

# Welcome to Southwark Smaller Planning Committee

13 March 2024

## MAIN ITEMS OF BUSINESS

Item 6.1 – 23/AP/2915

**St Olaves and St Saviours Sports Ground, Green Dale,  
SE22 8TX**

Item 6.2 – 22/AP/2746

**67-71 Tanner Street, SE1 3PL**

Item 6.3 – 23/AP/1993

**Dr Harold Moody Park and Consort Park**

Item 6.4 – 23/AP/2875

**Nunhead Cemetery, Linden Grove, SE15**



Councillor Cleo Soanes (Chair)



Councillor Jane Salmon (Vice Chair)



Councillor Richard Livingston



Councillor Sabina Emmanuel



Councillor Ketzia Harper



Councillor Adam Hood



Councillor Richard Leeming

## **Item 6.1 - 23/AP/2915**

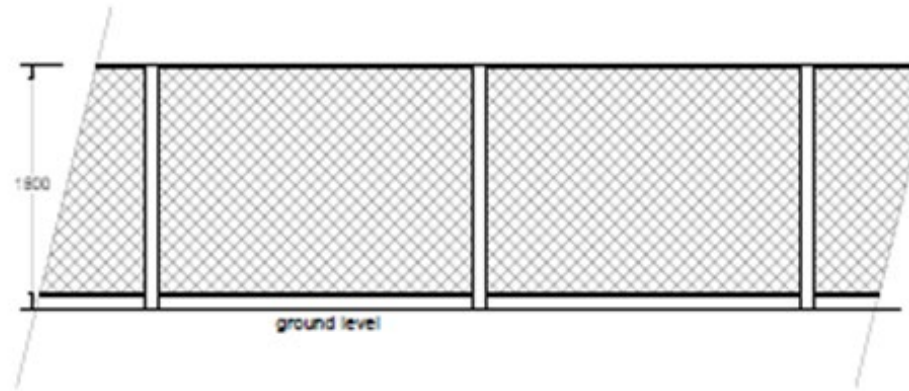
### **St Olaves and St Saviours Sports Ground, Green Dale, SE22 8TX**

Removal of existing chain link fence; installation of a palisade fence inclusive of 1no. double leaf gate to the side of the path that divides the sports field

# Site Location Plan

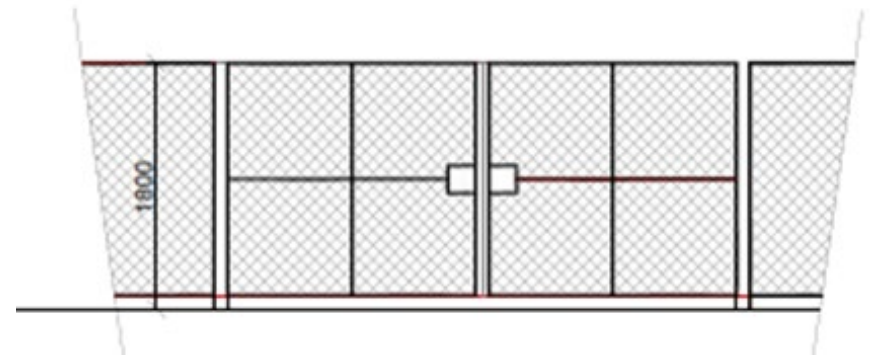


# Existing Fence and Pathway



EXISTING FENCE

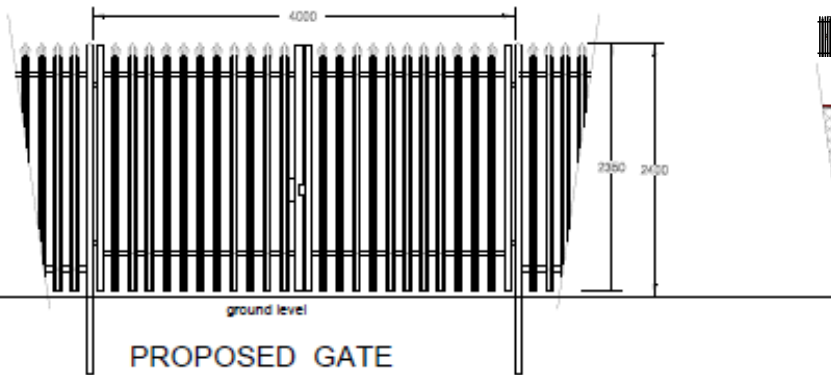
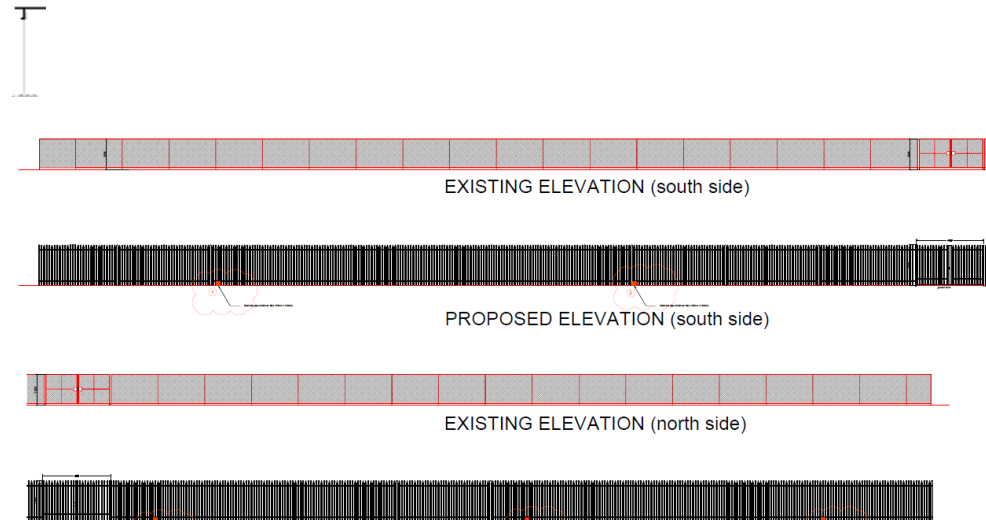
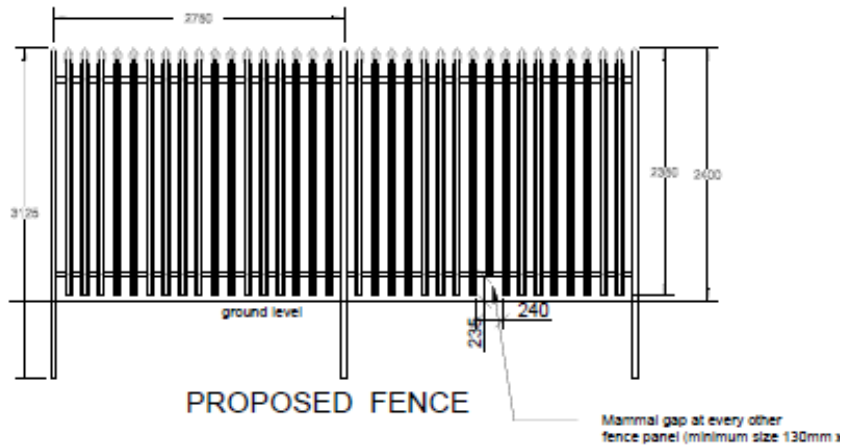
m x130mm)



# Existing Fence and Pathway



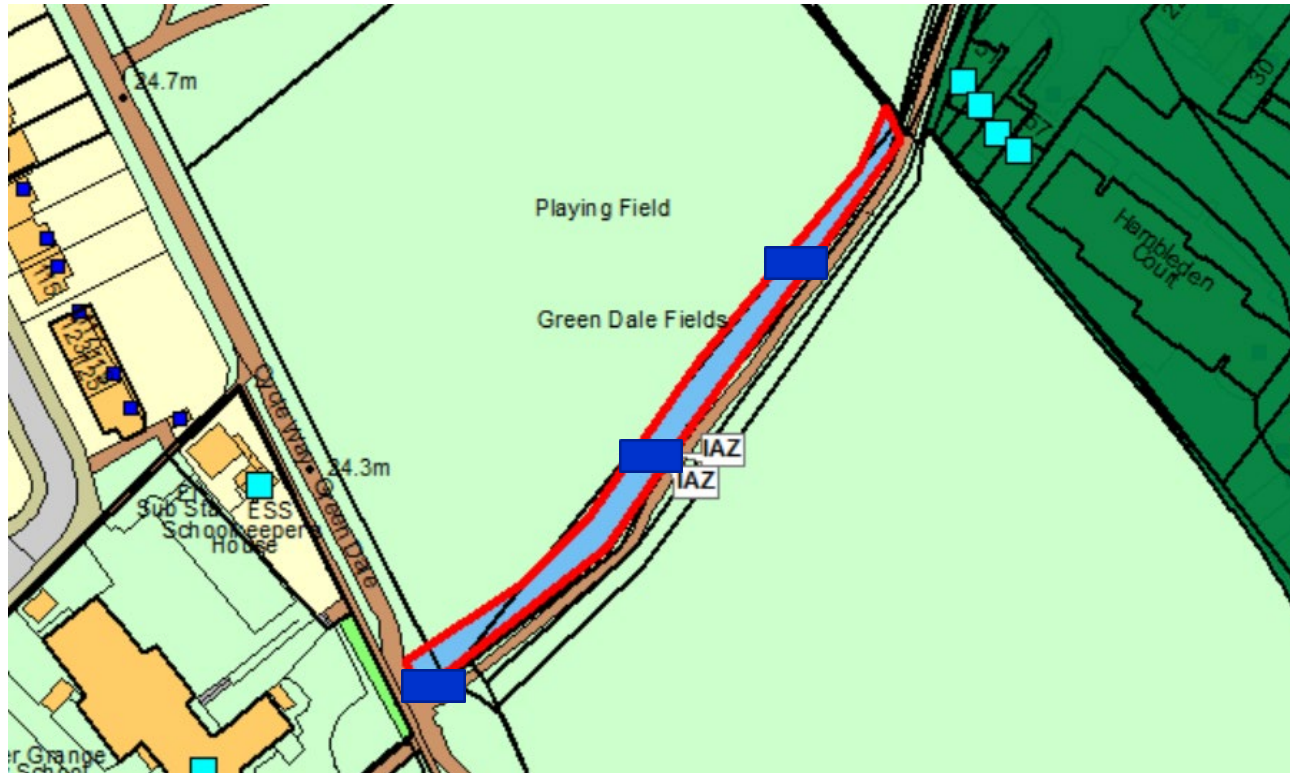
# Proposed Palisade Fencing

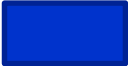



new fence & gate :

Height: 2.4 metres  
Length: 106 metres

# Neighbour and Internal/External Consultation

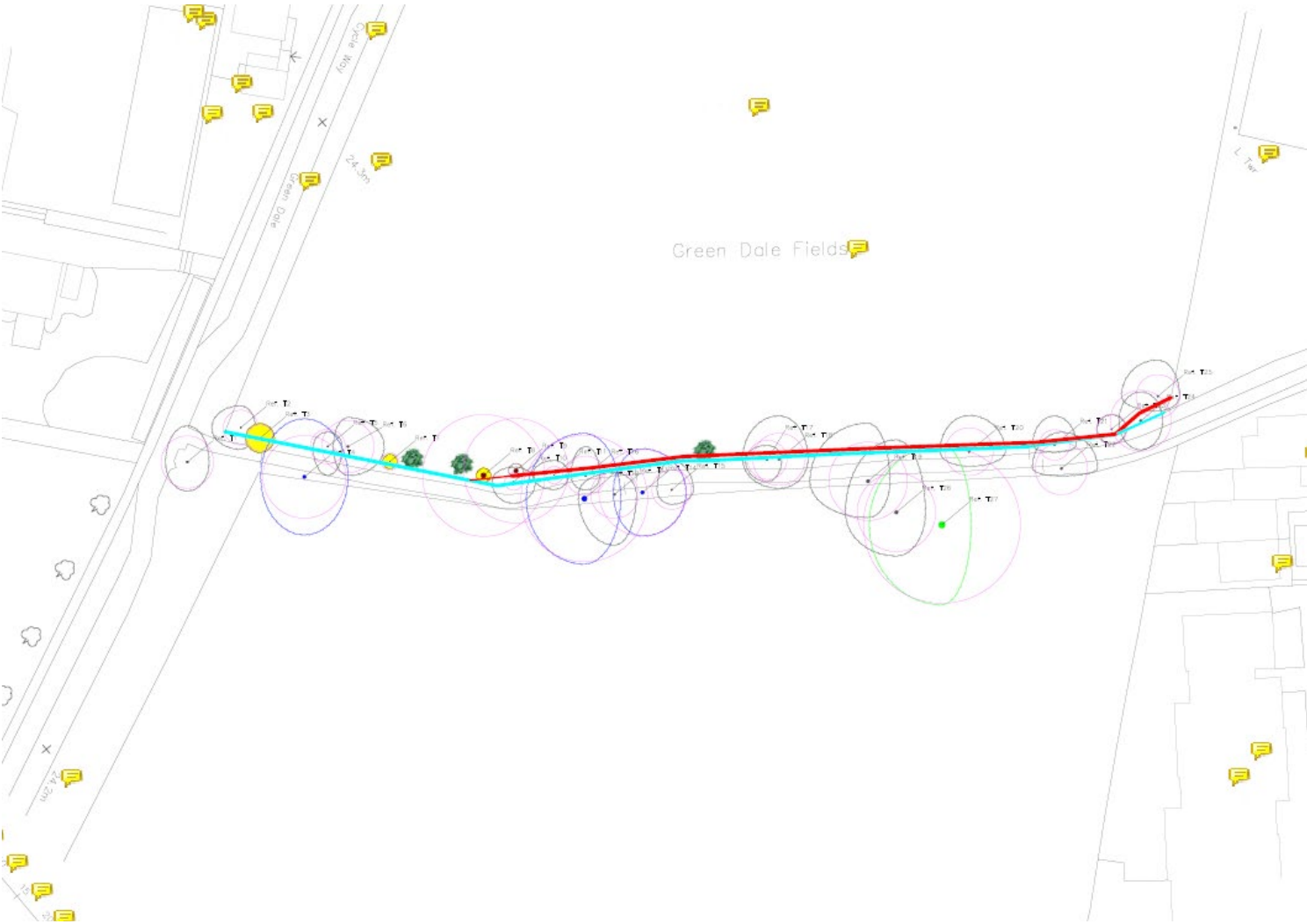


-  Approximate Location of Site Notices
-  Neighbour Letters

## Internal/External Consultees:

- Highways – No comments
- Transport – No objection subject to condition
- Urban Forestry – No objection subject to condition
- Metropolitan Police – No objection
- Ecology – No objection

# Trees and Ecology



T3 Ash



T7 English oak

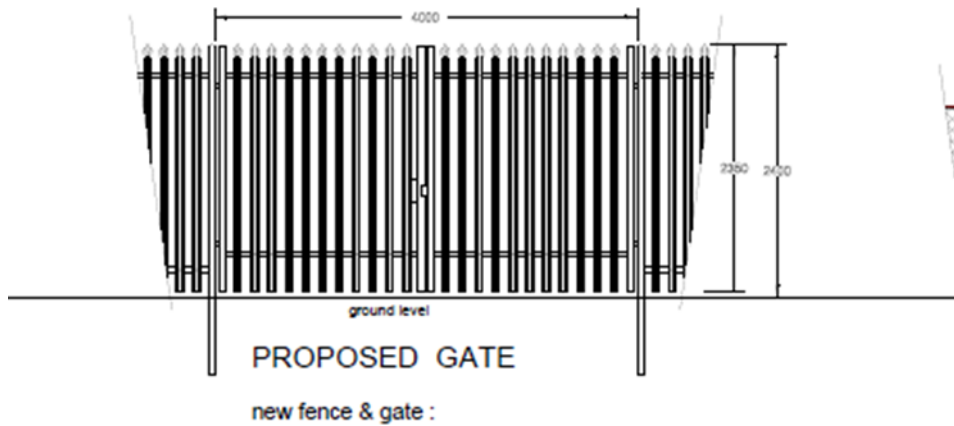
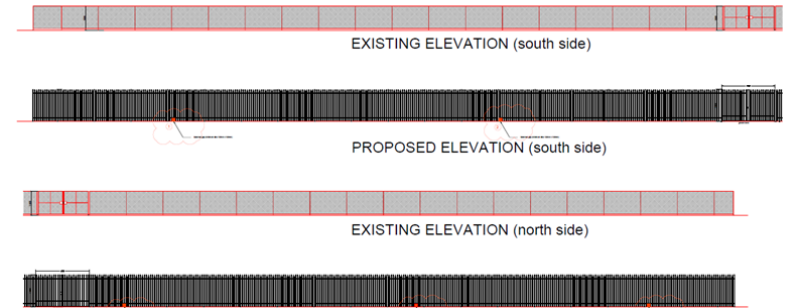
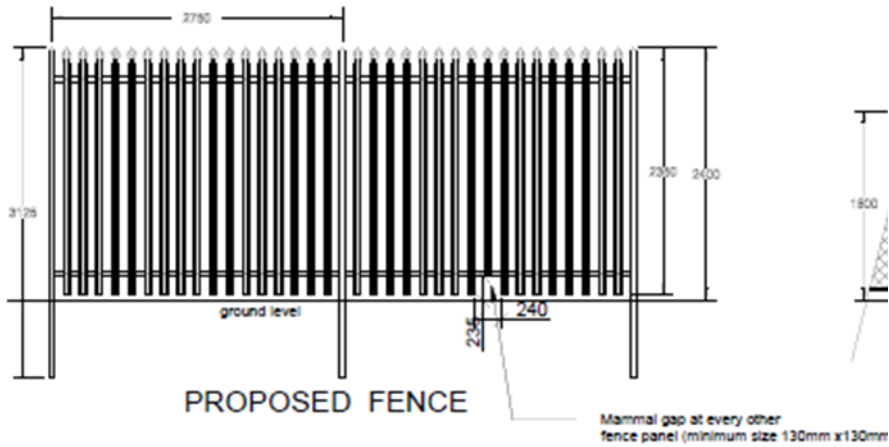


T8 English oak





# Design, Amenity, Safety and Transport



# Recommendation

Recommendation:

- Grant subject to conditions

Conditions:

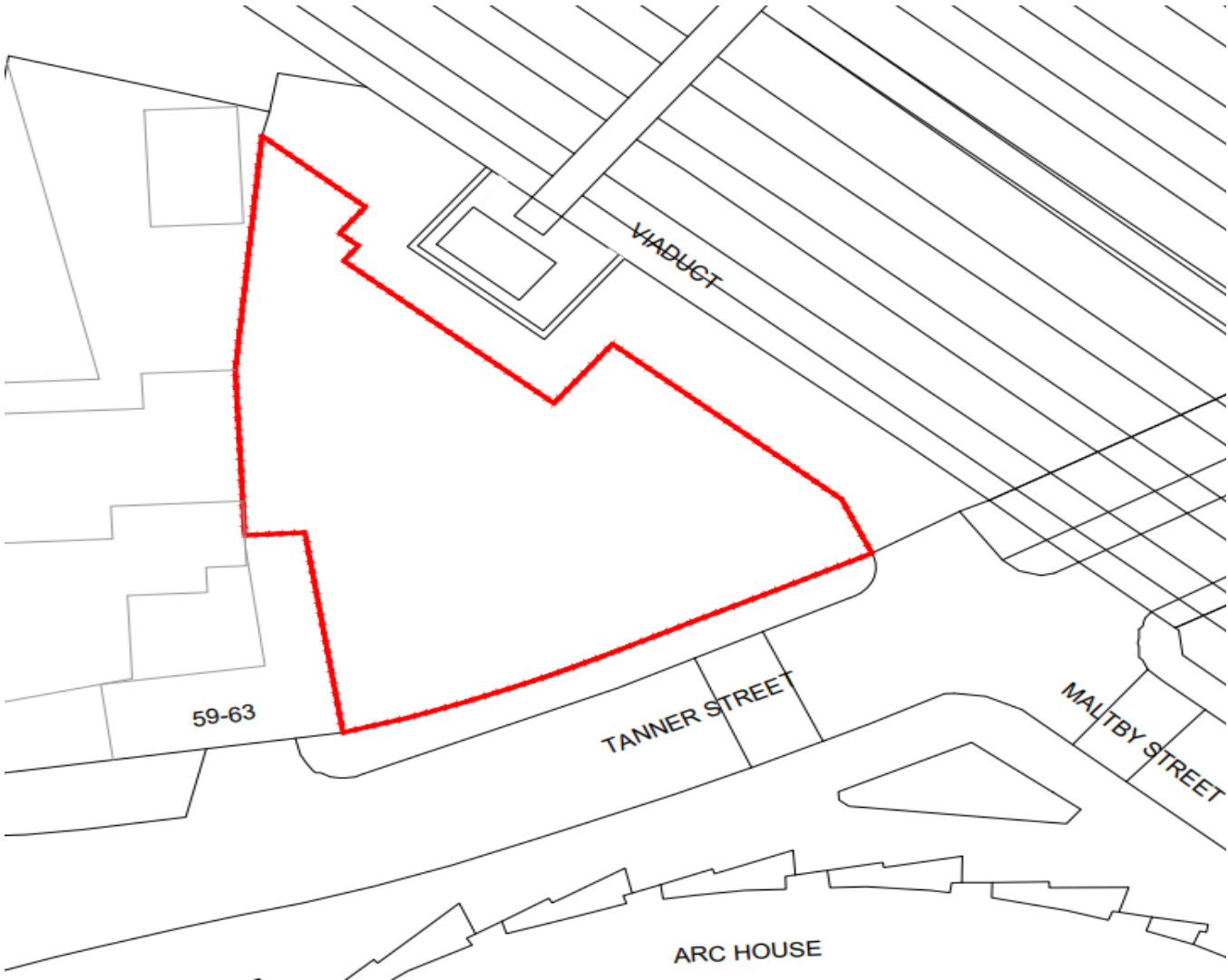
- Tree Planting Details (Pre-Commencement)
- Arboricultural Method Statement (Compliance)
- Construction Environmental Management Plan (Pre-Commencement)

## **Item 6.2 - 22/AP/2746**

### **67-71 Tanner Street, SE1 3PL**

Minor material amendment to Condition 1 for planning application 19/AP/0865 dated 29/01/2021 for 'Construction of a 9 storey plus basement building to provide an 73 bedroom hotel with restaurant at ground floor level and associated cycle parking, refuse and recycling stores, and plant'.

# Site location



## Background

Planning permission 19/AP/0865 was granted on 29/01/2021 for:

Construction of a 9 storey plus basement building to provide an 73 bedroom hotel with restaurant at ground floor level and associated cycle parking, refuse and recycling stores, and plant



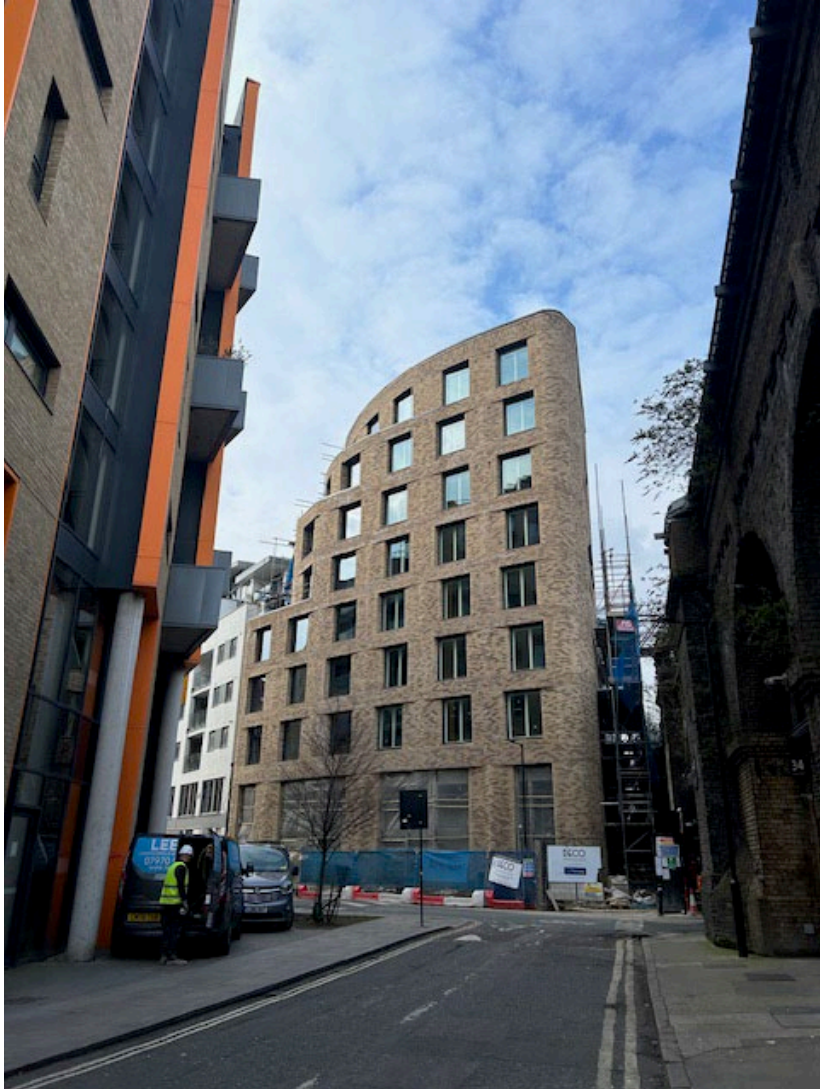
## Proposal

The proposal is a S.73 application for the following changes to the consented scheme:

- Adjustment of window sizes and details of reveals
- Adjustment to width and form of ground floor bays
- Enlargement and re-positioning of lift and stair overrun and plant enclosure
- Replacement of brick planters on west elevation with climbers on a stainless steel frame
- Introduction of a parapet detail
- Addition of aluminium copings



# Photographs (07 March 2024)



# Consultation

Site notices were erected and neighbour letters were sent out on 10 August 2022.

Contributors were re-consulted on 17 January 2023 for the following reasons:

- Daylight and Sunlight Assessment submitted
- Acoustic Report submitted
- Proposed plans updated to show the amendments circled in red

## Summary table

Total number of responses: 16

The split of views between the 16 responses was:

In objection: 14

Neutral: 2

In support: 0

The objections raise the following material planning considerations:

- Reduction in daylight and sunlight for neighbouring buildings
- Increase in noise and pollution
- Lack of detail of proposed green wall
- Appearance not in keeping with surrounding area
- Inappropriate size and scale of the rooftop plant



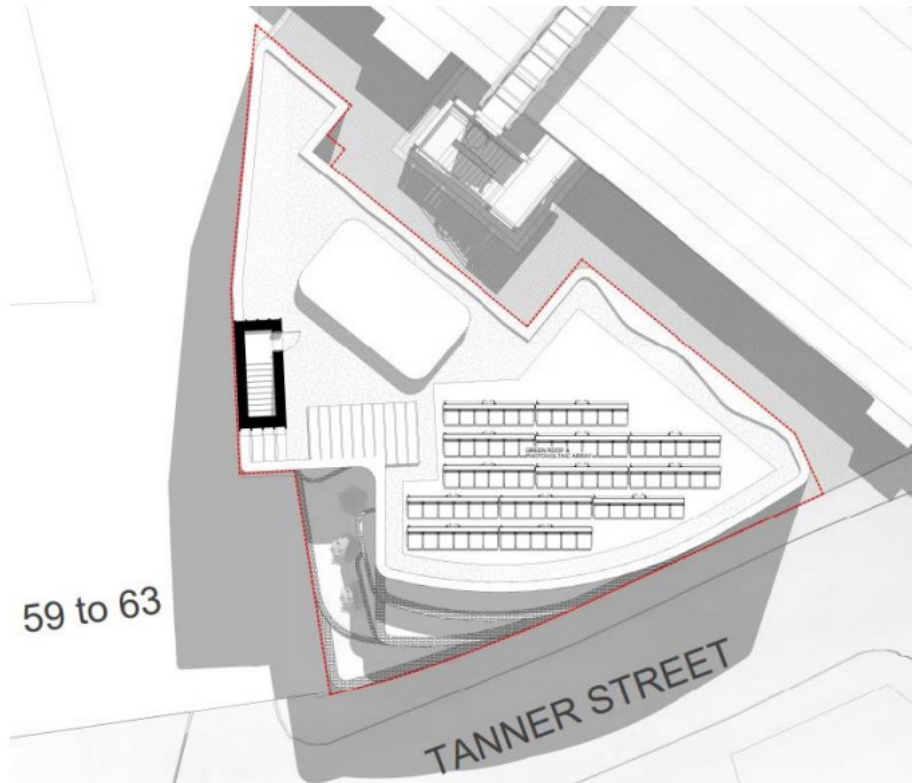
# Consented vs. proposed front elevation



## Consented vs. proposed viaduct elevation



## Consented vs. proposed roof plan



During the course of the application the roof plant has been reduced in size

## Daylight and sunlight

A total of 117 windows have been assessed in terms of VSC. Of the 117 windows, as a result of the proposed amendments 112 would either experience the same or higher VSC values as the consented scheme. This means that the VSC values of 5 windows would reduce in comparison to the consented scheme.

Of the 5 windows that would experience daylight impacts in comparison to the consented scheme:

- 3 would still retain VSC values over 27% and comply with BRE guidelines
- 1 would experience a proportional reduction of 0.89 (above BRE guidelines of 0.8)
- 1 would experience a noticeable impact on the existing environment with a VSC reduction of 0.33 (or 0.56) with the effect of balconies and overhangs removed – the window is to a bedroom that is served by other windows that would not experience noticeable losses

## Noise

Submitted noise assessment finds that the following mitigation measures are required:

- Installation of atmospheric attenuators
- Installation of a plant enclosure at a minimum of 2.2m high

Conditions recommended for post installation validation of the plant to be carried out and for the development to be carried out in accordance with the mitigation measures.

# Design

- Height of the building would be 29.92m (below tall building threshold and a slight increase from consented 29.73m) Massing remains the same as consented
- The amendments to the roof top plant / overrun would be mostly obscured from wider townscape views
- Elevation changes include adjustment of window sizes, ground floor bays and introduction of a parapet detail which are all acceptable in design terms
- The addition of aluminium coping and green walls adds visual interest



## Urban greening

- The consented scheme had brick planters and achieved an UGF score of 0.234
- The proposal seeks replacement of the planters with climbers on a stainless steel frame (64.5sqm) on the west elevation achieving an UGF score of 0.345
- Condition recommended requiring details of the green wall and for it to be installed within 6 months of occupation



## Recommendation

It is recommended:

- a) That planning permission is granted, subject to conditions and endorsement of the original Section 106 legal agreement.
- b) b) That in the event that the legal agreement has not been endorsed by 13 June 2024 the Director of Planning and Growth be authorised to refuse planning permission for 22/AP/2746, if appropriate, for the reasons set out in paragraph 76 of this report.

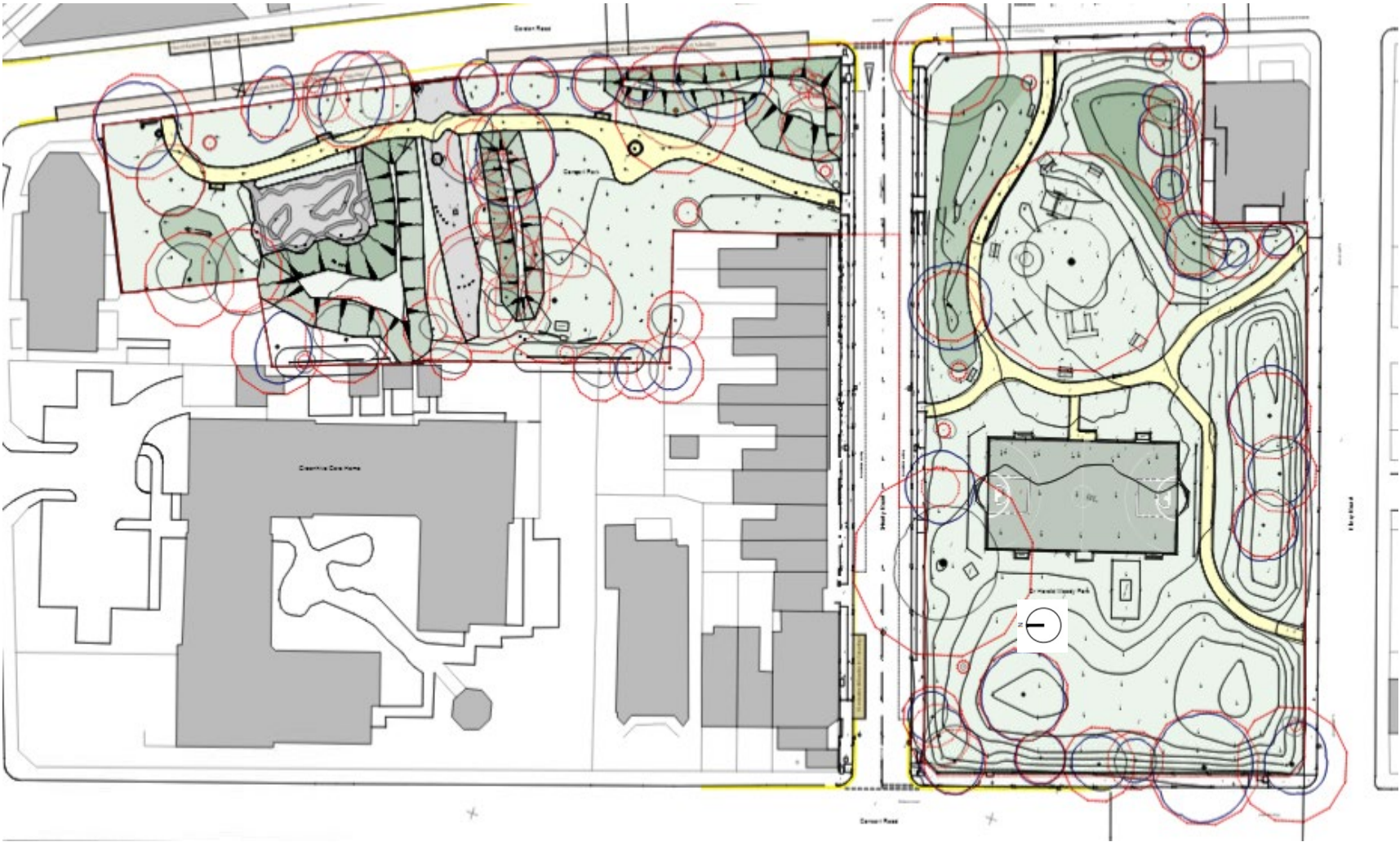


## Item 6.3 – 23/AP/1993

### Doctor Harold Moody Park and Consort Park

(23/AP/1993) Refurbishment of Consort Park and Dr Harold Moody Park, including connecting the two parks together by closing the eastern end of Sturdy Road to motor traffic, and transforming this section of highway into park land. Works to Consort Park include reduction and remodelling of existing mounds, tree removals, new footpaths, seating, creation of meadows, tiny forest and specimen tree planting. Works to Dr Harold Moody Park include expansion and refurbishment of existing playground, amendments to multi-use games court fencing, new pump track, miscellaneous informal sports equipment and cycle parking; tree planting, hedging and planting. Closure of the existing pedestrian entrance to Dr Harold Moody Park from Gordon Road to facilitate expansion of the playground. Works to the stopped up section of Sturdy Road includes earthworks, new footpath link to Gordon Road, tree planting and turning head within Dr Harold Moody

# SITE LOCATION PLAN



# AERIAL VIEW OF SITE



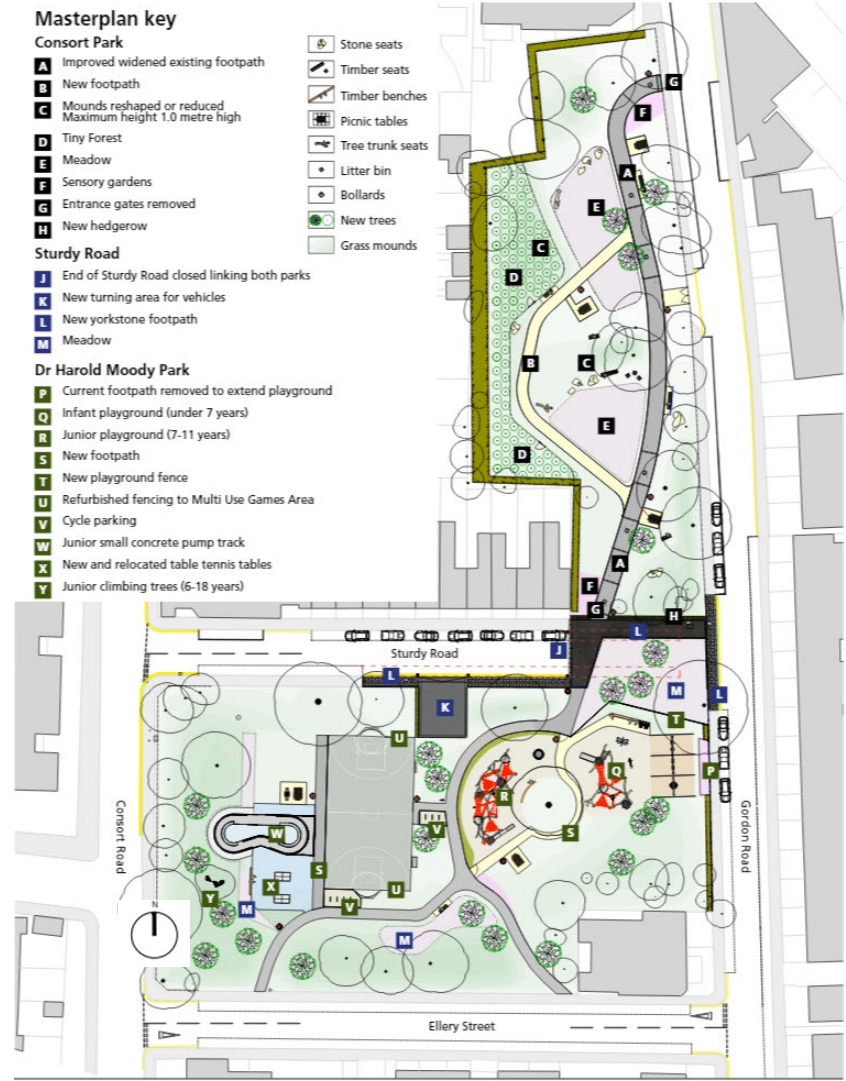
## EXISTING PARKS

- Contrasting character between Consort Park and Harold Moody Park
- Bad connection between the two parks
- Worn play equipment in Consort Park
- Grass mounds in the park limit visibility/accessibility and create hidden areas which are prone to anti-social behaviour



# PROPOSED DEVELOPMENT

- Connecting the two parks together by closing the eastern end of Sturdy Road
- The expansion and refurbishment of the existing playground, amendments to games court fencing
- New pump track
- New miscellaneous informal sports equipment
- New cycle parking
- Reduction and remodelling of existing mounds
- Tree removal and planting
- New footpaths and seating
- A new turning head on Sturdy Road



Consort Park and Dr Harold Moody Park  
Proposed Masterplan



# PUBLIC CONSULTATION

Neighbours notified through letters	Support	Neutral	Objection
135	8	1	8

## Summary of contributions

### Objections

- Separate fenced area needed for management of dogs
- Fence needed to manage anti-social behaviour
- Noise impacts from seating and pump track
- Pump track leading to anti-social behaviour
- Overdevelopment of both parks
- Objection to the removal of 15 parking spaces
- Closing of part of Sturdy Road and inclusion of a turning head leading to amenity and safety impacts

### Support

- Support for the increase and improvements in play equipment
- Support for the removal of gates to create a more accessible space
- Support for the closure of the road to calm traffic

## OTHER CONSULTATIONS

- Ecology: The ecological survey and impact assessment are good. No further surveys are required. The recommendations have been incorporated into the design with new ecological features being proposed. The proposals include planting a range of native flora which will enhance the sites biodiversity value. There is some tree removal but this is not detrimental to the ecological value of the sites and may provide enhancement through providing new opportunities for wildlife.
- Design and Conservation: No design and conservation concerns. Please defer to comments from urban forester.
- Environmental Protection Team: We generally support proposed development and the benefits that it would bring. However, we would like to highlight possible issues from noise and antisocial behaviour that could result from the use of MUGA and Pump Track. As this is an open, we are unable to condition on Hours of Use as this is an open part.
- Transport: Parking will need to approve the proposed removal of parking spaces. Transport Projects (Richard Wells) needs to confirm that the proposed urban realm scheme on Sturdy Road is acceptable. Network Management need to confirm that Sturdy Road can be closed. The proposed cycle parking arrangements accord to adopted policy as they encourage cycling. As the site is in PTAL 5, the proposed car-free development is acceptable. Transport Policy supports the removal of pedestrian gates to increase the accessibility of the park. Technical comments have been received regarding the vehicle and pedestrian sightlines.
- Highways: An internal meeting was taken place on the 4<sup>th</sup> of September and the turning head was redesigned.
- Urban Forestry: This will provide a more coherent and inviting design with a layout connecting upgraded play features, surfacing, seating, sensory garden and other planting that will enhance the parks value to biodiversity, and as a link between Nunhead/Peckham and consort road open spaces.
- Secure by Design: There is a great concern that removing the gates will lead to an increase in activity from moped users, and cyclists, leading to an increase in crime including as robberies, theft snatches, and drug dealing.

## PRINCIPLE OF DEVELOPMENT

- BOL and OSS compliant with **P57 Open Space** as the proposal includes facilities that are ancillary that positively contribute to the setting

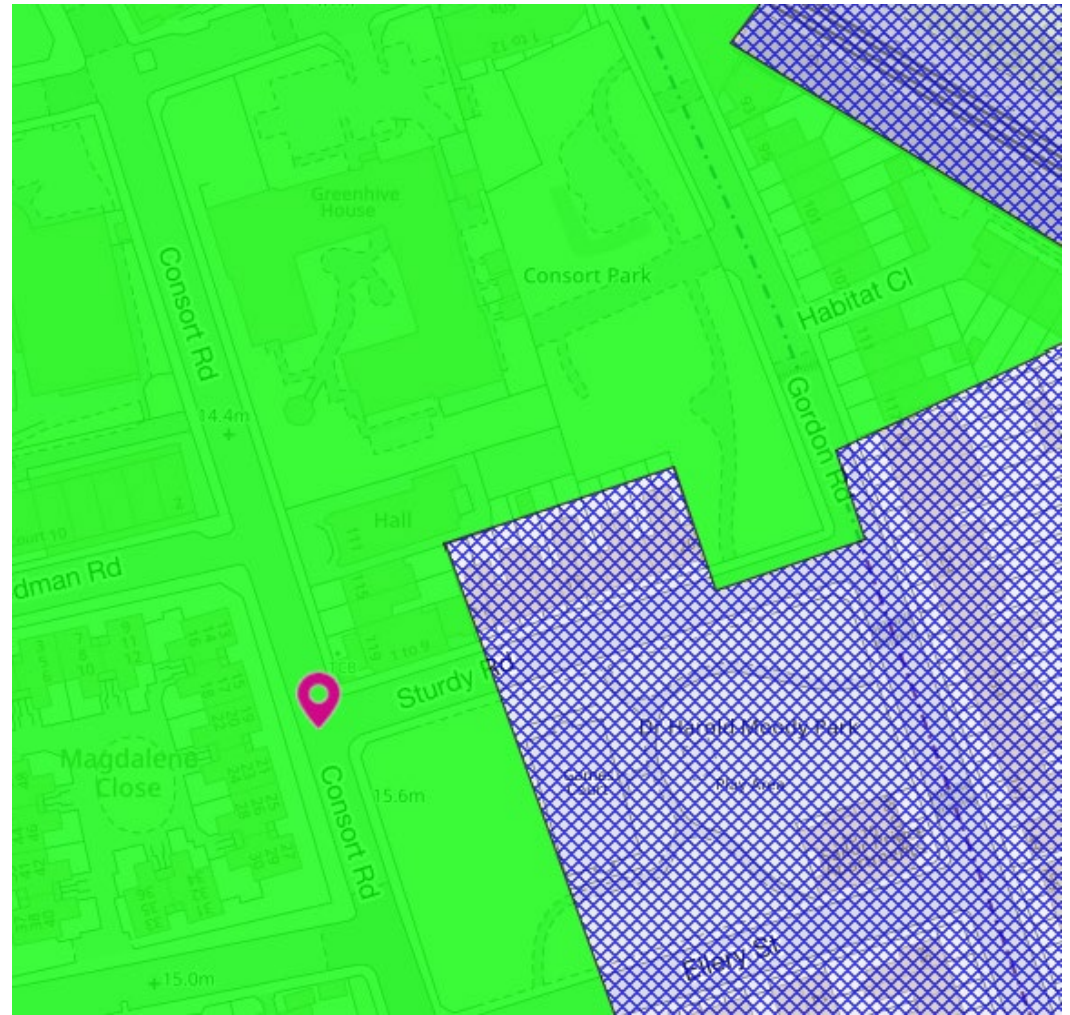
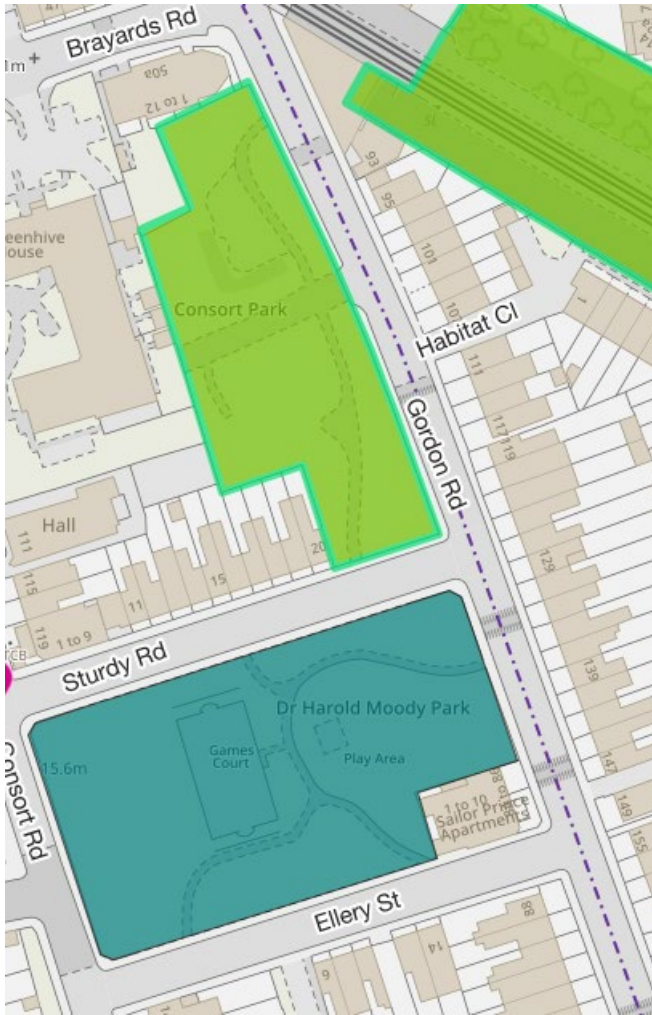
## DESIGN, LAYOUT AND HERITAGE ASSETS

- The design and quality of the playspaces and public realm would be a considerable improvement to the existing state, ensuring higher quality and better accessibility for all users.
- The closure of Sturdy Road will join the two parks, which was suggested by the public in the initial consultation feedback

## IMPACT ON AMENITY OF ADJOINING OCCUPIERS AND SURROUNDING AREA

- Loss of car parking has been approved by the Transport Team, Transport Projects and Network Management Team
- The area is carrying out public consultation for the implementation of a Nunhead permit parking scheme
- No lighting is proposed
- The installations of new equipment, upgrading existing games facilities and addition of new park furniture is not considered to create any additional harm to neighbours and accords by **P56 Protection of Amenity**





- Borough Open Land
- Open Water Space
- Other Open Spaces

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- Existing Southwark CPZs
- CPZs in Development
- On Future CPZ Programme

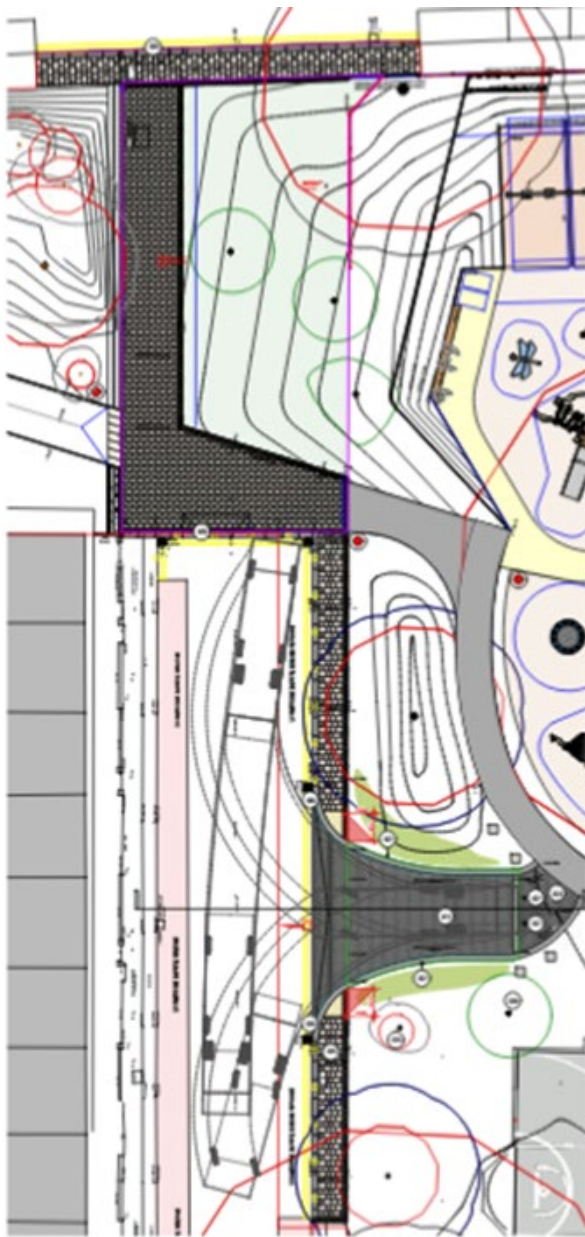
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# TREES

- The proposal includes 6 trees to be removed to be replaced with a total of 22 new trees. A further 105 new trees would be planted to the western boundary of Consort Park to create a 'Tiny Forest'
- Trees lost:

Name:	identified in the tree survey schedule as:
Silver Birch	T19
Crack Willow	T26
Crack Willow (Re-categorized since survey due to becoming defective)	T27
Hybrid Black Poplar	T29
Crack Willow	T32
Goat Willow	T37



## TRANSPORT

- Cycle parking is proposed adjacent to the Multi-Use Games Area within Dr Harold Moody Park
- The closure will result in a total of 15 car parking spaces being lost, a Controlled Parking Zone (CPZ) in the near future, with a view to prioritising parking for local residents, and deterring commuter parking
- New turning head on Sturdy Road

# RECOMMENDATION: Grant – Subject to conditions

## CONDITION HEADINGS

- Hard and Soft Landscaping
- Tree Protection Measures
- Landscape Management Plan
- Site Contamination – pre-commencement
- Invertebrate Habitats
- Bat Boxes
- Nest Boxes

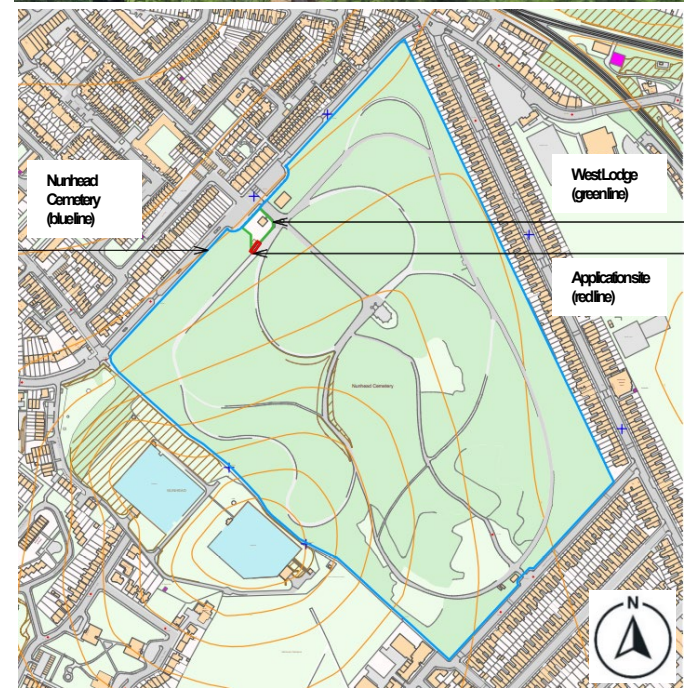
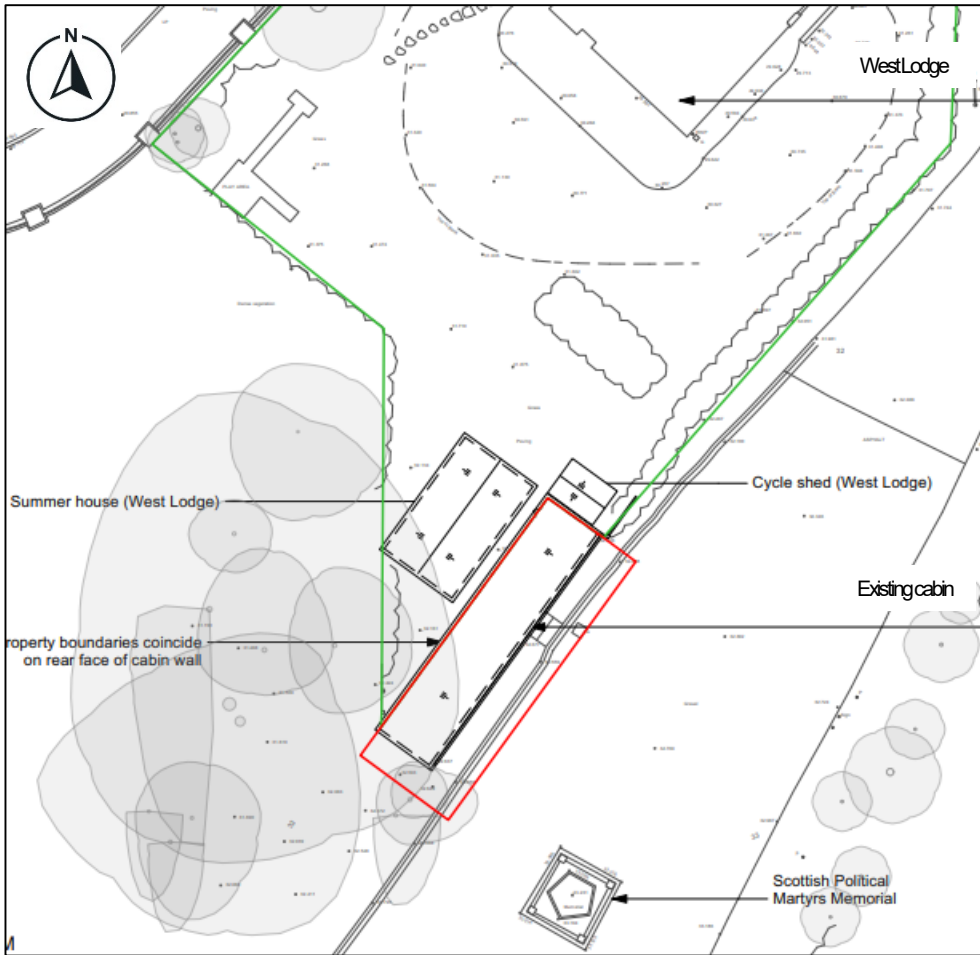


## Item 6.4 – 23/AP/2875

### Nunhead Cemetery Linden Grove London Southwark SE15

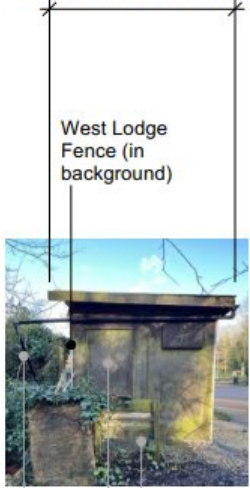
Demolition of existing Friends of Nunhead Cemetery cabin and construction of a new single storey replacement cabin.

# APPLICATION SITE



# EXISTING CABIN

South West Elevation



FONC Cabin South East Elevation



Rainwater harvesting to water butts

Ramp and enclosing fence

Side ramp to WC Entrance

WC Entrance

Main Entrance  
Banner Signage

Window (Boarded when cabin not in use)

Boundary Fence

Shed (West Lodge)

Gate to West Lodge Site

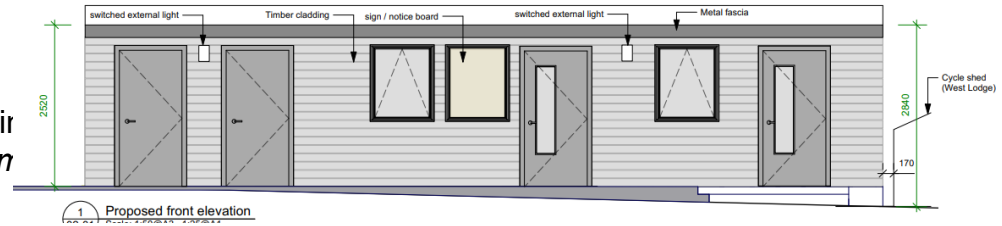
WC Entrance

01 FONC Cabin - Elevations - As Existing  
00-91 NTS

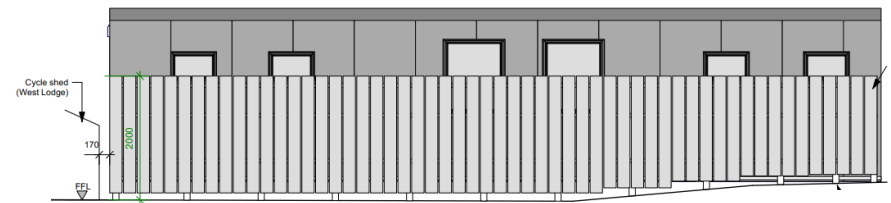
# PROPOSAL

- Demolish existing cabin
- Construct replacement cabin:
  - Maximum height 3.1m, width 12,5m and 2.6m in depth (*smaller than existing cabin which is 3.3m in height x 12.6m in width x 2.8m in depth*)
  - Timber cladding to principle elevations, fire-proof cladding to the rear
  - New deck access to the front and positioned 60cm from the rear boundary to accommodate maintenance access
  - New 2m timber fence positioned on the boundary
  - No change of use: office, WC and storage for FONC

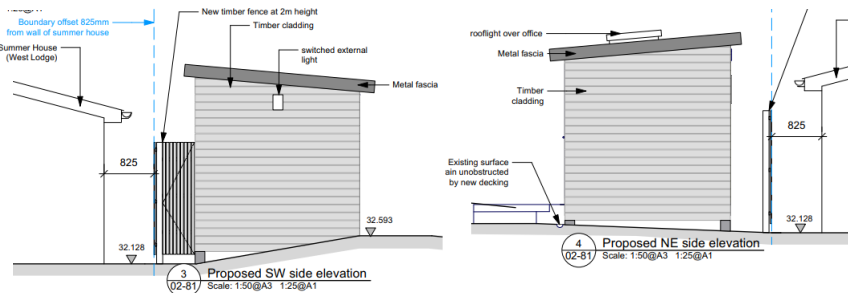
Proposed front elevation



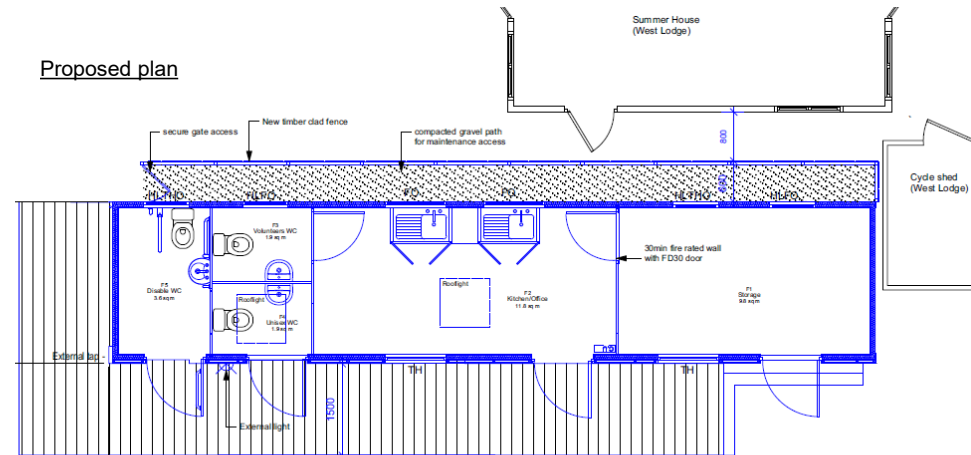
Proposed rear elevation



Proposed side elevations



Proposed plan





# OFFICER ASSESSMENT

## PRINCIPLE OF DEVELOPMENT

- Nunhead Cemetery is designated MOL, afforded protection by London Plan Policy G3 and Southwark Plan Policy P57
- Exceptional circumstances: consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces
- Consists of ancillary facilities which preserve openness and do not conflict with MOL function

## DESIGN AND IMPACT ON HERITAGE ASSETS

- Nunhead Cemetery is Grade II\* registered park / garden, Nunhead Cemetery Conservation area and site lies within the setting of Grade II listed heritage assets (West Lodge, Scottish Martyrs Memorial)
- Modest, unobtrusive design with timber cladding to principal elevations. Materials and planting / greening to be secured by condition.
- Would improve appearance of this part of the Cemetery vs the existing cabin

## TREES, ECOLOGY

- Nunhead Cemetery is a SINC and LNR. Conditions have been recommended to secure the replanting of trees that require removal, a CEMP, bat roosting features and bat friendly lighting.

## IMPACT ON NEIGHBOURS

- Replacement cabin would be over 17m from closest residential dwelling and separated by hedge planting and a new fence. It would be similar in scale and arrangement (including windows) to the existing cabin. The summerhouse to the rear of the site is in incidental use. No daylight / sunlight, overlooking, overshadowing or privacy impacts are foreseen.
- No change of use is implied by the proposal. No noise, lighting, vibration or smell impacts are foreseen.

# PUBLIC COMMENTS

	Neighbours notified through letters	Support	Neutral	Objection
Round 1	41	1	0	1
Round 2	41	1	1	4

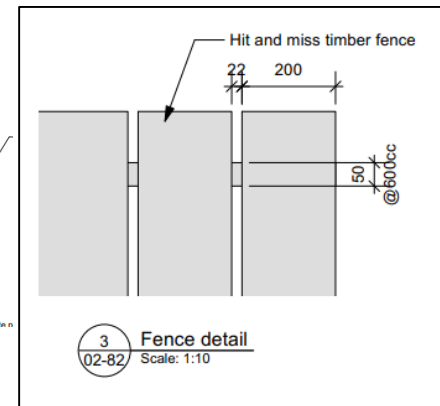
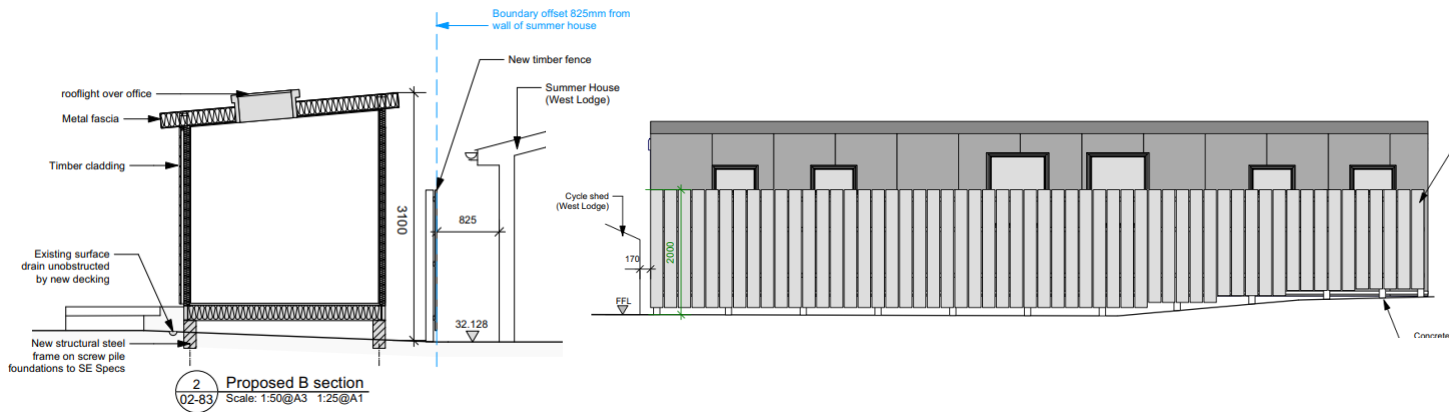
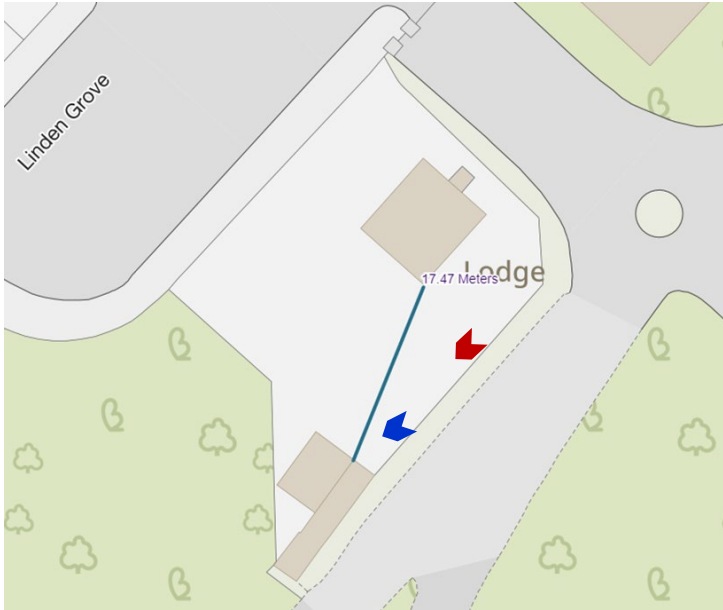
## SUPPORTS

- Dilapidation of existing cabin: need to replace to facilitate ongoing use by Friends of Nunhead Cemetery
- Design sympathetic to surroundings, environment and neighbours
- Support for the design was expressed by visitors to the Cemetery

## OBJECTS

- Accuracy of plans
- Height, form and massing – loss of privacy, overlooking and overshadowing
- Design – appearance of external materials and fence
- Construction management / sequencing
- **Drainage**
- **Views from the lodge towards the cabin**
- **Design of roof – overhanging boundary**
- Matters beyond the scope of planning control – *boundary / party wall agreements, construction access, future maintenance, safety (e.g. ladders and flammable material storage)*

# IMPACT ON NEIGHBOURS



# RECOMMENDATION

## GRANT CONSENT, SUBJECT TO CONDITIONS

### CONDITION HEADINGS

- Construction environment management plan
- External material samples
- **Hard and soft landscaping**
- Bat roosting features
- **Detailed design**
- **Bat friendly lighting**
- Arboricultural site supervision
- Tree protection measures
  
- **Deleted condition:** Demolition of non-listed building within the conservation area

