

Contents

Contents	1
RECOMMENDATION	3
EXECUTIVE SUMMARY	3
BACKGROUND INFORMATION	5
Site location and description	5
Details of proposal	6
Consultation responses from members of the public and local groups	9
Planning history of the site, and adjoining or nearby sites	11
KEY ISSUES FOR CONSIDERATION	11
Summary of main issues.....	11
Legal context	12
Planning policy.....	12
ASSESSMENT.....	12
Principle of the proposed development in terms of land use.....	12
Tenure mix, dwelling mix and wheelchair accessible housing	14
Quality of residential accommodation	15
Design, layout and heritage assets	16
Landscaping and trees.....	19
Ecology and biodiversity	20
Outdoor amenity space, children’s play space and public open space	20
Impact of proposed development on amenity of adjoining occupiers and surrounding area.....	22
Transport and highways.....	31
Secured by Design.....	33
Noise and vibration	33
Energy and sustainability	33
Air Quality	35
Ground conditions and contamination.....	35
Flood risk	35
Archaeology.....	35
Fire Safety	36
Planning obligations (Unilateral Undertaking)	36
Consultation responses from internal and divisional consultees.....	38

Consultation responses from external consultees.....	39
Community impact and equalities assessment	40
Human rights implications.....	43
Positive and proactive statement	43
Positive and proactive engagement: summary table.....	44
CONCLUSION	44
APPENDICES.....	45

Item No. 6.1	Classification: Open	Date: 24 January 2024	Meeting Name: Planning Committee (Smaller Applications)
Report title:	Development Management planning application: Application for: Full Planning Application Address: SITE AT 1-36 PRITER ROAD LONDON SE16 4QW Proposal: Demolition of 3no. two storey buildings previously used as temporary housing accommodation and the construction of a part 5 and part 6 storey building to provide 35 residential units (C3) (12 x 1 bed; 10 x 2 bed and 13 x 3 bed) and associated landscaping, cycle storage, play space and blue badge parking space.		
Ward or groups affected:	North Bermondsey		
From:	Director of Planning and Growth		
Application Start Date 16.12.2022		PPA Expiry Date	
Earliest Decision Date 17.03.2023			

RECOMMENDATIONS

1. That planning permission be granted, subject to: the conditions as set out in the report; and the completion of a unilateral undertaking.
2. That in the event that a legal agreement is not signed by 24 April 2024 the director of Planning and Growth be authorised to refuse planning permission if appropriate.

EXECUTIVE SUMMARY

3. This small scale major application is for decision by the Planning Committee (Smaller Applications) as five or more objections have been received.
4. The application is for the demolition of the existing three two-storey temporary housing/hostel buildings on the site and the construction of a part 5, part 6 storey block containing 35 flats (12 x 1 bed; 10 x 2 bed and 13 x 3 bed), the provision of new

communal amenity space and young child play space, 1 no. blue badge parking bay, and refuse and cycle storage.

5. The temporary housing/hostel buildings on site have been vacant since 2020. In December 2021 an Individual Decision Maker (IDM) report approved the inclusion of a number of hostels in the New Homes Programme, including Priter Road, to meet the strategic aim of Policy SP1 of the Southwark Plan (2022) to build 11,000 new council homes by 2043. The proposed residential use of the site is considered to be acceptable in principle given its location within a predominanetly residential area.
6. The proposed tenure mix is as follows and would comply with Policy H4 of the London Plan (2021) and Southwark Plan (2022) Policy P1.

Tenure	No. units	No. hab rooms	% hab rooms
Social rent	15	67	57
Private	20	50	43
Total	35	117	100

7. The proposed dwelling mix is as follows and would meet the requirements of Policy P2 of the Southwark Plan 2022 and London Plan (2021) Policy H10.

Unit size	Total number of units	No. of social rented units	No. of private units
1 bedroom 2 person	12	1	11
2 bedroom 4 person	10	5	8
3 bedroom 5 person	13	9	1
All units	35	15	20

8. The scale of the proposed development is considered to be acceptable and would not result in an unacceptable impact on daylight or sunlight on the surrounding properties, whilst also providing a high quality of accommodation for future occupiers.

	Proposed development
Trees	No trees required to be removed
Urban Greening Factor	0.45
Car parking	0 spaces
Blue badge parking spaces	1 no. blue badge space

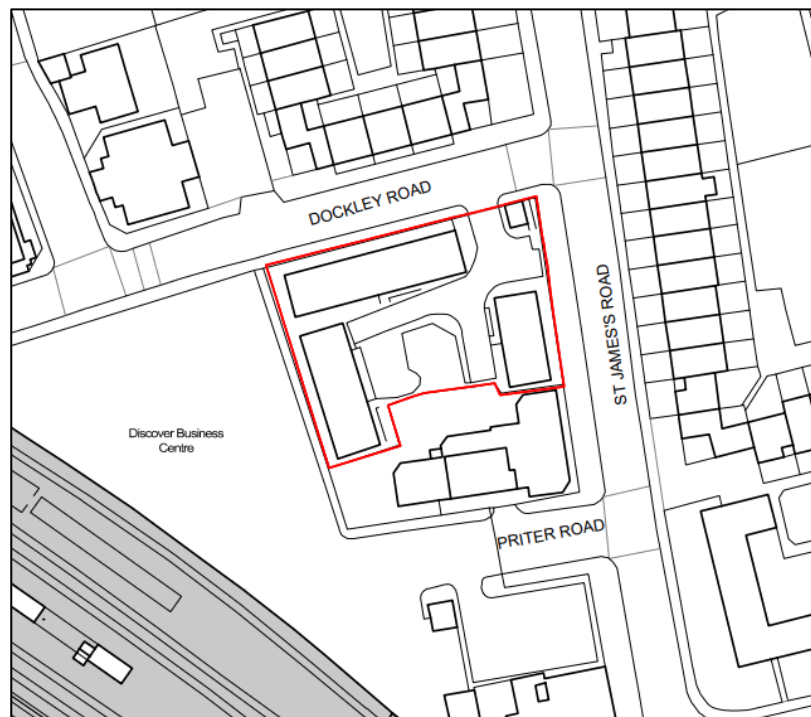
Cycle parking	64 spaces
Communal amenity space	78.5 sqm
Child play space	132sqm for 0-4 years Contribution of £18,573 towards older children playspace
Carbon reductions beyond part L Building regulations	76% beyond Part L 2021 Contribution of £22,135 towards carbon offsetting

BACKGROUND INFORMATION

Site location and description

10. The application site is bound by Dockley Road to the north, St James' Road to the east, Georgia Court (a nine unit residential development) to the south and Discovery Business Park to the west and south-west.
11. The site comprises of three two-storey buildings, arranged in a U-shape surrounding a central courtyard/child play space. The buildings contain 36 units with the capacity to house up to 144 individuals. The existing use of the site is for temporary housing/hostel, however, the buildings have been vacant since 2020 following a phased closure of the temporary accommodation.

12.



Existing site location plan

13. The surrounding area is predominately low rise low density residential accommodation,

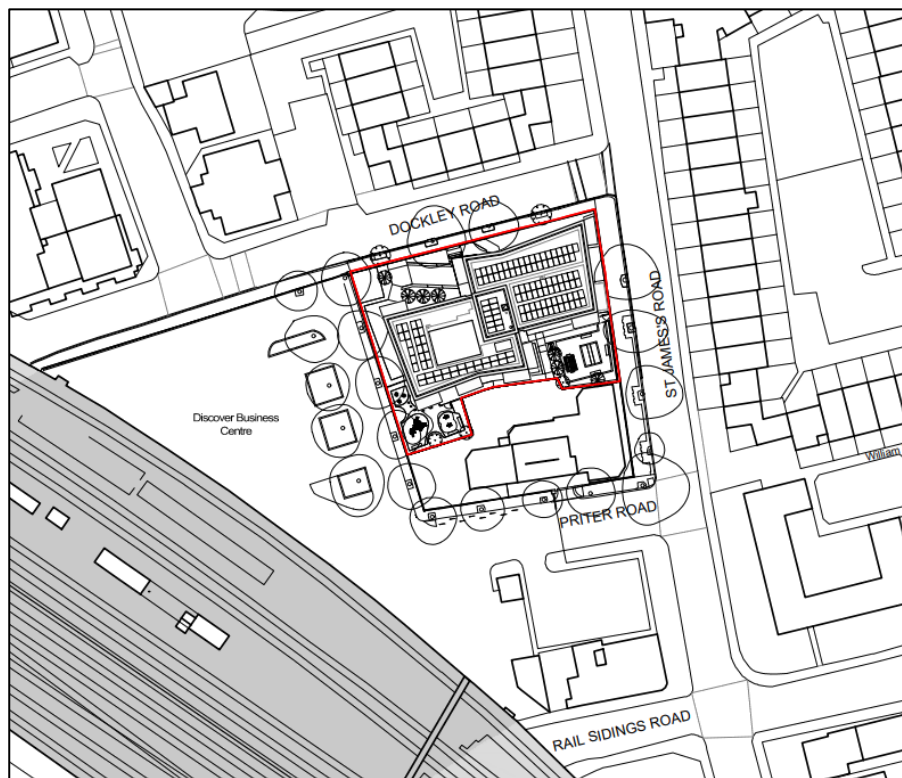
ranging from terraced single family homes on Dockley Road and St James's Road and low flatted developments to the south at Georgia Court. The site is not in a conservation area, however, the Grade II* listed St James Church is located to the north of the site and the railway bridge to the north-west of the site on Spa Road is also Grade II listed.

14. The site is subject to the following designations:

- Bermondsey Area Vision
- North Southwark and Roman Roads Archaeological Priority Area
- Air Quality Management Area
- Flood Zone 2/3
- Urban Zone (family homes designation).

Details of proposal

15. The proposed development is for the demolition of the existing three two-storey buildings on the site and the construction of a part 5, part 6 storey block containing 35 flats (12 x 1 bed; 10 x 2 bed and 13 x 3 bed).



Proposed site plan

16. 15 flats would be social rented homes and 20 flats would be market homes. The proposal forms part of the council's New Homes Delivery Programme which seeks to deliver 11,000 new homes by 2043.

17. The proposed built form comprises two staggered blocks that interlock at one corner; a five-storey block occupying the street corner and a six-storey block offset towards the southwest corner of the site. The overlapping massing contains the communal stair and two lift cores. An area of communal outdoor space is positioned onto St James's Road, intervening between the lower block and the neighbouring Georgia Court. A further area communal outdoor play space is located within the southwest corner.
18. The proposal would also provide 1no. blue badge parking space and landscaping, including a communal garden and child play space. Refuse storage and cycle storage are also proposed.



Proposed ground floor plan



- INDEX**
- Borough Blend (or similar) brick, running bond
 - Borough Blend (or similar) brick, running bond protruding detail with light natural mortar recessed joints
 - Borough Blend (or similar) brick, running bond protruding detail with light natural mortar recessed joints
 - Borough Blend (or similar) brick, running bond protruding detail with light natural mortar recessed joints
 - Aluminium timber composite framed balcony door w/ glazed fixed lower panel polyester powder coat finish
 - Aluminium timber composite framed balcony door w/ glazed fixed side panel polyester powder coat finish
 - Aluminium timber composite framed ADU
 - Powder coated galvanized mild steel vertical balustrade polyester powder coat finish to match window frames
 - Glazed aluminium stairfront system polyester powder coat finish to match window frames
 - Commercial entrance metal framed glazed door
 - Polyester powder coated metal louvre feature door
 - External lighting to entrance and balconies. Metal downlights polyester powder coat finish to match window frames
 - Air bricks polyester powder coat finish to match window frame
 - Indicative entry signage cast acrylic
 - Metal weather louvre assemblies for ventilation colour to match window frames and balconies
 - Metal coping polyester powder coat finish to match window frames
 - Generator free stainless steel
 - Acoustic ventilation unit
 - Metal roof and half door system with top panel colour to match window frames and balconies

ST. JAMES'S ROAD SITE DISCOVERY BUSINESS CENTER

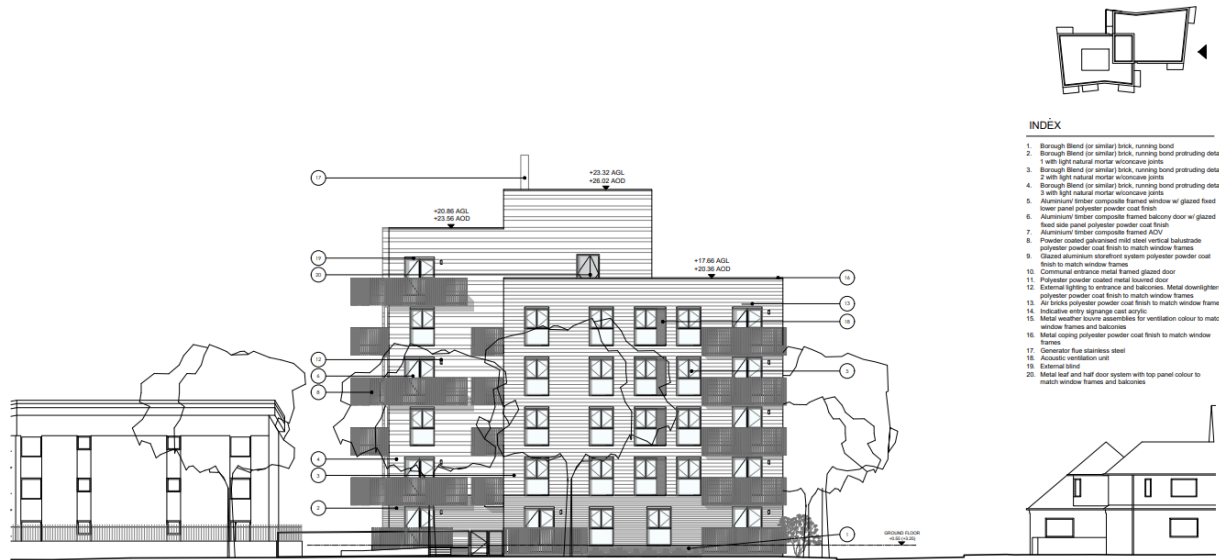
Proposed north elevation



- INDEX**
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 - External stair
 - Metal roof and half door system with top panel colour to match window frames and balconies

DISCOVERY BUSINESS CENTRE SITE ST. JAMES'S ROAD

Proposed south elevation



INDEX

1. Borough Blend (or similar) brick, running bond
2. Borough Blend (or similar) brick, running bond protruding detail 1 with light natural mortar recessed joints
3. Borough Blend (or similar) brick, running bond protruding detail 2 with light natural mortar recessed joints
4. Borough Blend (or similar) brick, running bond protruding detail 3 with light natural mortar recessed joints
5. Aluminium timber composite framed window w/ glazed fixed lower panel polyester powder coat finish
6. Aluminium timber composite framed balcony door w/ glazed fixed side panel polyester powder coat finish
7. Aluminium timber composite framed ADV
8. Powder coated galvanneal mild steel vertical balustrade polyester powder coat finish to match window frames
9. Glazed aluminium storefront system polyester powder coat finish to match window frames
10. Commercial entrance metal framed glazed door
11. Polyester powder coated metal louvre door
12. External lighting to entrance and balconies. Metal downlights polyester powder coat finish to match window frames
13. Air bricks polyester powder coat finish to match window frame
14. Indicative entry signage cast acrylic
15. Metal weather louvre assemblies for ventilation colour to match window frames and balconies
16. Metal coping polyester powder coat finish to match window frames
17. Generator fan stainless steel
18. Acoustic ventilation unit
19. External blind
20. Metal leaf and half door system with top panel colour to match window frames and balconies

GEORGIA COURT SITE DOCKLEY ROAD

Proposed east elevation



INDEX

1. Borough Blend (or similar) brick, running bond
2. Borough Blend (or similar) brick, running bond protruding detail 1 with light natural mortar recessed joints
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14. Indicative entry signage cast acrylic
15. Metal weather louvre assemblies for ventilation colour to match window frames and balconies
16. Metal coping polyester powder coat finish to match window frames
17. Generator fan stainless steel
18. Acoustic ventilation unit
19. External blind
20. Metal leaf and half door system with top panel colour to match window frames and balconies

DOCKLEY ROAD SITE GEORGIA COURT

Proposed west elevation

Consultation responses from members of the public and local groups

19. Consultation responses:

Summarised below are the material planning consideration raised by members of the public.

20. 7 objections have been received including 2 petitions (signed by 17 people and 14 people respectively) relating to the following matters:
21. Design quality and site layout:
- The building is too high
 - It should be the same height as the existing structure
 - Should be no more than 2 storeys.
22. Neighbouring amenity impacts:
- The proposed application would mean an invasion of privacy and loss of enjoyment of their property
 - The daylight/sunlight assessment has not considered the loss of light to neighbouring gardens – in particular the front and rear gardens belonging to 20, 22 and 24 Dockley Road, 36-40 and 71 St James' Road
 - Similar concerns were also raised by the Keetons Tenants and Residents Association – detrimental impact on light and privacy to the homes on St James's and Dockley Road
 - Adequate and appropriate acoustic treatment should be built into the development to protect future resident's amenity from occupiers on the Discovery Business Park in order to protect existing business operations.
23. Transport, parking, highways, deliveries and servicing matters:
- Increased traffic through Dockley Road
 - Transport infrastructure – the tube is already too busy
 - The new housing would not have parking, all the cars will be parked along St James's Road resulting in increased pollution and noise
 - Concern regarding the building works on day-to-day impact on the Discovery Business Park who require 24-hour access.
24. Other matters:
- Would increase pressure on existing community infrastructure and services
25. Engagement undertaken by the applicant:
- An Engagement Summary has been provided by Southwark Construction which outlines the engagement that has been undertaken since November 2021
 - This includes emails to stakeholders within the vicinity of the site including Network Rail, Hyde Housing, ArchCo Discovery Business Park from November 2021 – March 2022
 - Online consultation in December 2022
 - Drop in events in September 2022
 - Lead and Ward Member Briefing 6 September 2022

- Letters to residents and notices via the Consultation hub in February, August and November 2022
 - Subsequent site visits to local businesses and service providers in the area including The German Kindergarten, Bermondsey Spa Medical Practice, and the St James's of Bermondsey Pub.
26. During the committee members site visit on 25 September 2023, a query was raised regarding the occupants of Georgia Court. Through discussion with property manager, Hyde Housing, it became apparent to officers that some of the occupants of Georgia Court have learning disabilities and as a result all formal letters are also provided in an Easy Read format. To ensure that all of the occupants have had the opportunity to comment on the application an Easy Read version of the neighbour consultation letter has been prepared and circulated to residents on 13 November 2023. No comments were received from the residents of Georgia Court or Hyde Housing.

Planning history of the site, and adjoining or nearby sites

27. Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report. A fuller history of decisions relating to this site, and other nearby sites, is provided in Appendix 4.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

28. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use
 - Tenure mix, dwelling mix and wheelchair accessible housing
 - Quality of residential accommodation
 - Design, layout, heritage assets
 - Landscaping and trees
 - Ecology and biodiversity
 - Outdoor amenity space, children's playspace and public open space
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area
 - Transport and highways
 - Secured by Design
 - Noise and vibration
 - Energy and sustainability
 - Air quality
 - Ground conditions and contamination
 - Flood Risk

- Archaeology
- Fire Safety
- Planning obligations
- Consultation responses from internal and divisional consultees
- Consultation responses from external consultees
- Community impact and equalities assessment
- Human rights.

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

Legal context

30. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021 and the Southwark Plan 2022.
31. S66(1) of the Planning (Listed Building 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. There are also specific statutory duties in respect of human rights and the application 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.
32. 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

33. The statutory development plans for the Borough comprise the London Plan (2021) and the Southwark Plan (2022). The National Planning Policy Framework (2023) 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 the proposed development in terms of land use

34. Under Section 21 of the Housing Act 1988 the council has a duty to prevent individuals

from become homeless. If a person is considered to be homeless the council has a duty to help them to secure accommodation that is available for at least six months. The temporary hostel accommodation at Priter Road originally comprised 36 self-contained units with the capacity to house 144 individuals from a range of backgrounds including families.

35. The proposal seeks the demolition of the existing temporary hostel housing accommodation and the construction of a new building containing 35 residential flats. Southwark Plan (2022) Policy P10 sets out that:

'Change of use from supported housing and hostels to other uses will not be permitted where the existing use meets an identified local housing need'.

36. In 2017 by the director of Resident Services commissioned an external review of the council's hostel/temporary accommodation by Campbell Tickell. The review concluded that there were 21 council hostels in the borough; 3 offering high support to the residents (Keyworth St, Wren Road and Northcoot), and the remaining 18 were unsupported family hostels that offer poor quality shared accommodation.
37. In 2019, following the external review, the head of accommodation and support met with the New Homes team and outlined the opportunities for development or renewal of the 18 hostel sites that were identified as poor quality. In early 2020 Government Guidance was released as a result of the COVID-19 outbreak stating that it was not appropriate to house residents where they are required to share facilities.
38. The Priter Road hostel accommodation had basic shared facilities including shared kitchens, bathrooms and laundry rooms. The site was occupied until 2020, however, following the external review by Campbell Tickell, the Government Guidance during COVID-19 and the opportunity identified by the New Homes Team to redevelop the site, a phased approach was taken to move the occupants to alternative permanent council accommodation within the borough. The temporary accommodation/hostel at Priter Road has been vacant since 2020.
39. In December 2020, an Individual Decision Maker (IDM) report was submitted to the cabinet members for housing to agree to 12 hostel/temporary accommodation sites, including Priter Road, into the New Homes programme. The IDM considered that given the unsuitability of the buildings, long term capital investment, and the Government guidance in response to COVID-19, the continued usage of the temporary hostel accommodation would not be appropriate. At the time of writing the IDM report it was explained that the 18 hostels, including Priter Road were empty as a result of re-housing residents into self-contained accommodation with residents supported by the temporary accommodation and housing solutions teams.
40. On 29 April 2021 the cabinet member for council housing agreed to add Priter Road, and the other 11 identified sites to the New Homes Programme.

41. Overall, it is considered that the principle of the redevelopment of the hostel/temporary accommodation at Priter Road would comply with Southwark (2022) Plan Policy P10. The principle of the redevelopment of the site to provide additional residential units would also meet the strategic aim of policy SP1 of the Southwark Plan (2022) to build 11,000 new council homes by 2043.

Tenure mix, dwelling mix and wheelchair accessible housing

Tenure mix:

42. In terms of tenure mix the habitable room breakdown is as follows:

Tenure	No. hab rooms	% hab rooms
Social rent	67	57
Private	50	43
Total	117	100

43. London Plan Policy H4 requires public sector land to provide a minimum of 50% affordable housing on site (calculated per habitable room). The development will provide 57% social rent which would meet the threshold set by the London Plan.
44. Southwark Plan 2022 Policy P1 requires developments to provide the maximum possible amount of affordable housing with a minimum of 35% social and intermediate housing and a tenure split of 25% social and 10% intermediate. The policy also allows for developments which provide 40% social and intermediate housing with a policy compliant tenure mix to follow the fast track route i.e. not provide a viability assessment.
45. The proposed development would not comply with the tenure split as specified in Policy P1 as it would not provide intermediate housing. However, it would provide 57% social rent. London Plan Policy H6 allows for schemes to follow the fast track route where the applicant elects to provide low-cost rented homes in place of intermediate homes. Therefore, the provision of social rent housing is considered acceptable and the scheme can follow the fast track route (which means it is not necessary for the developer to provide a viability assessment).

Dwelling mix:

46. The proposed housing mix is as follows:

Unit size	Total number of units	No. of social rented units	No. of private units
1 bedroom 2 person	12	1	11
2 bedroom 4 person	10	5	8
3 bedroom 5 person	13	9	1
All units	35	15	20

47. 65.7% of the new homes would have two or more bedrooms which exceeds the minimum 60% requirement as set out in Policy P2 of the Southwark Plan 2022. Furthermore, 37% of homes would have 3 bedrooms which exceeds the 25% minimum requirement in the urban zone. The housing mix is policy compliant.

Wheelchair units

48. Three wheelchair units are provided at ground floor level including (1x 1 bed, 1 x 2 bed and 1 x 3 bed). This represents 11 of the 117 habitable rooms proposed (10.6%) and is compliant with the requirement of Southwark Plan Policy P8 to provide 10% wheelchair housing.

Quality of residential accommodation

Dwelling sizes

49. All dwellings meet the Nationally Described Space Standards. In addition, all individual room sizes meet the recommended minimum standards as set out in Southwark Plan (2022) Policy P15 (Residential Design).

Daylight and sunlight

50. An internal daylight and sunlight assessment concluded that the overall proposed daylight and sunlight into the new residential units is acceptable in relation to BRE Guidance 2022.
51. The Climate Based Daylight Modelling (CBDM) methodology was used to assess the proposed internal daylighting and is based on target illuminances from daylight. The UK National Annex provides illuminance recommendations of:

- 100 Lux in bedrooms
- 150 Lux in living rooms; and
- 200 Lux in kitchens

It should be noted that if a kitchen forms part of a wider living room space then a 150 lux should be used.

52. Of the 117 habitable rooms assessed in terms of daylight amenity, 114 (97.4%) achieve the target illuminance value appropriate to the room use over at least 50% of the rooms area. Three rooms, including two living rooms and one kitchen, are only marginally below the target reaching illuminance levels of 143.8 lux, 148.9 lux and 138.1 lux. It is noted in the submitted daylight sunlight report that the minor derogations to these rooms are caused because of the depth of the rooms and balconies which block some of the daylight which is considered to be acceptable.
53. With regards to sunlight, BRE guidance states that a space should receive a minimum of 1.5 hours of sunlight on 21 March. All dwellings exceed the target level of sunlight in at least one room.
54. The assessment also tested the overshadowing on the proposed private amenity spaces. BRE Guidance recommends that at least half a garden or amenity space should receive at least two hours of sunlight on 21 March. The assessment concludes that the amenity space is fully compliant with BRE's recommendations.
55. In addition, 29 (85%) of the units are dual aspect with five (15%) units being single aspect. These single aspect units are all one bedroom dwellings and are south facing so will receive good levels of daylight and sunlight which on balance is considered acceptable.

Private and communal amenity space

56. All dwellings have access to private amenity space of a minimum of 10sqm in line with Southwark's Residential Design Standards SPD (2015) and Southwark Plan (2022) Policy P15. At ground floor level, planting is proposed around the balconies on the eastern elevation to provide defensible space against the public footway and communal amenity space.
57. 78.5 sqm of communal amenity space is provided to the south east of the site which accords with the requirements to provide 50sqm. Residents of the social and intermediate dwellings and private dwellings will both have access to the communal amenity space.

Conclusion

58. Overall the proposed development would provide a high quality of both internal and external accommodation for future occupiers.

Design, layout and heritage assets

Layout

59. The proposed built form comprises two staggered blocks that interlock at one corner; a five-storey block occupying the street corner and a six-storey block offset towards the southwest corner of the site. The general built form works well to make the most of the site and to provide an efficient layout, with the two housing tenures sharing the main entrance and cores. The building is positioned generally 2.5m behind the back edge of the pavement, with railings and a planted margin onto the street. The modest setback reflects the wider general building line along the west side of St James's Street, albeit the neighbouring terrace north of Dockley Road briefly sets back further for visual relief.
60. The building sits detached from its neighbour, Georgia Court, with the intervening space helping to preserve the latter's amenity. Its stand-alone form is out of character with the terraced form of St James's Road, but reflects the emerging building pattern within the Dockley Road area. In terms of the layout, the building has a single main communal entrance, which is positioned towards the secondary street, Dockley Road. Whilst this is not onto the main road, St James's Road, it does help to activate Dockley Road, which is a quieter side street. Nonetheless, the flat layouts will support sufficient informal surveillance of St James's Road, assisted by the slightly raised ground floor level, which also serves to improve the amenity of the accommodation.
61. The communal entrance is positioned on the building's west elevation and sides onto Dockley Road rather than addressing the street directly. Whilst the entrance canopy has a short return onto the Dockley Road frontage, its street presence is underwhelming and not especially legible, particularly when viewed from the junction with St James's Road. While it would have been beneficial from a design point of view to have the entrance onto Dockley Road in order to activate the street, it is understood from the applicant that a change in level would have required there to be a separate entrance for wheelchair users. Given the equalities impacts that this would have, the current entrance layout is considered acceptable on balance.
62. Elsewhere at ground floor, the accommodation is concentrated into the street-facing block, whereas the rear block comprises plant and cycle storage. Whilst the latter deadens the elevations, it is contained within the rearmost part of the development and is onto the neighbouring business estate, and as such is sensible. A condition requiring the provision of a fixed window onto the bike store is advised to allow some visual relief and oversight.

Height, scale and massing

63. Regarding the height and massing, at five storeys (c.18m to parapet) onto St James's/Dockley Road the development will be taller than its immediate context of St James's Road, which is predominantly two to three storeys along this stretch of St James's Road. The proposed height, however, works well in terms of the street width and the presence of the large street trees. Moreover, the proposed height references the recent residential developments further northwards along St James's Road and Dockley Road. This emerging context is generally five or six storeys, albeit with a four-storey shoulder height. At five proposed storeys, the new building would have a strong corner presence

on the junction of Dockley Road, but would not read as uncomfortable.

64. The height of the building steps up to the rear, with the interlocking rear volume comprising six storeys (c.23.5m AOD to parapet). However, the additional height is pushed sufficiently away from the adjacent street frontages, reducing its sense of scale and visual impact on the adjoining townscape. The six-storey height would be more evident to the rear, although this is onto the open space of the neighbouring business estate and would be read within the context of the tall railway viaduct.
65. The core overrun/plant results in an additional 3m in height (c.26m AOD), but is positioned centrally and has been compressed to minimise its massing. Whilst it would remain visible above the lower street-facing block, it would only be seen obliquely and not present excessive rooftop bulk. The use of decorative brickwork would offer subtle visual interest and a coherent design. Importantly, the core overrun provides access to the rooftop PVs, which remain below the height of the parapet walls, ensuring uncluttered rooflines.
66. Regarding its general massing, whilst the block footprints are large, the overlapping form and articulation of the north and south facades greatly help to ease the apparent scale and avoid the building becoming overly bulky. The articulation of the north and south elevations with the subtle inflexions of the façade lines work well to break up the elevations and add visual interest, without unduly affecting the internal room layouts.

Elevational design and architecture

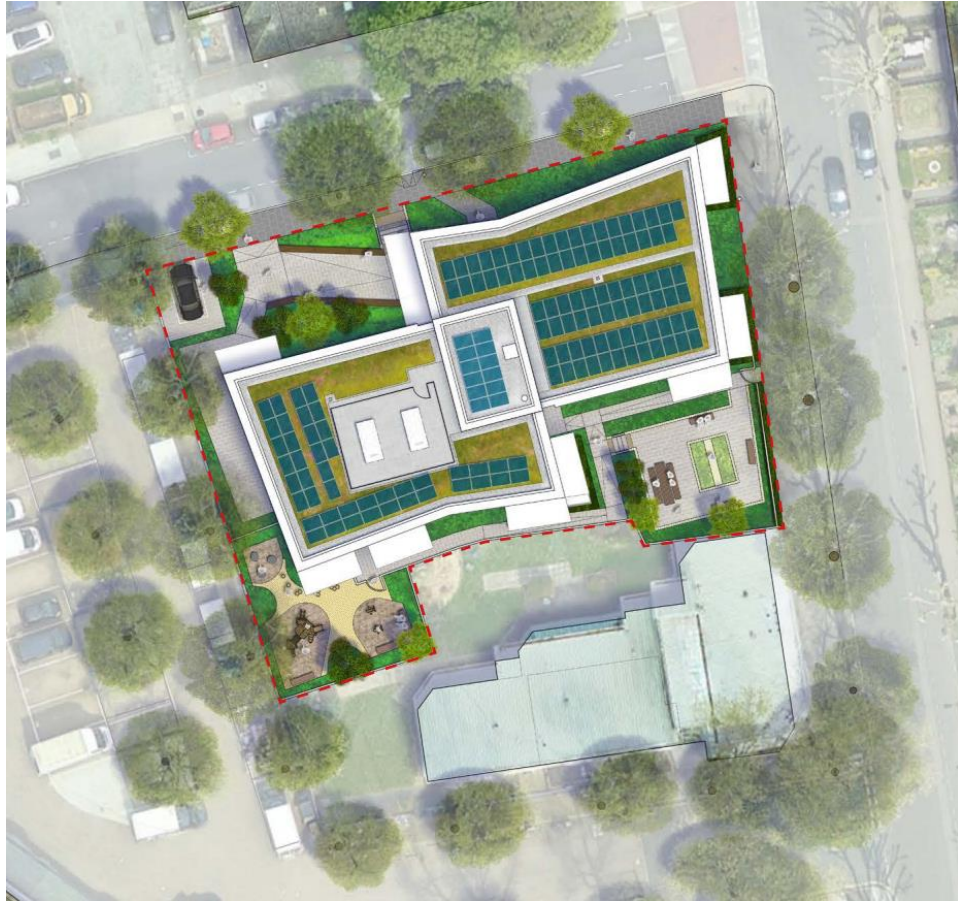
67. Looking at the elevational design, the aesthetic of brickwork facades with punched-hole openings is welcome, providing a robust appearance to the building. This is reinforced by the banded rusticated brickwork and moderately deep window and door reveals of the flats, the details of which should be confirmed by condition. The ordered placement and uniform length of the window openings give a calm appearance, whilst there is variation in window sizes reflecting the room use, which is supported.
68. The use of the blended London stock brickwork is welcome, being contextual with the adjacent railway viaduct and more recent developments within the wider area, with the occasional white brick further softening the appearance. The brick choice is complemented by a natural mortar. The quality of the brickwork should be confirmed by condition. The window frames should be in aluminium and in a contrasting dark colour, which similarly should be confirmed by condition.
69. The inclusion of brickwork detailing to relieve the facades is welcome, providing visual richness. The proposal is for brickwork banding that subtly differs between the two blocks and interweave for the rooftop plant overrun. This design is intriguing, although the detailing should be confirmed by condition, including sample panels.
70. A notable feature is the inclusion of external roller shutters, which are fitted within the brickwork openings. The provision is understandable, although the shutter boxes and

guides would need to be carefully detailed, including hidden shutter boxes, if they are not to clutter the design.

71. Balconies are provided for all flats. As the ground floor flats are for wheelchair users, the need for level access and the building's plinth requires the provision of balconies at this level too. Importantly, the balconies are set back from the property boundary, albeit the space onto the pavement is tight, it would be designed to allow for boundary railings and an intervening planting. The satisfactory detailing of this arrangement will be confirmed by condition, as will how any gap beneath the ground floor balconies is secured to prevent litter accumulation. Furthermore, the boundary finish for the balconies will be agreed via condition, as the full use of railings is too transparent a design, impacting upon the amenity of the flats.

Landscaping and trees

72. The site occupies an area of land surrounded by mature London Plane trees, planted by Dr Salter as part of the Beautification of Bermondsey. Whilst trees to the North on Dockley Road have since been replaced by Norway Maple and there have been other losses, the majority remain intact with the trees still marking the extents of Priter Road. Of these trees, an avenue of 10 London Planes form the most striking arboricultural feature for the site.
73. Foundation design and impacts to the canopies of trees have been addressed through an AIA (Arboricultural Impact assessment) which takes into account the interface between the buildings and the trees and due consideration of the construction methods. With regards foundations, this should be of raft and pile design to limit impact on tree roots, it is recommended that a condition is attached to secure these details prior to commencement of development.
74. No trees are to be removed to facilitate the development, whilst pruning requirements are suitable to species and location without any undue harm or perceived loss of amenity.
75. Ground levels will be altered but full details are not yet available. The greatest risk area is in the vicinity of T6 & T9 where transitioning from the existing arrangement will require competent contractors and arboricultural oversight of works. Scope exists to only protect a very minimal part of T9 and be practical in the delivery of the project. This work will be kept under review during the site inspection and delivery phases. It is recommended that conditions are attached so that an arboricultural method statement is submitted and to ensure arboricultural site supervision is undertaken.
76. General landscaping arrangements proposed on the site are acceptable as shown in the indicative layout below, but will be subject to further specification for planting and long term maintenance via condition. Details of the green roof are to be confirmed via condition.



Proposed landscaping plan

Ecology and biodiversity

77. The Ecology Officer has reviewed the proposed and has confirmed that the proposed brown roof and soft landscaping across the site would contribute to biodiversity net gain in accordance with policy P60 of the Southwark Plan (2022).
78. Policy G5 of the London Plan requires major development to contribute to the greening of London. For predominantly residential development a UGF score of 0.4 should be achieved. The Urban Greening Factor of the proposed development would be 0.45 which exceeds the London Plan policy requirements of 0.4.
79. It is recommended that conditions are attached requiring details of hard and soft landscaping, the biodiversity brown roof, external lighting to be submitted and the installation of 12 universal nesting bricks and 6 bat tubes.

Outdoor amenity space, children's play space and public open space

80. The proposed development would provide 78.5 sqm of formal communal amenity space on site, not including play space. This quantity exceeds the 50 sqm minimum

requirement as set out by planning policy.

81. As determined by the GLA calculator, the expected child yield of the development:

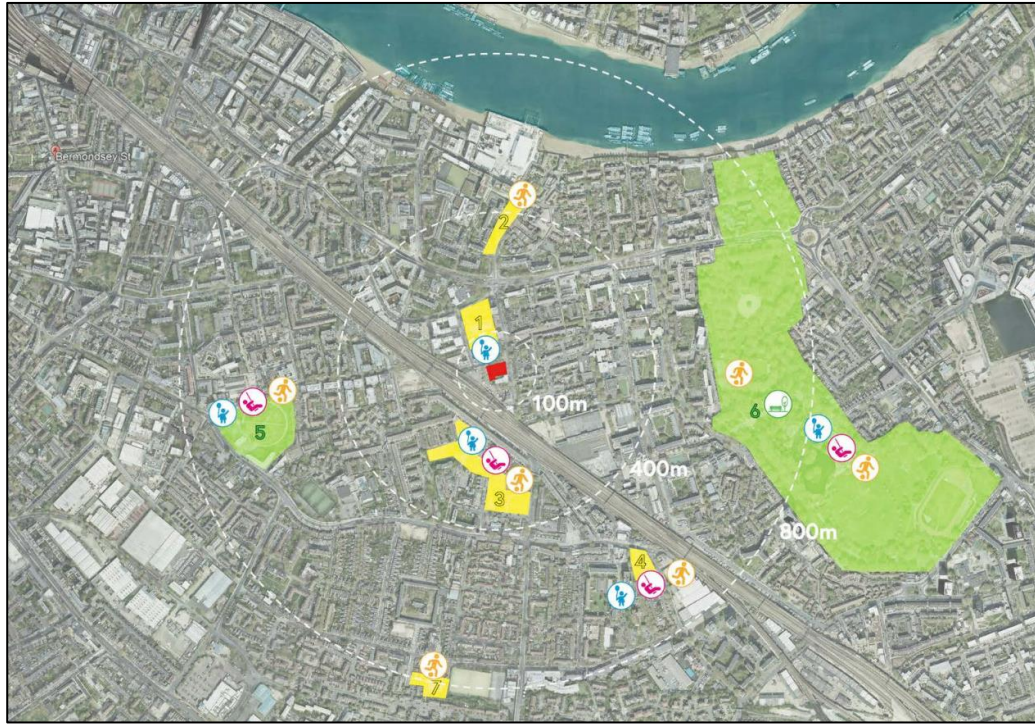
Age group	Child yield	Play space requirement
0-4	10.4	104
5-11	8.4	84
12+	4.4	44
16-18	2.3	23

82. A minimum of 10sqm of play space per child is required which would give a total play space requirement of 255sqm. The proposed development would provide 132sqm of child play on site for ages 0-4, which meets requirement for children aged 0-4. This is shown on the landscape plan below.



*Child play located to the south west of the site
and communal amenity to the south east*

83. Given the limited space on the site, there is no further opportunity for child play space on site. There is existing play space for 5-11 year olds and 12 + year old within 400m of the site at Mack's Road playground and additional play space for 12+ year olds at Bevington Street. In accordance with the S106 Planning and CIL SPD (2020) any shortfall in the required amount of child play space will be charged at £151 per sqm which is the average cost in Southwark for improving play space. There would be a shortfall of 123sqm, which would equate to a contribution of £18,573.00. This would be secured in the unilateral undertaking.



Child play space in proximity of the site

84. Given that the communal amenity space is adjacent to a public highway and the child play space is in relatively close proximity to a business park, boundary treatments are of great importance in order to preserve privacy and amenity. It is therefore recommended that a condition is attached to ensure that details of boundary treatment are submitted for approval.

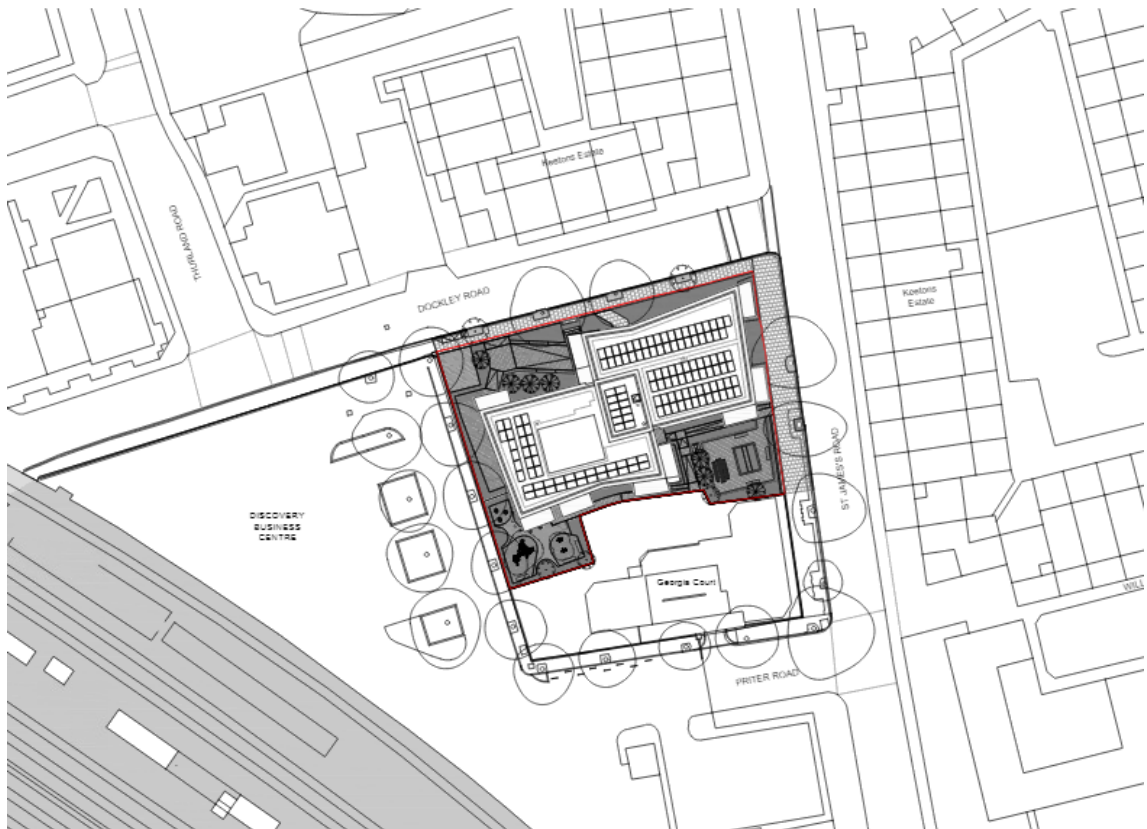
Impact of proposed development on amenity of adjoining occupiers and surrounding area

85. Southwark Plan policy P56 (protection of amenity) states that planning permission will not be granted where it would cause loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Policy P14 (design quality) of the Southwark Plan requires development to be of a high standard of design with adequate daylight, sunlight and outlook for new and existing occupiers.

86. The nearest properties to the site are:

- Messenger Court
- Dickens Whinney House, 2 Thurland Road
- 26-34 Dockley Road (even)
- 61-85 St James' Road and 89-95 St James' Road (odd)
- Georgia Court

- Discovery Business Park



Proposed scheme in context

Impact of the proposed use

87. The proposed residential use would be acceptable in principle given its location within a predominately residential area.

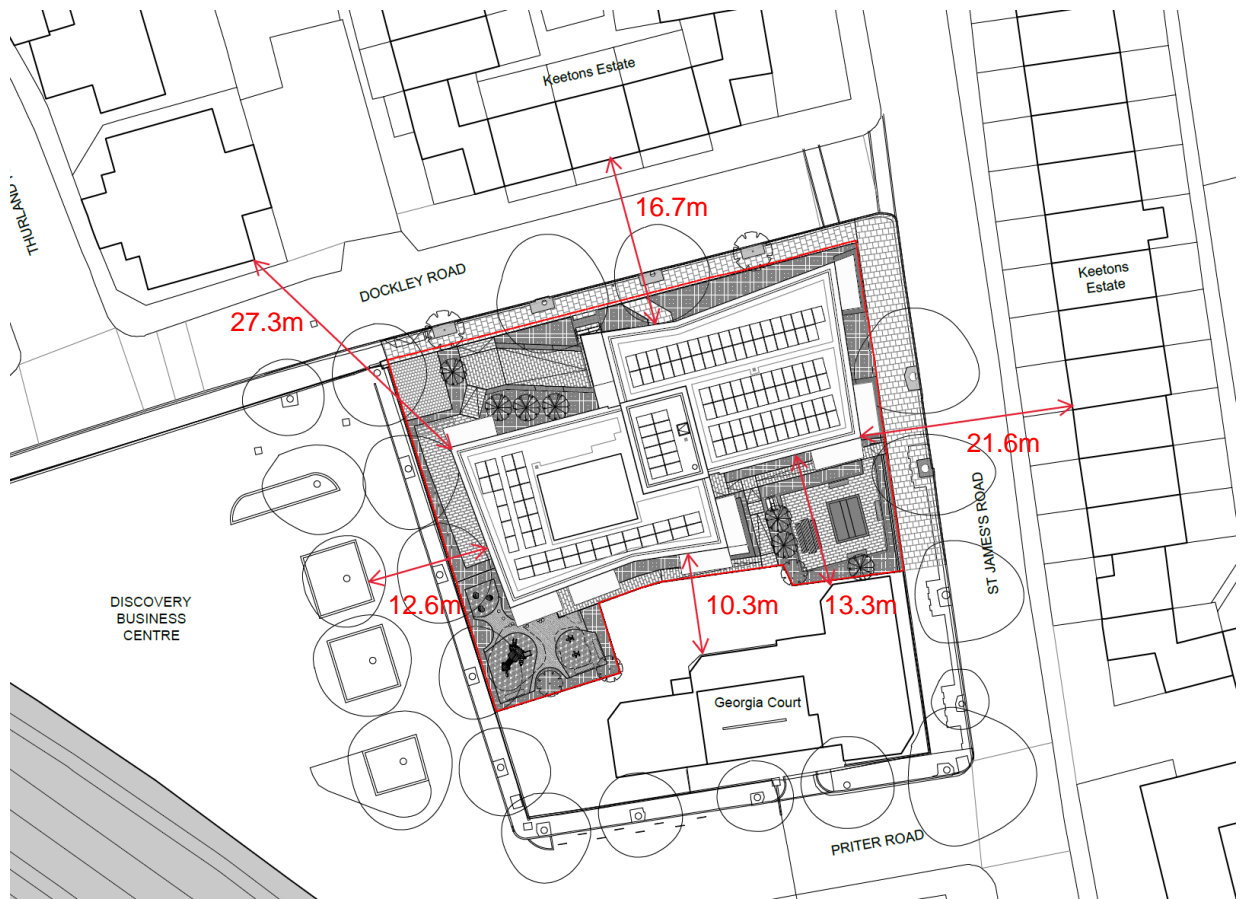
Privacy, outlook and sense of enclosure

88. The Residential Design Standards SPD contains guidance stating that:

To prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve the following distances:

- A minimum distance of 12 metres at the front of the building and any elevation that fronts onto a highway
- A minimum distance of 21 metres at the rear of the building. Where these minimum distances cannot be met, applicants must provide justification through the design and access statement.

89. Objectors have raised concerns with regards to loss of privacy and that the proposed buildings would be in close proximity to adjoining properties, particularly the front garden areas which are used by residents on St James's Road.



Proposed Site plan with distances

90. An overlooking study has been undertaken and submitted with the application which considers the relationship with the nearby residential properties.
91. The proposed building would comply with the minimum separation distance of 12m between any elevation that fronts onto a highway, with a minimum of at least 16.7m being retained between the properties on Dockley Road, 21.6m on St James's Road and 27.3m with 2 Thurland Road.
92. In regards to Georgia Court, to the south of the proposed building, a separation distance of between 10.3m and 13.3m would be retained with the side elevation of the proposed development. This is considered to be sufficient to ensure that there is no overbearing impact on the neighbouring properties. There would be balconies positioned on the southern elevation of the new building which would be situated in the same location on the 1st and 3rd floors, and the same location on the 2nd and 4th floors, as shown in the drawings below.



Indicative floor plan floors 1 and 3



Indicative floor plan floors 2 and 4

93. Although the separation distance between the southern elevation of the new building and Georgia Court is considered satisfactory, there are some concerns regarding overlooking and loss of privacy. Amended plans have been submitted to include obscure/frosted screening on the first floor southern elevations windows of the new flats which face Georgia Court to mitigate against overlooking. It is recommended that a condition is included to ensure that the obscure/frosted screening is installed prior to occupation.
94. The boundary fence along the shared southern boundary of the application site has also been raised to 2.75m so that it is above the line sight of those in the ground floor conservatory at Georgia Court.

Daylight and sunlight

95. The following properties have been assessed for daylight and sunlight impacts in line with Building Research Establishment (BRE) guidance:
- Messenger Court
 - Dickens Whinney House
 - 26-34 (even) Dockley Road
 - 61-85 (odd) St James' Road
 - Georgia Court



Location of properties tested for daylight and sunlight impacts

96. With regards to Vertical Sky Component (VSC), the BRE guidelines state that the VSC should not be reduced to less than 0.8 times its former value which is unlikely to cause a noticeable change in the daylight.
97. With regards to the No Sky Line Assessment (NSL), the BRE guidelines state that the working planes within the room that has a view of the sky should not be reduced to less than 0.8 times its former value.
98. The Annual Probable Sunlight Hours Assessment (APSH) tests the sunlight into neighbouring properties. This is only relevant to windows that face 90 degrees south. Windows facing within 90 degrees of due north are not analysed as the impacts are deemed to be negligible. The BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.

Messenger Court

99. 37 windows that face the site have been tested. In terms of daylight, all windows experience changes of VSC of less than 20% and there are no changes to the NSL. With regards to sunlight, each affected window is compliant with regards to the BRE guidelines for APSH.

Dickens Whinney House

100. 33 windows facing the site have been tested. All windows experience changes to the VSC and NSL of less than 20% in line with BRE guidelines. In terms of sunlight, all relevant windows also meet the BRE guidelines for APSH.

26-34 Dockley Road (even)

101. This row of terraced housing contains five dwellings. Each have been individually assessed.
102. With regards to 26 Dockley Road, four windows have been assessed which serve 3 habitable rooms. All 3 rooms experience changes in VSC and NSL, two of the window would experience a change of less than 20% in line with BRE guidelines. Two windows experience minor changes of 22.3% and 26.1%. These changes are minor and not considered unreasonable in a built up urban environment and residual VSC levels of over 23% would be retained. All relevant windows comply with BRE guidance for the sunlight.
103. Four windows serving three habitable rooms have been assessed for 28 Dockley Road. Two windows and one room would experience alterations of VSC and NSL of less than 20% which the BRE concludes will be unnoticeable. Window W3/30 would have a more noticeable change of 34% however, the window retains a residual daylight of 21.3% which is generally considered acceptable in a built up environment.

104. A more significant reduction is present in the remaining window which serves the living room (labelled as W4/30 in the daylight and sunlight assessment) which experiences a change in daylight of 93.4%. However, this window already experiences lower levels of VSC at 9.6% as it is obstructed by its set-back from the front elevation. The daylight and sunlight report concludes that if the obstruction was removed, the window would retain VSC levels of approx. 20% which is generally considered acceptable in an urban environment. With regards to sunlight, only one window would fall below the recommended BRE guidance for APSP, however, as already highlighted, this window is already obstructed by its set back.
105. Three windows serving two habitable rooms have been assessed for 30 Dockley Road. Two windows and one room would experience changes of VSC and NSL of less than 20% in line with the BRE guidelines. One window will experience VSC reductions of 39.4% and NSL reductions of 46.7%. However, the residual VSC for this window will be 19.7% which is generally considered acceptable in a built up urban environment. All relevant windows pass the sunlight test.
106. With regards to 32 Dockley Road, seven windows serving three habitable rooms have been assessed. Three of the seven windows which serve two of the habitable rooms experience changes in VSC and NSL of less than 20% in line with BRE guidelines.
107. Four windows experience changes to VSC that range from 36% - 43% and a change in NSL in one room of 55.7%. However, each of the windows maintains adequate residual VSC of at least 19% which is generally considered acceptable in a built up urban environment. All of the relevant windows tested for sunlight meet the BRE guidelines.
108. Four windows serving three habitable rooms were assessed for 34 Dockley Road. Two windows experience changes of less than 20% for VSC and NSL. The remaining two windows experience changes slightly above the recommended 20% with changes of 29.1% and 25.8%. However, these changes are relatively minor and the windows will retain residual VSC of 25.3% and 22.9% which is generally considered acceptable in a built up urban environment.

61-85 (odd) St James' Road

109. This row of terraced houses have been individually assessed.
110. With regard to 61 St James's Road, five windows serving two habitable rooms have been assessed. Four of the windows would experience changes in VSC and NSL of less than 20%. The remaining window would experience a reduction of VSC of 27.1%, this window already suffers from a high degree of obstruction and is not the primary light providing window. In terms of ASPH all rooms would comply with BRE guidelines.
111. With regards to 63, 65, 67 and 69 St James's Road each property has five windows

associated with four habitable rooms which have been assessed. At all of the properties, four windows would experience unnoticeable alterations of VSC and NSL of less than 20%. The remaining windows would have a reduction of 26.8%, 28.3%, 27.9%, and 29.9%. These windows already suffer from a high degree of obstruction as they face a porch, and are not the primary light providing window. In terms of ASPH all rooms would comply with BRE guidelines.

112. At 71 St James's Road there are seven windows serving four habitable rooms. All windows would experience unnoticeable alterations of VSC and NSL of less than 20%. In terms of ASPH all rooms would comply with BRE guidelines.
113. At 73 St James's Road there are three windows serving two habitable rooms. All windows would experience unnoticeable alterations of VSC and NSL of less than 20%. In terms of ASPH all rooms would comply with BRE guidelines.
114. With regard to 75 St James's Road there are three windows serving two habitable rooms. Two windows would experience noticeable alterations of VSC of 21.8% (kitchen which is also served by a secondary window) and 21.1% (bedroom) which is considered to be minor. In terms of NSL there would be a reduction in the bedroom of 26.8% which is considered to be minor. Each would still retain a residual VSC of 26.6% and 25.9%. In terms of ASPH all rooms would comply with BRE guidelines.
115. At 77 St James's Road five windows and two rooms have been assessed. Two rooms served by three windows would experience a reduction of VSC and NSL of less than 20%. The remaining two windows would have a reduction of 22% which is considered to be minor. There would be no noticeable alterations of NSL in the kitchen. The bedroom window would have a minor noticeable reduction of NSL at 29.9%. In terms of ASPH all rooms would comply with BRE guidelines.
116. At 79 St James's Road all of the three windows serving two rooms would experience VSC and NSL reductions of less than 20%. The remaining room (bedroom) would experience a reduction of NSL of 29.3% which is considered to be minor and would still provide good daylight levels. In terms of ASPH all rooms would comply with BRE guidelines.
117. With regard to 81 St James's Road there are five windows serving two habitable rooms. All of the windows would experience alterations of VSC and NSL of less than 20%, the remaining rooms would experience reductions of NSL of 35.4% and 27% overall; this would still provide good daylight levels. In terms of ASPH all rooms would comply with BRE guidelines.
118. At 83 St James's Road there are three windows serving two habitable rooms. All windows would experience unnoticeable alterations of VSC and NSL of less than 20%. In terms of ASPH all rooms would comply with BRE guidelines.

119. At 85 St James's Road there are seven windows serving three habitable rooms. Six windows would experience alterations of VSC and NSL of less than 20%. One window serving the living room would experience a noticeable alterations of VSC of 29.2% and NSL of 65.2%. This window is already obstructed, therefore the assessment has also considered the impact without the obstruction in place. With the obstruction removed there would be a reduction of VSC of 13.4% which would be unnoticeable. In terms of ASPH all rooms would comply with BRE guidelines.

Georgia Court

120. 50 windows serving 12 habitable rooms were assessed. 26 of the windows experience unnoticeable daylight reductions (5 of the window experience increases in daylight as the new building is set back further than the existing). Eight of the 12 rooms experience unnoticeable change to the NSL.

121. Of the remaining 24 windows, 11 of the affected windows serve a conservatory and would experience reductions of between 25% - 67.5%, however there are no changes to NSL in this room which results in good levels of daylight would be retained.

122. 12 of the noticeable alterations relate to kitchen/living/diners. Within 5 of the habitable rooms, 2 of the windows would experience alterations of VSC of less than 20%, the remaining 10 windows would experience reductions of between 25.3% - 91.4%. These windows are already obstructed by the roof overhangs, therefore in accordance with BRE Guidance the assessment has also considered the impact without the obstruction in place. With the obstruction removed the majority of the windows would retain a VSC of at least 15% which is generally considered acceptable in a built up urban environment. One window (labelled R2/50) would have a residual VSC of 10.21%. The NSL reductions would be modest at between 23.4%- 36.5%

123. The remaining window (labelled R2/52) serves a bedroom and would experience noticeable alteration of VSC of 29.7%. This window again is already obstructed by the roof overhang, therefore the assessment has also considered the impact without the obstruction in place. With the obstruction removed there would be a residual VSC of 25.91% which is generally considered acceptable in a built up urban environment.

124. With regards to sunlight, seven windows facing within 90 degrees of due south were tested. Five remain compliant with BRE recommendations. One window (labelled R5/50) achieves a APSH of 20% against a target of 25% which is a marginal reduction. The remaining window (labelled R1/52) results in a fall in APSH from 21% to 16%. However, this window is already obstructed and when tested without the existing obstruction, it experiences a APSH of 36% against a target of 25% making it compliant with the BRE guidance.

Overshadowing

125. The overshadowing impacts have been assessed on the following amenity spaces:
- Whinney House, 2 Thurland Road
 - Georgia Court
126. BRE guidelines recommend that at least 50% of a garden or amenity space should receive at least two hours of sunlight on March 21. All of the amenity spaces assessed meet BRE guidance. It is therefore concluded that there will not be a noticeable increase in overshadowing as a result of the development.

Transport and highways

127. This proposed development is in an area with a good public transport accessibility level and within short walking distances of Bermondsey tube station and the pedestrian/cycle routes along Southwark Park at its eastern side. There are few pedestrian highway safety measures in the vicinity of this development indicated by a raised entry treatment at Dockley Road/St James Road junction plus a zebra crossing on its northern arm on St James's Road.

Cycle parking

128. The development will include a cycle store containing 64 cycle parking spaces close to the highway on Dockley Road and another cycle parking area containing 2 Sheffield cycle racks on the north-west corner of the site adjacent to Dockley Road, plus the removal of the redundant vehicle crossover at the north-eastern end of this site. While the proportion of Sheffield is 11% which is below the 20% target, the overall quantity of cycle storage spaces is acceptable and the cycle storage is in a secure location. Therefore, this is considered acceptable.

Car parking

129. The development does not proposed any additional car parking with the exception of one blue badge car parking space on the north west of the site. This is considered acceptable and the applicant has agreed that future occupiers will not be eligible for car parking permits in this location in line with the aims of the Southwark Plan which seeks to ensure that new developments are car-free.

Impacts on highways including pedestrian access to the site

130. The council's transport officers have reviewed vehicular trips emanating from this development and have also reviewed comparable sites' travel surveys using TRICS database. The results indicate the proposed development would likely generate some 4 additional two-way vehicle movements in the morning or evening peak hours, a figure that compares with those of the applicant's consultants. It is also estimated that the proposal would produce around 5 two-way service vehicle movements per day.

131. A car parking survey undertaken by the applicant in the early morning of Tuesday / Wednesday 15 and 16 November 2022 which indicates that there is considerable spare capacities (with 114 (50%) of the calculated 226 on-street spaces on average being, unoccupied).
132. Overall, it is considered that this development proposal would not have any noticeable adverse impact on the prevailing vehicular traffic and car parking demand on the surrounding roads and is therefore considered to be acceptable in this regard.

Servicing and construction traffic

133. Servicing of this development would take place along the adjoining roads.
134. It is recommended that a D/CEMP is submitted to protect the amenity of neighbours during the construction period.

Highways works

135. The applicant would need to enter into a Section 278 agreement to undertake the following highway works:
- Repave the footways including new kerbing fronting the development on Dockley Road and St James's Road using precast concrete paving slabs with 150mm wide granite kerbs.
 - Reinstate redundant vehicle crossover on Dockley Road as footway.
 - Construct new vehicle crossover on Dockley Road.
 - Construct a dropped kerb on Dockley Road for refuse bin collection.
 - Promote a Traffic Management Order to implement new parking and waiting/loading restrictions. Works to include road markings and signage.
 - Upgrade street lighting columns fronting the site.
 - Repair any damage to the highway due to construction activities for the Development including construction work and the movement of construction vehicles.
 - All of which shall be in accordance with the Southwark Streetscape Design Manual.
136. The council's highways team advise that prior to works commencing on site, including any demolition, a joint survey should be arranged with them to catalogue the condition of streets and drainage gullies. An informative about this, the need to design to highway works in accordance with the council's Southwark Streetscape design manual, and the Section 278 agreement would be secured as part of the permission.

Refuse storage

137. Refuse storage is provided on the ground floor in a secure location. It is located approximately 10m from the public highway and is in accordance with council guidance

in terms of drag distances and collections.

Secured by design

138. The proposed development has been reviewed by the Metropolitan Police Designing Out Crime officer who has raised no objection subject to the submission of secure by design measures to minimise the risk of crime and to meet the specific security needs of the development.

Noise and vibration

139. The applicant submitted a noise assessment in May 2022. EPT reviewed the initial report and raised concerns regarding the lack of a vibration assessment.
140. An updated noise assessment was prepared and submitted (prepared by Noise Solutions Ltd; revised date 26 May 2023). This further report has been reviewed by EPT who have recommended that given the surrounding uses and the requirements of Policy D13 and D14 of the London Plan and Policy P66 of the Southwark Plan that conditions are included requiring the design of the building to meet appropriate internal noise levels to ensure the quality of accommodation is secured. This would also ensure that in accordance with London Plan policy D13 'Agent of change' whereby the development is designed to ensure that established noise and other noise generating uses remain viable and continue to grow without unreasonable restrictions being placed on them. This is considered satisfactory in dealing with the concerns raised by the adjacent business park during the consultation period.
141. Within the objections raised by local residents it was suggested that acoustic screening should be installed within the new development. EPT have not considered it necessary to request additional screening as part of the proposal.

Energy and sustainability

142. Energy:

London Plan policy SI 2 requires all major developments to be net zero carbon. This should be achieved through reducing operational greenhouse gas emissions and energy demand, in accordance with the Mayor's 'Be Lean' 'Be Clean' 'Be Green' and 'Be Seen' energy hierarchy.

143. Policy P70 of the Southwark Plan states that major development must reduce operational greenhouse gas emissions and minimise both annual and peak energy demand in accordance with the London Plan energy hierarchy.
144. 'Be Lean'

'Be Lean' requires development to use less energy and manage demand during operation. The proposal will provide a 22% saving using passive design measures such as air tightness improvement, fabric energy efficiency and thermal bridging as well as active design measures such as high efficacy lighting and heat recovery ventilation.

145. 'Be Clean'

'Be Clean' expects development to exploit local energy resources and supply energy efficiently and cleanly. The application site is located in the area of the proposed Southeast London Combined Heat and Power (SELCHP). However, connection is not currently available. A site-wide low carbon heat network is therefore proposed, comprising a single energy centre supplied by ASHP.

146. 'Be Green'

'Be Green' seeks to maximise opportunities for renewable energy by producing, storing and using renewable energy on site. The site will have a 54% saving by using measures such as Solar PV panels and ASHP.

147. Southwark Plan policy P70 requires major development to reduce carbon emissions on site by 100% against Building Regulations and major non-residential development on site by 40% against Building Regulations. The proposed development would achieve 76% carbon reduction over Part L 2021 regulations. In order to achieve zero carbon as required by planning policy, 233 tonnes of carbon would need to be offset. A financial contribution payment of £22,135.00 is to be secured via Unilateral Undertaking which is considered to be acceptable.

148. 'Be Seen' (monitor and review)

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

149. Sustainability

In relation to Southwark Plan policy P69, development must also reduce the risk of overheating, taking into account climate change predications over the lifetime of the building, in accordance with prioritised measures set out in the cooling hierarchy. The overheating assessment submitted recommends a number of measures to minimise the risk of overheating. It is recommended that these mitigation measures are secured by condition.

150. Conclusion on energy strategy

Overall the energy strategy is considered acceptable.

Air Quality

151. An Air Quality Assessment has been submitted which concludes that the development meets air quality neutral benchmarks and there are no unacceptable impacts arising from the proposal.

Ground conditions and contamination

152. Given that the proposal includes the demolition of the existing building on site, it is recommended that a condition is included to conduct a desktop study of the historic and current use of the site to identify any potential contaminants of the land and provide necessary mitigation if required.

Flood risk

153. The site is located in Flood Zone 3 and is located in an area benefitting from flood defences. The Environment Agency were consulted on the application and raised no objection. The finished floor level is to be set over 3.235m above Ordnance Datum to minimise the risk of flooding. This is to be secured via a compliance condition.

Archaeology

154. The applicant's archaeologist has produced a desk-based assessment that has involved a search of radius 500m. The main potential archaeological significances in the area date from the prehistoric period, suitable geology is present within the site that has evidence for prehistoric exploitation in the immediate vicinity. Again works on Spa Road have revealed evidence for Roman land management and exploitation; it is possibly the case that much of the Bermondsey eyot was divided into a Roman field system, exploited from a major property just to the north of Bermondsey Square.
155. It is apparent that the housing formerly occupying the site survived into the early 1970s before the redevelopment of the area with the present buildings. There are two primary phases of development and therefore the potential for Roman or prehistoric material to be present.
156. It is recommended that following the demolition to slab level of buildings presently occupying the site a programme of archaeological evaluation trenching be undertaken and subsequently mitigation works should follow this to record the archaeology present on site. Should any site investigation works be undertaken on site it would be useful for these to be archaeologically monitored. In accordance with Southwark Plan policy P23 and the S106 Planning and CIL SPD (2020) it is recommended that this is secured via condition and a contribution towards monitoring is secured in the unilateral undertaking.

Fire safety

157. Fire safety details have been submitted in accordance with policy D12 of the London Plan 2021. A Fire Statement has been provided for this proposal and reviewed by the London Fire Brigade who had no observations. The statement covers matters required by planning policy including details of evacuation, access for firefighting personnel and details of construction methods and fire resistant materials. This is in no way a professional technical assessment of the fire risks presented by the development.
158. 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.

Planning obligations (Unilateral Undertaking)

159. Planning obligation	Mitigation	Applicant's position
Housing, Viability and Amenity Space		
Affordable housing Provision	57% social rent 43% private	Agreed
Children's play space	Shortfall contribution £18,573.00	Agreed
Wheelchair accessible units	To secure three wheelchair units are provided at ground floor level including (1x 1 bed, 1 x 2 bed and 1 x 3 bed	Agreed
Transport and Highways		
Highways Works s278	<ul style="list-style-type: none"> Repave the footways including new kerbing fronting the development on Dockley Road and St James's Road using materials in accordance with Southwark's Streetscape Design Manual - SSDM (precast concrete paving slabs with 150mm wide granite kerbs). 	Agreed

	<ul style="list-style-type: none"> • Reinstate redundant vehicle crossover on Dockley Road as footway. • Construct new vehicle crossover on Dockley Road in accordance to latest standards. • Construct a dropped kerb on Dockley Road for refuse bin collection. • Promote a Traffic Management Order to implement new parking and waiting/loading restrictions. Works to include road markings and signage. • Upgrade street lighting columns fronting the site to latest standards. • Repair any damage to the highway due to construction activities for the Development including construction work and the movement of construction vehicles. 	
Parking permit restriction	Removal of all parking permit rights in CPZ except blue badge permits	Agreed
Wheelchair parking space	To secure 1no. blue badge parking space	Agreed
Energy, Sustainability and the Environment		
Carbon offset fund	7.8 tonnes/annum 233 tonnes over 30 years £22,135 at £95/tonne.	Agreed
'Be Seen'	Monitoring, reporting and verifying of energy performance	Agreed
Archaeology	Monitoring and supervisory of archaeological works £3,389.00	Agreed
Other		
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

160. The planning obligations agreed would satisfactorily mitigate against the adverse impacts of the proposed development.
161. In the event that a satisfactory legal agreement has not been entered into by 14 February 2024 it is recommended that the director of planning refuses planning permission, if appropriate, for the following reason:

The proposal, by failing to provide for appropriate planning obligations secured through the completion of a legal agreement, fails to ensure adequate provision of affordable housing and mitigation against the adverse impacts of development through projects or contributions in accordance with Policy 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 (2020).

Community Infrastructure Levy

162. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark.
163. The site is located within Southwark CIL Zone 2 and MCIL2 Central London Zone. Subjecting to the correct CIL forms being submitted on time, CIL Social Housing Relief can be claimed for a number of types of affordable housing. The floor areas will be checked when related CIL Assumption of Liability Form and Relief Claim Form are submitted, after planning approval has been obtained.

Consultation responses from internal and divisional consultees

164. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.
165. Environmental Protection Team:
- Conditions should be attached to comply with recommendations in overheating assessment
 - Throughout the assessment of the application, EPT requested additional information relating to noise and vibration given the proximity to the adjacent business park. Following an update to the noise impact assessment EPT are satisfied that the quality of accommodation would be acceptable, subject to conditions regarding the design of the building meeting internal noise levels.

166. Design and Conservation Team:

- Full comments detailed in the relevant section of the report
- Subject to minor adjustments and conditions confirming the detailing of the brickwork facades, balcony treatments and use of high quality materials, no objection is raised on design grounds.

167. Ecologist:

- Acceptable subject to conditions.

168. Transport Planning Policy:

- The footway segments abutting this development on Dockley Road and St James's Road would need to be reconstructed
- As there are limited traffic calming measures on the stretch of St James's Road adjoining this site, pedestrians would benefit from the zebra crossing being raised and the creation of a raised table across its nearest southern section
- The proportion of Sheffield cycle racks, at some 11%, is low
- A construction management plan will be necessary.

The applicant will need to agree that this development will be excluded from those eligible for car parking permits in this locality.

169. Urban Forester:

- Comments detailed under relevant section of report
- Concern raised about proximity of balconies to trees
- Condition to ensure that suitable arboricultural supervision is undertaken during construction.

170. Archaeologist:

- No objection subject to conditions in relation to archaeological monitoring and contribution secured in the unilateral undertaking to cover costs for monitoring and supervision.

Consultation responses from external consultees

171. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.

172. Environment Agency:

- Acceptable subject to a condition securing the finished floor level at 3.235m above Ordnance Datum

173. London Fire Brigade

- Reviewed Fire statement by Brisac Gonzalez dated 1-10 August 2022 and have no further observations to make

174. Network Rail

- No comments.

Community impact and equalities assessment

175. 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.

176. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

177. The development will result in the redevelopment of the temporary accommodation/hostel with a new residential building comprising a mix of private and social rented units.

178. As per paragraph 37 of this report, the temporary accommodation/hostel has not been used since 2020, and all existing residents were moved to alternative permanent council accommodation within the borough. In December 2020 an IDM report, referred to in paragraph 39, was submitted to the cabinet members for housing to agree for inclusion 12 hostel/temporary accommodation sites, including Priter Road, into the New Homes Programme. The IDM considered that given the unsuitability of the buildings, long term capital investment, and in response to COVID-19, the continued usage of this type of temporary accommodation would not be appropriate given that residents were required

to share basic facilities including kitchens, bathrooms and laundry room. At the time of writing the IDM report it was explained that the 18 hostels, including Priter Road were empty as a result of re-housing residents into self-contained accommodation with residents supported by the Temporary Accommodation and Housing Solutions Teams. The proposed redevelopment of the site would have no negative impact on the former residents of the hostel accommodation.

179. An Equalities Impact Assessment has been undertaken by the applicant which summarises the key stakeholders and users of the site and the potential (positive and negative) impacts on groups with protected characteristics.

Age:

It is identified that the new homes would have a positive impact by helping to meet the housing need of a wide range of the community. It is acknowledged that the proposal would increase pressure on nurseries and schools in the locality. The development will however provide larger units for families.

The use of the gardens in the front gardens of properties on St James's Road was raised in the engagement process. This is identified as having some impact on elderly residents. It is explained in the EqlA that these residents would still have access to private rear gardens and that a D/CEMP would manage the disruption on the street/dust/pollution during construction.

The impact on the front garden areas of these properties has been considered in the assessment of the impact of the development on neighbouring properties. It has been confirmed by the applicants Daylight and Sunlight Consultant that the front gardens have not been assessed in line with BRE Guidance para 3.3.8 which states that with regard to overshadowing "in working out the total area to be considered...around housing front gardens that are relatively small and visible from public footpaths should be omitted".

Disability:

The proposed development would provide 3 wheelchair accessible homes, 1 blue badge space and involve the widening of the pavement along Dockley Road, which would improve accessibility along the frontage of the site.

During the Committee Members site visit on 25 September 2023, a query was raised regarding the residents of Georgia Court. Through discussion with property manager, Hyde Housing, it became apparent to officers that some of the residents of Georgia Court have learning disabilities and as a result all formal letters are also provided in an Easy Read format. To ensure that all of the residents have had the opportunity to comment on the application an Easy Read version of the neighbour consultation letter has been prepared and circulated to residents on 13 November 2023.

In relation to the impact of the proposed development on the residents of Georgia Court additional obscure glazing is proposed on the first floor southern elevation windows to ensure that there is no direct overlooking or loss of privacy on the nearest rooms at Georgia Court. The fence on the southern shared boundary of the application site has also been increased in height to prevent any direct overlooking or loss of privacy on the ground floor conservatory at Georgia Court.

Gender reassignment:

The council's policy is to allocate council homes on the basis of housing need, regardless of whether or not an individual is undergoing gender reassignment.

Pregnancy and maternity:

The proposal provides a high percentage of two or more bedroom units which will meet the needs of families. The provision of young child play space will also benefit families.

The increase in residents on the site will increase demand for health facilities, which could have direct implications for pregnant women and new mothers. Likewise nurseries are oversubscribed in the area.

Race:

26.7% of the population in the postcode area for the development identify as BME. 6% Asian, Asian British and Asian Welsh. 8.4% Black, Black British, Black Welsh, Caribbean or Africa. 9.1% mixed or multiple ethnic groups. 2.8% other ethnic groups. Within Southwark the BME community are disproportionately living in crowded homes, therefore the provision of larger units on site will provide several families with larger living accommodation.

Religion and belief:

The council allocate council homes based on housing need, regardless of religion and belief.

The Bermondsey Gospel Hall is situated 70m to the south of the site on St James's Road. The hall is mainly used on Sunday and Friday and the construction of the development is considered unlikely to have a negative impact on its use. The D/CEMP will help to safeguard disruptions from site traffic.

St James's Bermondsey CoE Parish Church is more than 100m from the site. The construction work will have no direct impact on the church, and the D/CEMP will again help to safeguard disruptions from site traffic.

Sex:

The proposal will have positive impacts on both men and women. The range of unit sizes will make them suitable for a range of occupants. 1-bed units are likely to be allocated to elderly residents who are currently under occupying their current homes and who may be struggling with maintenance demands.

Sexual orientation:

The council allocate council homes based on housing need regardless of sexual orientation.

180. The EqIA demonstrates the positive and negative impacts of the proposed Priter Road scheme. The assessment demonstrates the potential benefit for residents with protected characteristics and those facing socio-economic disadvantage. There would be short-term disruption of construction however this would be managed in the Construction Environment Management Plan condition. In relation to the residents at George Court, the addition of obscure glazing on the first floor southern elevation windows of the new development will prevent any direct overlooking or loss of privacy. The assessment therefore demonstrates that there are no negative impacts to those with protected characteristics.

Human rights implications

181. The Human Rights Act 1998 prohibits unlawful interference by public bodies with conventions rights. Convention rights include Article 1 (right to peaceful enjoyment of possessions), Article 6 (right to a fair and public hearing) and Article 8 (right to respect for private and family life, a person's home and his correspondence). This planning application and its determination is not considered to unlawfully interfere with any of the protected rights.
182. Article 1 and Article 8 allow there to be an interference with a convention right if it is in the public interest and subject to the conditions provided for by law. The interference must also be in pursuit of a legitimate aim.

Positive and proactive statement

183. 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.
184. 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

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

CONCLUSION

186. The proposed development would make an efficient use of an existing vacant site to provide 35 new homes for market and social rent. The proposed dwellings would be of a high quality design, both internally and externally. The height, scale, massing and detailed design of the proposed building is considered acceptable, and would not adversely impact on the amenity of neighbouring occupiers in terms of daylight and sunlight, overlooking or loss of privacy. The proposal would comply with BRE Guidance.
187. The proposal would provide new communal amenity space and play space for young children, along with cycle parking, 1 no. blue badge parking space and improvements to the footways along Dockley Road and St James's Road.
188. It is therefore recommended that the application is approved, subject to conditions and completion of a legal agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site History file : TP 347-1 Southwark Local Development Framework and Development Plan Documents	Environment, Neighbourhoods & Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Zoe Brown, Team Leader	
Version	Final	
Dated	8 January 2024	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance	No	No
Strategic Director of Environment, Neighbourhoods and Growth	No	No
Strategic Director of Housing	No	No
Date final report sent to Constitutional Team	11 January 2024	

APPENDIX 1

RECOMMENDATION

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

This document is not a decision notice for this application.

Applicant	Ms Danielle Patten Southwark Construction Housing & Modernisation	Reg. Number	22/AP/4173
Application Type	Local Authority Development		
Recommendation	GRANT subject to Legal Agreement	Case Number	347-1

Draft of Decision Notice

Grant subject to Legal Agreement for the following development:

Demolition of 3no. two storey buildings previously used as temporary housing accommodation and the construction of a part 5 and part 6 storey building to provide 35 residential units (C3) (12 x 1 bed; 10 x 2 bed and 13 x 3 bed) and associated landscaping, cycle storage, play space and blue badge parking space.

Site At 1-36 Priter Road London Southwark SE16 4QW

In accordance with application received on 9 December 2022 and Applicant's Drawing Nos.:

Proposed Plans

PROPOSED FACADE DETAILS - ENTRY NORTH SIDE 879 GA-D-002 REV 03
received 27/03/2023

PROPOSED FACADE DETAILS - SERVICE DOORS 879 GA-D-003 REV 03
received 27/03/2023

PROPOSED NORTH ELEVATION 879 GA-E-002 REV 04 received 27/03/2023

PROPOSED SOUTH ELEVATION 879 GA-E-004 Rev 04 received 27/03/2023
PROPOSED SITE PLAN 879 GA-P-000 REV 03 received 27/03/2023
PROPOSED LEVEL 00 879 GA-P-001 REV 04 received 27/03/2023
PROPOSED LEVELS 01&03 879 GA-P-002 REV 04 received 27/03/2023
PROPOSED LEVELS 02&04 879 GA-P-003 REV 03 received 27/03/2023
PROPOSED LEVEL 05 879 GA-P-004 REV 03 received 27/03/2023
PROPOSED LEVEL 06 879 GA-P-005 REV 03 received 27/03/2023
PROPOSED ROOF LEVEL 879 GA-P-006 REV 03 received 27/03/2023
PROPOSED LOCATION PLAN 879 GA-P-L000 REV 03 received 27/03/2023
PROPOSED EAST ELEVATION 879 GA-E-001 REV 01 received 15/12/2022
PROPOSED FACADE DETAILS - BALCONY GROUND FLOOR 879 GA-D-004
REV 01 received 15/12/2022
PROPOSED FACADE DETAILS - COMMUNAL CORRIDORS WINDOW 879 GA-D-
007 REV 01 received 15/12/2022
PROPOSED FACADE DETAILS - ENTRY WEST SIDE 879 GA-D-001 REV 01
received 15/12/2022
PROPOSED FACADE DETAILS - SERVICE DOORS 879 GA-D-003 REV 01
received 15/12/2022
PROPOSED FACADE DETAILS - TYPICAL BALCONY 879 GA-D-005 REV 01
received 15/12/2022
PROPOSED FACADE DETAILS - TYPICAL WINDOW 879 GA-D-006 REV 01
received 15/12/2022
PROPOSED FACADE DETAILS - ENTRY NORTH SIDE 879 GA-D-002 REV 01
received 15/12/2022
PROPOSED SECTION B-B 879 GA-S-002 REV 03 received 14/11/2023

Other Documents

GENERAL SECTIONS - RESIDENTIAL GARDEN ON ST. JAMES'S ROAD
(GROUND FLOOR) MRG-197-PRS-GS-GF-03 REV 00 received 09/12/2022
GENERAL SECTIONS - PARKING TO PLAY AREA (GROUND FLOOR) MRG-197-
PRS-GS-GF-01 REV 00 received 09/12/2022
GENERAL SECTIONS - RESIDENTIAL ENTRANCE ON DOCKLEY ROAD
(GROUND FLOOR) MRG-197-PRS-GS-GF-02 REV 00 received 09/12/2022

Time limit for implementing this permission and the approved plans

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

Reason:

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

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

3. CEMP

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

- 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 2023.

4. Arboricultural method statement

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 (2023) 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.

5. Foundation design

Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works 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. All foundation depths should, as a minimum, concord with NHBC 4.2.13, or be as engineer designed.

Reason:

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of arboricultural mitigation works as outlined in the arboricultural impact assessment and method statement: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with Chapter 8 (Promoting healthy and safe communities), Chapter 11 (Making effective use of land), Chapter 12 (Achieving well-designed places), Chapter 15 (Conserving and enhancing the natural environment) and Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening) and Policy G7 (Trees and Woodlands) of the London Plan (2021); and Policy P56 (Protection of amenity), Policy P57 (Open space), Policy P58 (Open water space), Policy P5: (Green infrastructure), P66 (Reducing noise pollution and enhancing soundscapes, Policy P13 (Design of places), P14 (Design quality), Policy P15 (Residential design), Policy P20 (Conservation areas), Policy P21 (Conservation of the historic environment and natural heritage) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

6. Archaeological Evaluation

Before any work hereby authorised begins, [excluding demolition to slab level and site investigation works] the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2023.

7. Archaeological Mitigation

Before any work hereby authorised begins, [excluding archaeological evaluation, demolition to slab level, and site investigation works] the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2023.

8. Archaeological Pre-commencement Foundation Design

Before any work, hereby authorised, [excluding demolition to slab level, archaeological evaluation and site investigation works], begins, the applicant shall submit a detailed scheme showing the complete scope and arrangement of the foundation design, and all associated subterranean groundworks, including the construction methods. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The detailed scheme will need to be approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approval given.

Reason: In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2023.

9. Overheating assessment

Prior to the commencement of any development, an overheating assessment shall be submitted to and approved in writing by the Local Planning Authority in accordance with CIBSE TM59. The assessment shall include a scheme of mitigation measures necessary to ensure thermal comfort of future occupants, accounting as far as is reasonably practicable for the local noise environment and the unacceptability of an 'open window' strategy to overheating control. Once approved the development shall be carried out in accordance with the approval given and any mitigation measures permanently maintained thereafter.

Reason:

In the interests of residential amenity in accordance with Southwark Plan 2022 Policy P56 'Protection of amenity' and to minimise overheating risk in accordance with Policy SI 4 of the London Plan 2021.

10. Contamination

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

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

c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

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

e) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification

report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-d above.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P64 (Contaminated land and hazardous substances), and the National Planning Policy Framework 2023.

Permission is subject to the following Grade Condition(s)

11. Hard and soft landscaping

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development. Details shall include:

- 1) a scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants;
- 2) proposed parking, access, or pathway layouts, materials and edge details;
- 3) location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems
 - d) sustainable urban drainage integration
 - e) use within tree Root Protection Areas (RPAs);
- 4) typical cross sections;
- 5) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 6) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and

7) types and dimensions of all boundary treatments.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed 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. Any trees, shrubs, grass or other planting 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.

Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard.

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 2023; 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), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

12. Green/Brown roofs for biodiversity

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

- biodiversity based with extensive substrate base (depth 80-150mm);
- laid out in accordance with agreed plans; and

- planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

Reason:

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

13. Drainage strategy

No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment Revision B (dated January 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).

14. Details of means of enclosure

Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries shall be submitted to and approved in writing

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

Reason:

In the interests of visual and residential amenity in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2023); 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).

15. Security measures:

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 (2023); 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. Protection from Vibration and Re-radiated Noise

Following piling but prior to commencement of above-ground construction of the development hereby approved assessment of vibration and re-radiated noise shall be conducted which shall include measurement of vibration on in-situ piles. A report shall be submitted to the Local Planning Authority alongside a scheme of mitigation as necessary to ensure that residential occupants shall not be exposed to vibration in excess of 0.13 m/s VDV during the night-time period of 23.00 - 07.00hrs or re-radiated noise in excess of 35dB LASmax.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2023.

17. Details of means of enclosure balconies

Before any above grade work hereby authorised begins, details of the means of enclosure for all balconies 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 (2023); 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).

18. Sample materials/panels/boards

Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be present on site 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 (2023); 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).

19. Details - roller shutters

Prior to above grade works commencing details of the external roller shutters which are fitted within the brickwork openings on units affected by solar gain 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 a high quality of design and detailing is achieved in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2023); 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).

20. Cycle storage details

Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. The cycle store shall include a fixed shut window. 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 (2023); Policy T5 (Cycling) of the London Plan (2021); Policy P53 (Cycling) of the Southwark Plan (2022).

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

21. Bat tubes

Details of 6no. bat 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 6no. bat tubes shall be provided and the details shall include the exact location, specification and design of the habitats. The 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 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 bat tube features and mapped locations and Southwark Council agreeing the submitted plans, and once the bat tube features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the bat tube 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 (2023); 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 Bioiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

22. Swift bricks

Details of Swift bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than 12 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 (2023); 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).

23. Finished floor levels

The ground floor finished floor level must be set no lower than 3.235 metres above Ordnance Datum (mAOD), in line with the submitted 3.235mAOD.

The mitigation measure shall be full implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangement. The measure detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason:

To reduce the risk of flooding to the development and occupants. The ground floor is the lowest floor level that will have sleeping accommodation, according to the submitted documentation. In accordance with Southwark Plan Policy P68

'Reducing Flood Risk' and London Plan 2021 Policy SI 12 'Flood Risk Management'.

24. Drainage verification

No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications as detailed in the Flood Risk Assessment Revision B (dated January 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 Condition(s)

25. Provision of refuse storage

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

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2023); 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).

26. External lighting

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 2023.

27. Plant noise

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the plant Specific 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 in full accordance with the methodology of BS4142:2014 +A1:2019

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 2023.

28. Internal noise levels restriction

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

- Bedrooms - 30dB LAeq, T* and 45dB LAFmax
- Living rooms - 30dB LAeq, T***
- Night-time 8 hours between 23:00-07:00**
- 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 Chapter 8 (Promoting healthy and safe communities) and Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); Policy P15 (Residential Design), Policy P56 (Protection of Amenity) and Policy P69 (Sustainability Standards) of the Southwark Plan (2022).

29. Arboricultural Site Supervision

Part 1: All Arboricultural Supervisory elements are to be undertaken in accordance with the approved Arboricultural Method Statement site supervision key stages (BS: 5837 (2012)) for this site, as evidenced through signed sheets and photographs.

Part 2: The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority within 28 days of completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained project or pre-appointed tree specialist.

Works shall comply to BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) - Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard.

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 2023 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022)

30. Disabled parking

Prior to occupation of the unit(s) hereby approved, 1 no. disabled parking spaces as shown on the drawings hereby approved, shall be made available and

retained for the purposes of car parking for the disabled for as long as the development is occupied.

Reason:

To ensure that the parking spaces for disabled people are provided and retained in accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2023); Policy T6 (Car parking) of the London Plan (2021); Policy P55 (Parking Standards for Disabled People and the Physically Impaired) of the Southwark Plan (2022).

Permission is subject to the following Special Condition(s)

31. Archaeological reporting

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

Reason:

In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2023.

Informatives

- 1 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.

- 2 Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 to arrange.

Relevant planning policy

National Planning Policy Framework (the framework)

The revised National Planning Policy Framework ('NPPF') was published in September 2023 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 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:

- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D7 Accessible housing
- Policy D8 Public realm
- Policy D12 Fire safety
- Policy D13 Agent of change
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H2 Small sites
- Policy H4 Delivering affordable housing
- Policy H6 Affordable housing tenure
- Policy H10 Housing size mix
- Policy HC1 Heritage conservation and growth

- Policy G1 Green infrastructure
- Policy G4 Open space
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T7 Deliveries, servicing and construction
- Policy DF1 Delivery of the plan and planning obligations

Southwark Plan 2022

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:

- Policy SP1 Homes for all
- Policy P1 Social rented and intermediate housing
- Policy P2 New family homes
- Policy P8 Wheelchair accessible and adaptable housing
- Policy P10 Supported housing and hostels
- Policy P13 Design of places
- Policy P14 Design quality
- Policy P15 Residential design
- Policy P16 Designing out crime
- Policy P18 Efficient use of land
- Policy P23 Archaeology
- Policy P50 Highways impacts
- Policy P53 Cycling
- Policy P54 Car parking
- Policy P55 Parking standards for disabled people and the physically impaired
- Policy P56 Protection of amenity
- Policy P59 Green infrastructure
- Policy P60 Biodiversity
- Policy P61 Trees
- Policy P65 Improving air quality
- Policy P66 Reducing noise pollution and enhancing soundscapes
- Policy P68 Reducing flood risk
- Policy P69 Sustainability standards
- Policy P70 Energy

SPDs

Of relevance in the consideration of this application are:

- Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (2015)
- Heritage SPD (2021)

APPENDIX 3

Planning history of the site and nearby sites

Reference and Proposal	Status
22/EQ/0080	Advice issued
Pre application planning advice - Demolition of three 2 storey buildings last used a temporary housing accommodation and construction of building up to 6 storeys with residential accommodation comprising circa 36 dwellings. Exterior communal and play spaces.	

APPENDIX 4

Consultation undertaken

Site notice date: 03/01/2023

Press notice date: n/a.

Case officer site visit date: n/a

Neighbour consultation letters sent: 16/01/2023

Internal services consulted

Environmental Protection

Highways Development and Management

Transport Policy

Archaeology

Design and Conservation Team [Formal]

Local Economy

Ecology

Highways Development and Management

Flood Risk Management & Urban Drainage

Urban Forester

Waste Management

Statutory and non-statutory organisations

Environment Agency

London Fire & Emergency Planning Authority

London Underground

Network Rail

Metropolitan Police Service (Designing O

Thames Water

Neighbour and local groups consulted:

Flat 3 Messenger Court 150 Spa Road	8 William Ellis Way London Southwark
Flat 11 Messenger Court 150 Spa Road	Unit 7 Discovery Business Park St Jamess Road
Flat 9 Messenger Court 150 Spa Road	Flat 3 6A Webster Road London
Flat 6 Messenger Court 150 Spa Road	Flat 1 6 Webster Road London
Arch 4 To 6 Spa Business Park Dockley Road	Flat 29 24 St Jamess Road London
Flat 43 30 St Jamess Road London	Unit 1 Discovery Business Park St Jamess Road
22 Dockley Road London Southwark	Room 25 1 Priter Road London
Flat 3 6 Webster Road London	Unit 18 Discovery Business Park St Jamess Road
Flat 2 6 Webster Road London	97 St Jamess Road London Southwark
Flat 2 6A Webster Road London	71 St Jamess Road London Southwark
2 William Ellis Way London Southwark	59 St Jamess Road London Southwark
2 Tranton Road London Southwark	38 St Jamess Road London Southwark
10 Tranton Road London Southwark	Room 14 1 Priter Road London
Unit 1 Spa Business Park Dockley Road	Room 17 1 Priter Road London
74-94 St Jamess Road London Southwark	Room 32 1 Priter Road London
Unit 6 Discovery Business Park St Jamess Road	Room 16 1 Priter Road London
32 Dockley Road London Southwark	Flat 24 Messenger Court 150 Spa Road
5 Tranton Road London Southwark	Unit 14 Discovery Business Park St Jamess Road
81 St Jamess Road London Southwark	Flat 32 Messenger Court 150 Spa Road
Unit 20 Discovery Business Park St Jamess Road	Unit 4B 1 Priter Road London
Unit 13 Discovery Business Park St Jamess Road	11 John Mckenna Walk London Southwark
Railway Arch 16 Linsey Street London	11 Tranton Road London Southwark
Flat 40 30 St Jamess Road London	31 Webster Road London Southwark

Room 34 1 Priter Road London
21 Webster Road London Southwark
26 Dockley Road London Southwark
9 William Ellis Way London Southwark
Unit 3 Discovery Business Park St
Jamess Road
3 John Mckenna Walk London
Southwark
63 St Jamess Road London Southwark
Unit 12 Spa Business Park Dockley
Road
Unit 10 Spa Business Park Dockley
Road
Room 27 1 Priter Road London
Room 20 1 Priter Road London
Flat 31 Messenger Court 150 Spa Road
Flat 29 Messenger Court 150 Spa Road
Flat 21 Messenger Court 150 Spa Road
Flat 49 30 St Jamess Road London
150B Spa Road London Southwark
26 St Jamess Road London Southwark
Unit 12B 1 Priter Road London
Unit 7B 1 Priter Road London
Unit 1B 1 Priter Road London
17 Webster Road London Southwark
85 St Jamess Road London Southwark
Flat 19 Messenger Court 150 Spa Road
Flat 6 Dickens Whinney House 2
Thurland Road
Forecourt 1-10 Priter Way London
Flat 41 30 St Jamess Road London
19 Webster Road London Southwark
11 Webster Road London Southwark

Unit 9 Discovery Business Park St
Jamess Road
89 St Jamess Road London Southwark
2 John Mckenna Walk London
Southwark
87 St Jamess Road London Southwark
77 St Jamess Road London Southwark
Unit 27 Discovery Business Park St
Jamess Road
Unit 15 Discovery Business Park St
Jamess Road
Room 39 1 Priter Road London
Room 36 1 Priter Road London
Room 29 1 Priter Road London
Room 15 1 Priter Road London
Room 8 1 Priter Road London
Flat 25 Messenger Court 150 Spa Road
Flat 12 Messenger Court 150 Spa Road
Flat 37 30 St Jamess Road London
Flat 30 24 St Jamess Road London
Flat 28 24 St Jamess Road London
Flat 27 24 St Jamess Road London
Unit 9A 1 Priter Road London
Unit 5B 1 Priter Road London
Flat 4 6 Webster Road London
1 William Ellis Way London Southwark
Room 13 1 Priter Road London
Flat 16 Messenger Court 150 Spa Road
Unit 1A Discovery Business Park St
Jamess Road
17 Tranton Road London Southwark
Room 40 1 Priter Road London
Room 7 1 Priter Road London

Unit 5 Discovery Business Park St Jamess Road	8 John Mckenna Walk London Southwark
Living Accommodation St James Tavern 72 St Jamess Road	17 John Mckenna Walk London Southwark
28 Dockley Road London Southwark	14 John Mckenna Walk London Southwark
75 Storks Road London Southwark	Room 31 1 Priter Road London
7 John Mckenna Walk London Southwark	Room 22 1 Priter Road London
4 John Mckenna Walk London Southwark	Flat 30 Messenger Court 150 Spa Road
19 John Mckenna Walk London Southwark	Flat 22 Messenger Court 150 Spa Road
10 John Mckenna Walk London Southwark	Surgery Thurland Road London
9 Tranton Road London Southwark	Unit 4 Spa Business Park Dockley Road
7 Tranton Road London Southwark	9 Webster Road London Southwark
Unit 10 Discovery Business Park St Jamess Road	25 Webster Road London Southwark
Unit 7 Spa Business Park Dockley Road	71 Storks Road London Southwark
Room 26 1 Priter Road London	6 William Ellis Way London Southwark
Room 23 1 Priter Road London	16 John Mckenna Walk London Southwark
Room 19 1 Priter Road London	12 John Mckenna Walk London Southwark
Flat 7 Dickens Whinney House 2 Thurland Road	1 Webster Road London Southwark
Flat 5 Messenger Court 150 Spa Road	34 St Jamess Road London Southwark
Flat 2 Messenger Court 150 Spa Road	Room 38 1 Priter Road London
Flat 34 30 St Jamess Road London	Room 35 1 Priter Road London
Flat 33 30 St Jamess Road London	Room 5 1 Priter Road London
Unit 11A 1 Priter Road London	Room 2 1 Priter Road London
Unit 5A 1 Priter Road London	Flat 18 Messenger Court 150 Spa Road
5 Webster Road London Southwark	Flat 15 Messenger Court 150 Spa Road
91 St Jamess Road London Southwark	Flat 13 Messenger Court 150 Spa Road
27 Webster Road London Southwark	Flat 10 Messenger Court 150 Spa Road
Room 37 1 Priter Road London	Flat 31 24 St Jamess Road London
	Unit 8B 1 Priter Road London
	Unit 6A 1 Priter Road London

Unit 3A 1 Priter Road London
Unit 2B 1 Priter Road London
Unit 2A 1 Priter Road London
Unit 8 Discovery Business Park St
Jamess Road
Flat 26 Messenger Court 150 Spa Road
30 Dockley Road London Southwark
12 Tranton Road London Southwark
3 Webster Road London Southwark
Room 28 1 Priter Road London
Room 10 1 Priter Road London
Room 1 1 Priter Road London
96-96A St Jamess Road London
Southwark
Flat 27 Messenger Court 150 Spa Road
Flat 8 Dickens Whinney House 2
Thurland Road
Flat 47 30 St Jamess Road London
36 St Jamess Road London Southwark
6 John Mckenna Walk London
Southwark
15 John Mckenna Walk London
Southwark
1 Tranton Road London Southwark
4 Tranton Road London Southwark
57 St Jamess Road London Southwark
Unit 8 Spa Business Park Dockley Road
Room 21 1 Priter Road London
Room 9 1 Priter Road London
Unit 6B 1 Priter Road London
St Jamess Vicarage 4 Thurland Road
London
Flat 23 Messenger Court 150 Spa Road
Flat 8 Messenger Court 150 Spa Road

Unit 3B 1 Priter Road London
Unit 25 Discovery Business Park St
Jamess Road
99 St Jamess Road London Southwark
24 Dockley Road London Southwark
5 John Mckenna Walk London
Southwark
5 William Ellis Way London Southwark
79 St Jamess Road London Southwark
St James Christ Church Thurland Road
London
Flat 1 Dickens Whinney House 2
Thurland Road
Nursery 28 St Jamess Road London
Unit 6 Spa Business Park Dockley Road
20 Dockley Road London Southwark
77 Storks Road London Southwark
36 Collett Road London Southwark
4 William Ellis Way London Southwark
55 St Jamess Road London Southwark
9 John Mckenna Walk London
Southwark
13 John Mckenna Walk London
Southwark
13 Tranton Road London Southwark
75 St Jamess Road London Southwark
53 St Jamess Road London Southwark
Unit 5 Spa Business Park Dockley Road
Room 6 1 Priter Road London
Flat 28 Messenger Court 150 Spa Road
Flat 45 30 St Jamess Road London
Flat 36 30 St Jamess Road London
Unit 6 To 8 Discovery Business Park St
Jamess Road

Ground Floor Unit 150 Spa Road London	67 St Jamess Road London Southwark
Unit 11B 1 Priter Road London	61 St Jamess Road London Southwark
Unit 10B 1 Priter Road London	51 St Jamess Road London Southwark
Unit 8A 1 Priter Road London	Unit 19 Discovery Business Park St Jamess Road
Unit 4A 1 Priter Road London	Room 33 1 Priter Road London
Unit 1A 1 Priter Road London	Room 24 1 Priter Road London
69 St Jamess Road London Southwark	Room 18 1 Priter Road London
18 John Mckenna Walk London Southwark	Room 3 1 Priter Road London
Flat 7 Messenger Court 150 Spa Road	Flat 5 Dickens Whinney House 2 Thurland Road
Unit 2 Discovery Business Park St Jamess Road	Flat 4 Messenger Court 150 Spa Road
21 John Mckenna Walk London Southwark	Flat 48 30 St Jamess Road London
20 John Mckenna Walk London Southwark	Flat 46 30 St Jamess Road London
3 Tranton Road London Southwark	Flat 39 30 St Jamess Road London
6 Tranton Road London Southwark	Unit 12A 1 Priter Road London
81 Storks Road London Southwark	Unit 10A 1 Priter Road London
Flat 1 6A Webster Road London	Unit 9B 1 Priter Road London
Flat 17 Messenger Court 150 Spa Road	Unit 7A 1 Priter Road London
Flat 14 Messenger Court 150 Spa Road	15 Webster Road London Southwark
Flat 38 30 St Jamess Road London	Flat 2 Dickens Whinney House 2 Thurland Road
Flat 32 24 St Jamess Road London	Flat 1 Messenger Court 150 Spa Road
29 Webster Road London Southwark	Room 30 1 Priter Road London
13 Webster Road London Southwark	65 St Jamess Road London Southwark
95 St Jamess Road London Southwark	23 Webster Road London Southwark
3 William Ellis Way London Southwark	Flat 35 30 St Jamess Road London
23 John Mckenna Walk London Southwark	Unit 16 Discovery Business Park St Jamess Road
7 Webster Road London Southwark	25 John Mckenna Walk London Southwark
83 St Jamess Road London Southwark	73 Storks Road London Southwark
73 St Jamess Road London Southwark	93 St Jamess Road London Southwark

Room 4 1 Priter Road London
Flat 3 Dickens Whinney House 2
Thurland Road
Flat 44 30 St Jamess Road London
Flat 26 24 St Jamess Road London
Unit 11 Spa Business Park Dockley
Road
Unit 9 Spa Business Park Dockley Road
St James Tavern 72 St Jamess Road
London
34 Dockley Road London Southwark
79 Storcks Road London Southwark
Dickens Whinney House 2 Thurland
Road London
7 William Ellis Way London Southwark
Unit 4 Discovery Business Park St
Jamess Road
1 John Mckenna Walk London
Southwark
15 Tranton Road London Southwark
8 Tranton Road London Southwark
32 St Jamess Road London Southwark
Unit 13 Spa Business Park Dockley
Road
Room 12 1 Priter Road London
Room 11 1 Priter Road London
Flat 4 Dickens Whinney House 2
Thurland Road
Flat 33 Messenger Court 150 Spa Road
Flat 20 Messenger Court 150 Spa Road
Flat 42 30 St Jamess Road London
150A Spa Road London Southwark
5 Georgia Court 13 Priter Road London
4 Georgia Court 13 Priter Road London
7 Georgia Court 13 Priter Road London

8 Georgia Court 13 Priter Road London
2 Georgia Court 13 Priter Road London
9 Georgia Court 13 Priter Road London
6 Georgia Court 13 Priter Road London
3 Georgia Court 13 Priter Road London
1 Georgia Court 13 Priter Road London

Re-consultation:

Consultation responses received

Internal services

Environmental Protection

Highways Development and Management

Transport Policy

Archaeology

Design and Conservation Team [Formal]

Ecology

Highways Development and Management

Urban Forester

Statutory and non-statutory organisations

Environment Agency

London Fire & Emergency Planning Authori

Network Rail

Metropolitan Police Service (Designing O

Neighbour and local groups consulted:

24 Dockley Road London SE16 4QT

26 Dockley Road London Se164qt

24 Dockely Road London SE164QT

Flat 34, 30 St James's Road, Bermondsey London SE164QJ

83 St Jamess Road London Southwark

71 St James Road

Spa Terminus Ltd, Unit 3 Discovery Business Park St James's Road London

6-8 Discovery Business Centre