumstances'.

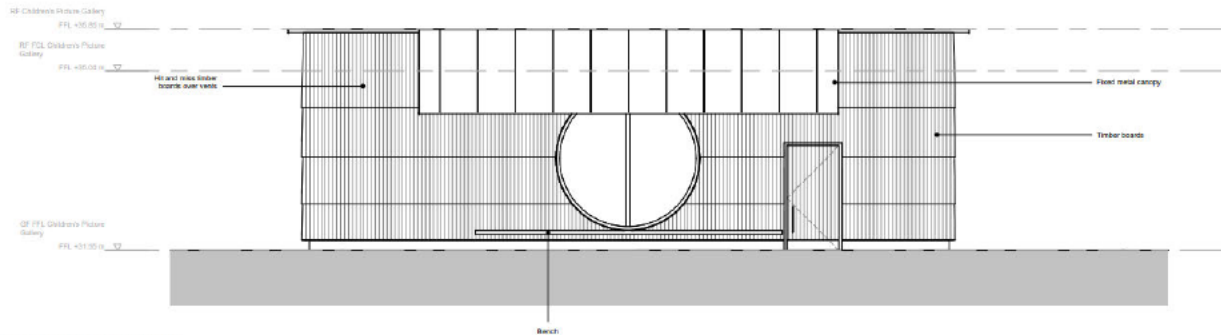
# Children's Picture Gallery Floorplan



# Children's Picture Gallery Elevations



**01** Proposed Children's Picture Gallery North East Elevation  
1:50 @ A1



**02** Proposed Children's Picture Gallery North West Elevation  
1:50 @ A1

# Existing images of the site



## Proposed images of the site



*Left: existing view from Gallery Road*



*Right: proposed view from Gallery Road*



*Image of proposed Children's Picture Gallery*



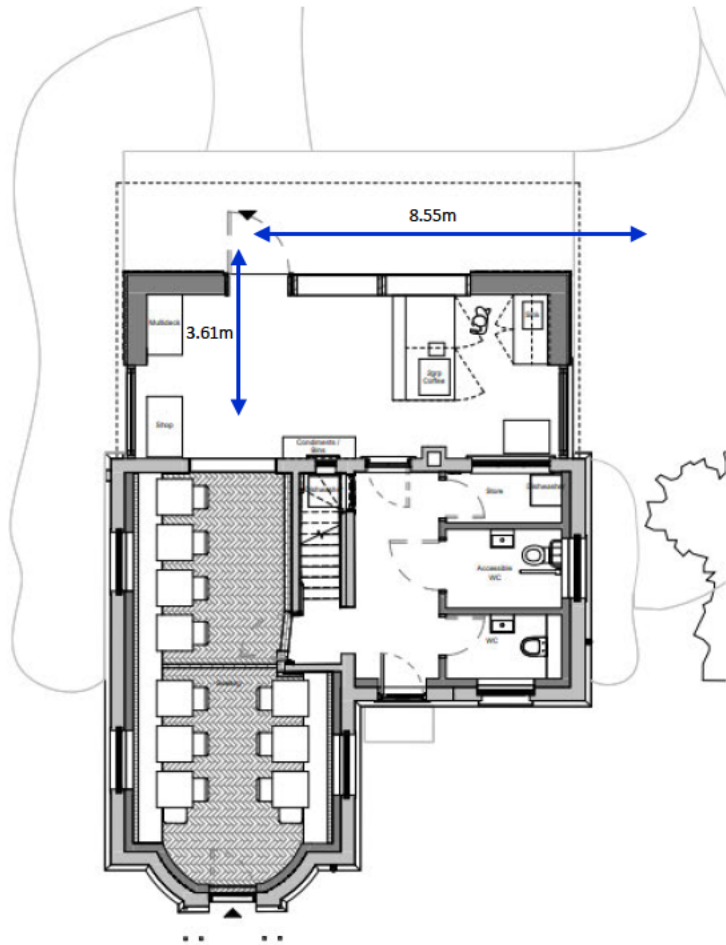
*Image of proposed Children's Picture Gallery*

## Harm to MOL

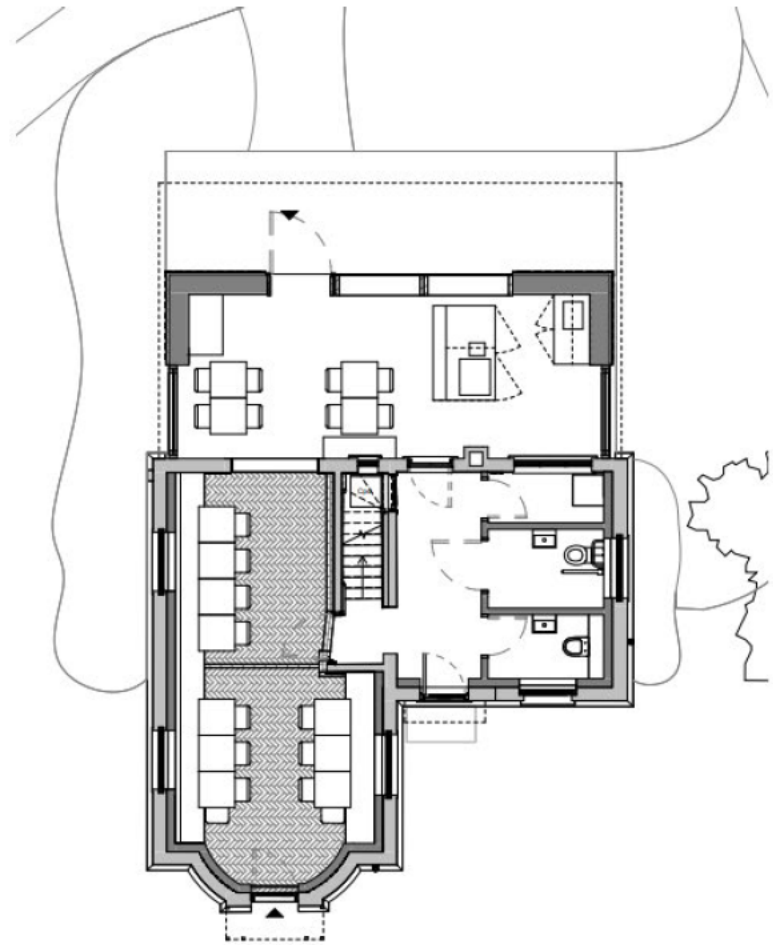
Overall, there is clear harm to the MOL for the following reasons:

- The principle of the proposal is inappropriate development as per paragraph 147 of the NPPF and Policy P57 (Open space) of the Southwark Plan.
- The openness of the MOL is negatively impacted by introducing a building in a central and very prominent location in the MOL, this includes impacts of views through the site.
- The size of the proposed Children's Gallery Building is significant in the context of this relatively small open area of the MOL as evident when viewed against the existing building on-site (Gallery Cottage).
- The proposed building would be a permanent structure on the site resulting in the permanent loss of MOL.

# Extension to the Listed Cottage



Left: layout when used as school lunchroom



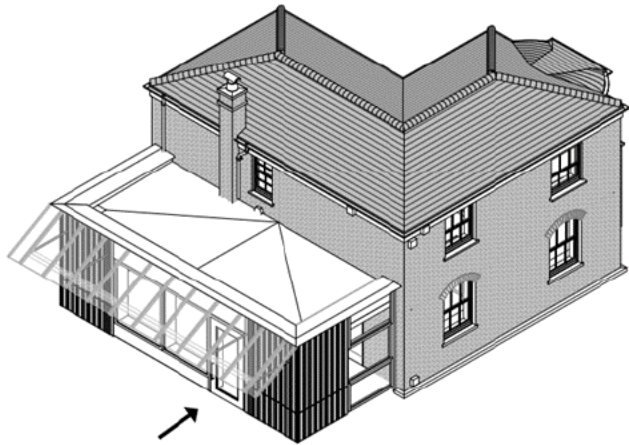
Right: layout when used as a cafe

# Extension to the Listed Cottage Elevations





# Extension to the Listed Cottage



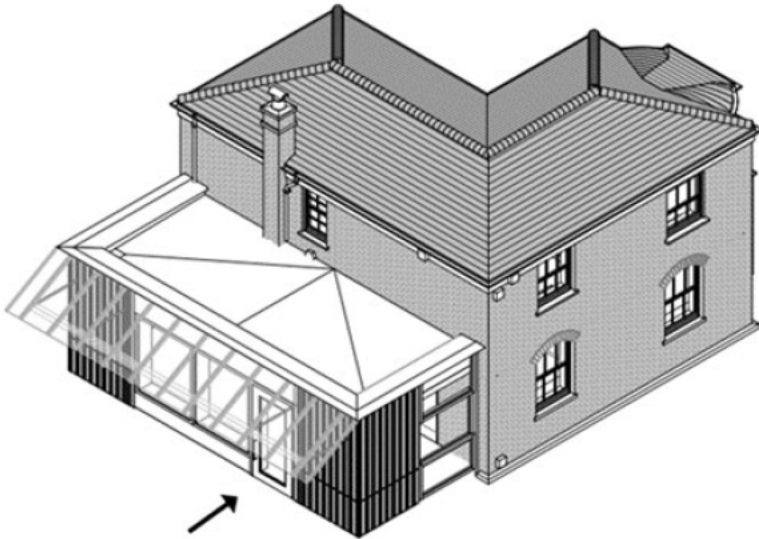
## Assessment of the Listed Building

- The Listed Building Consent (23/AP/1157) assessment covers only the impacts on Grade II listed Gallery Cottage
- In summary, it is recommended that the Listed Building Consent (23/AP/1157) is granted as the harm is less than substantial and is outweighed by the modest heritage gains of restoring the appearance and operation of the front door and removing elements of clutter; securing the long-term viability of the building as a historic asset; and by the new public access to the building, as a schools' welcome point and occasional café. In addition, the impacts having been sufficiently minimised and deemed necessary to provide a functioning new space for large school groups.

## Assessment of the Listed Building

### Conditions:

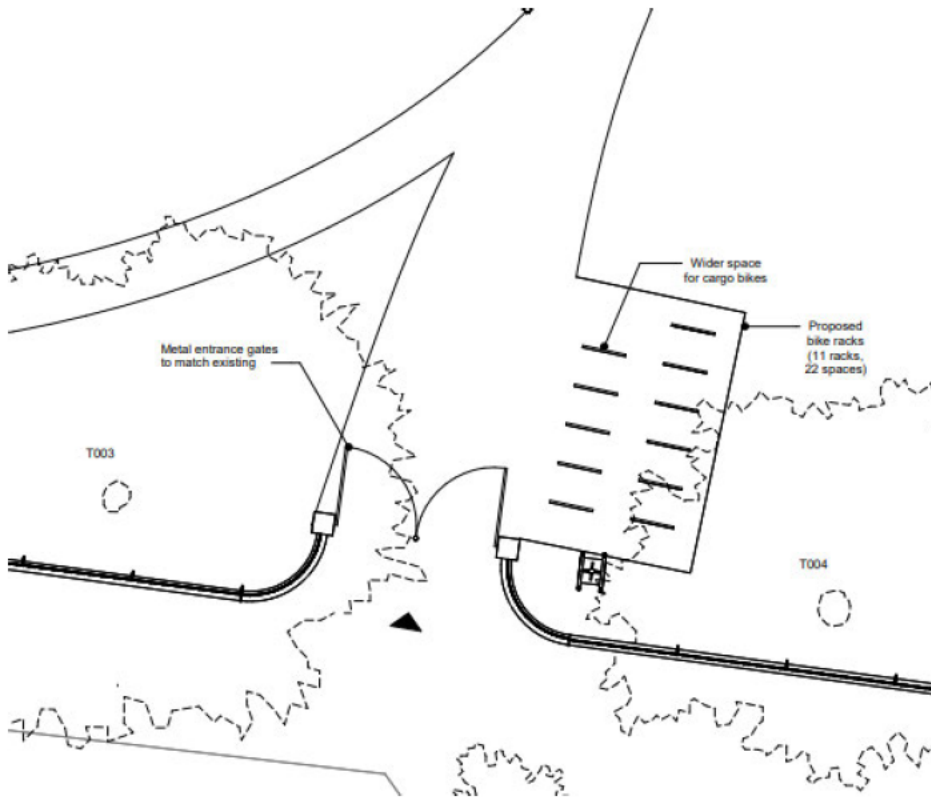
- Schedule of existing condition and works
- Samples of materials
- Details of all fixed furniture
- Method statement and schedule of works for installation of vapour monitoring equipment
- Materials to match existing except where otherwise stated
- Pipework to match existing



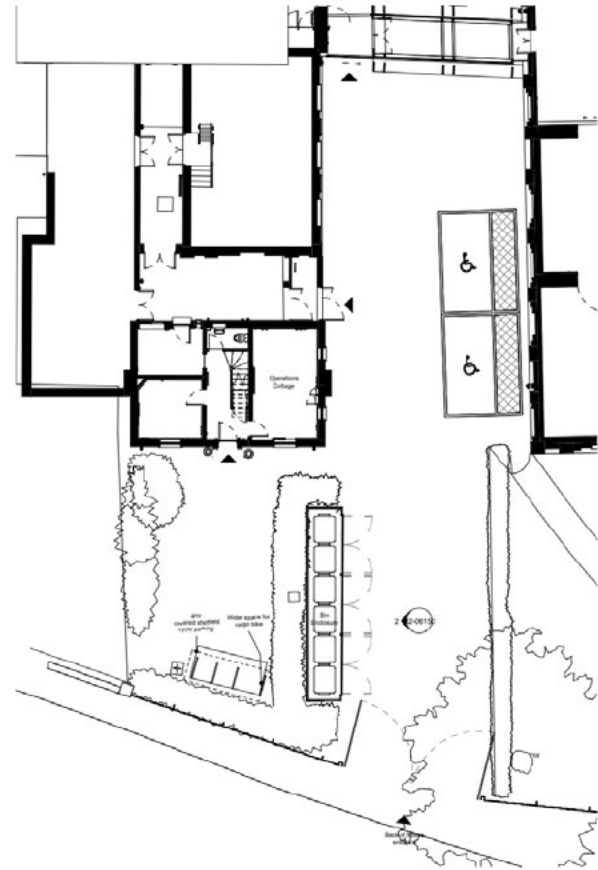
## New pedestrian entrance



# Bin and cycle storage



Left: Visitor cycle storage adjacent to new pedestrian entrance



Right: Bin storage and staff cycle storage adjacent existing vehicle entrance

# Landscaping



## Ecology, landscaping and impacts on trees

- 18 trees to be removed including 5 Category B trees
- 126 new small trees (sorbus torminalis), 4 Oak Trees and 1 Elm New Horizon tree
- 95m of hedges, 135sqm of shrubbery and 2,030sqm of wildflower perennials
- A Biodiversity Net Gain (BNG) of 17.06% is achieved
- Ecological Impact Assessment found bat droppings in the Cottage roof void. However, works are not proposed to the roof of the cottage and therefore it is considered that there will be no significant impacts to bats as a result of the proposal subject to lighting proposal being removed

# Impacts on neighbouring amenity





## Sustainability and environmental issues

### Energy

- Proposal is in line with aims set out in P70 to minimise carbon emissions through provision of GSHP, PV panels on new build and fabric upgrades such as insulation to the Cottage

### Air Quality

- Air Quality Neutral Assessment concludes that the development will be air quality neutral

### Flood Risk

- The site is in a Critical Drainage Area. A Flood Risk Assessment was not required as the application is minor development. There is considered to be a minimal risk of flooding, the proposal does not include any sensitive uses such a residential and no concerns are raised at this stage.

## Summary and recommendation

The proposed development has been assessed in accordance with the NPPF 2021, London Plan 2021 and Southwark Plan 2022.

There is clear harm to the MOL as a result of the Children's Picture Gallery for the following reasons:

- The principle of the proposal is inappropriate development as per paragraph 147 of the NPPF and Policy P57 (Open space) of the Southwark Plan.
- The size of the proposed Children's Gallery Building is significant in the context of this relatively small open area of the MOL as evident when viewed against the existing building on-site (Gallery Cottage).
- The openness of the MOL is negatively impacted by introducing a building in a central and very prominent location in the MOL, this includes impacts of views through the site.
- The proposed building would be a permanent structure on the site resulting in the permanent loss of MOL

It is therefore recommended that planning permission be refused