

Welcome to Southwark Smaller Planning Committee

2024

MAIN ITEMS OF BUSINESS

Item 6.1 - 17/AP/1285

Land Adjacent To Warwick Court
Choumert Road (Rear Of 160-162 Rye Lane) London,
SE15 4SH

Item 6.2 - 23/AP/2122

Friendship House 3 Belvedere Place, London, Southwark,
SE1 0AD

Item 6.3 - 24/AP/0050

Marlborough Cricket Club, Dulwich Common, London,
Southwark, SE21 7EX



Councillor Cleo Soanes (Chair)



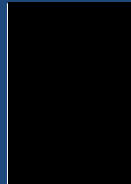
Councillor Jane Salmon
(Vice Chair)



Councillor Richard Livingtone



Councillor Sabina Emmanuel



Councillor Sam Foster



Councillor Adam Hood



Councillor Sam Dalton



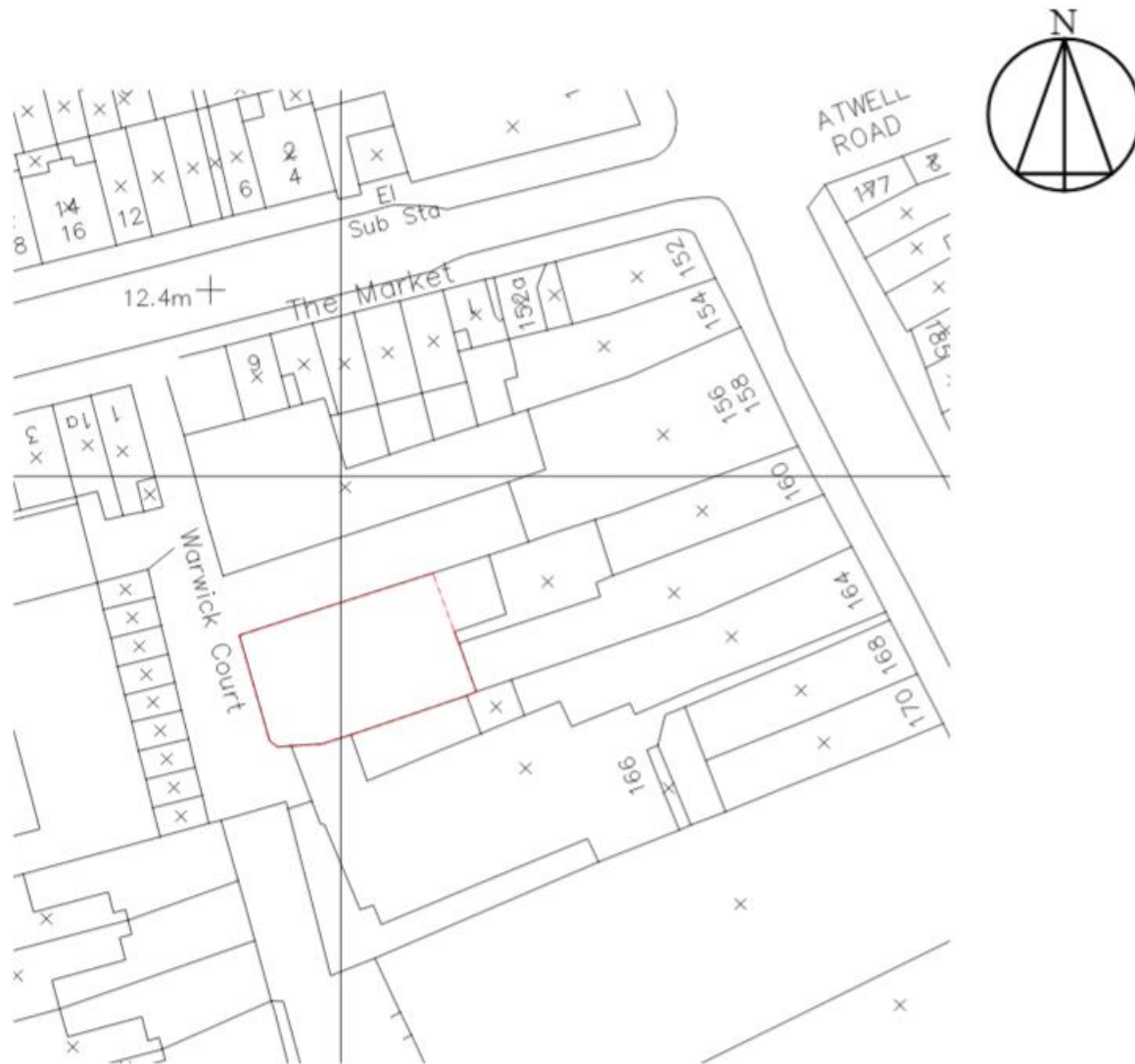
Southwark Free
Wi-Fi Password
Fr33Wifi!

Item 6.1 - 17/AP/1285

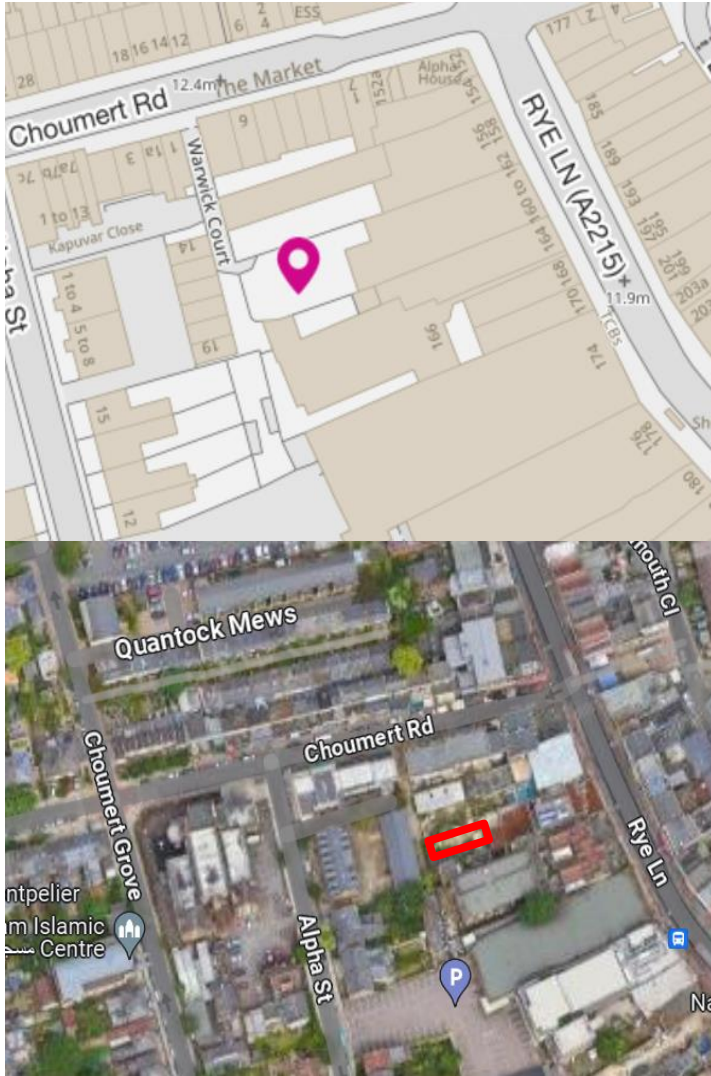
Land Adjacent To Warwick Court Choumert Road (Rear Of 160-162 Rye Lane) London, SE15 4SH

Construction of a part two, part three and part four-storey block for co-living (Sui generis) comprised of 11 rooms with shared facilities, roof pavilion and roof terrace, external walkways, balconies and associated cycle and bin stores.

Location Plan

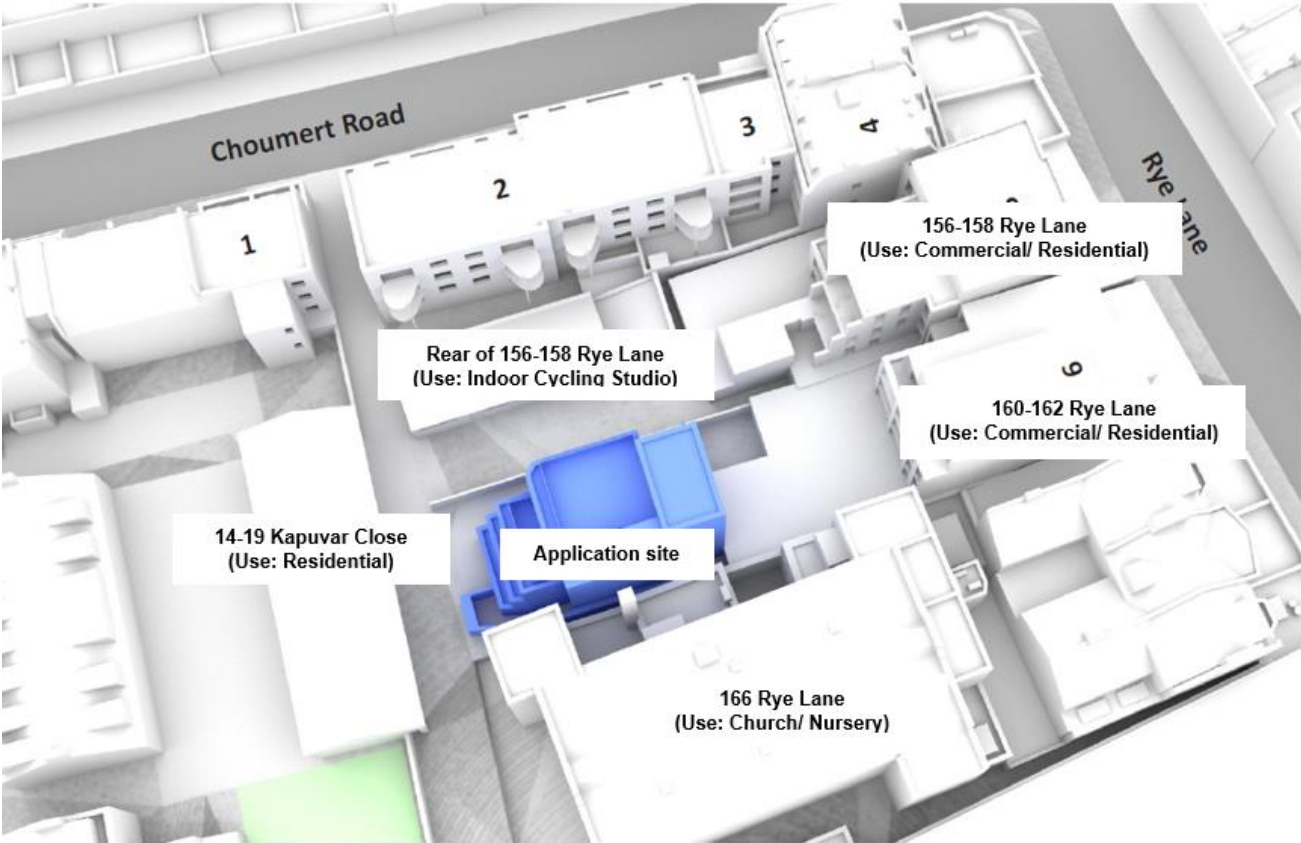


Site Designations



- Major Town Centre – Peckham
- Area Vision Boundary – Peckham
- Conservation Area – Rye Lane Peckham
- Action Area Core – Peckham
- Action Areas – Peckham and Nunhead
- Critical Drainage Area – East Southwark
- AQMA

Surrounding development



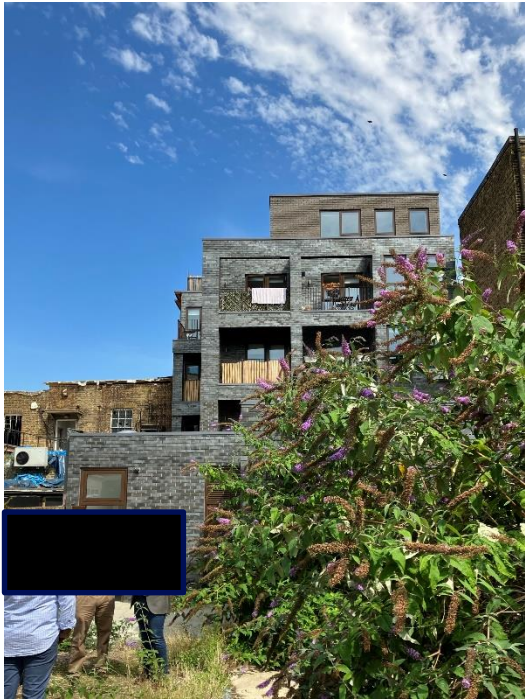
Site Photographs



Site Photographs



Site Photographs



Site Photographs



Neighbour consultations

	Support	Object	Neutral	Total representations
2017 consultation	17	34	0	51
2024 consultation	40	14	1	55
Total	57	48	1	106

Support letters –
8/57 have SE15 post codes

Object letters –
42/48 have SE15 postcodes

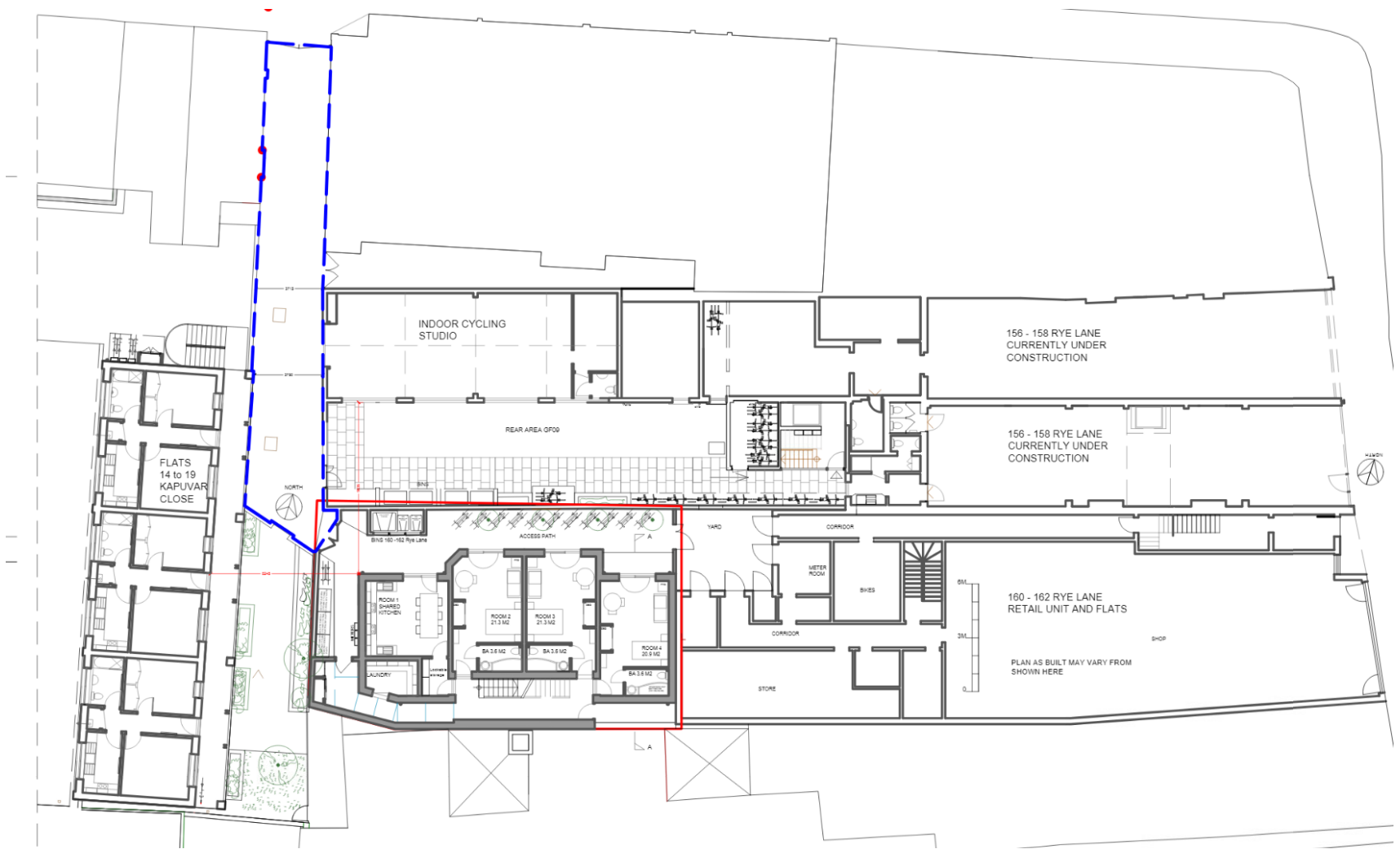
Support

- High quality design
- Improves quality of the area
- Provide much needed accommodation

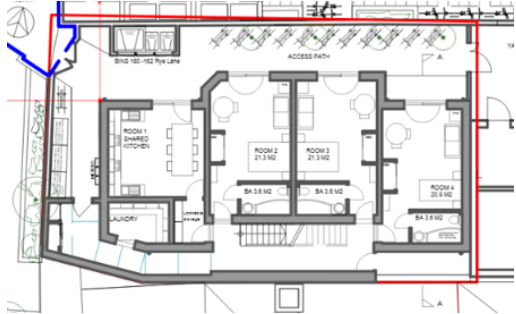
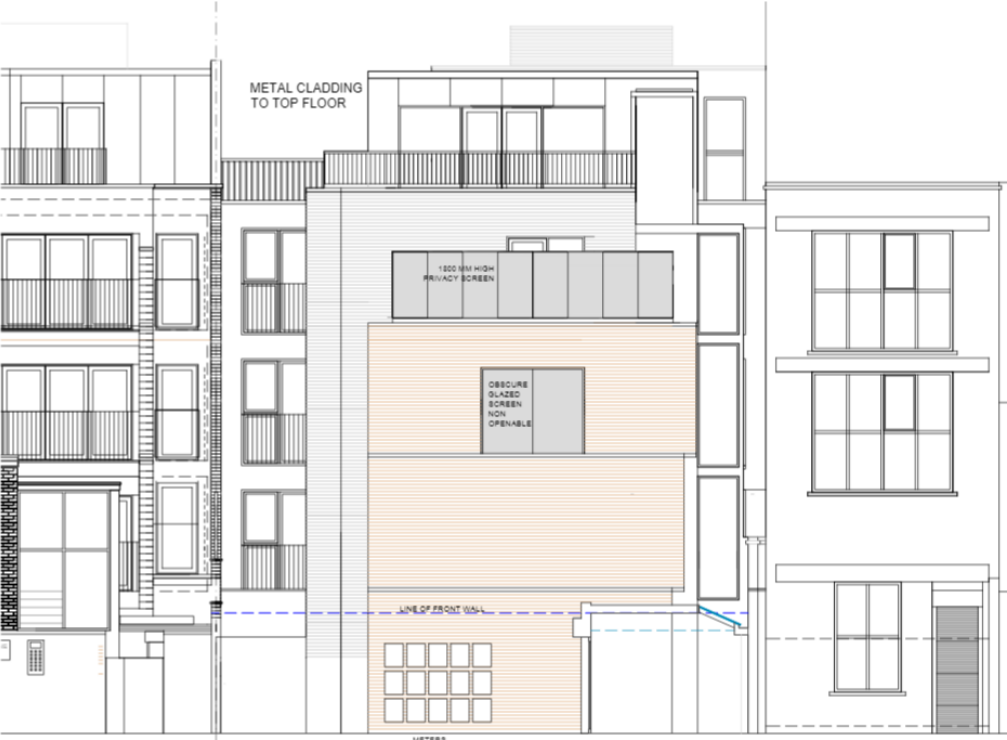
Object

- Neighbouring amenity concerns
- Design would be an eyesore
- Refuse collection concerns

Proposed Site Plan



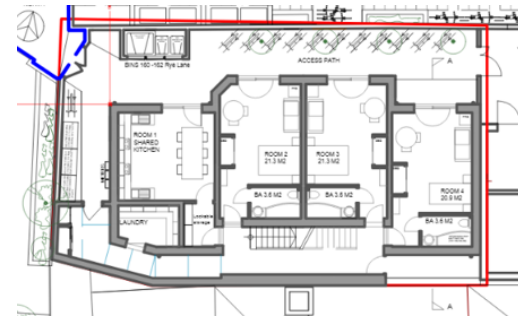
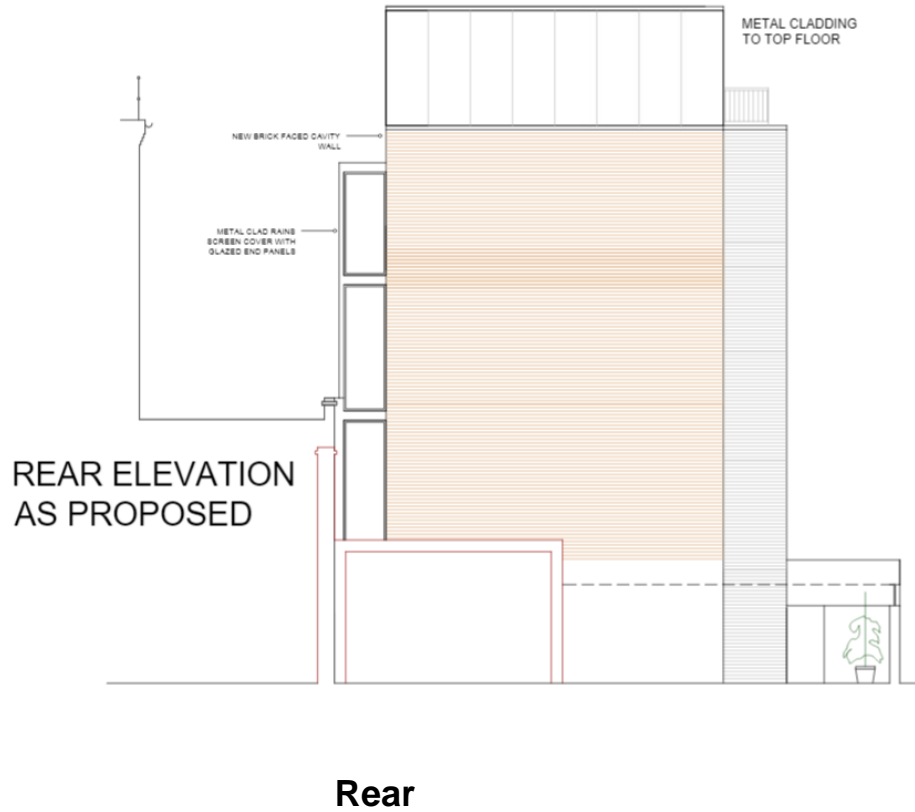
Proposed Front Elevation



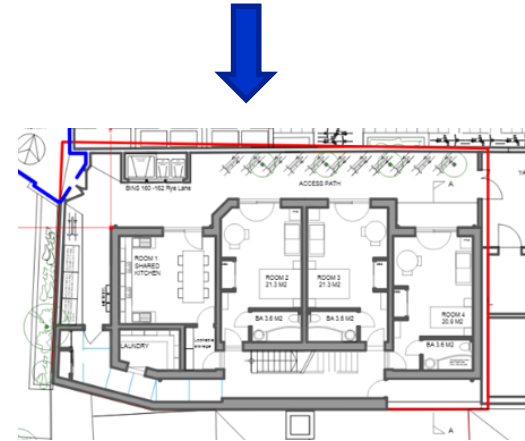
FRONT (WARWICK COURT)
ELEVATION AS PROPOSED

Front

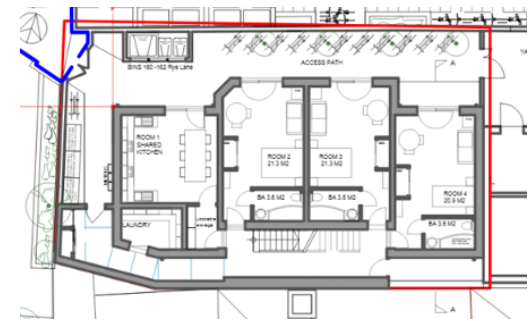
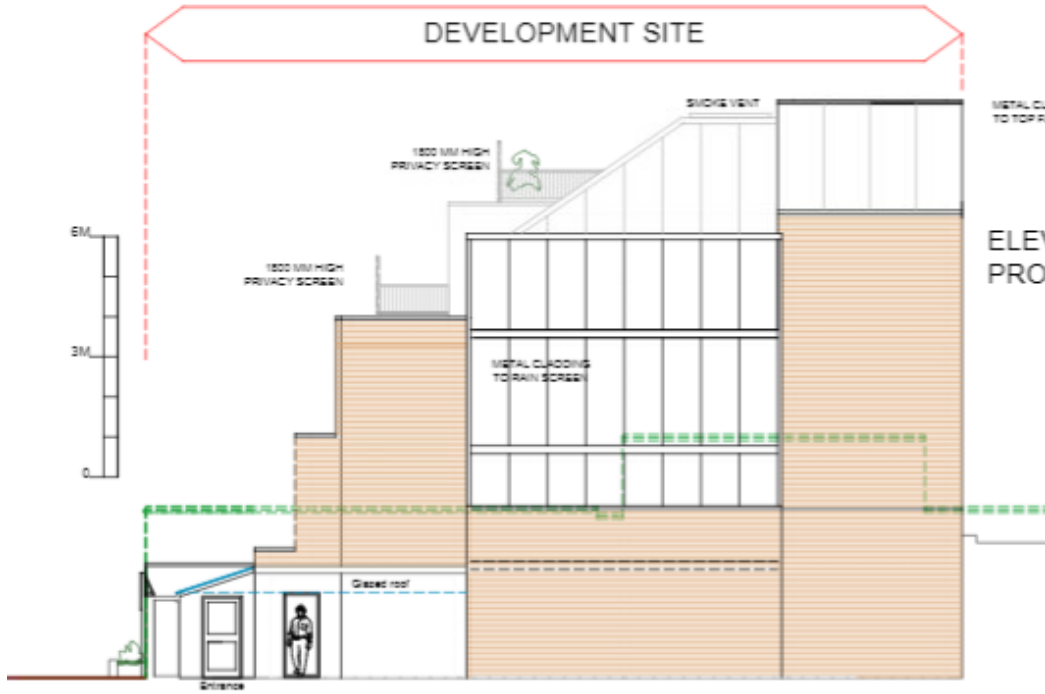
Proposed Rear Elevation



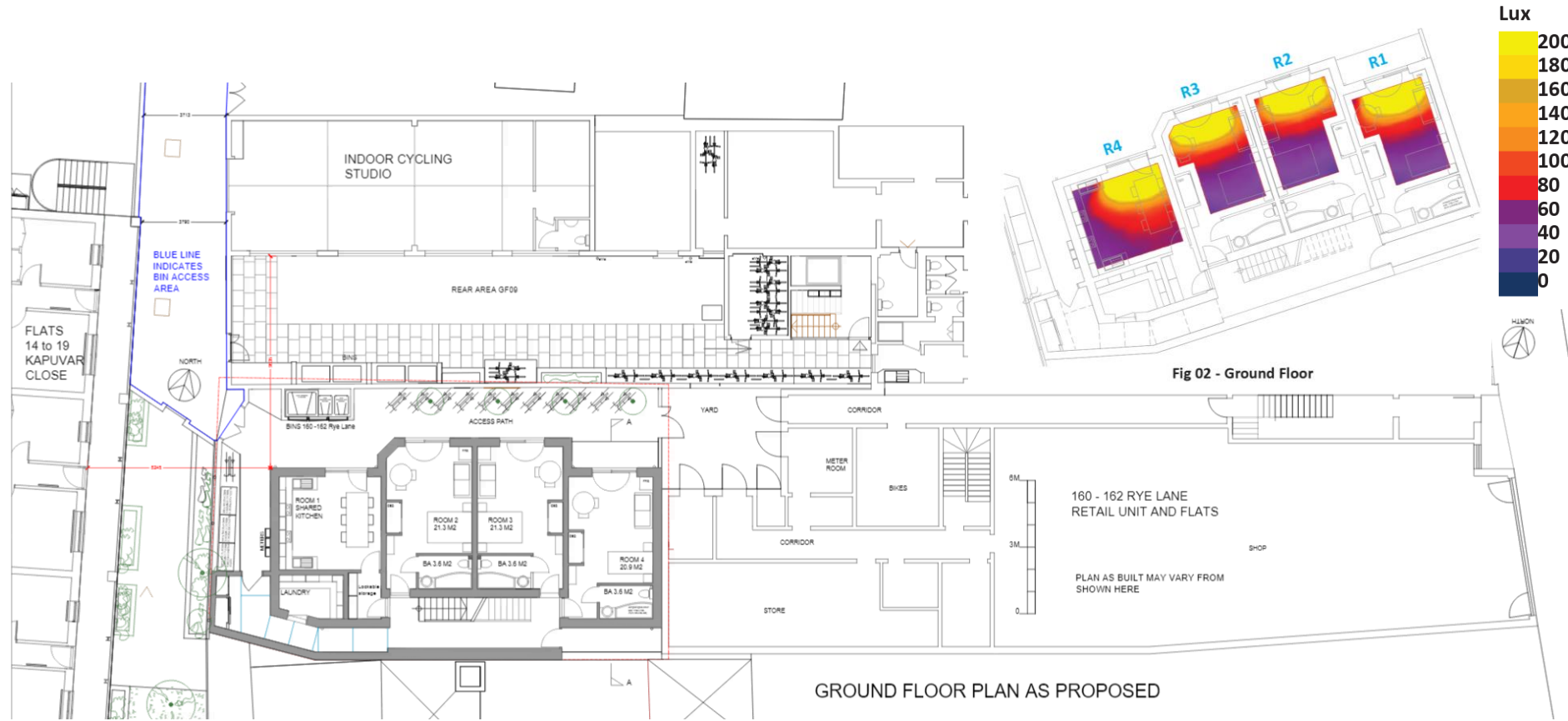
Proposed Side Elevation



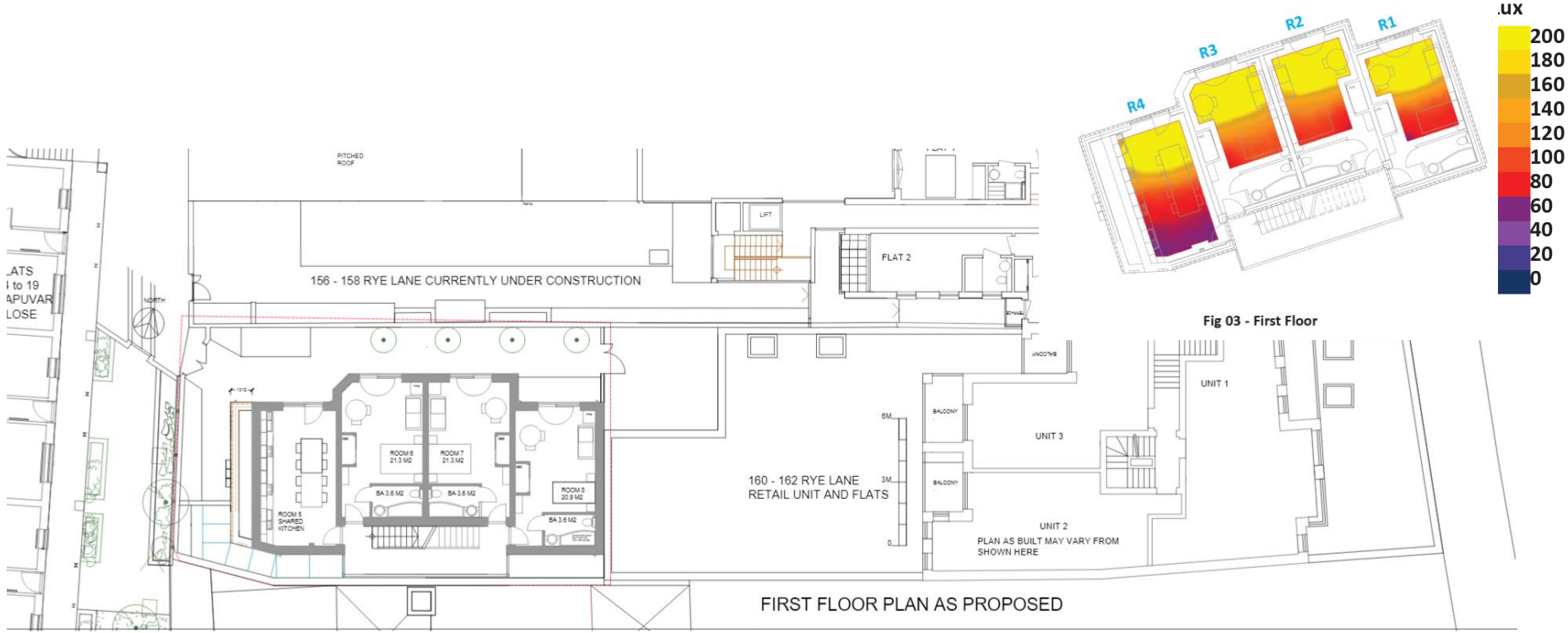
Proposed Side Elevation



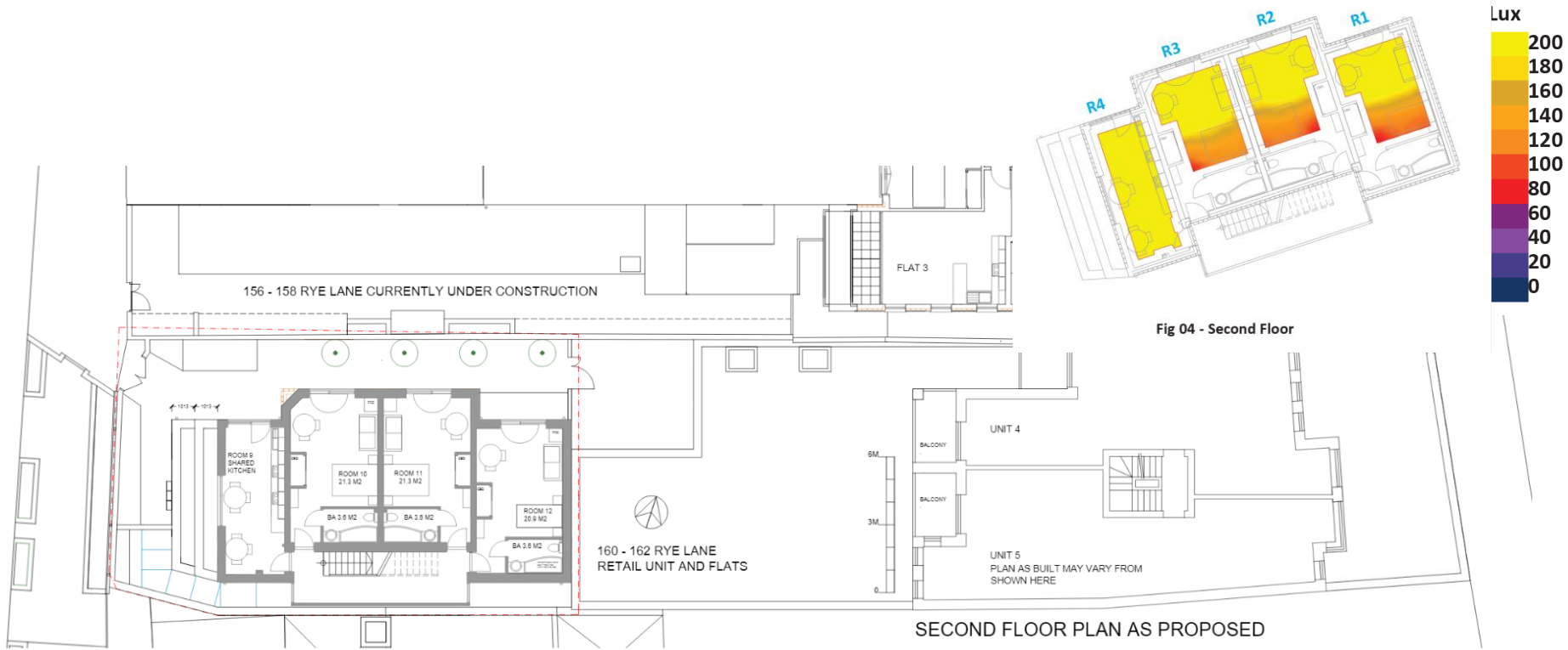
Proposed Ground Floor Plan



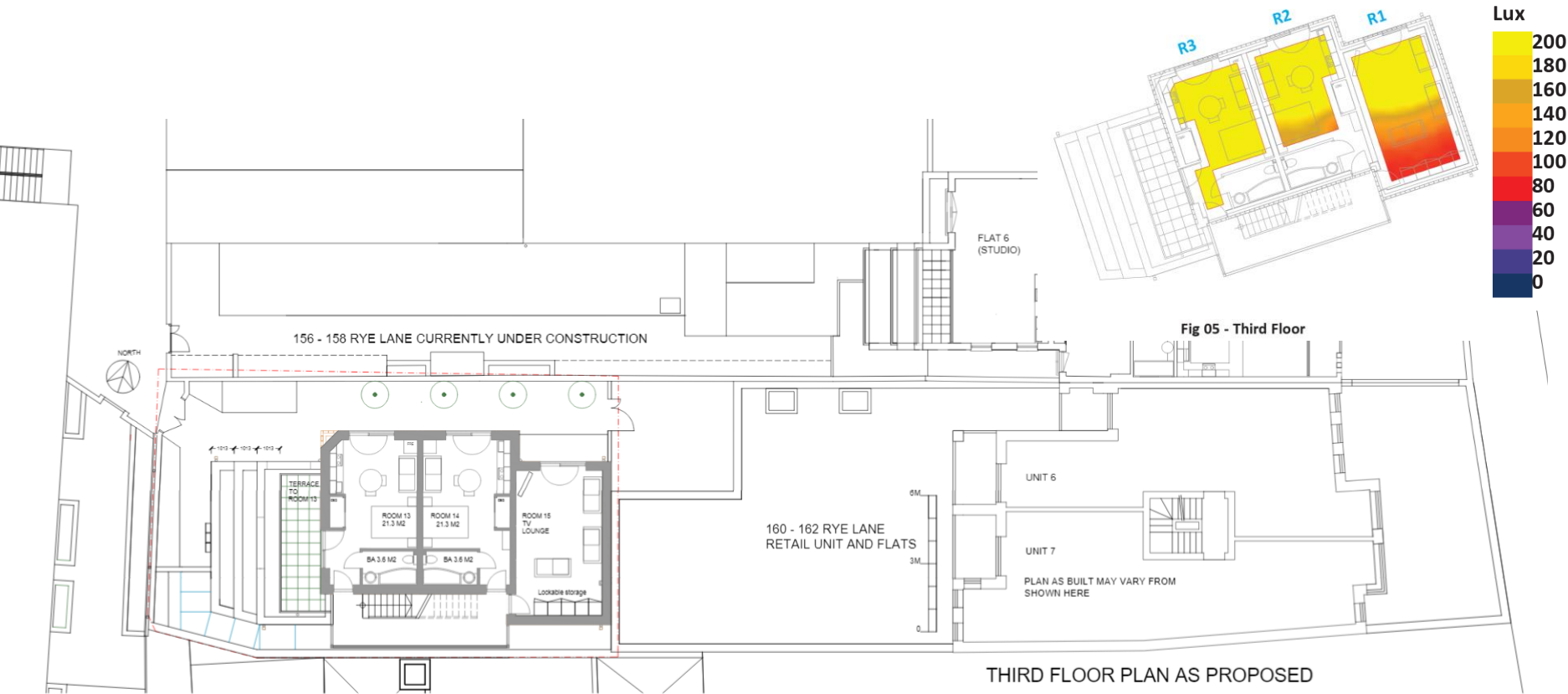
Proposed First Floor Plan



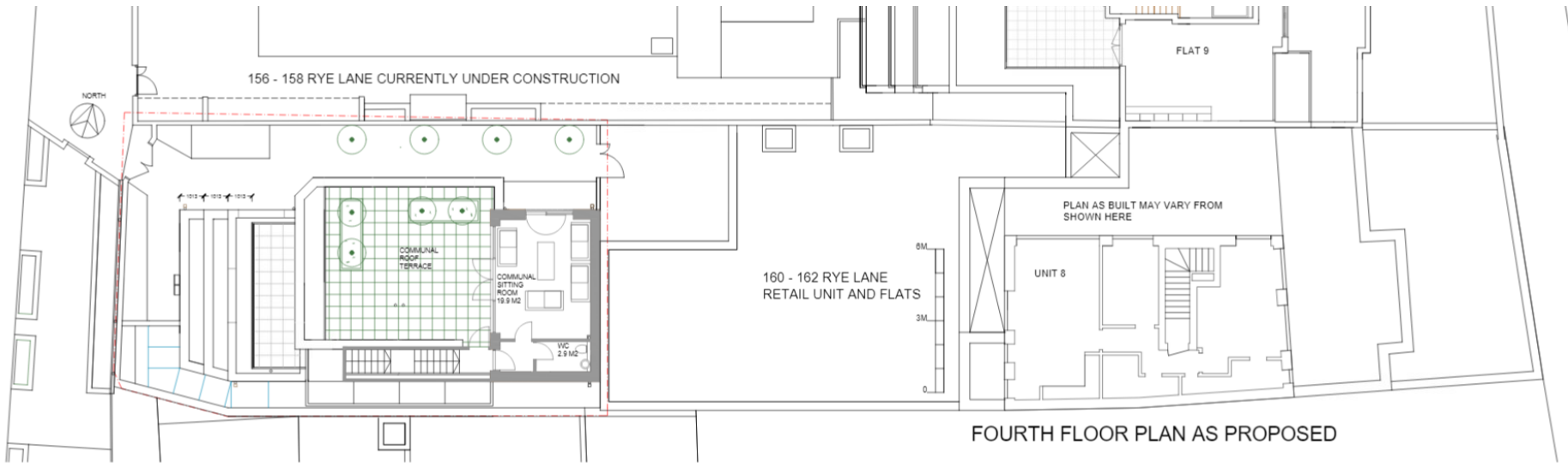
Proposed Second Floor Plan



Proposed Third Floor Plan



Proposed Fourth Floor Plan



FOURTH FLOOR PLAN AS PROPOSED

Appeal Decision

Site visit made on 27 June 2016

by **Zoe Raygen Dip URP MRTPI**


an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 25th July 2016

Appeal Ref: APP/A5840/W/16/3146086
Warwick Court, Choumert Road, London, Southwark SE15 4SE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by M, R & P Chopra against the Council of the London Borough of Southwark.
 - The application Ref 15/AP/2995, is dated 27 July 2015.
 - The development proposed is the redevelopment of vacant and abandoned backlands site off Warwick Court as six flats: four x one bedroom, and two x two bedroom, two per floor at ground and first and one at second floor and one at third floor each with ancillary amenity space.
-

Decision

-  1. The appeal is dismissed and planning permission is refused.

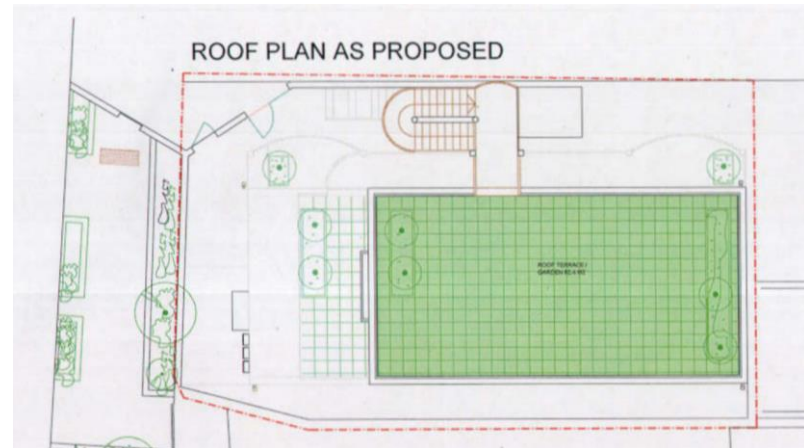
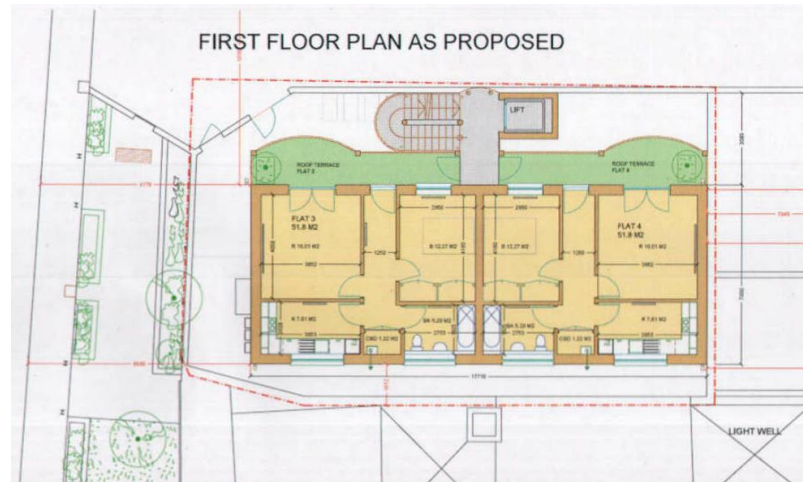
Reasons for Refusal

1. Affordable Housing
2. Residential Amenity

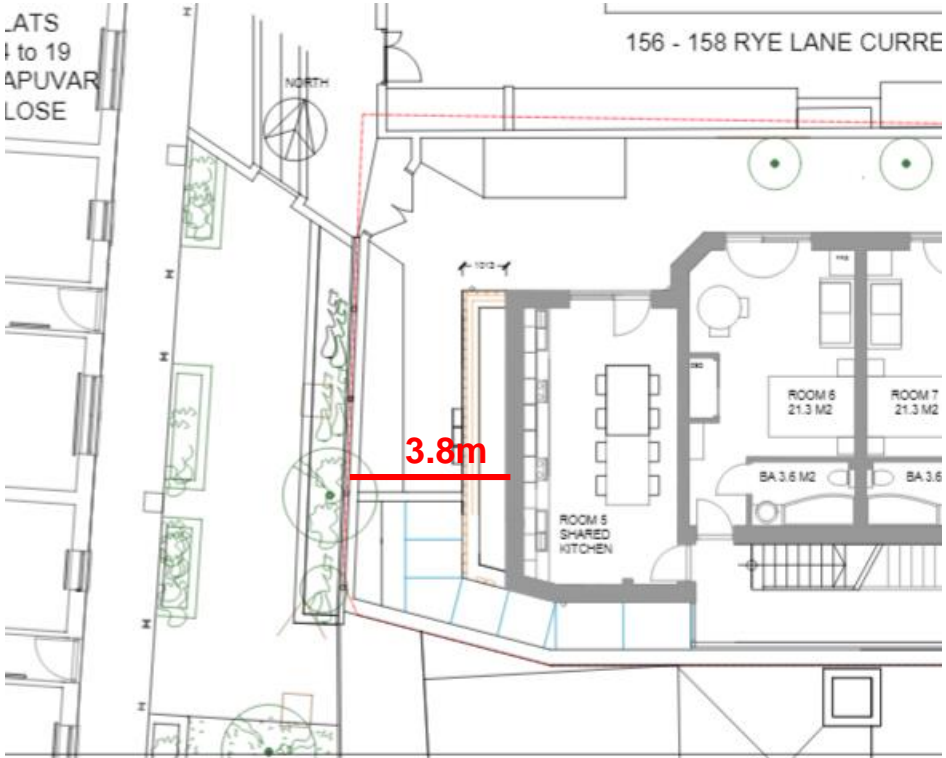
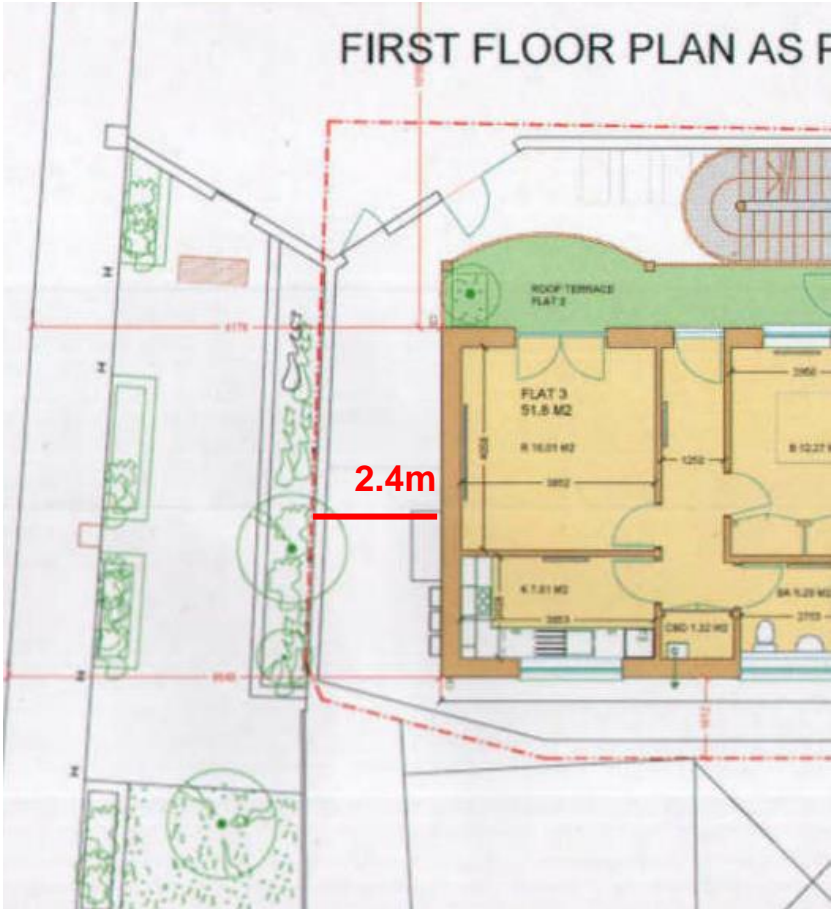
Note:

The current application is for 11 x co-living units compared with the appeal scheme which was for 6 x residential units (4 x 1 bed and 2 x 2 bed).

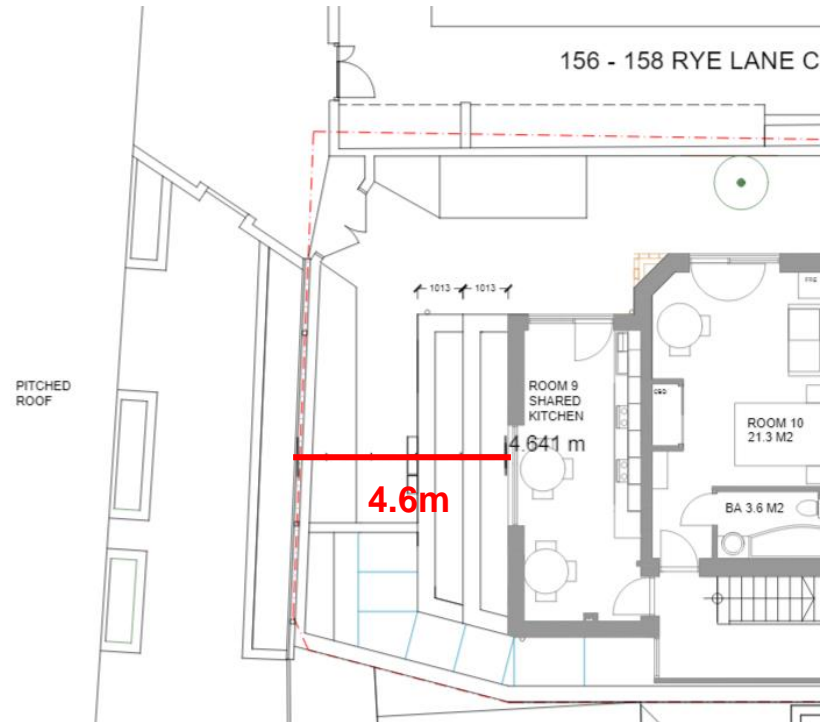
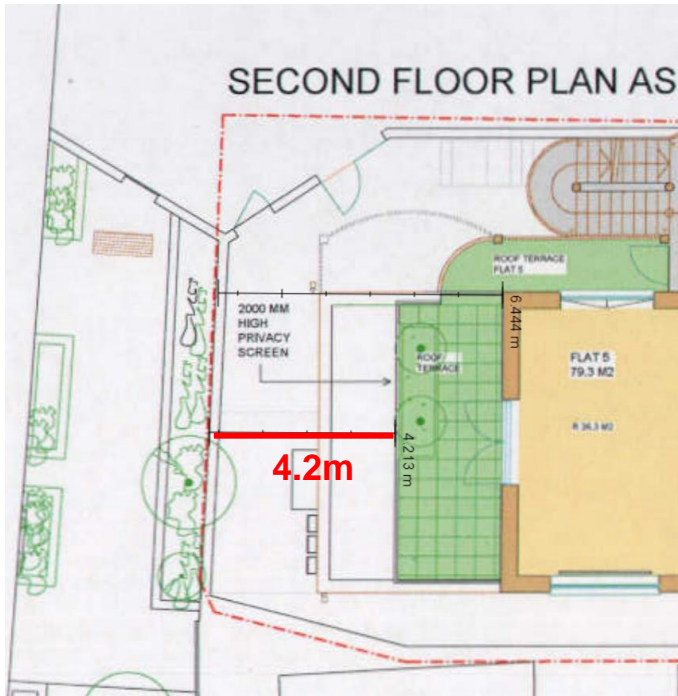
Appeal decision plans



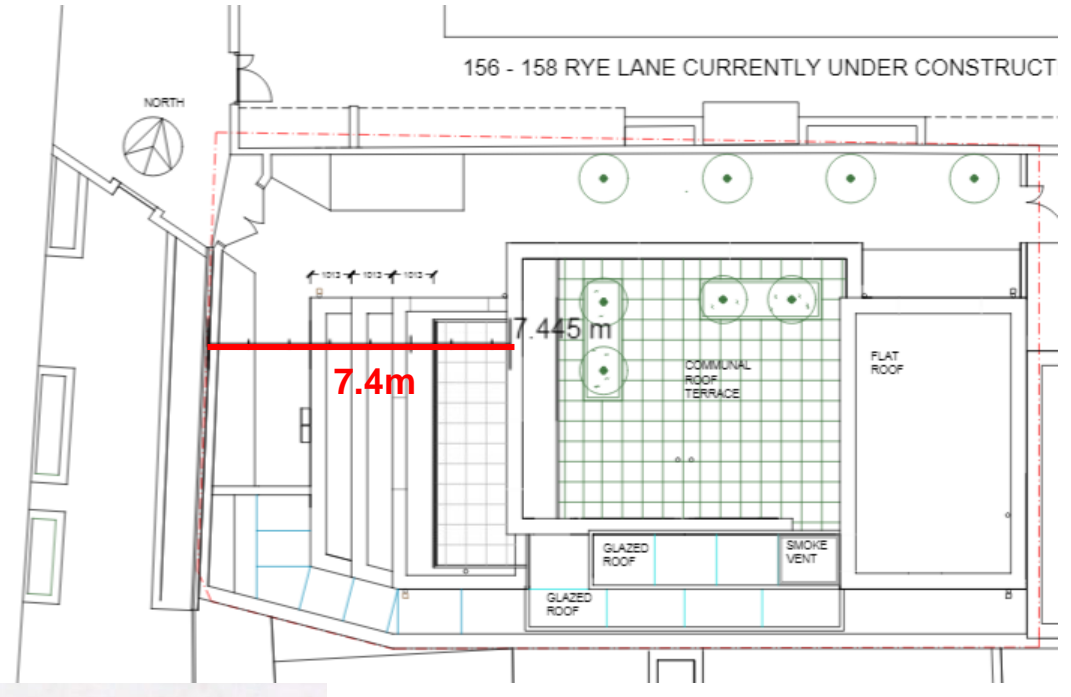
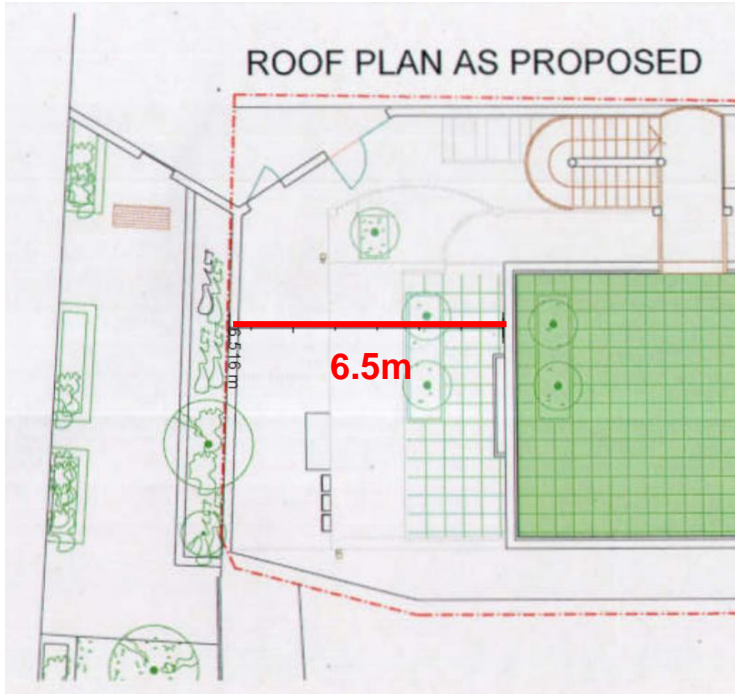
Proposed First Floor Comparison



Proposed Second Floor Comparison

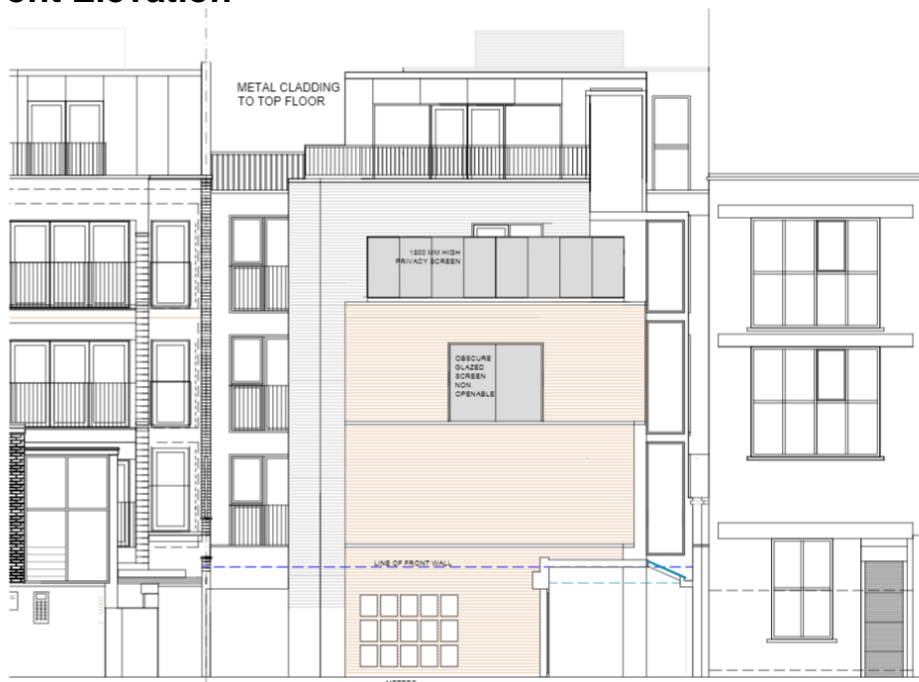


Proposed Roof Comparison



Appeal decision elevations vs. current proposal

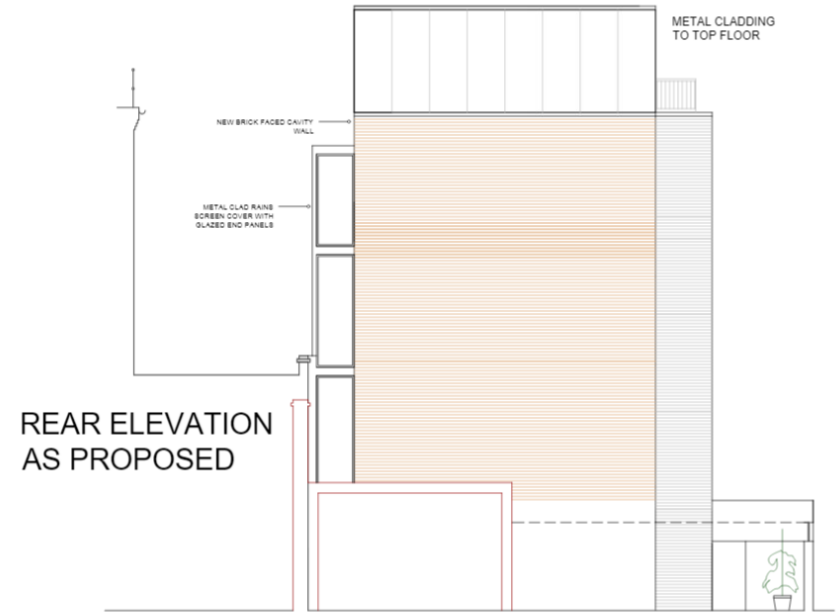
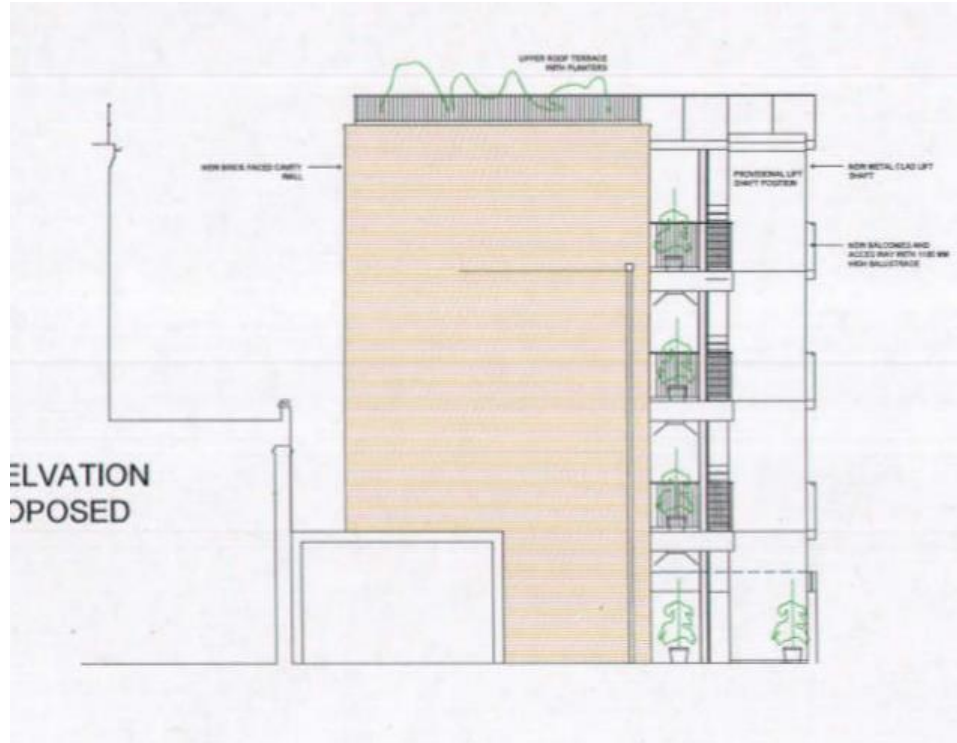
Proposed Front Elevation



FRONT (WARWICK COURT)
ELEVATION AS PROPOSED

Appeal decision elevations vs. current proposal

Proposed Rear Elevation



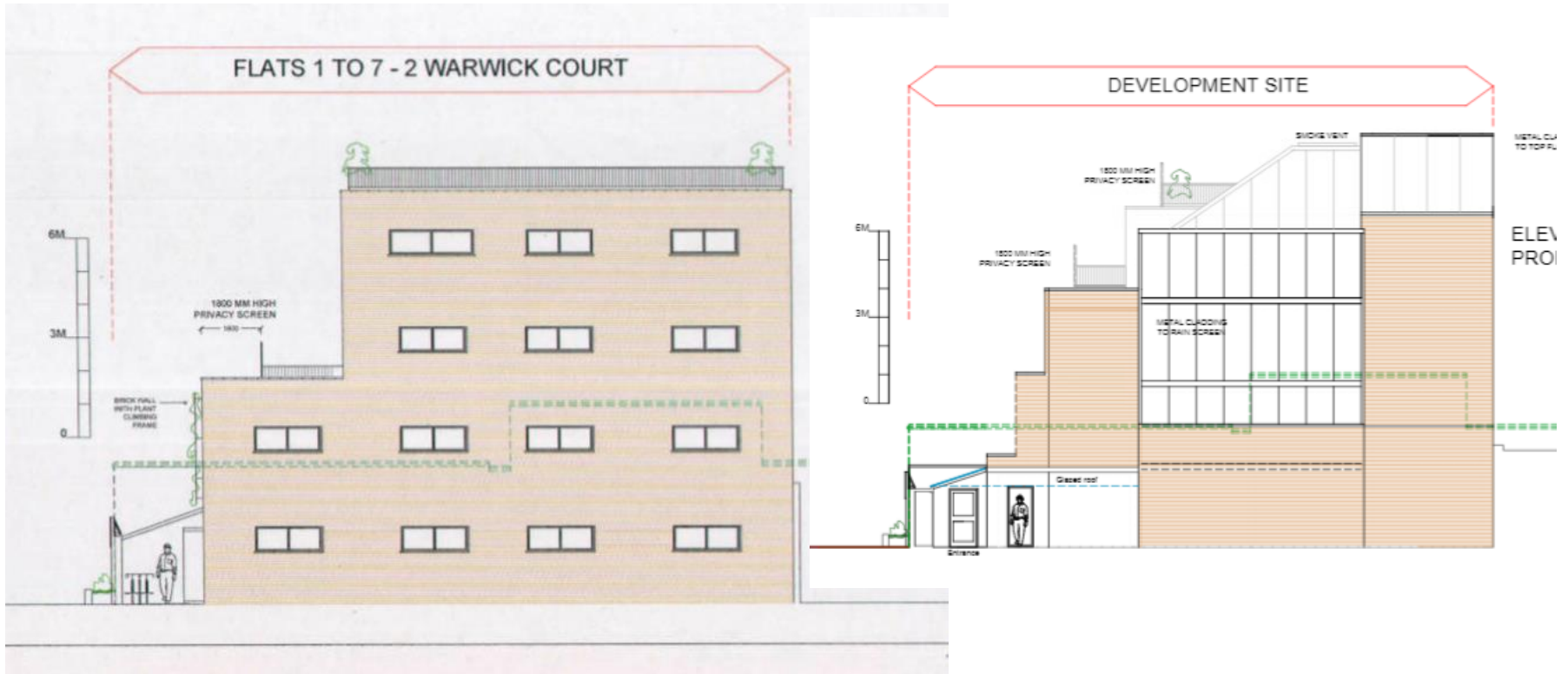
Appeal decision elevations vs. current proposal

Proposed Side Elevation



Appeal decision elevations vs. current proposal

Proposed Side Elevation



Assessment

Principle of development and viability

- Policy compliant affordable housing contribution of £492,000 and provide 11 co-living units.
- Development would not prejudice future development on surrounding sites.

Design and Conservation

- Would not harm Rye Lane Conservation Area owing to the stepped appearance of the scheme, however further detailed designs and materials conditions are required to ensure a high-quality finish.

Quality of accommodation

- Acknowledged that the ground floor rooms would receive less daylight than the upper floor rooms, however shared spaces on the upper floors are accessible to all. Consistent with other developments within a built-up urban town centre area.

Neighbouring Amenity

- The VSC assessment show that all 12 windows assessed on 14-19 Kapuvar Close would deviate from the BRE Guidelines due to the external balcony and roof overhang restricting the sky visibility and daylight potential. The absolute VSC alterations are between 1.76% and 4.72%, which is relatively small. The revised design of the scheme in comparison to the appeal decision means the development is stepped away from Kapuvar Close. The impact on 14-19 Kapuvar Close is considered on balance acceptable.

Assessment

Landscaping and Trees

- No concerns in regards to trees.
- A landscaping condition has been added.

Transport and Highways

- Site overprovides in terms of cycle parking, further details by condition.
- Details on refuse storage has been added by condition.
- Warwick Court is a private road and delivery and servicing would not take place on a public highway.

Other matters

- Noise and vibrations – conditions recommended by EPT
- Energy and sustainability – no objection raised
- Ecology and biodiversity – no concerns raised
- Air quality – air quality neutral assessment condition recommended by EPT
- Ground conditions and contamination – contamination condition added recommended by EPT
- Water resources and flood risk – no flood risk concerns

Recommendation

- It is recommended that planning permission is granted, subject to conditions.

Item 6.2 - 23/AP/2122

Friendship House 3 Belvedere Place, London, Southwark, SE1 0AD

Construction of a part one, part two and part three storey upward extension above the existing Friendship House building to provide 62 additional Sui Generis (Hostel) accommodation units, along with 5 additional shared kitchen spaces and an additional communal space in the form of a sky room. Provision of an additional cycle parking spaces within secure area, an enlarged bin storage for increased refuse capacity; and the removal of 1 car parking space at ground floor level

Details of proposal

Use Class	Existing sqm	Proposed sqm	Change + / -
Hostel	4,971	6,214	+ 1,242 (25%)
	Existing (number)	Proposed (number)	Change + / -
Hostel rooms	163	225	+ 62
Car parking	1	0	-1
Cycle parking	20	82	+ 62
Communal space	7	8	+ 1

View from the south

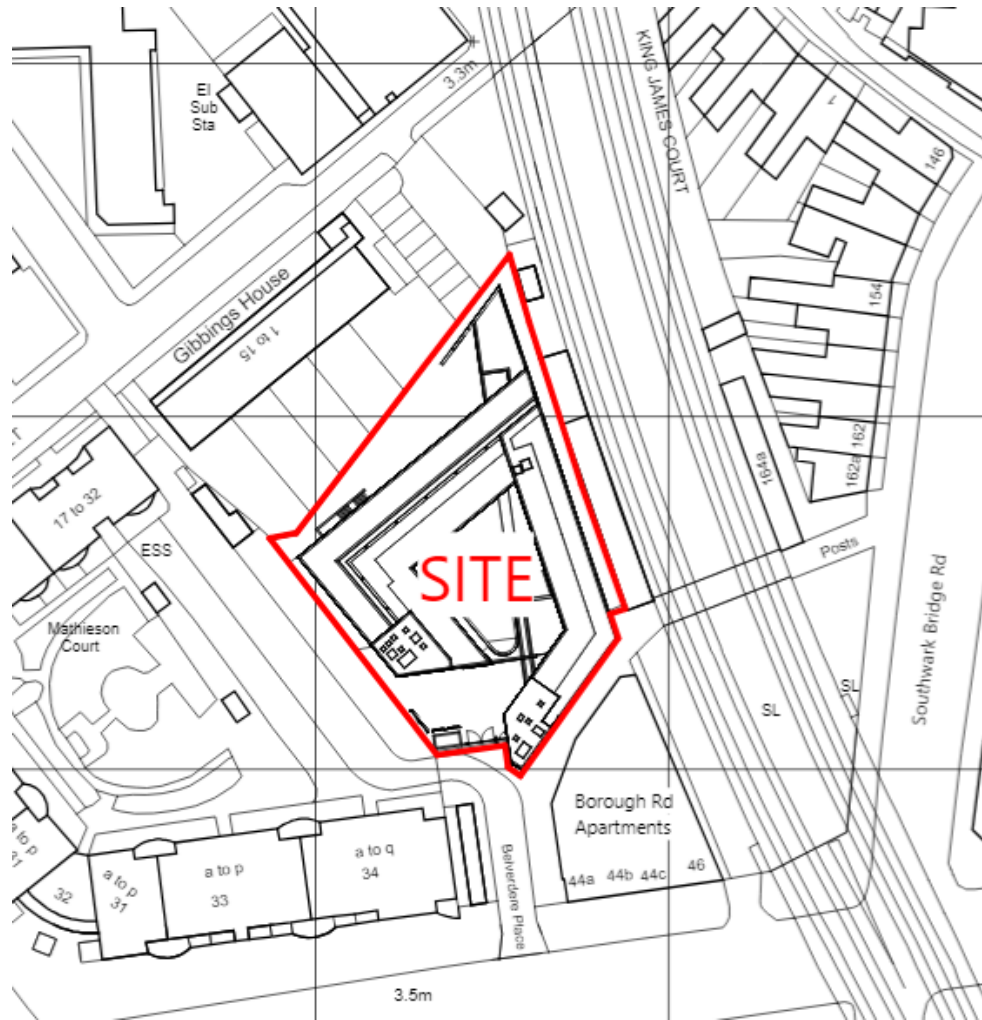


Virtual Engineering
Laboratory, London...

Existing building photo viewed from Borough Road



Site Location Plan

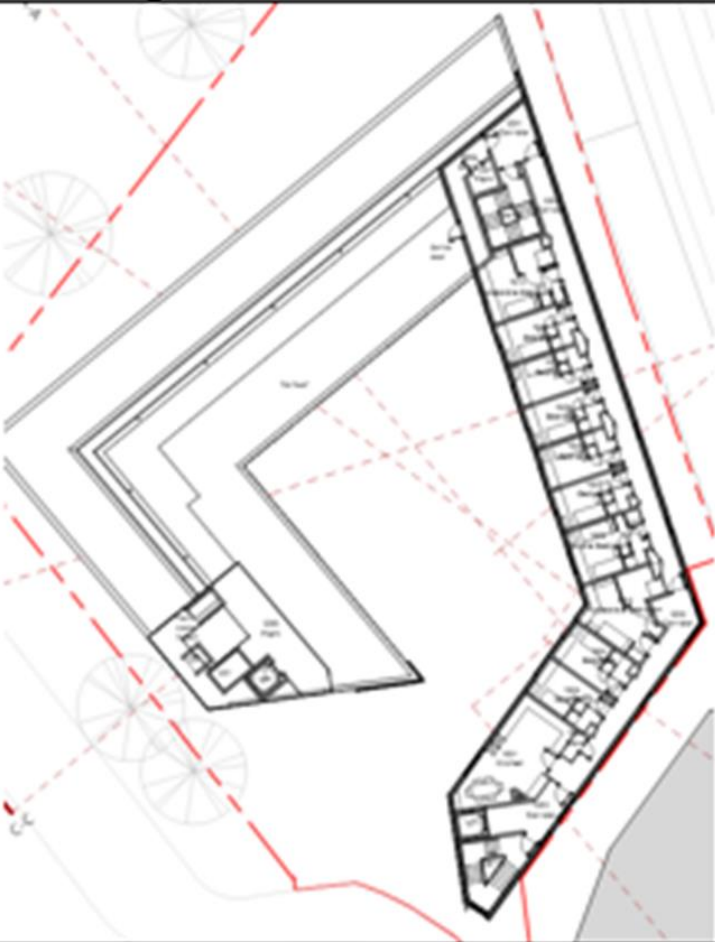


Proposed ground floor plan



Fifth floor

Existing

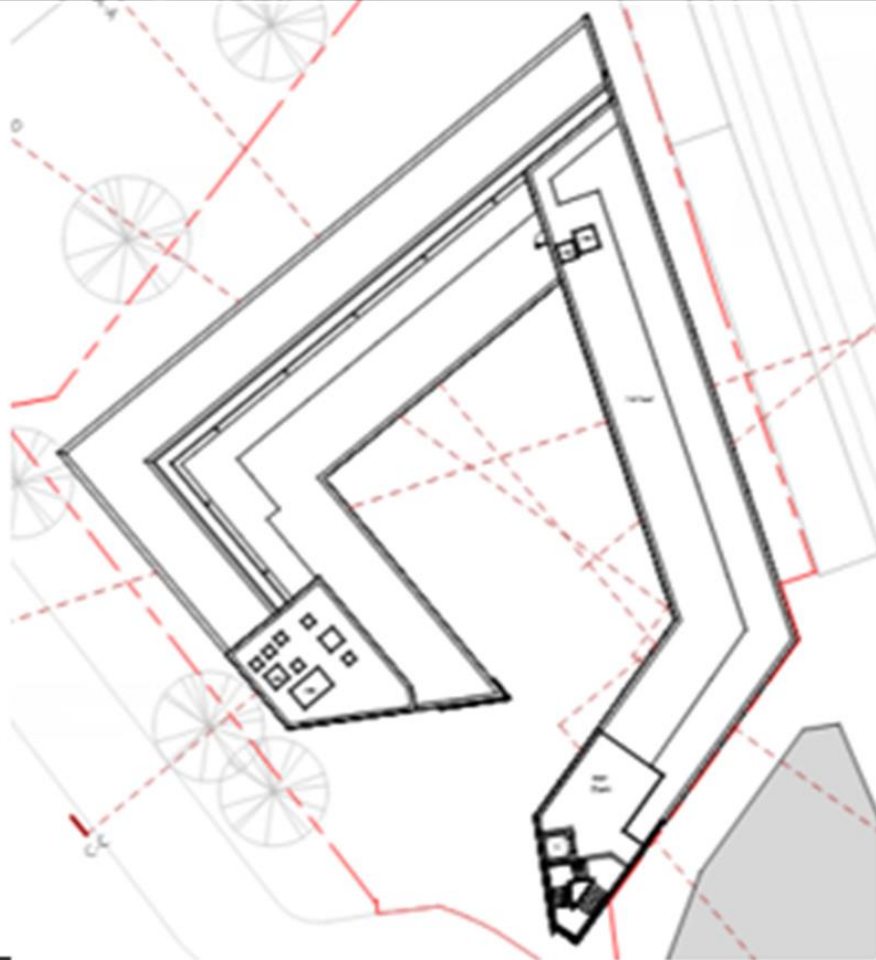


Proposed



Sixth floor

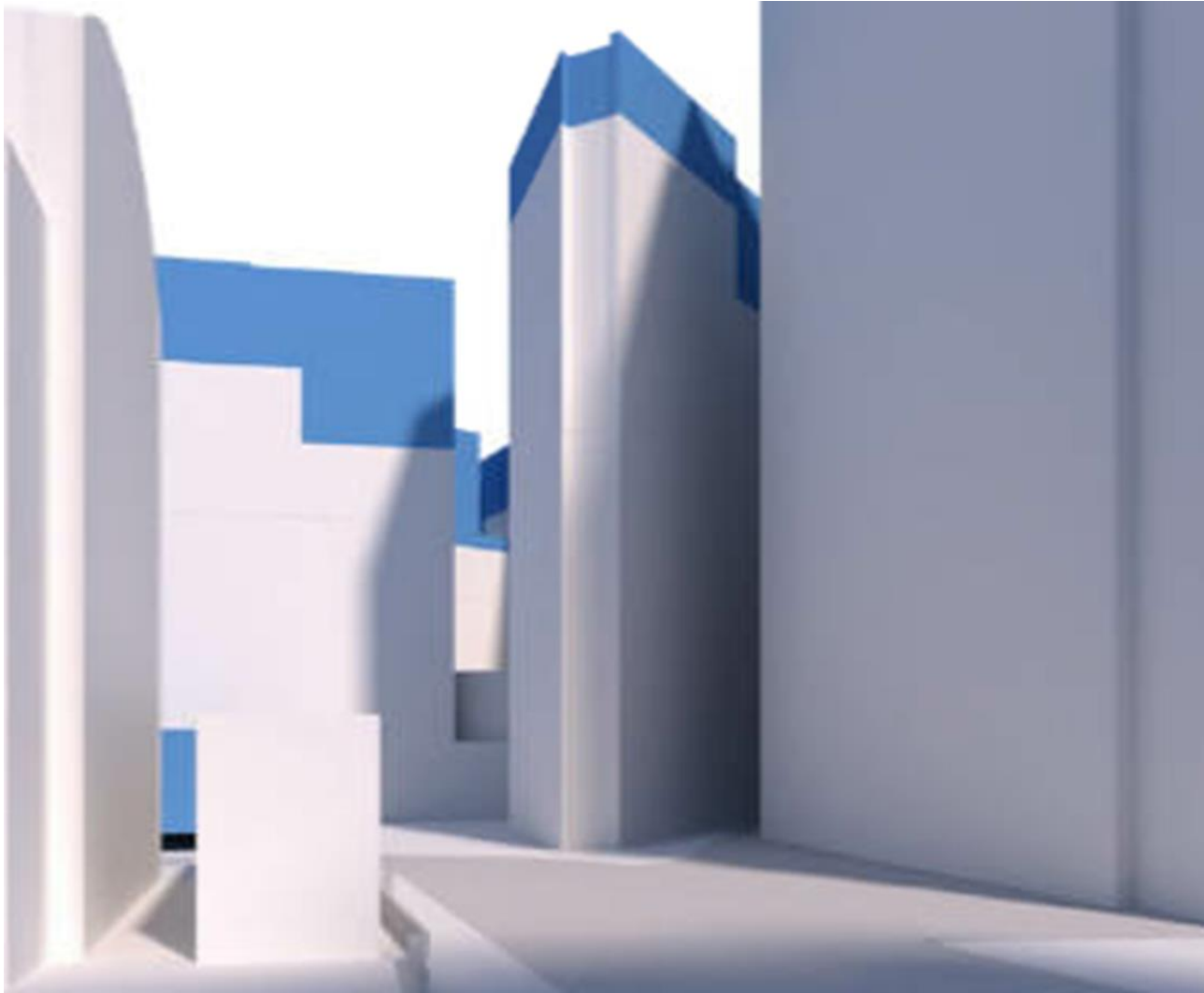
Existing



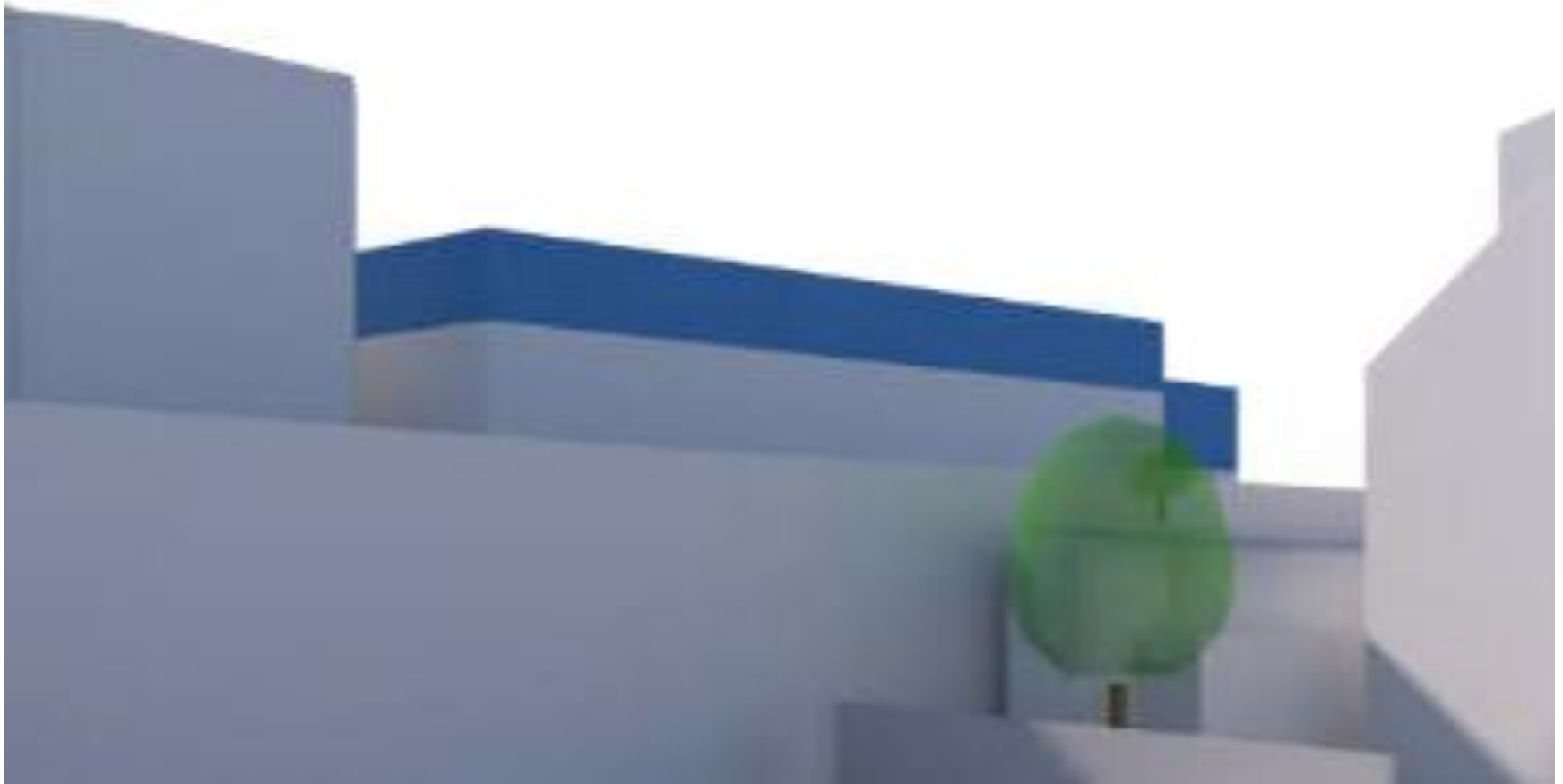
Proposed



Proposed south elevation



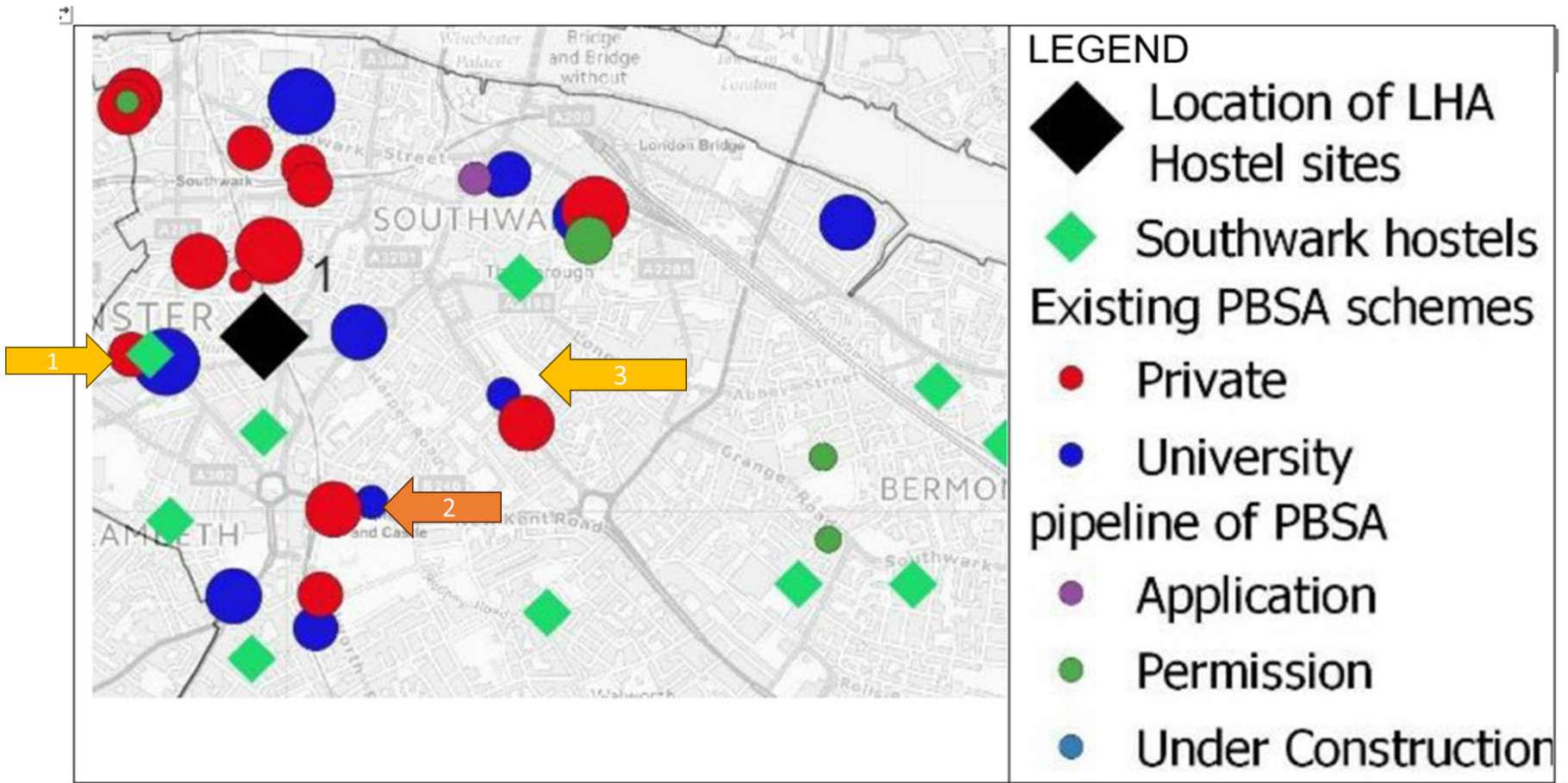
Proposed east elevation



10 comments of objection raising the following:

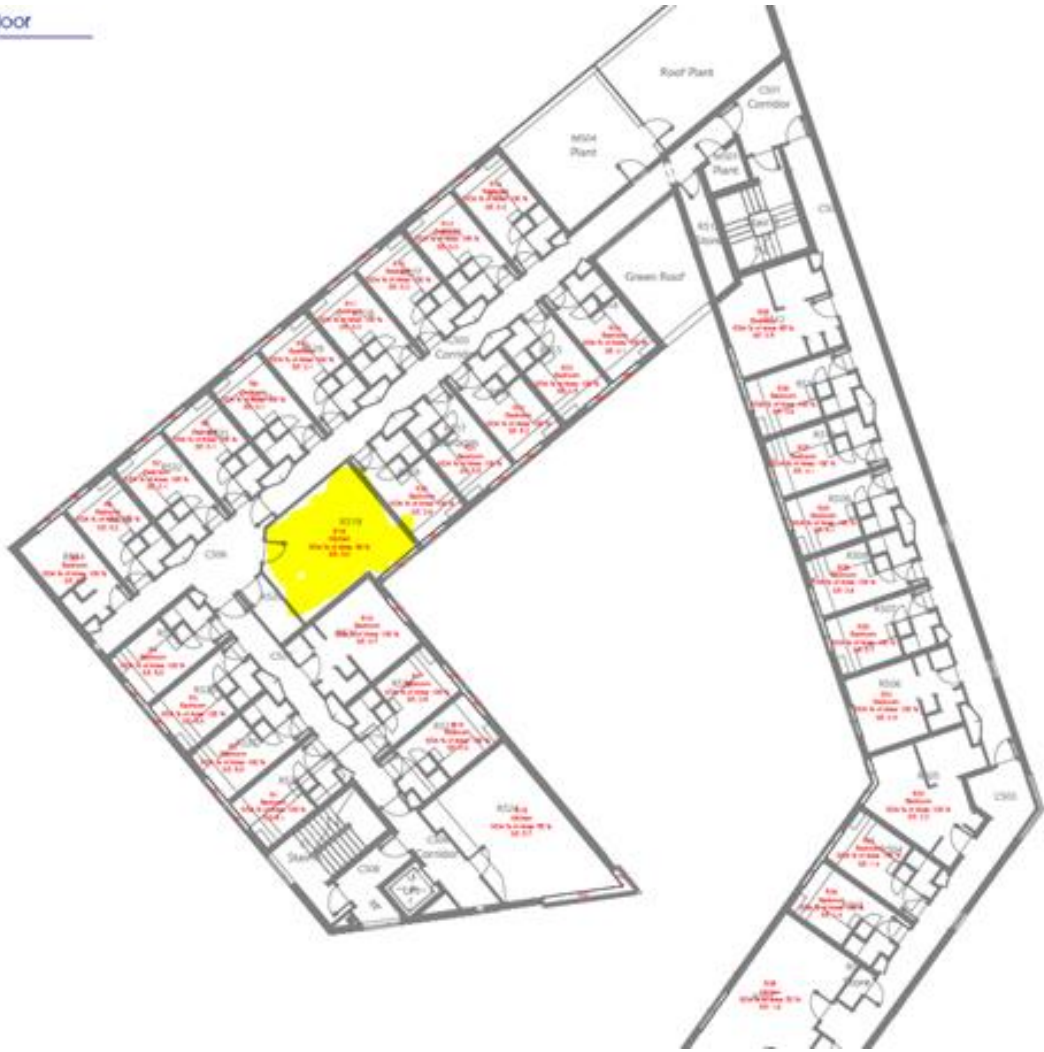
- Design quality and site layout
- Neighbour amenity impacts
- Transport, parking, highways, deliveries and servicing matters
- Environmental impact during the construction phase (noise, dust and dirt etc.)
- Security and prevention of anti-social behaviour
- Information missing from plans
- Conflict with local plan
- Strain on existing community facilities
- Concerns about the degree of community engagement

The site and Southwark hostels, private and university schemes in Southwark



Proposed fifth floor - daylight for future occupiers

loor



Proposed fourth floor

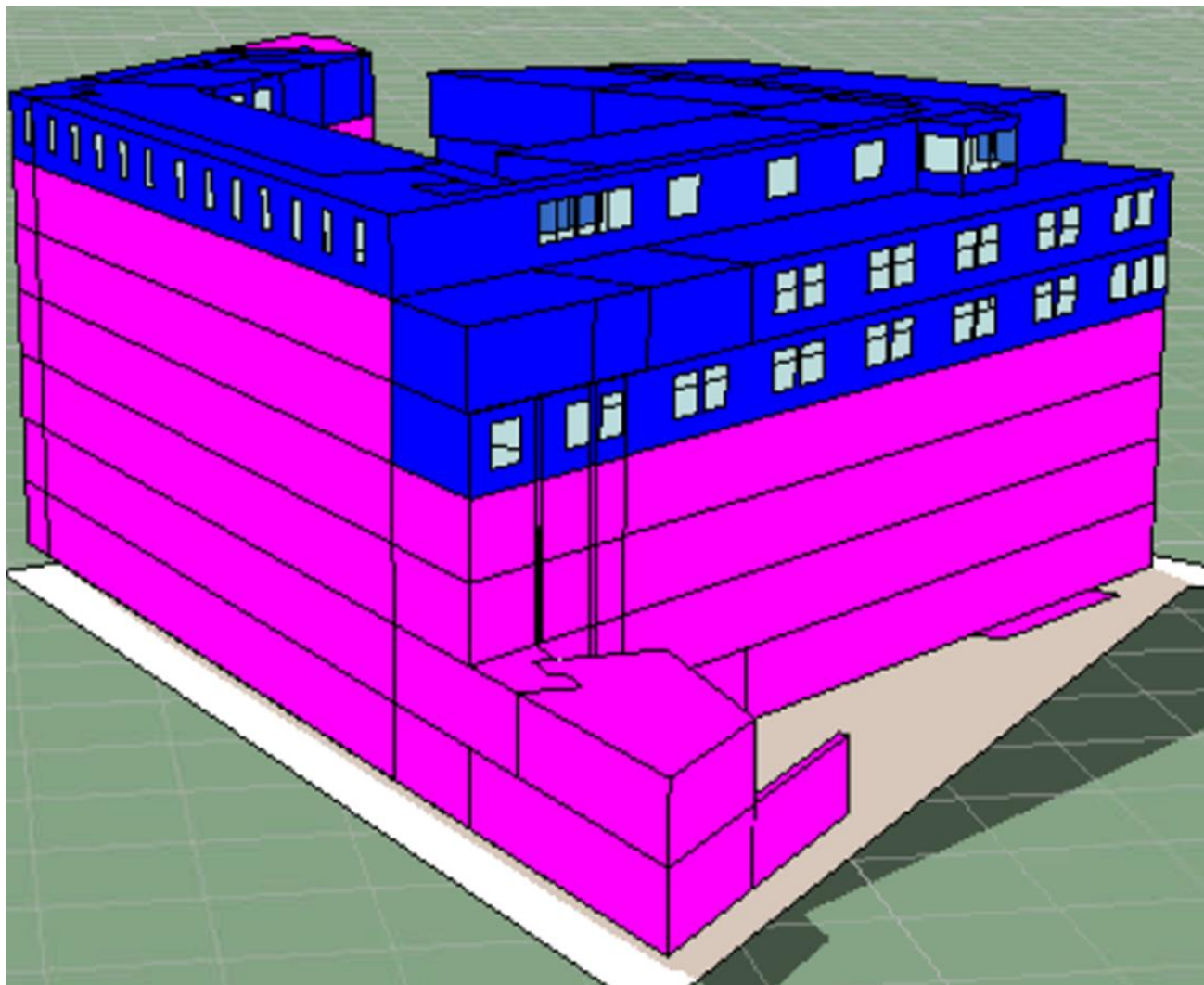
Fourth Floor



Proposed sixth floor



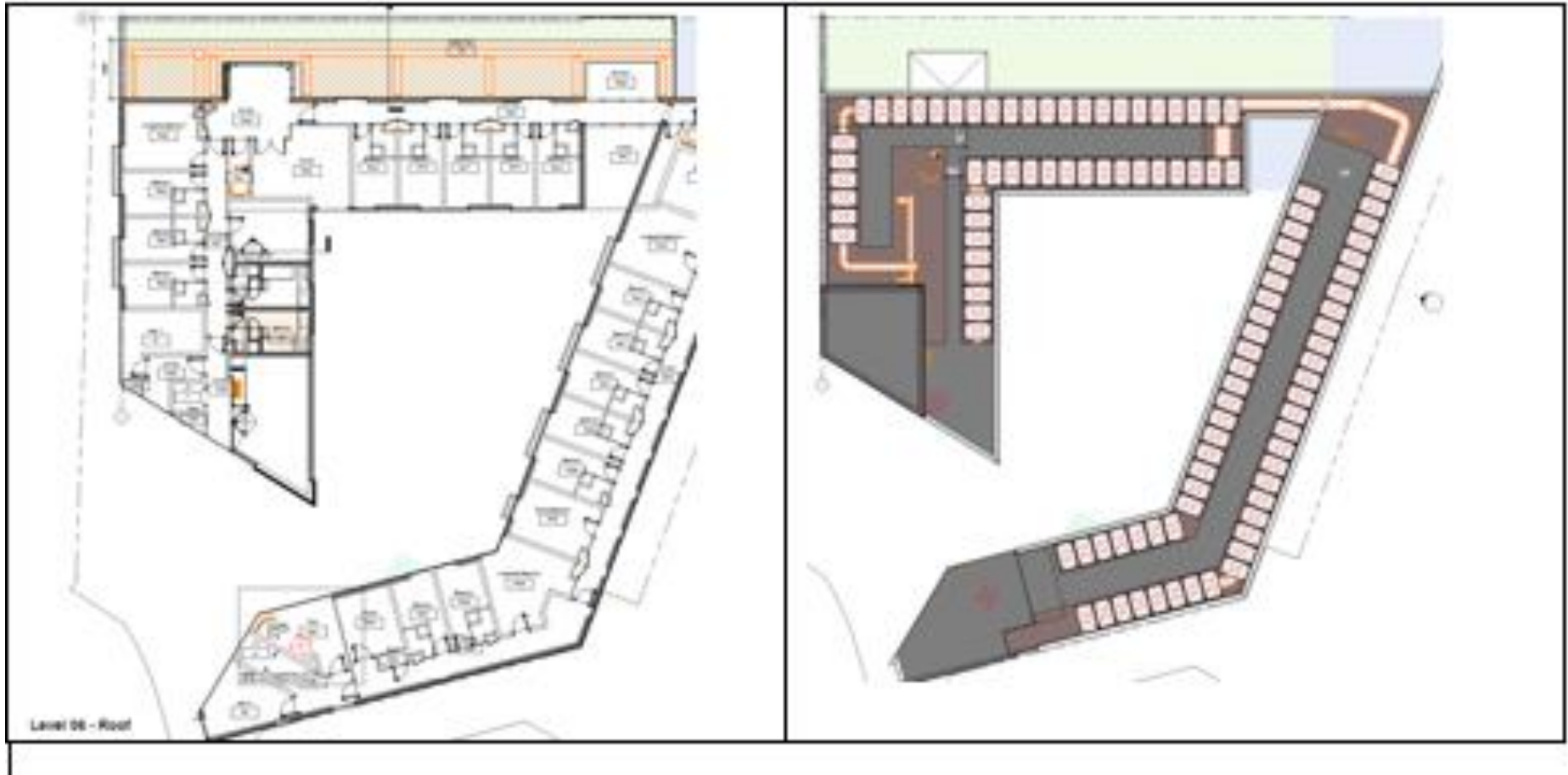
Proposed design viewed from the north east



Rear/north boundary wall



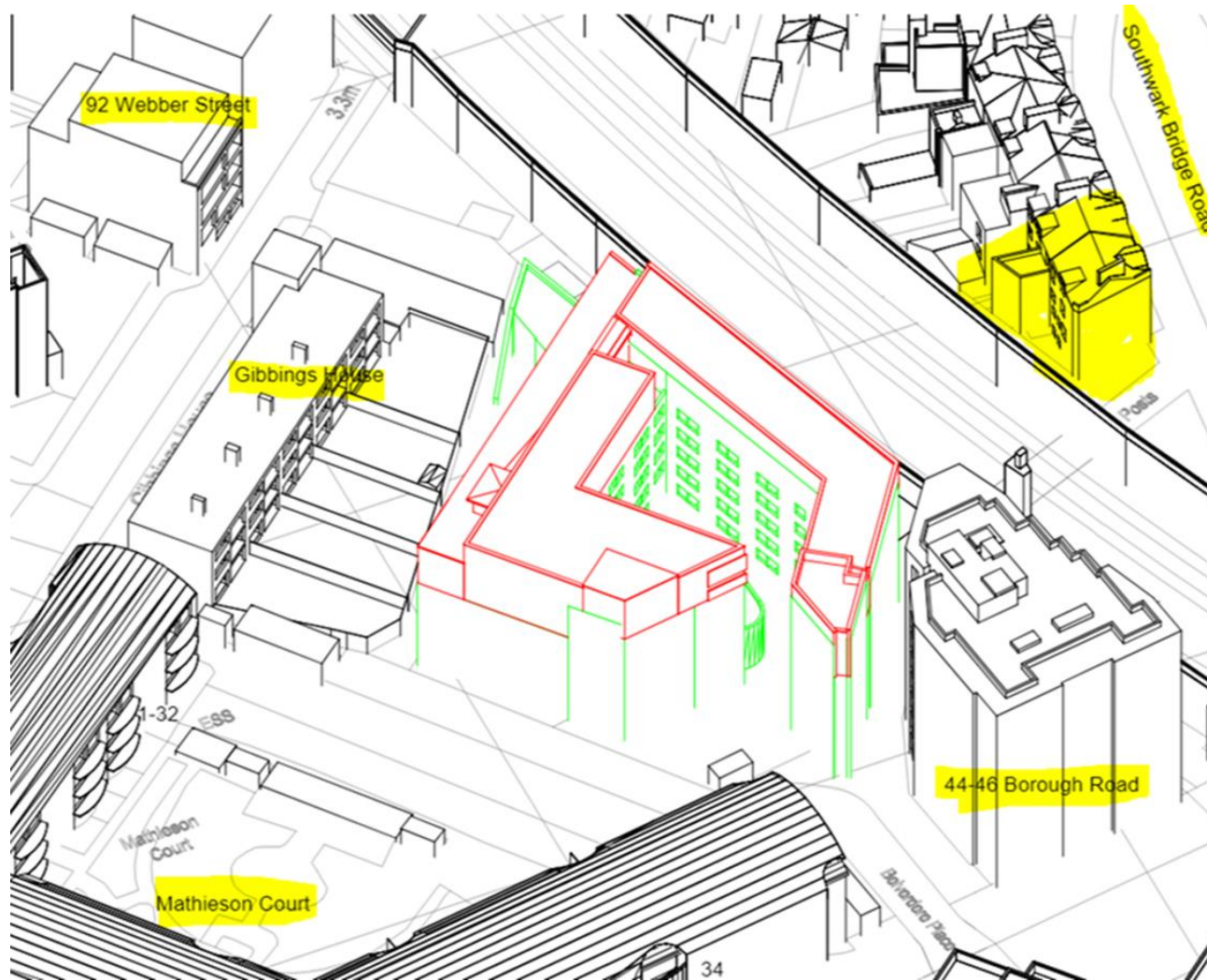
Proposed green roof 5th and 6th floor



Alleyway next to Friendship House



Image – Daylight and sunlight site and neighbouring properties



VSC test 44-46 Borough Road

	Windows tested	Pass	Fail	No. of Failures between 21% - 38% loss	No. of Failures > 38% loss
	32	27	5	3	2
Total		(84%)	(16%)	(9%)	(6%)

Daylight test No-Sky Line: Fifth and sixth floors at 44-46 Borough Road

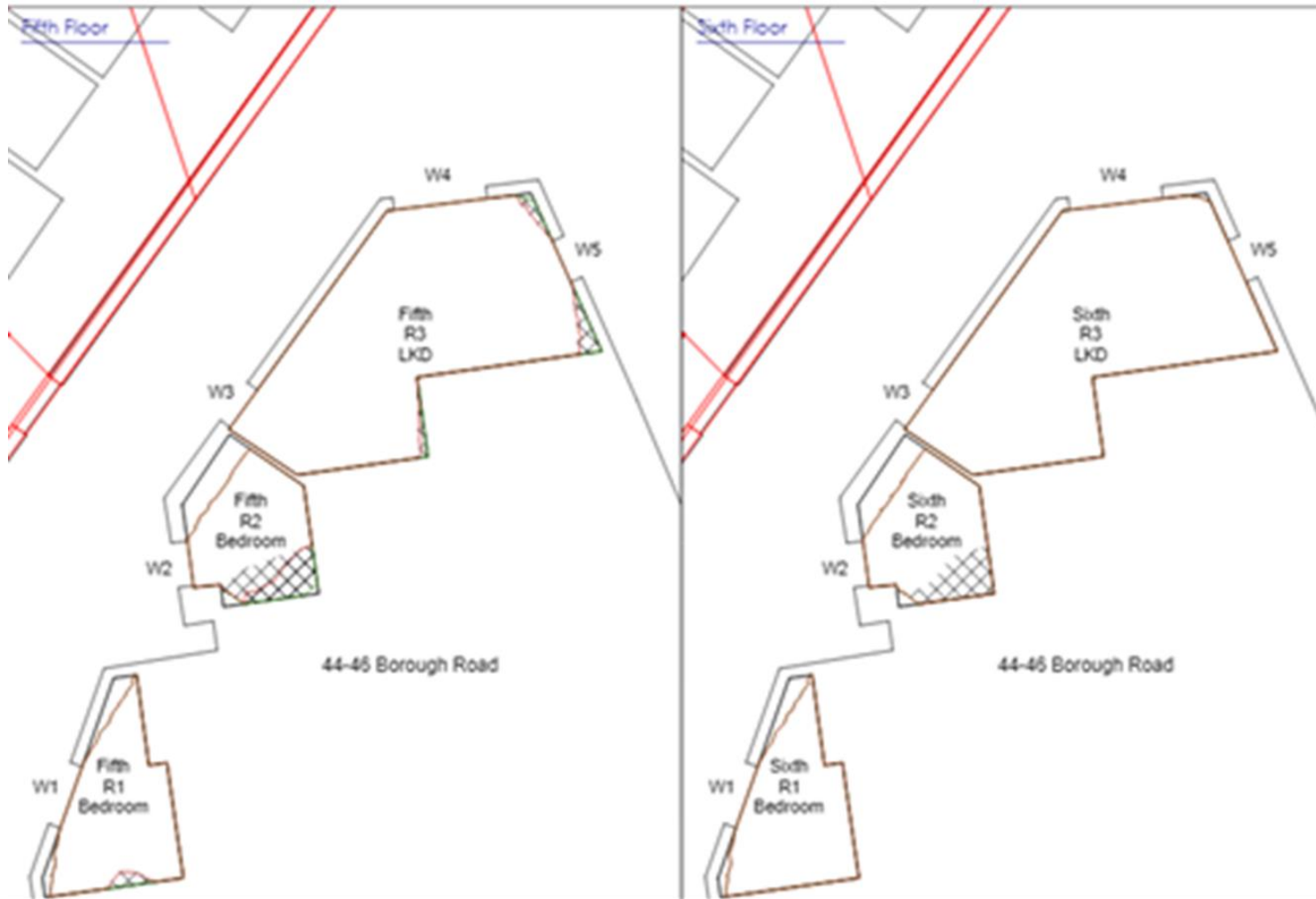
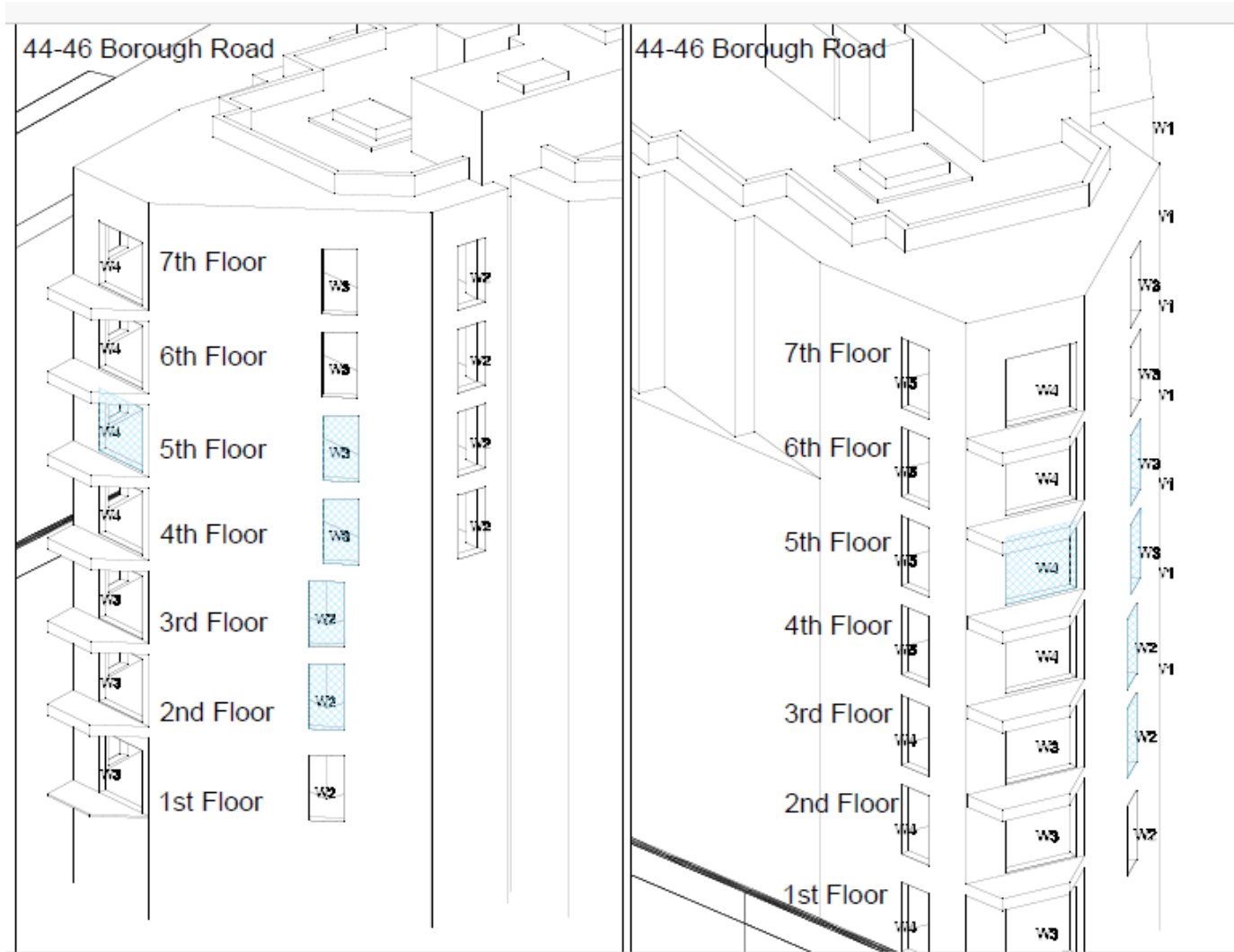


Image – 44-46 Borough Road 3D Views



Rear gardens of Gibbings House



Proposed refuse and cycle storage



Planning obligations

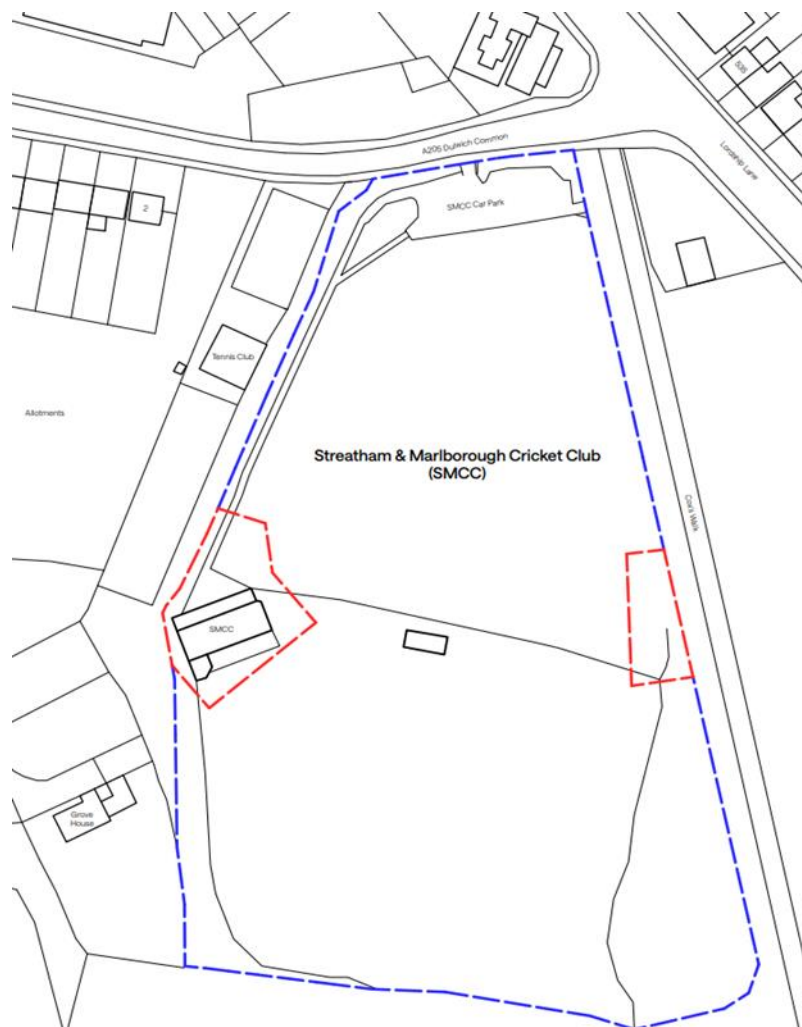
Planning Obligation	Mitigation
Highway works	<ul style="list-style-type: none"> - Resurfacing and improvement of Belvedere Place junction with Borough Road, to include upgraded pedestrian amenity (e.g. raised table, tactile paving etc.) to current Southwark Streetscape Design Manual (SSDM) standards. - Upgrade the footway material to current SSDM standards, including new kerbs. - Refresh all road markings following kerb installation. - Removal of bollards within adopted highway
External lighting to be installed in close proximity to the pedestrian front entrance gate	To improve security and safety
A financial contribution payable to Southwark Environmental Protection Team	£ 981.75 construction liaison (with the contractor) to monitor the Construction Environment Management Plan
Carbon emission reduction	Shortfall of carbon emission reduction payment of £3,498.00
Car parking	Only residents with blue badges would be permitted to apply for residential parking permits in the CPZ

Item 6.3 - 24/AP/0050

Marlborough Cricket Club, Dulwich Common, London, Southwark, SE21 7EX

Demolition of existing pavilion including removal of three trees; and erection of a new single storey cricket pavilion along with refuse / recycling stores, cycle parking facilities, hardstanding, landscaping and associated works.

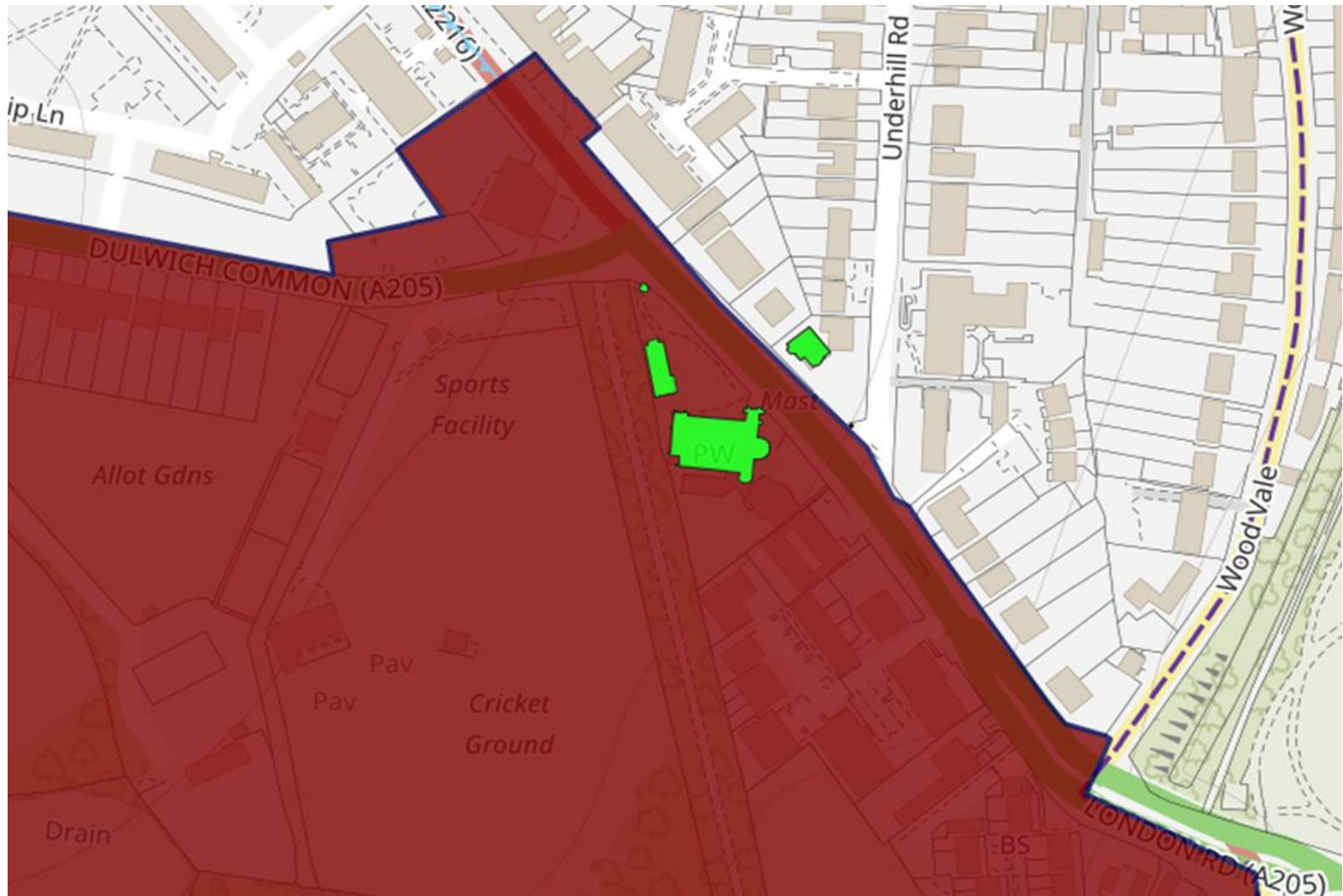
Site Location Plan



Existing Aerial view



Heritage Assets



Proposal

The proposal is for the demolition of the existing pavilion and the erection of a new single storey cricket pavilion.

Supporting works include the removal of three trees and the provision of refuse / recycling stores, cycle parking facilities, hardstanding and landscaping.



Cricket grounds

Existing pavilion

Existing pavilion looking north west (front)



Side entrance



Rear entrance



Main club room and hall



Consultation

Site notices were erected and 162 notification letters were sent to neighbours on 08 February 2024.

Summary table

Total number of responses: 115

The split of view between the 115 responses was:

In objection: 1

Neutral: 0

In support: 114

The objections raised the following material planning consideration:

- Removal of trees

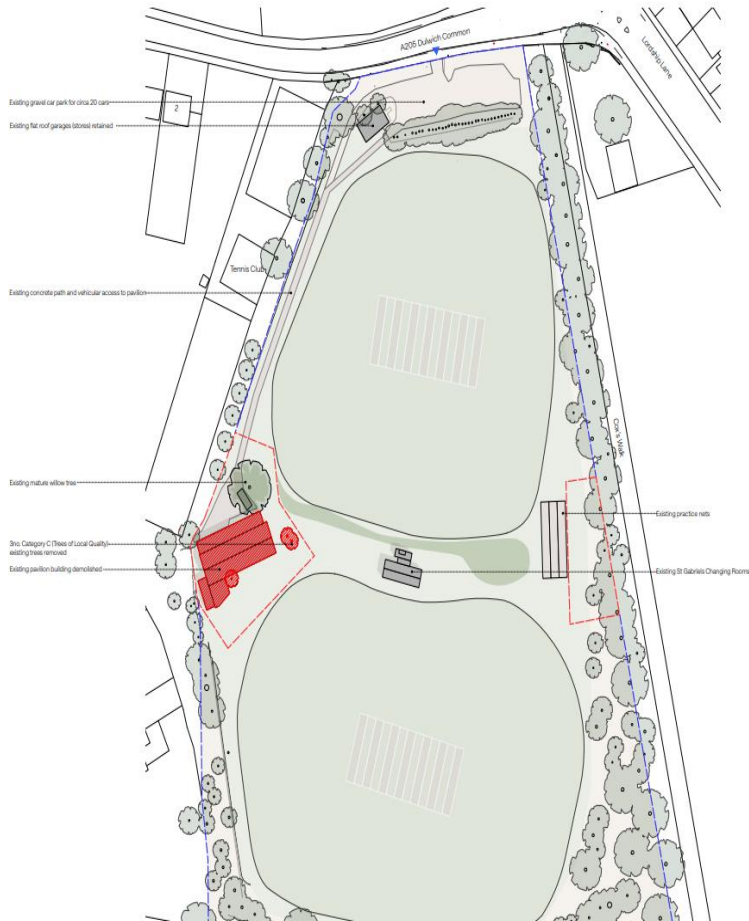
The support comments raise the following material planning considerations:

- New facilities will enhance community provision and inclusive environment
- Existing pavilion is beyond repair
- New design is sensitive to the local area and visually attractive
- Biodiversity net gain
- The proposal promotes active travel

Principle of development

- Policy P57 (Open space) of the Southwark Plan and Policy G3 (MOL) seek to protect the openness of MOL
- The proposal is for a cricket pavilion which is essential for outdoor sport
- The proposal is a replacement pavilion and the amount of open space would actually increase – existing footprint is 369sqm and proposed footprint is 250sqm; it would be of a slightly different orientation and pushed to the south
- The principle of development is acceptable as the proposal would positively contribute to the setting, accessibility and quality of the open space

Existing pavilion footprint to be demolished (red)



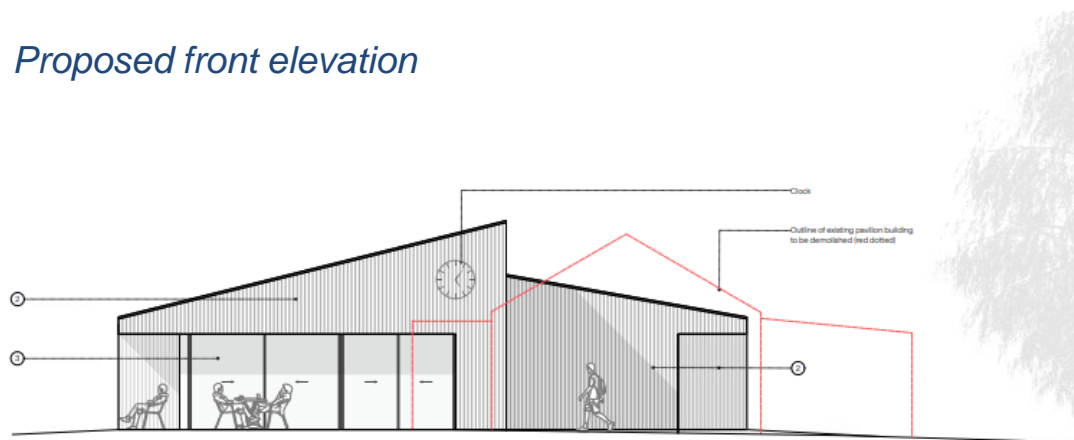
Proposed pavilion footprint (grey)



Design

- The existing building is not considered a Non-Designated Heritage Asset and makes a neutral contribution to the Dulwich Village Conservation Area – demolition and replacement is supported on design grounds
- The new building would remain single storey (5.5 m to ridge height) with a smaller footprint than existing (250 sqm being a reduction of 119 sqm) and would sit well within the landscape
- The architecture is engaging in its modern take on a traditional cricket pavilion
- It would enhance the character and appearance of the conservation and preserve the openness of the MOL

Proposed front elevation



Trees

- The proposal includes the removal of four trees: two Goat Willows (Category U), one Contorted Willow (Category U) and one Ash (Category C) – these are low and poor quality trees which is acceptable, subject to replacement planting
- Conditions for an updated Arboricultural Method Statement to be submitted and for full details of all proposed tree planting totalling 64cm in girth to be submitted have been recommended

Impact on amenity

- The proposed development would not add any significant height, bulk or massing The closest residential properties are over 120 metres to the north west
- The replacement facilities would not intensify the use of the site and would not result in any impacts in this regard
- A Noise Impact Assessment concludes that noise levels on the terrace would be below the 'present and not intrusive' noise levels and any internal music noise break-out would be below the existing evening background sound level
- A condition has been recommended to ensure that there would not be any noise impacts from noise creep due to plant and machinery

Transport

- It is not anticipated that the proposal would result in an increase in the number of trips to the site
- 10 external cycle parking spaces are proposed
- 2 wheelchair accessible spaces are proposed
- The existing car park of around 20 spaces would be retained but no additional car parking would be provided
- A swept path analysis shows 7m box vehicles can access and egress the site in forward gear for servicing and delivery

Ecology and biodiversity

- The proposed development would not affect the Biodiversity Action Plan (BAP) habitat or Cox's Walk SINC
- The PEA finds that the remaining habitats on site have little to no ecological value
- A condition has been recommended for an updated PEA to be submitted prior to commencement to cover the existing buildings on site
- Surveys found one bat emerging from one of the existing buildings
- Mitigation measures, recommended to be secured via condition, include: requiring a European Protected Species Mitigation License before any works take place, for artificial lighting to be managed sensitively and to use locally sourced native species within the soft landscaping to be planted

Recommendation

It is recommended that planning permission is granted, subject to conditions.