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<b>Item No:</b> 6.1	<b>Classification:</b> Open	<b>Date:</b> 24 April 2024	<b>Meeting Name:</b> Planning Committee (Smaller Applications)
<b>Report title:</b>	<b>Development Management planning application:</b> Application for: Full Planning Application 19/AP/7597  <b>Address:</b> 70 Croxted Road, London Southwark SE21 8NP  <b>Proposal:</b> Demolition of existing detached side garage and the construction of a two storey detached dwellinghouse with a basement.		
<b>Ward or groups affected:</b>	Dulwich Village		
<b>From:</b>	Director of Planning and Growth		
<b>Application Start Date:</b> 21/02/2020		<b>Application Expiry Date:</b> 26/04/2024	
<b>Earliest Decision Date:</b> 16/04/2020			

## RECOMMENDATION

1. That planning permission be granted subject to a Section 106 Legal Agreement.
2. In the event that the requirements of paragraph 1 above are not met by 24 October 2024, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph in 103.

## EXECUTIVE SUMMARY

3. The application has been called into the Smaller Applications Planning Committee due to the high number of neighbour objections. The proposed development comprises the erection of a dwelling following the demolition of the existing garage on a plot of land between no. 70 and no. 68 Croxted Road.
4. The proposed development would include a basement and two storeys, with private amenity space provided to the rear and a parking space to the front.
5. Officers acknowledge there has been a high number of neighbouring objections to the proposed development including concerns over design, neighbouring amenity, flooding, ecology and inaccuracy in the submission of documents.

Officers are satisfied that the proposed development would be compliant with the development plan and would contribute to an additional dwelling within the borough and would not result in harm to the surrounding character of the area or the amenity of the surrounding occupiers. The development will provide a 35% a financial contribution of £63,000 towards affordable housing.

## BACKGROUND INFORMATION

### Site location and description

6. The application site is the land between numbers 70 and 68 Croxted Road in Dulwich. The land is within a large plot, which whilst narrower on the side of the street frontage, splays in a north eastern direction, providing a generous plot of approximately 1046 (0.1 Ha) sqm in size. The land also possesses a single storey garage that abuts the boundary with 68 Croxted Road, allowing the gap for the proposed infill dwelling. The land abuts residential neighbours at 70 and 68 Croxted Road and is enclosed to the north east by the railway line.



Site Location Plan

7. The site is subject to the following planning policy designations:

- Area Vision Boundary – AV.07 Dulwich
- Herne Hill Critical Drainage Area (CDA)
- Suburban Zone South
- Air Quality Management Area
- TPO Tree (no. 578 – Lime Tree)

The site is adjacent or nearby to the following planning designations:

- Adjacent to a Conservation Area – Dulwich Village (to the east)
- Adjacent to Borough Open Land (BOL) - Sydenham Hill and West Dulwich Railsides
- Adjacent to a Site of Importance for Nature Conservation (SINC) - Sydenham Hill and West Dulwich Railsides.

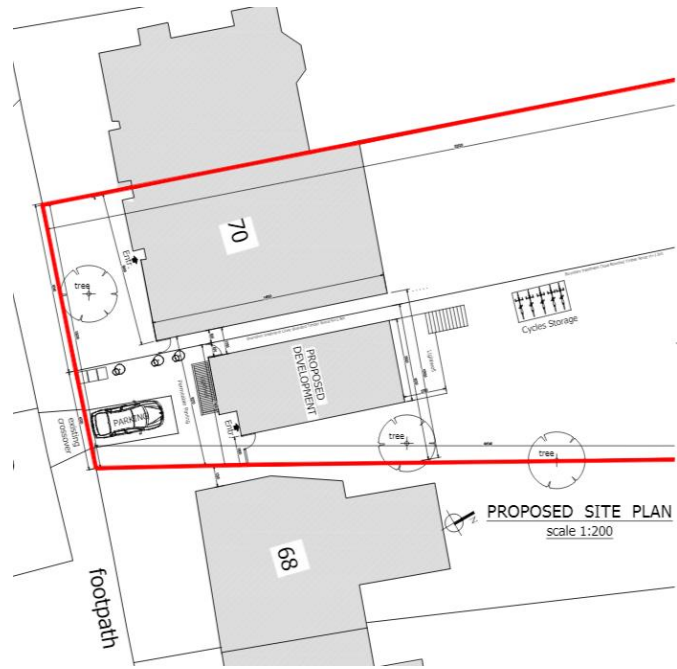
8. The immediate vicinity of the application site is characterised by the suburban townscape of Dulwich Village with Croxted Road displaying terraces of properties comprised of two and three houses. The streetscape is characterised by the wide open streets which display townscape gaps as a result of the predominantly Victorian architecture.

### **Details of proposal**

9. The application proposes the demolition of the toilet block to No.70 and associated garage buildings, and the subdivision of the plot to form two independent planning units, complete with the construction of a two storey self-build dwelling (3B5P) with excavation of a basement and associated refuse and cycle storage.

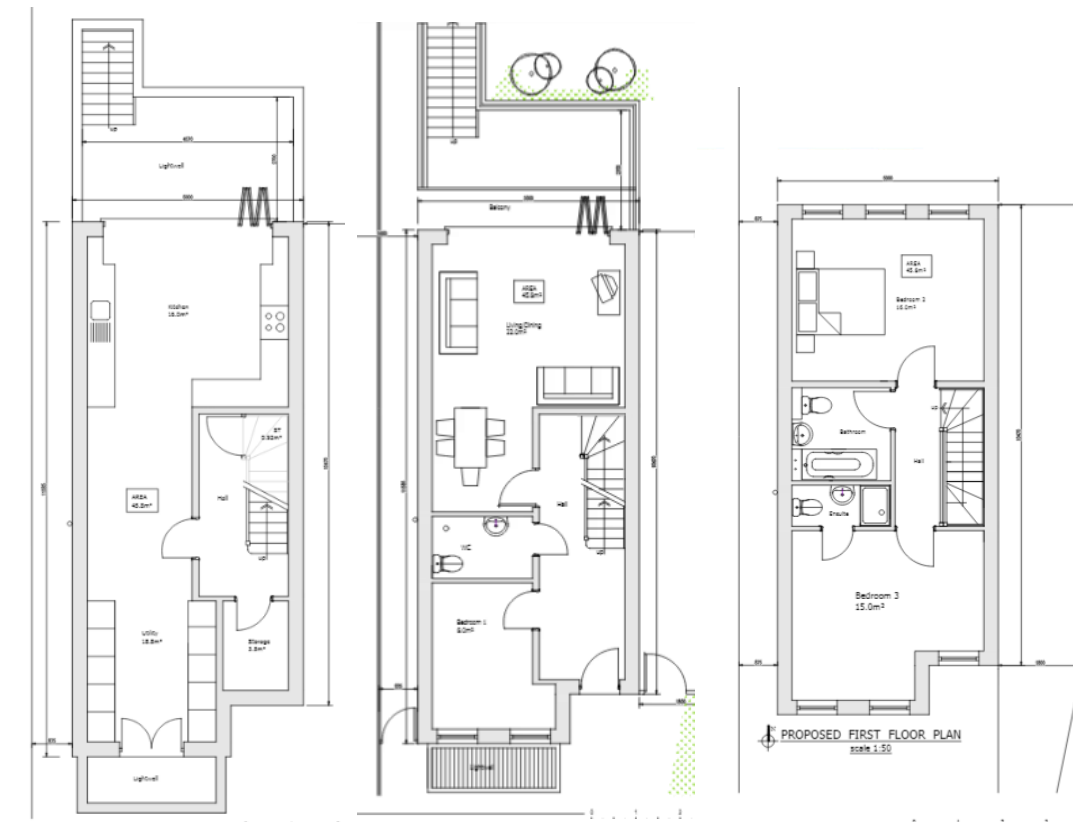
10. The dwelling would be constructed to the following dimensions:

- Maximum depth: 11.585m
- Maximum width: 5m
- Maximum height: 6.175m
- Private outdoor space: 352 square metres



### Proposed site plan

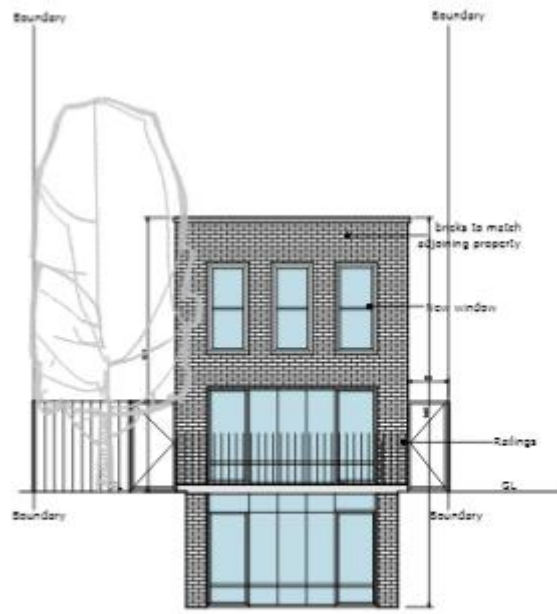
- The application proposes to utilise the existing parking space and crossover for the newly created unit.



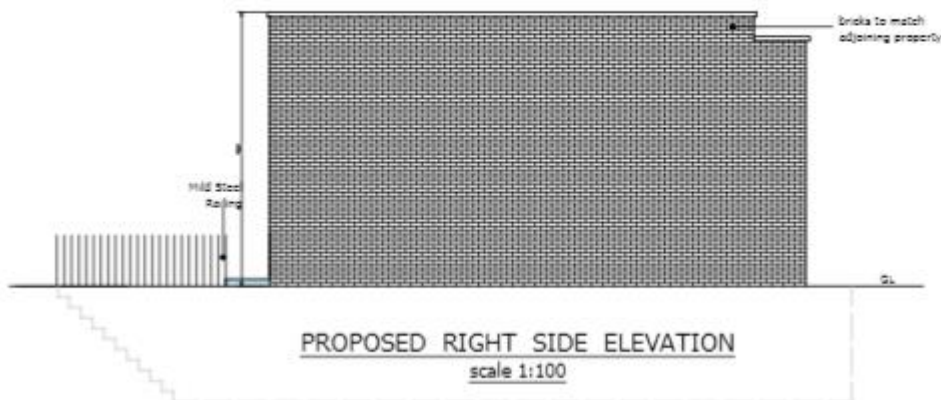
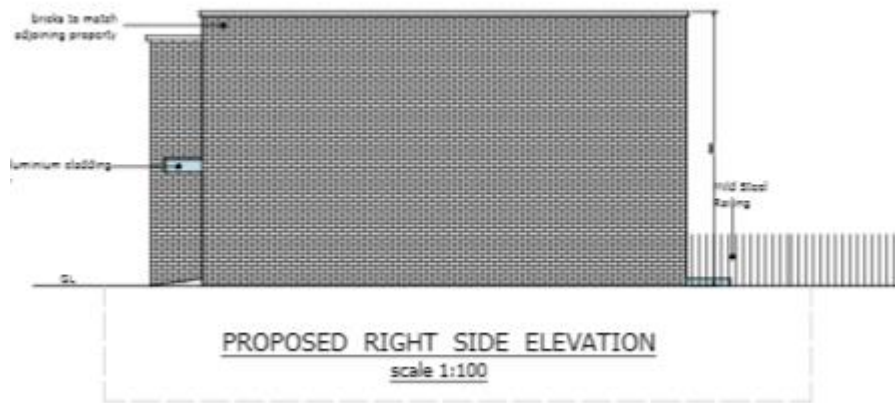
**Proposed Basement Plan   Proposed Ground Floor Plan   Proposed First Floor Plan**



**PROPOSED FRONT ELEVATION**  
scale 1:100



**PROPOSED REAR ELEVATION**  
scale 1:100



## Relevant planning history

12. See Appendix 1 for any relevant planning history of the application site.

## Key issues for consideration

### Summary of main issues

13. The main issues to be considered in respect of this application are:
  - Principle of the proposed development in terms of land use
  - Viability Affordable housing
  - Quality of residential accommodation and outdoor amenity space
  - Fire safety regulations
  - Design, layout, heritage assets and impact on Borough and London views
  - Landscaping and trees
  - Impact of proposed development on amenity of adjoining occupiers and surrounding area

- Transport and highways
- Refuse storage
- Noise and vibration
- Energy and sustainability
- Ecology and biodiversity
- Air quality
- Ground conditions and contamination
- Water resources and flood risk
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and borough community infrastructure levy (CIL)
- Community impact and equalities assessment
- Human rights
- Carbon concurrent; and
- Positive and proactive statement.

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

### **Legal context**

15. 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.
16. 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**

#### **National Planning Policy Framework (the Framework) 2023**

17. The revised National Planning Policy Framework ('NPPF') was published on 19 December 2023 and 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.
18. Paragraph 224 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.
19. 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**

20. 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 D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D10 Basement development
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy HC1 Heritage conservation and growth
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 1 Improving air quality
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T2 Healthy Streets
- Policy T3 Transport capacity, connectivity and safeguarding
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.1 Residential parking
- Policy T7 Deliveries, servicing and construction

## **Southwark Plan 2022**

21. 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:

- P1 Social rented and intermediate housing
- P2 New family homes
- P11 Self and custom build
- P13 Design of places
- P14 Design quality
- P15 Residential design
- P18 Efficient use of land
- P19 Listed buildings and structures
- P20 Conservation areas
- P50 Highways impacts
- P53 Cycling
- P54 Car Parking

- P56 Protection of amenity
- P60 Biodiversity
- P61 Trees
- P65 Improving air quality
- P69 Sustainability standards
- P70 Energy

### **Area based AAP's or SPD's**

22. Of relevance in the consideration of this application are:

- 2015 Technical Update to the Residential Design Standards SPD (2011)
- Heritage SPD (2021)
- Dulwich SPD (2013)

### **Assessment**

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

23. The principle of residential development on this site is considered appropriate subject to design and amenity impacts. Policy ST1 of the Southwark Plan (2022) states that the Council's target is to deliver 40,035 homes between 2019 – 2036.
24. Policy P18 (Efficient use of land) of the Southwark Plan (2022) states that development will be permitted that optimises land use, does not unreasonably compromise development or legitimate activities on neighbouring sites and provides adequate servicing facilities, circulation spaces and access to, from and through the site. The proposed development comprises the erection of one dwelling, this is considered acceptable in terms of principle subject to other material considerations such as design and impact on neighbouring amenity.
25. The principle of the development is also assessed relative to the additional guidance contained within the Section 5.5 'In-fill development' of the Dulwich SPD (2013) which requires that in-fill development meet the following criteria;

Paragraph 5.5.2 outlines the following;

*In-fill development is generally acceptable provided that the proposal:*

- i. Follows the existing street pattern to ensure that new development reflects the established urban grain, and specifically building lines and building sizes as well as the spacing between buildings*
- ii. Makes efficient use of the land*
- iii. Preserves historic property boundaries and plot forms within the Archaeological Priority Zone*
- iv. Provides adequate convenient and safe access, suitable for the entry and egress of vehicles, cyclists and pedestrians*
- v. Does not contribute or add to parking problems in the area (we will usually require a local parking survey to demonstrate this)*
- vi. Does not result in a loss of privacy and amenity for adjoining houses and their back gardens*
- vii. Is in keeping with density and prevailing patterns of development found locally and*

*viii. Is demonstrated to sustain and enhance the character and setting of designated or undesignated heritage assets.*

26. The proposal would follow the existing pattern of the urban grain, as the proposed dwelling will be a subservient addition to the townscape, maintaining the existing building lines, heights and spaces between properties. The proposal is acceptable in respect of density and does not present design, amenity or quality of accommodation concerns. The property maintains historic plot sizes relative to its suburban location and is not located in an Archaeological Priority Zone (APZ). The proposal maintains existing off-street parking arrangements and does not present any additional hazard to vehicular or pedestrian movements locally. The proposal is not considered to lead to an unacceptable loss of amenity for neighbouring occupiers. The proposal is considered proportionate to the plot size and local urban environment and does not prejudice the character and setting of any designated or undesignated heritage assets.
27. For the reasons outlined above, the proposal is considered to be acceptable in land use terms in accordance with section 5.5 'In-fill' development of the Dulwich SPD (2013).

### **Affordable housing and viability**

28. Policy P1 (Social rented and intermediate housing) of the Southwark Plan (2022) states that development that creates 9 homes or fewer (inclusive) must provide the maximum amount of social rented and intermediate homes or a financial contribution towards the delivery of new council social rented and intermediate homes with a minimum of 35% subject to viability as set out in Table 1 on page 107 of the Southwark Plan (2022).
29. The applicant has confirmed that the proposed development would be a self-build and as such the applicant must enter into a Legal Agreement in the event the dwelling is sold within three years of occupation.
30. The contribution to be secured is calculated on the basis of the following:
- £30,000 per habitable room
  - Proposal includes 6 habitable rooms
  - Gross contribution (30,000 X 6): £180,000
  - Total contribution (35%): **£63,000**
31. For the reasons outlined above, the proposal is considered to demonstrate compliance with P1 'Social rented and intermediate housing' of the Southwark Plan (2022).

### **Quality of residential accommodation and outdoor amenity space**

32. The internal minimum space standards for the proposed dwelling are provided below.

<b>Schedule of accommodation for dwelling type: 3B5P</b>			
<b>Room</b>	<b>Floor area (sq. m)</b>	<b>Minimum floor area requirement (sq. m)</b>	<b>Complies</b>
Kitchen (Where eating area is in the lounge)	16	8	YES
Living room (Where the eating area is in the Lounge)	22	18	YES
Bedroom 1	8	7	YES
Bedroom 2	16	12	YES
Bedroom 3	15	12	YES
Bathroom	4.7	3.5	YES
Built-in storage	3.5	2.5	YES
<b>Dwelling</b>	<b>Area (sq. m)</b>	<b>Minimum area requirement (sq. m)</b>	<b>Complies</b>
Gross Internal Floor Area	137.4	99	YES
Private outdoor space	352 <i>(Remaining at no. 70: 319)</i>	50	YES YES

33. As outlined above, the dwelling would provide generously proportioned spaces to support a good quality of accommodation. The dwelling is apportioned a generously sized private outdoor amenity area which would meet the requirements of a family dwelling.

*Outlook and privacy*

34. The dwelling would benefit from good vertical outlook. The kitchen space would be located on the lower ground floor, however it would be served with a terrace

of 2.5m depth to provide good outlook. Furthermore, the principal habitable spaces of the living room diner to the ground floor and bedrooms would be served with good vertical outlook. The proposal would be set back from the road, with sufficient defensible space and would benefit from sufficient levels of privacy for the future occupiers.

#### *Internal daylight and sunlight*

35. Section 5.1 of daylight and sunlight report submitted in support of the application outlines the target daylight factors achieved for the room types proposed. The living / dining room, kitchen and bedrooms achieved target daylight factors of 1.10, 1.4 and 0.7 respectively, across more than 50% of the room's area. This demonstrates how the proposal has met the new BRE guidance on internal daylight.
36. With regard to sunlight, at least one habitable room (preferably a main living room), should receive at least 1.5 hours of sunlight on 21 March. It is noted that all rooms bar the lower ground floor kitchen are above target. The kitchen would receive 1.33 hours of sunlight, due to its lower ground level and north eastern orientation. Furthermore, all other rooms including the principal living room space and bedrooms receive greater levels of sunlight due to their placement on the ground floors and above as well as south west orientation, therefore supports a good quality of accommodation across the dwelling.
37. For the reasons outlined above, the proposal is considered to comply with P15 'Residential design' of the Southwark Plan (2022).

### **Fire Safety Regulations**

#### **Policy D12 (A) of the London Plan (2021)**

38. Policy D12 (A) of the London Plan (2021) requires that all development must submit a planning fire safety strategy. The fire safety strategy should address criteria outlined in Policy D12 (A).
39. *Summary of Information Contained in Planning Fire Safety Strategy*
  - A planning fire safety strategy (PFSS) has been submitted in support of the application and considered acceptable.
40. *Assessment of Planning Fire Safety Strategy*

Policy D12(A) of the London Plan (2021), requires that development meet the following criteria to be discussed in turn:

  - Identify space for the positioning fire appliances and the provision of an evacuation assembly point
  - Passive and active measures to reduce the risk of fire
  - Be constructed to minimise fire spread
  - Provide a suitable means of escape
  - Developed strategy for evacuation
  - Provide suitable access and equipment for firefighting.
41. The PFSS contains clear plans that demonstrate the proximity of the proposed dwelling to the public highway, where fire appliances can gain easy access to the

site in the event of a fire. There is ample space to the front and rear of the proposed dwelling for the purposes of evacuation and assembly.

42. The passive fire safety measures include fire protection between floors, between rooms and circulation spaces as well as between the walls, all to a standard of 30 minute fire rating.
43. The proposal would be sited logically with good access to the street for fire appliances and the nearest fire hydrant.
44. For the reasons outlined above, the proposal is considered to accord with D12(A) of the London Plan (2021).

### **Design, layout and heritage assets**

45. The application site is a residential garage associated with no.70 Croxted Road, which is one of a pair of late Victorian two-storey houses with attic storeys in a street characterised mainly by similar semi-detached period properties on its east side, contrasted by the low-rise, 1960's Pymers Mead Estate on the other.
46. Croxted Road is on the boundary of Dulwich Village with West Dulwich, and is a local main road that junctions nearby with the South Circular. It has an open, leafy, suburban character, being a relatively wide tree-lined street with properties set back behind good-sized front gardens. The layout of Pymers Mead Estate with its grass verges and integral landscaping add to this green quality, as does the townscape gaps between the pairs of period houses that provide glimpsed views through to the rear gardens and the wooded railway embankment immediately beyond. It is not designated a conservation area, although the railway embankment forms the boundary of the Dulwich Village Conservation Area.
47. The application scheme has been revised in response to officers' comments. It remains for the demolition of the existing garage, excavation of a single basement and construction of a new house with basement. However, the scheme has been amended bringing the ground floor close to grade, sinking the basement from semi to full; reducing the width of the building from 6m to 5m; and altering the detailed designs of the front elevation.
48. In terms of the principle of the design, as previously stated, the demolition of the existing garage is not resisted on design grounds. The structure is an ancillary building outside of a conservation area and, although of some architectural interest with its pedimented gable, is not considered a Non Designated Heritage Asset (NDHA) or worthy of retention.
49. Regarding the replacement building, the development remains on the same or very similar front building line as the current garage, which is some 3m behind the front building line of the host property (70) and 2-3m behind its neighbour (68). The positioning is welcome, ensuring a low-key appearance within the streetscape, which is important given its contrasting built form and the open character of this part of the front garden.

50. In terms of its height and massing, the revised height brings the development c.700mm below the eaves line of the adjacent period houses, ensuring it does not read notably large or bulky between the neighbouring properties, particularly when combined with its setback position. The form is relatively simple, with a 1m forward articulation of a two-storey bay, providing modest visual interest and to some extent gesturing the more articulated form of its neighbours. It is notable that a similar building form has been approved and constructed nearby at no.134a Croxted Road, albeit the constructed building sits within a larger space and does not have a basement.
51. Importantly, the width of the proposed building has been reduced and is shown as 5m. Whilst this maintains a reasonable building width for a functional internal layout, the reduction helps moderate the bulk, but also provides more space between the new and existing buildings. This is sufficient to maintain the sense of a townscape gap between the properties and views through to the greenery of the rear gardens and railway embankment when seen head-on, preserving the suburban character of the townscape in direct views. However, with the flanks at 10m and 11m in length, the increased massing of the upper floor will reduce the view of the rear greenery in oblique views, although the impact will be modest.
52. The flat roof is simple. The parapet has been reduced in height to minimise the building's apparent massing at c.600mm, this is sufficient to conceal the green roof finish and PVs. A condition requiring sectional drawings showing the green roof build up and angled arrangement of the PVs has been recommended.
53. That the ground floor has been brought close to grade is important in ensuring level access and DDA compliance, as well as contributing to the lowering of the overall height of the building. The section drawing shows an upstand of c.120mm and a small ramp.
54. Bringing the building to general grade also ensures the basement is not visible within the streetscape, which is welcome, as the street is not characterised by evident basement accommodation. Whilst there is a window opening to the front of the basement, it is for the most part concealed from view, being set below grade, and only visible close by. A grille for safety and security covers the lightwell.
55. The revised scheme offers a simple appearance for the street frontage. This comprises two window openings within the front bay and an offset entrance with projecting canopy and window above within the setback façade. The windows are large, with a vertical proportion, and has a simple 1-over-1 fenestration. Their arrangement is ordered and the overall appearance is low-key, and generally supported. Overall, the front elevation is reasonably composed.
56. In terms of material finishes, the use of brick is welcome, although a condition for material samples will ensure the use of full brick for the outer leaf and not brick slips for robustness.

## **Design conclusion**

57. The scheme has been revised and is for a simple design that sits moderately rearward of the general building line and moderately lower in height than its period neighbours. It is of modest width and retains reasonable space to either side not to appear awkwardly inserted. Overall, it reads sufficiently low-scale and low-key to sit comfortably within its context, remaining respectful of its neighbours and streetscape from a design perspective. Nonetheless, conditions are included to ensure its detailing is of a suitably high quality and that additional greenery is provided within the front garden area to support and harmonise with the wider suburban setting.

### **Landscaping and Trees**

58. The impact of the proposals is considered to be acceptable in relation to the trees onsite with the appropriate conditions to be attached to ensure there is mitigation for the loss of trees. The submitted Arboricultural Impact Assessment (AIA) notes the presence of four trees; T1 (TPO Lime B category) to the front of No.70 Croxted Road, T2 (Eucalyptus C category) to the rear of the garage, T3 (Lime B category) and T4 (Cherry C category) in the garden. Due to the omission of the crossover to serve the host property and the siting of the proposed dwelling outside of the root protection area, (RPA) T1 is to be retained. The removal of T2 is considered acceptable due to its category and mitigation will be secured via condition to request the submission of details of four 12-14cm girth fruit trees to be planted in the rear garden. The rear garden trees T3 and T4 will be retained; in addition further conditions will be attached to ensure that the works permitted are carried out in accordance with tree protection measures outlined in the submitted AIA, as well as details of a schedule of site supervision to be submitted prior to occupation of the residential dwelling.

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

#### *Impact upon privacy of adjoining neighbours*

59. The proposal is considered to preserve privacy of neighbouring occupants. It is noted that there are no windows within the side elevations of the proposed property, as such there will be no opportunity to overlook facing windows of either No.68, No. 70 or other neighbours along Croxted Road. In addition, the boundary treatment proposed between the application property and both adjoining neighbours will be constructed to a height of 1.8m, sufficiently preserving privacy.
60. The proposed dwelling would be set in line with the maximum extent of the first floor outrigger at No.68 and the ground floor at No.70. Whilst there would be some mutual overlooking from the upper floors of the rear façade to the gardens of No.68 and 70, it is considered that this is characteristic of semi-detached and terraced properties. With regard to No.68, it is considered that the splaying of the parcel of land as the extent of the site progresses in a north easterly direction, would produce acute sight lines to offset this impact. For these reasons, the proposal would not be considered to lead to harmful overlooking impacts to neighbouring garden spaces or properties.

#### *Impact to outlook of No.68 Croxted Road*

61. The proposal is considered to be acceptable in relation to its impact upon outlook of neighbouring occupiers. From an examination of planning records (Ref:



18/AP/1989) it is noted that the neighbouring property at No.68 Croxted Road contains 7 windows within the left side elevation that face onto the application site. The ground floor contains four with two in the playroom and two in the kitchen, whilst first floor contains 3 windows, with two in bedroom 1 and one in the bathroom. Of the facing windows on the ground floor, the impact upon those within the kitchen would be considered acceptable as this room is served by other sources of outlook most notably to the rear and side of the outrigger.

62. In relation to the ground floor windows to the play room and first floor bedroom windows, it is considered that the location of the single storey garage and their proximity to the boundary would have already established a sense of enclosure, and that the proposal will not cause further harm to an unacceptable level. Whilst it is acknowledged that the windows to bedroom one will experience a greater sense of enclosure from the proposal, this is considered to be acceptable as the relationship generated would resemble the urban typology that is characteristic of the terraces of semi-detached properties along Croxted Road. Furthermore, on the first floor, the window to the bathroom would not relate to a habitable room by virtue of its use, and therefore the impact upon outlook is considered to be acceptable.

*Impact to outlook of No.70 Croxted Road*

63. No.70 contains 5 windows in the south east façade which would be affected by the development. Of the windows affected, one relates to the kitchen, two relate to a stairwell, one relates to a bathroom and the final to a pantry, as detailed in the daylight sunlight assessment. As the kitchen’s main rear facing outlook would be maintained, the proposal would not unacceptably affect outlook to this building. As the remaining rooms would not relate to habitable rooms, the impact upon the outlook to these rooms would be considered acceptable.

*Impact to daylight and sunlight of No.68 Croxted Road*

64. The impact of the development to daylight received by windows located in the northern façade of No.68, is assessed by the Vertical Sky Component (VSC) set out within the applicant’s daylight sunlight report below;

65. **4.1.1 Vertical Sky Component**

The VSC results calculated for the surrounding windows can be found in the tables below.

Property	Room	Win Ref	Orientation (°)	VSC Existing (%)	VSC Proposed (%)	VSC Ratio	Overall Impact
68 Croxted Road	Kitchen	W1	340	30.46	26.00	0.85	Negligible
	Kitchen	W2	340	26.99	18.45	0.68	Minor Adverse
	Playroom	W3	70	21.40	18.36	0.86	Negligible
	Playroom	W4	347	16.07	14.05	0.87	Negligible
	Playroom	W5	347	12.60	13.83	1.10	None
	Bathroom	W6	340	32.00	28.51	0.89	N/A
	Bedroom	W7	70	33.85	33.09	0.98	Negligible
	Bedroom	W8	347	33.73	31.22	0.93	Negligible
	Bedroom	W9	347	32.99	31.12	0.94	Negligible

66. As outlined above, it is noted that of the windows affected in the facing flank of No.68, all bar one experience a negligible impact as a result of the development.

One window to the kitchen of this property experiences a minor adverse impact where the VSC figure 0.68 of its existing level of daylight provision. However, it is noted that this is one of two windows to the kitchen on this façade and this room is served with principle outlook to the rear. Furthermore, the impact of the proposal upon the daylight distribution received to the habitable rooms at No.68 would remain unchanged. With regard to sunlight, it is noted that the facing windows in the north elevation of this property are not oriented within 90 degrees of south, therefore do not require assessment.

67. The siting of the proposed dwelling to the north of No.68, would avert a harmful overshadowing impact to No.68, which receives at least 2 hours of sunlight on the 21 March and this would remain the same.
68. Neighbour responses have asserted that windows have been omitted from assessment at No.68. It is considered that all relevant windows have been assessed as part of the submitted daylight and sunlight report. In addition, concern has been raised at the accuracy of the VSC results between the iterations of the daylight sunlight report. Whilst it is noted that the VSC results between the iterations of the daylight and sunlight report demonstrate a variance in the figures, this is explained by more accurate modelling in response to the siting of the dwelling and its reduction in height. For the purposes of the assessment of this application, it is considered that the submitted daylight and sunlight report is accurate in its representation of the site's surroundings and the proposed development.
69. Comments received have referred to an alleged impact from solar dazzle from photovoltaics located on the roof to facing windows at No.68. It is noted that the solar panels would be set on the roof which would only be visible high above the internal floor area of the neighbouring property No.68, when compared to the elevations approved under application 18/AP/1989.

*Impact to daylight and sunlight of No.70 Croxted Road*

70. The applicants VSC results of the impact of the development to No.70 are below;

71.

Property	Room	Win Ref	Orientation (°)	VSC Existing (%)	VSC Proposed (%)	VSC Ratio	Overall Impact
70 Croxted Road	Pantry	W1	160	30.46	26.45	0.87	N/A
	Bathroom	W2	160	34.77	29.99	0.86	N/A
	Hallway	W3	160	33.83	17.05	0.50	N/A
	Hallway	W4	160	36.90	36.90	1.00	N/A
	Kitchen	W5	160	29.42	5.34	0.18	Major Adverse

72. Following an examination of the existing floor plans of no. 70, it is considered that the impact of the proposal in respect of daylight and sunlight would be acceptable, by virtue of the type of rooms these windows relate to. It is noted that across the ground, first and second floors the adjoining property contains seven windows that face the application site to the South. On the ground floor moving West to East, the facing windows relate to a; pantry, W.C, entrance hallway and kitchen. All but the latter would not be considered habitable rooms therefore would not require further assessment. With regard to the kitchen window, it is noted that this room is served by two larger windows to the side and rear, which would be the

main source of daylight and sunlight and would not be unduly affected by the siting of the proposal. In relation to the first and second floor, it is noted that the facing windows relate to a bathroom with the latter two relating to a hallway, again these would not be considered habitable rooms, therefore the impact of the proposal is considered to be acceptable.

73. The daylight distribution of the kitchen breakfast room to No.70 would remain unchanged, whilst average daylight factors would be affected to a negligible degree. With regard to the impact to sunlight, it is noted that all windows bar one relate to non-habitable rooms and therefore do not require an assessment. One window relates to the kitchen at No.70 which would face onto the kitchen which is not a principal habitable room in the context of the property where other main reception rooms are located elsewhere within the floor plan. Due to the size of the garden retained at No.70, the majority of the garden space would likely retain 2 hours of sunlight on 21 March, and therefore the development would not experience harmful overshadowing.
74. For the reasons outlined above, the proposal is not considered to harm the daylight and sunlight received by adjoining properties or lead to harmful overshadowing of the amenity spaces to neighbouring properties, in accordance with P56 'Protection of amenity' of the Southwark Plan (2022).

## **Transport and Highways**

75. The application would retain the existing crossover serving No.70, which is proposed to serve the new dwelling. As such, the proposal would not be considered to lead to overspill parking on Croxted Road. The Transport Policy team has requested a condition for the retention of the off street parking to the front of the property, to avoid any future on street parking congestion. However, it is considered that as the proposal would maintain existing off street parking arrangements and given the surrounding area is not within a controlled parking zone it is not considered necessary add this condition. It is acknowledged that the proposed development would result in the loss of the existing parking serving no. 70 Croxted Road. However the road has existing on street parking arrangements which is considered acceptable given the location of development and the small quantum of development proposed.
76. The proposal would be served with 5 horizontally arranged cycle parking spaces, located in the rear garden which would be in excess of the 3 required in accordance with Southwark Plan standards. Whilst the cycle parking would be covered and located in the rear garden, it is considered that the appearance of the proposed shed visible on the planning register would not be residential in scale so it has been considered necessary to secure the submission of details of cycle parking to ensure the provision of secure, convenient and weatherproof cycle parking that is also of a high quality of design and appropriate to its residential surroundings. Concern has been raised that the cycle parking location would affect the root protection area of the tree on the boundary between Nos. 70 and 72, however, the site plans shows this to be near the new boundary created between the new dwelling and No.70 therefore would not harm the health of this tree.
77. For the reasons outlined above, the proposal is considered to accord with P50 'Highway Impacts' and P53 'Cycling' and P54 'Car parking' of the Southwark Plan (2022).

## **Refuse storage**

78. The site location plan submitted in support of the application form, shows the provision of a small bin store perpendicular to the public highway, which could accommodate three 240L wheeled bins, for recycling, general waste and garden waste. This would be considered sufficient to accommodate the needs of the new dwelling, in accordance with P62 'Reducing waste' of the Southwark Plan (2022).

## **Noise and vibration**

79. The proposal would not be considered to lead to undue noise pollution. Whilst some comments have referred to noise from construction, it is considered that this can be controlled and enforced by the appropriate statutory body of the council if required.

## **Energy and sustainability**

80. The application has been supported with an energy statement to demonstrate compliance with P70 'Energy' of the Southwark Plan (2022). This requires that development be; lean (energy efficient design and construction), clean (low carbon energy supply) and green (on site renewable energy generation and storage). The proposal will utilise efficient U values which improve upon the minimum requirement of Part L1A 2013 of the Building Regulations. The following values will be provided; walls 0.18, roof 0.13 as well as windows and doors 1.4. This will ensure that the building fabric efficiently manages heat to reduce energy demand in line with be lean requirements. The development would also utilise efficient combi boilers which have a flue gas heat recovery system fitted and designed to reduce gas demand by 25%, in accordance with be clean requirements. In addition, the proposed roof plans show the presence of 10 photovoltaic panels which will help provide renewable energy to the proposed dwelling. For the reasons outlined above, the proposal is considered to provide climate mitigations proportionate to the scale of the development and in accordance with P70 'Energy' of the Southwark Plan (2022).

## **Ecology and biodiversity**

81. The proposal has been assessed in consultation with the council's ecology officer who has raised no objection subject to conditions. It is noted that the application site abuts a SINC to the rear, with the railway embankment running North to South. It is noted that the presence of bats has been recorded here, as such a condition will be attached to ensure that there is not lighting installed that would illuminate the rear boundary of the property. Furthermore, the applicant has agreed for details of swift brick boxes and a green roof to be secured by condition. It is considered that with these conditions in place the proposal accords with P60 'Biodiversity' of the Southwark Plan (2022).

## **Air quality**

82. The application has been assessed in consultation with EPT, who had requested the attachment of conditions for the compliance of the development with the air quality report submitted in support of the application and the provision of an ultra-low nitrous oxide boiler. With regard to the latter condition, it is not considered necessary to add a condition for the specification of boilers as this is not considered to be within the remit of the planning system. For the reasons outlined

above, the proposal accords with P65 ‘Improving air quality’ of the Southwark Plan (2022).

### **Ground conditions and contamination**

- 83. The application site is currently undeveloped and is considered to be at low risk of being contaminated. EPT have requested that the compliance element of a standard contamination condition be retained, which obliges the developer to notify the council if any contaminants are found within the construction period, in accordance with P64 ‘Contaminated land and hazardous substances’ of the Southwark Plan (2022).
- 84. The application has been assessed in consultation with Thames Water who have requested the attachment of a condition for the submission of a piling method statement before the carrying out of foundation works due to the site’s proximity to Thames Water assets.

### **Water resources and flood risk**

- 85. The proposed development is within Flood Zone 1, however, it is at high surface water flood risk and sits within a critical drainage area. The Flood Risk Management Team at the Council have been extensively consulted despite the application being minor in nature, as a result of the objections raised in relation to flooding.
- 86. Over the life of the planning application, a Basement Impact Assessment has been provided in support of the application, this has been reviewed by the Flood Risk Management Team who raise no objection subject to two conditions relating to a detailed drainage design and drainage verification report.
- 87. Officers have included the requested conditions in relation the flood risk and as such consider the proposed development is in accordance with Policy SI 13 of the London Plan (2021).

### **Planning obligations (S.106 undertaking or agreement)**

- 88. The proposal is considered to be acceptable in accordance with Policy P1 ‘Social rented and intermediate housing’ and Policy 1P3 ‘Community Infrastructure Levy (CIL) and Section 106 Planning Obligations’, subject to the applicants entering into a Section 106 Legal Agreement to secure the required affordable housing contribution that is outlined in the table enclosed below.

89.

<b>Planning obligation</b>	<b>Mitigation</b>	<b>Applicant’s position</b>
<b>Housing, Viability and Amenity Space</b>		
Affordable rent (social and	Fast track route;	Agreed

intermediate) housing Provision	<ul style="list-style-type: none"> <li>• 6 Habitable rooms</li> <li>• £30,000 per habitable room</li> <li>• Gross contribution (6 X 30,000 = £180,000)</li> <li>• 35% affordable housing contribution £63,000</li> </ul>	
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

90. In the event that the legal agreement is not completed by 24 October 2024 it is recommended that the Director of Planning and Growth be directed to refuse planning permission on the following grounds;
91. In the absence of a signed legal agreement, the proposal would fail to provide suitable mitigation in terms of planning gain contrary to policies DF1 ‘Delivery of the Plan and Planning Obligations’ of the London Plan (2022), Policy P1 ‘Social rented and intermediate housing’ and Policy 1P3 ‘Community Infrastructure Levy (CIL) and Section 106 Planning Obligations’ of the Southwark Plan (2022) and the Southwark ‘Section 106 Planning Obligations and Community Infrastructure Levy SPD’ (2015).

### **Mayoral and borough community infrastructure levy (CIL)**

92. The property is located in CIL zone 2 and MCIL2 band 2 in the Dulwich Village ward. The application is CIL liable as it is creating a new dwelling and has been credited demolition as garage ancillary to house. The demolition amount could change if main house not used as house for 6 months within 3 years prior to decision date.

The estimated MCIL is £6580.91 and the estimated SCIL is £27115.15. The total amount is £33696.06. However, if self-build relief sought and granted then CIL amount estimated to be £0.

### **Consultation responses, and how the application addresses the concerns raised**

#### **Consultation responses from members of the public**

93. Summarised below are the material planning considerations raised by members of the public undertaken in the first round of consultation, undertaken between: **27/01/20 – 17/02/20:**
- The proposal would not accord with guidance in the Dulwich SPD
  - The proposal would be harmful to the design amenity of the street and would be uncharacteristic of the area

- The proposal fails to preserve the character of nearby heritage assets
- The existing garage is a heritage asset and should be preserved
- The proposal would overdevelop the site
- The proposal would lead to overspill parking congestion
- The proposal would lead to the loss of trees
- The proposal would overlook neighbouring properties
- The proposal would detrimentally harm the receipt of daylight and sunlight to neighbouring properties
- The proposal would provide an inadequate quality of accommodation
- The plans submitted overstate the size of the site and are inaccurate
- The proposal would increase flood risk in the area
- The proposed basement would lead to subsidence for neighbours
- The sustainability credentials of the development are overstated
- The proposal has not surveyed the impact upon bats locally
- The proposal has not mitigated against poor air quality in the area
- The application has not addressed all points raised by the pre-application advice
- The construction process would lead to noise nuisance
- The proposal would lead to increased fire risk
- The proposed cycle parking storage details are insufficient
- The proposal would enhance access to the rear gardens of neighbouring properties.

94. Summarised below are the additional material planning considerations, not previously raised by members of the public in the first consultation window. The comments below are taken in the first re-consultation between: **30/04/2020 – 14/05/2020**

- The proposal has not altered sufficiently since the first consultation
- The amended proposal retains inaccurate information on the size of the site
- The site plans show the ground floor maximum extent of No.70, not the upper floors which is inaccurate
- The siting of the new building behind neighbours at the upper floor level is inappropriate
- The amended plans do not accord with the require space standards
- The proposal does not assess a light or overshadowing impact to neighbouring properties

95. Summarised below are the additional material planning considerations, not raised by members of the public in previous rounds of consultation. The comments below are taken in the second re-consultation between:

**26/06/2020 - 17/07/2020**

- No comments received.

96. Summarised below are the additional material planning considerations, not raised by members of the public in previous rounds of consultation. The comments below are taken in the third re-consultation between: **16/03/2021 – 08/04/2021**

- Other planning approvals along the road have not consented buildings behind the rear building line
- The positioning of trees in the submitted plans and details is incorrect
- The application does not contain a basement impact assessment and highlights significant risks associated with basement construction
- The flood risk assessment highlights ground water risk from a basement
- The amended daylight and sunlight assessment shows an adverse impact to No.70 Croxted Road
- The standard of cycle parking remains unclear
- Insufficient detail on how the crossover will preserve the highway.

97. Summarised below are the additional material planning considerations, not raised by members of the public in previous rounds of consultation. The comments below are taken in the fourth re-consultation between: **15/05/2023 – 05/06/2023**

- The amended daylight and sunlight report does not contain assessment of all windows at No.68
- The daylight and sunlight report does not assess solar dazzle to nearby windows
- The difference of VSC figures between the previous versions of the daylight sunlight report is unclear.
- The energy statement refers to flats therefore may have incorrect calculations
- The fire statement incorrectly refers to approved drawings
- The proposal would not result in any affordable housing
- The council has not consulted sufficiently on the proposal and amended details
- The application has not demonstrated compliance with climate policy through loss of the tree.

98. Summarised below are the additional material planning considerations in the final round of public reconsultation. The comments below are taken in the fifth re-consultation between: **08/01/2024 – 29/01/2024**

- The back of 2<sup>nd</sup> floor building is way too high that disturb neighbouring privacy
- Money making scheme
- Eye sore
- There are two similar new build type houses nearby – 136A Croxted Road and 80 Turney Road which have been on the market for a while and are struggling to sell, another property of this sort here is not necessary
- Not inkeeping with the neighbouring homes
- Lack of privacy
- Proposal is longer than every single new and existing building on the street
- No precedent for a building of this length or the proposed rear building line overhang
- Recently approved new builds on the street (136A, 142A, 144A Croxted Road) have had to align with the establish urban grain of the neighbouring properties and rear building lines
- Building length will have a significant detrimental impact on the amenity and privacy of all neighbours within the vicinity
- Loss of light impacts would be severe to neighbouring properties



- A two storey extension would look odd and out of line compared to the rest of the road and would result in a loss of privacy for the surrounding properties which is a key benefit on our particular road given the quiet gardens which are not currently overlooked
- House is completely out of keeping with Victorian façade
- The 2<sup>nd</sup> floor of this property height and massing is significantly more than the existing dwelling
- Concerns over surface water and flooding if approved the excavation and build could again impact and change the water table adding flood risk
- Concerns re: cutting down mature and healthy tree, displacement of more grass, replacement of ecosystems with more concrete foundations, building process itself, infrastructure implications
- Oversized and inappropriate massing – footprint is 50% larger than existing garage and extends much further back than the existing garage
- Proposed development does not maintain the spacing between the adjacent houses that currently exists along the streetscape and provides character to the area
- Aggressively modern front elevation that is not in keeping with the local area
- The proposed off street parking provision for the existing main house on the site requires a new dropped curb to be created and reduces the on-street parking provision which is already limited
- Additionally the off-street parking provision for the existing main house on the site in front of the bay window does not appear achievable for a family sized car without overhanging the public pavement outside
- Increased congestion as a result of another dwelling
- Reduced amenity for neighbouring houses on Croxted Road due to: loss of light, obstruction to views from the side windows of both no. 68 and no. 70, overshadowing to 70 Croxted Road in particular loss of light to habitable kitchen space of this property
- Piling needed to create basement will likely have negative impact on no. 70
- Detrimental views from the rear gardens of both neighbours
- Basement patio which is not inkeeping with local area
- The balcony design impacts the privacy of the immediate neighbours and is not in keeping with Dulwich Estate guidelines
- The new dwelling will provide substandard accommodation
- There will be a lack of privacy to the bedrooms proposed
- The removal of mature trees to the rear
- Concerns over the mature and healthy eucalyptus tree situated behind the existing and attractive garage is still in jeopardy
- Impact on privacy over 7 houses away due to the length of the proposed application.

99. In total 55 letters of objection have been received during the life of the planning application and no letters of support.

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

100. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.

101. Design and Conservation Team:

- Design comments provided in above relevant section of the report.

Officer Comment: Noted.

102. Transport Policy:

- The proposed development would have adequate cycle parking and bin storage. The provision of 5 cycle parking spaces is more than acceptable. The proposed parking is acceptable as it is as existing. Condition recommended to submit details of cycle parking and retain the driveway to the front for parking

Officer Comment: Noted.

103. Environmental Protection Team:

- Acceptable subject to the following conditions: Residential internal noise levels, Horizontal sound transmission between residential units, Plant Noise, Protection from vibration, Compliance with air quality assessment, Domestic gas boilers, Contaminated land – further findings, CEMP

Officer Comment:

- Conditions for rated internal noise and vibration levels have been added
- It is noted that the application seeks consent for one residential dwelling, so there is no risk of sound transmission between units
- It is noted that no plant machinery is proposed as part of the works
- The requested air quality conditions are not required
- The condition for potential land contamination will be added
- CEMP has been added
- Both informatives related to hours of work will be added.

104. Highways:

- Install a new vehicle crossover outside 70 Croxted Road using materials in accordance with the SSDM (Southwark Streetscape Design Manual)
- Upgrade the existing vehicle crossover using materials in accordance with the SSDM (Southwark Streetscape Design Manual)
- The applicant or developer will be required to repair any damage to the highway due to construction activities for the development including construction work and the movement of construction vehicles.

Officer Comment:

- The above listed comments were received in response to the proposal's first iteration where the development included the provision of an additional vehicle crossover which has now been omitted, as such the condition for the improvement of the existing crossover is not required.
- A joint condition survey is no longer considered to be required for this scale of

development which no longer includes an additional crossover to serve no. 70. The applicant is reminded of the requirements in relation to damage on the highway as a result of the development.

105. Urban Forester:

- The proposed new crossover and parking area is sited within the root protection area of the TPO lime tree and does not conform to required lengths in terms of design and would require its removal
- A no-dig approach over the crossover would need to be conducted under strict arboricultural supervision so as not to prejudice the root system
- Two trees have been earmarked to replace the Eucalyptus, any shortfall would need to be met through a S.106 contribution based on the CAVAT value of the tree.
- The Basement Impact Assessment notes there is a moderate risk of subsidence and recommends that trees near the building are not removed without expert advice.

Officer comment:

- The originally proposed crossover to serve No.70 has been omitted
- A condition has been agreed for the planning of four fruit trees to mitigate the loss of the Eucalyptus tree
- The Basement Impact Assessment has been assessed in consultation with Flood Risk Management and would be subject to Building Regulation compliance.

106. Ecology:

- The application form is incorrect in stating there are no trees onsite, as there is a TPO tree to the front of the property and one behind the garage
- There are records of Bats along the SINCE boundary so no new lighting should be installed that illuminates the rear boundary
- The development could have a green roof and nest boxes, I advise the appropriate conditions to secure these.

Officer comment:

- The presence of trees onsite is noted, the impact of the development is noted and assessed in the arboricultural impact assessment
- The requested conditions for nest boxes and provision of a green roof are attached
- A condition will be instated to prohibit rear lighting.

107. Flood Risk Management Team:

- Proposed development is acceptable subject to the imposition of the following conditions: Detailed Drainage Design and Drainage Verification Report
- Assessed the flood risk aspects of the BIA which appears to show the risk of groundwater flooding as moderate and as such suitable waterproofing

measures should be included within the design of the basement to mitigate against the risk of groundwater flooding

- Any structural/geotechnical elements of the BIA would fall outside our remit as the LLFA.

Officer comment: Noted and included.

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

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

109. Thames Water:

- No objection to the proposed development based on the information provided.
- As the application site is located within 15m of a strategic sewer, Thames Water request that a condition be attached requiring that no piling take place in connection with the development permitted until a Piling method statement has been submitted to and approved in writing by the Local Planning Authority.
- Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.
- With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Officer Comment:

- The requested condition has been attached and the additional comments are noted with the informatives added.

110. These matters are addressed comprehensively in the relevant preceding parts of this report.

### **Community impact and equalities assessment**

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

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

113. 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.
114. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

### **Human rights implications**

115. This application has the legitimate aim of providing one dwelling for residential use. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### **Positive and proactive statement**

116. 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.
117. 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 submissions that are in accordance with the application requirements.

118. **Positive and proactive engagement: summary table**

Was the pre-application service used for this application?	Yes
If the pre-application service was used for this application, was the	Yes

advice given followed?	
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?	Yes

## Conclusion

119. The proposed development would make a positive yet modest contribution towards the housing stock within the borough. The demolition of the existing garage is not resisted in design terms and the proposed dwelling is of modest width and retains reasonable space to either side not to appear awkwardly inserted. Overall, it reads sufficiently low-scale and low-key to sit comfortably within its context, remaining respectful of its neighbours and streetscape from a design perspective. The proposed development would not result in harm to neighbouring amenity nor raise concerns in regards to flood risk. Subject to appropriate conditions and the completion of a Section 106 Legal Agreement to secure the dwelling as a self-build the proposed development is considered acceptable and planning permission is recommended to be granted.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
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: 020 7525 0254

## APPENDICES

No.	Title
Appendix 1	Recommendation - Draft Decision Notice
Appendix 2	Planning policies
Appendix 3	Relevant planning history
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received

## AUDIT TRAIL

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Lara Davison, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	10 April 2024	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance	No	No
Strategic Director of Environment, Neighbourhoods and Growth	No	No
Strategic Director of Housing	No	No
<b>Date final report sent to Constitutional Team</b>	10 April 2024	

**Recommendation**

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

This document is not a decision notice for this application.

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<b>Applicant</b>	Mr T YUSUF	<b>Reg. Number</b>	19/AP/7597
<b>Application Type</b>	Minor application		
<b>Recommendation</b>	GRANT subject to Legal Agreement	<b>Case Number</b>	2544-70A

**Draft of Decision Notice****Grant subject to Legal Agreement for the following development:**

Demolition of existing detached side garage and the construction of a two storey detached dwellinghouse with a basement.

70 Croxted Road London Southwark SE21 8NP

**In accordance with application received on 30 December 2019 and Applicant's Drawing Nos.:**

Existing Plans

Proposed Plans

PROPOSED BASEMENT FLOOR PLAN 02B received 15/03/2021

PROPOSED GROUND FLOOR PLAN 03B received 15/03/2021

PROPOSED FIRST FLOOR PLAN 04B received 15/03/2021

EXISTING REAR CONTEXT ELEVATION 60 received 11/05/2023

EXISTING STREETSCENE FRONT ELEVATION 14F received 23/11/2023



PROPOSED STREETSCENE FRONT ELEVATION 08F received 23/11/2023

PROPOSED REAR CONTEXT ELEVATION 61A received 23/11/2023

PROPOSED FRONT - REAR ELEVATIONS 05C received 23/11/2023

PROPOSED SIDE ELEVATIONS 06B received 23/11/2023

PROPOSED FRONT ELEVATION AND 136A CROXTED ROAD EXISTING FRONT ELEVATION 09D received 23/11/2023

PART PROPOSED GROUND FLOOR - FRONT ELEVATION AND 68 CROXTED ROAD EXISTING FRONT 100B received 23/11/2023

#### Other Documents

FOR REFERENCE - EXISTING - PROPOSED SITE PLAN WITH DIMENSIONS 21B received 15/03/2021

PROPOSED BASEMENT DRAINAGE LAYOUT 200 received 14/04/2023

PROPOSED GROUND FLOOR DRAINAGE LAYOUT 201 received 14/04/2023

PROPOSED FIRST FLOOR DRAINAGE LAYOUT PLAN 202 received 14/04/2023

DRAINAGE DETAIL 205 received 14/04/2023

SITE DRAINAGE LAYOUT 199 received 14/04/2023

PROPOSED ROOF PLAN 12D received 24/04/2023

LOCATION AND SITE PLANS 01H received 11/05/2023

PROPOSED NEIGHBOUR CONTEXT PLAN 50A received 11/05/2023

PROPOSED SECTION 07B received 23/11/2023

AIR QUALITY ASSESSMENT received 21/02/2020

AMENDED DESIGN ACCESS STATEMENT received 28/04/2020

ENERGY STATEMENT received 14/04/2023

AMENDED - ARBORICULTURAL IMPACT ASSESSMENT CRLDN-01 received 27/05/2020

FLOOD RISK ASSESSMENT AND SUDS ASSESSMENT REPORT 1027 received 15/03/2021

PLANNING FIRE SAFETY STRATEGY received 25/04/2023

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

2. The development hereby permitted shall be begun before the end of three years

from the date of this permission.

Reason:

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

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

3. No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement."

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure

4. 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 and SuDS Assessment Report prepared by Flume Consulting Engineers (dated October 2020) and supporting information. 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).

5. 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 (or detail any minor variations where relevant) as detailed in the Flood Risk Assessment and SuDS Assessment Report prepared by Flume Consulting Engineers (dated October 2020) and supporting information, 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).

6. Prior to works commencing, full planting details of 4 fruit trees to be at a minimum girth of 12-14cm, shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

7. 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.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and 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 as well as contributing to the Urban Greening Factor requirements of the London Plan (2021) with the aim of attaining a minimum score of 0.4 for residential developments and 0.3 for commercial developments in accordance with the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

8. Details of 2 Swift nesting bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than 2 nesting bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / 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 boxes / 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 as well as contributing to the Urban Greening Factor requirements of the London Plan (2021) with the aim of attaining a minimum score of 0.4 for residential developments and 0.3 for commercial developments in accordance with the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

9. Prior to the commencement of any above ground works (excluding demolition and archaeological investigation), the following details shall be submitted to the Local Planning Authority for its approval in writing: Section detail-drawings at a scale of at least 1:5 or 1:10 through:
  - o the façades;
  - o roofs and parapets; and
  - o heads, cills and jambs of all openings.

The development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with 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).

10. 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:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;

- Site perimeter continuous automated noise, dust and vibration monitoring;
- 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.;
- 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.);
- 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.;
- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations; and
- 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:

- Southwark Council's Technical Guide for Demolition & Construction at <https://www.southwark.gov.uk/construction>;
- Section 61 of Control of Pollution Act 1974;
- The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition';
- 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';

- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise';
- BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration';
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration;
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting; and
- 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 (<https://nrmm.london>).

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP 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 National Planning Policy Framework (2023); Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

**Permission is subject to the following Grade Condition(s)**

11. Prior to above grade works commencing (excluding demolition and archaeological investigation), material samples/sample panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall remain on site for inspection for the duration of the building's construction 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 the National Planning Policy Framework (2023), Policy D4 (Delivering good design) of the London Plan (2021) and Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

12. Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season.

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 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

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

13. The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved shall be submitted for approval in writing by the Local Planning Authority within 28 days from 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 a suitably qualified and pre-appointed tree specialist.



Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); 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).

**Permission is subject to the following Compliance Condition(s)**

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

Bedrooms - 35dB LAeq T†, 30 dB LAeq T\*, 45dB LAFmax T \*

Living rooms- 35dB LAeq T †

Dining room - 40 dB 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 in accordance the National Planning Policy Framework (2023); Policy P56 (Protection of amenity); and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

15. Prior to occupation this development shall achieve full compliance with the air quality assessment mitigation measures as detailed in Air Quality Assessment ref P1027\_A\_1 by Air Pollution Services Ltd (APS) dated 10 February 2020.

Reason: To minimise the impact of the development on local air quality within the designated Air Quality Management Area in accordance with the National Planning Policy Framework (2023); Policy P65 (Improving air quality); and Policy P70 (Energy) of the Southwark Plan (2022).

16. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority (LPA), shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be assessed in consultation with the Environment Agency and implemented as approved, verified and reported to the satisfaction of the LPA.

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 National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan (2022).

17. 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 (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Report dated 27/05/20. 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) and BS3998: (2010).

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); 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).

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

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation in accordance the National Planning Policy Framework (2023); Policy P56 (Protection of amenity); and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

19. In the interest of preservation of the habitats of bats in the Sydenham Hill and West Dulwich Railside SINC, no lighting shall be erected that illuminates the rear boundary of the property, unless agreed in writing by the Local Planning

Authority.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

## **Informatives**

- 1 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.
  
- 2 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
  
- 3 All developers and contractors working on this development are given notice that standard site hours are:

Monday to Friday - 08.00 - 18.00hrs

Saturday - 09.00 - 14.00hrs

Sundays & Bank Hols - no works

Any programmed/expected work required outside the standard site hours will require permission from Southwark's Environmental Protection Team under S61 of the Control of Pollution Act 1974 (e.g. regular extensions for set-up and clean down periods, extended concrete pours, the delivery and collection of abnormal loads, etc.). An application form can be found on the Southwark website - the link is:- <http://www.southwark.gov.uk/construction>

Follow the instructions on the web page to the form, complete it and submit it on-line. Forms need to be submitted a minimum of 28 working days before permission is needed to be in place for regular extended site hours and 5 working days before permission is needed to be in place for a short, temporary extension to site hours.

- 4 Should a site manager require an un-foreseen emergency extension of site hours (for emergency engineering or health & safety reasons) they will require express permission from Southwark's Noise & Nuisance Team who can be contacted 24/7 via a call centre on 0207 525 5777. An officer will call back to address the issue verbally as soon as they are available.

### Planning Policies

#### National Planning Policy Framework (the Framework) 2023

The revised National Planning Policy Framework ('NPPF') was published on 19 December 2023 and 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 224 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 D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D10 Basement development
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy HC1 Heritage conservation and growth
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 1 Improving air quality
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T2 Healthy Streets
- Policy T3 Transport capacity, connectivity and safeguarding
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling

- Policy T6 Car parking
- Policy T6.1 Residential parking
- Policy T7 Deliveries, servicing and construction

### **Southwark Plan 2022**

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

- P1 Social rented and intermediate housing
- P2 New family homes
- P11 Self and custom build
- P13 Design of places
- P14 Design quality
- P15 Residential design
- P18 Efficient use of land
- P19 Listed buildings and structures
- P20 Conservation areas
- P50 Highways impacts
- P53 Cycling
- P54 Car Parking
- P56 Protection of amenity
- P60 Biodiversity
- P61 Trees
- P65 Improving air quality
- P69 Sustainability standards
- P70 Energy

### **Area based AAP's or SPD's**

Of relevance in the consideration of this application are:

- 2015 Technical Update to the Residential Design Standards SPD (2011)
- Heritage SPD (2021)
- Dulwich SPD (2013)

**Relevant planning history**

No relevant planning history

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### Consultation undertaken

**Site notice date:** 02/03/2020

**Press notice date:** 30/01/2020

**Case officer site visit date:** 11/10/2023

**Neighbour consultation letters sent:** 08/01/2024

#### **Internal services consulted**

LBS Design & Conservation Team [Formal]

LBS Design & Conservation Team [Formal]

LBS Transport Policy

LBS Environmental Protection

LBS Ecology

LBS Flood Risk Management & Urban Drain

LBS Urban Forester

LBS Highways Development & Management

LBS Community Infrastructure Levy Team

#### **Statutory and non-statutory organisations**

Thames Water

#### **Neighbour and local groups consulted:**

68 Croxted Road London Southwark

#### **Re-consultation:**



### Consultation responses received

#### Internal services

LBS Design & Conservation Team [Formal]

LBS Transport Policy

LBS Environmental Protection

LBS Ecology

LBS Flood Risk Management & Urban Drain

LBS Urban Forester

LBS Highways Development & Management

#### Statutory and non-statutory organisations

Thames Water

#### Neighbour and local groups consulted:

10 Lings Coppice London SE21 8SY

80 CROXTED ROAD LONDON SE21  
8NP

96 Croxted Road London SE21 8NP

56 Walkerscroft Mead London

102 Croxted Road London SE21 8NR

3 Pickwick road London SE217JN

72 Croxted Road London SE21 8NP

72 Croxted Road London SE21 8NP

76 South Croxted Road London SE21  
8BD

116 Croxted Road Dulwich London

66 Croxted Rd London SE21 8NP

68 Croxted Road London SE21 8NP

50 Champion Hill London SE5 8BS

151 Thomas More House Barbican  
London

Turney Road London SE21

51 Great Brownings Dulwich London

98 Croxted Rd London SE218NP

64 Croxted Road London SE21 8NP

84 Croxted Road West Dulwich London

98 Croxted Rd London SE218NP

68 Croxted Road London SE21 8NP

74 Croxted Road West Dulwich London

87 pymers mead london se21 8nj

3 Pymers Mead LONDON SE21 8NQ

68 Croxted Road London SE21 8NP

12 Perifield West Dulwich London

72 Croxted Road London SE21 8NP

84 Croxted Road London SE21 8NP

98 Croxted Road London SE21 8NP  
3 Secker House Loughborough Estate  
London  
Apt B54 23 Albert Embankment London  
9 Cokers Lane Dulwich London  
66 Croxted Road London SE21 8NP  
51 Great Brownings Dulwich London  
74 Croxted Road West Dulwich London  
3 Cokers Lane London SE27 9AX  
68 Croxted Road West Dulwich London  
80 Croxted Road London SE21 8NP  
19 Cheviot Road London SE27 0LF  
51 Great Brownings London SE21 7HP  
84 Croxted Road West Dulwich London  
84 Croxted Road West Dulwich London

68 Croxted road London Se218np  
84 Croxted Road London Southwark  
74 Croxted Road West Dulwich SE21  
8NP  
84 Croxted Road West Dulwich London  
88 Croxted Road London SE21 8NP  
269 Croxted Road London SE21 8NN  
72 Croxted Road London SE21 8NP  
94 croxted road London Se218np  
64 Croxted Road London SE21 8AE  
68 Croxted Road London SE21 8NP  
80 Croxted Road London SE21 8NP  
9 Cokers Lane 3 London  
98 Croxted Road London SE21 8NP

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