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Meeting Name:	Planning Committee (Smaller Applications)	
Date:	2 October 2024	
Report title:	Development Management planning application: Application 17/AP/1285 for: Full Planning Application Address: Land Adjacent to Warwick Court, Choumert Road (Rear Of 160-162 Rye Lane) London SE15 4SH Proposal: 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.	
Ward(s) or groups affected:	Rye Lane	
Classification:	Open	
Reason for lateness (if applicable):	Not Applicable	
From:	Director of Planning and Growth	
Application Start Date: 10/04/2017	PPA Expiry Date: N/A	
Earliest Decision Date: 09/08/2024		

RECOMMENDATION

1. That planning permission be granted subject to conditions and a Section 106 Legal Agreement.
2. In the event that the requirements of paragraph 1 above are not met by 2 April 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph in 116.

EXECUTIVE SUMMARY

3. The proposal comprises the 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.
4. Co-living units is a housing option which is in demand both in Southwark and in wider London. The scheme would include 3 x co-living rooms on the ground

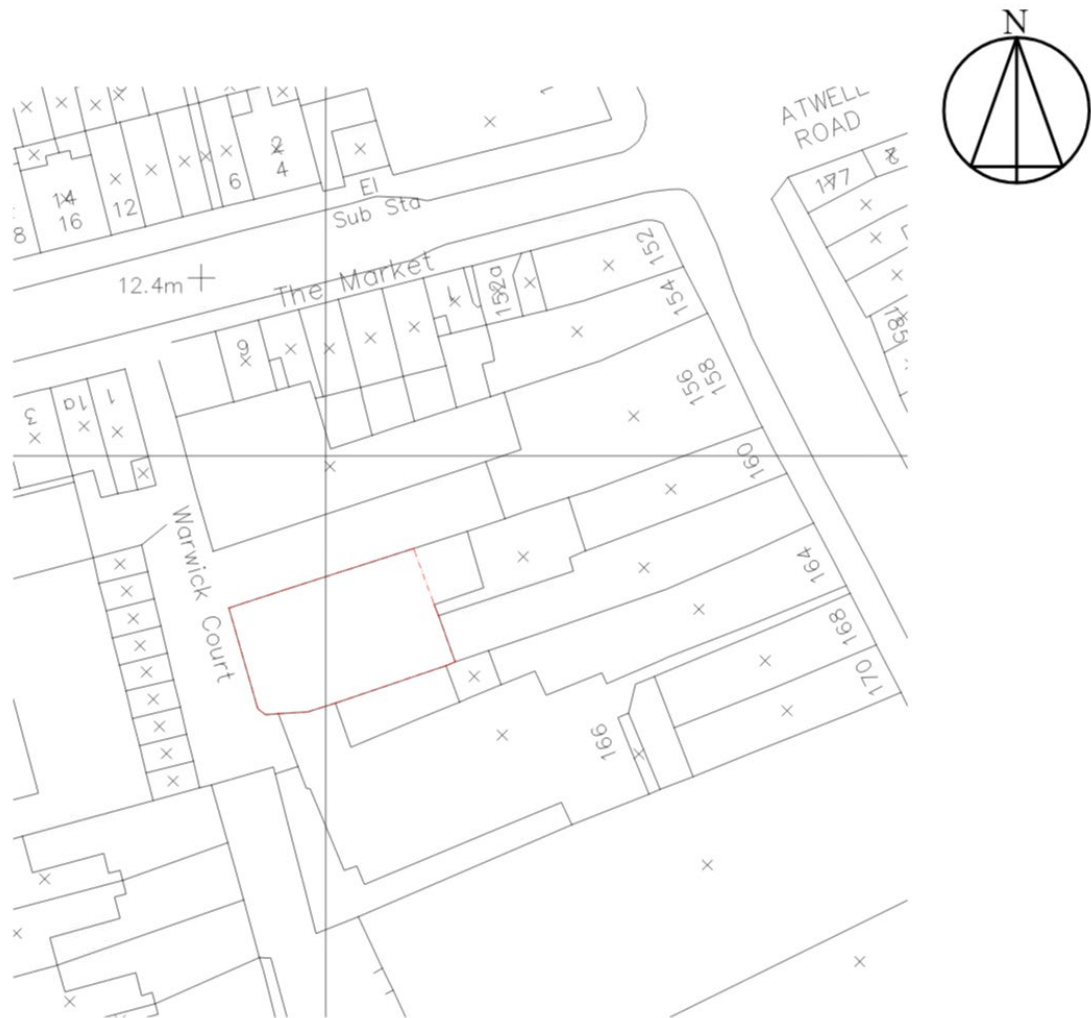
floor with 1 x shared kitchen. Each individual room would have its own bathroom and a laundry room is provided on the ground floor. On the first floor and second, 3 x co-living rooms are provided with individual bathroom facilities and a shared kitchen. On the third floor, 2 x co-living rooms (one with a terrace to room 13) and a tv lounge is provided. On the fourth floor, an external communal roof terrace and an internal communal sitting room and W.C. is provided.

5. The proposed development would provide a policy compliant affordable housing contribution of £492,000 and would be considered acceptable development not prejudicing future development on surrounding sites. The proposal is not considered to 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 and development on this site. These further details will be secured by condition.
6. There are no material concerns with regards to ecology, biodiversity, flood risk, noise and vibration or ground contamination and officers are satisfied that the appropriate conditions have been included to ensure an acceptable development and construction on this site. The site would be car free and sufficient cycle parking and refuse storage is provided within the site. Further details are required by condition to ensure compliance with standards.
7. It is acknowledged that the scheme would occupy a backland site adjacent to a number of residential dwellings and commercial buildings. Therefore, it is noted that there would be an impact on these residential dwellings, particularly occupiers of 14-19 Kapuvar Close. However, the amended and stepped design of the scheme adjacent to this boundary results in a larger separation distance between the site and Kapuvar Close to minimise the impact, which is considered acceptable in this context.
8. It is noted that there has been a large number of neighbour letters, mostly received in support (122) compared with object (55) or neutral (1). However, Officers are not disputing that the majority of the support letters do not have a postcode (SE15) within close proximity to the application site. This is a material consideration when taking into account neighbour representations. Furthermore, Officers would note that at a committee meeting you are only able to speak in support of a scheme if you live within 100m of the application site.
9. In summary, alongside the policy compliant affordable housing contribution, the scheme is considered to be acceptable in policy terms. The scheme provides future residents with flexible housing, social interaction and high-quality accommodation much needed as a housing option within the borough. This is increasingly a popular housing option in Southwark contributing towards the housing stock as well as financial contributions towards affordable housing.

BACKGROUND INFORMATION

Site location and description

10. The application site is accessed off Warwick Court which adjoins Choumert Road. The site is the rear of 160-162 Rye Lane and adjacent to Kapuvar Close. The site is rectangular and is currently overgrown.
11. The surrounding area comprises a mixture of residential and commercial, with Peckham High Street and Rye Lane within walking distance of the site. Peckham Rye Train Station is a six minute walk (0.3 miles) from the application site. The site is located within PTAL 6a. The site historically forms part of 160-162 Rye Lane, however, has now been subdivided.
12. Adjacent to the site to the south is 166 Rye Lane which operates as a church known as 'Christ Apostolic Church' on the ground floor and a nursery on the first floor (ref: 97/AP/0932, 98/AP/0484 & 16/AP/0381). The building would fall under Use Class E (previously Use Class D1), with a restrictive condition 9 (ref: 16/AP/0381) to ensure only nursery or a place of public worship can occupy this site.
13. To the east of the site, fronting Rye Lane is 160-162 Rye Lane is mixed use commercial and residential (ref: 12/AP/2698, 15/AP/2900 and 20/AP/1470). The basement of 160-162 has received permission for the change of use from Class A1 (Retail) to Use Class A4 (drinking establishment).
14. To the west of the site is a residential block located on Kapuvar Close (ref: 09/AP/2129). Access is gained from the elevation facing the application site with overhanging balconies positioned on this elevation. Car parking spaces are positioned to the rear.
15. To the north of the site is the rear of 156 – 158 Rye Lane, which includes a single storey outbuilding (ref: 17/AP/3329). Permission was granted in 2017 for the change of use of this building from Use Class B8 (Storage and Distribution) to Use Class D2 (Indoor Cycling Studio) (now Use Class E). The cycling studio has restrictive conditions relating to hours of use and servicing hours. The site also provides access, refuse storage and cycle parking to the residential dwellings approved under (ref: 17/AP/1468) on the upper floors of 156 – 158.



Location Plan

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

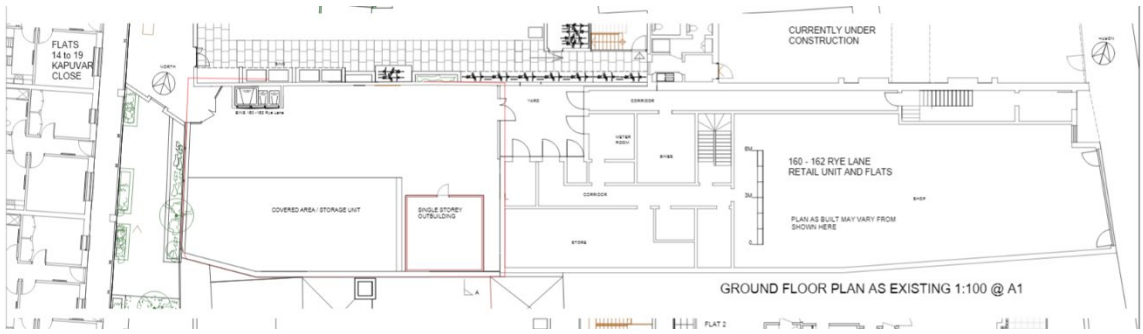
- Area Vision Boundary – Peckham (AV.14)
- Major Town Centre – Peckham
- Conservation Area – Rye Lane, Peckham
- Air Quality Management Area
- Peckham Action Area Core
- Action Areas – Peckham and Nunhead Action Area
- Hot Food Takeaway Primary Exclusion Zone
- Critical Drainage Area – East Southwark

Details of proposal

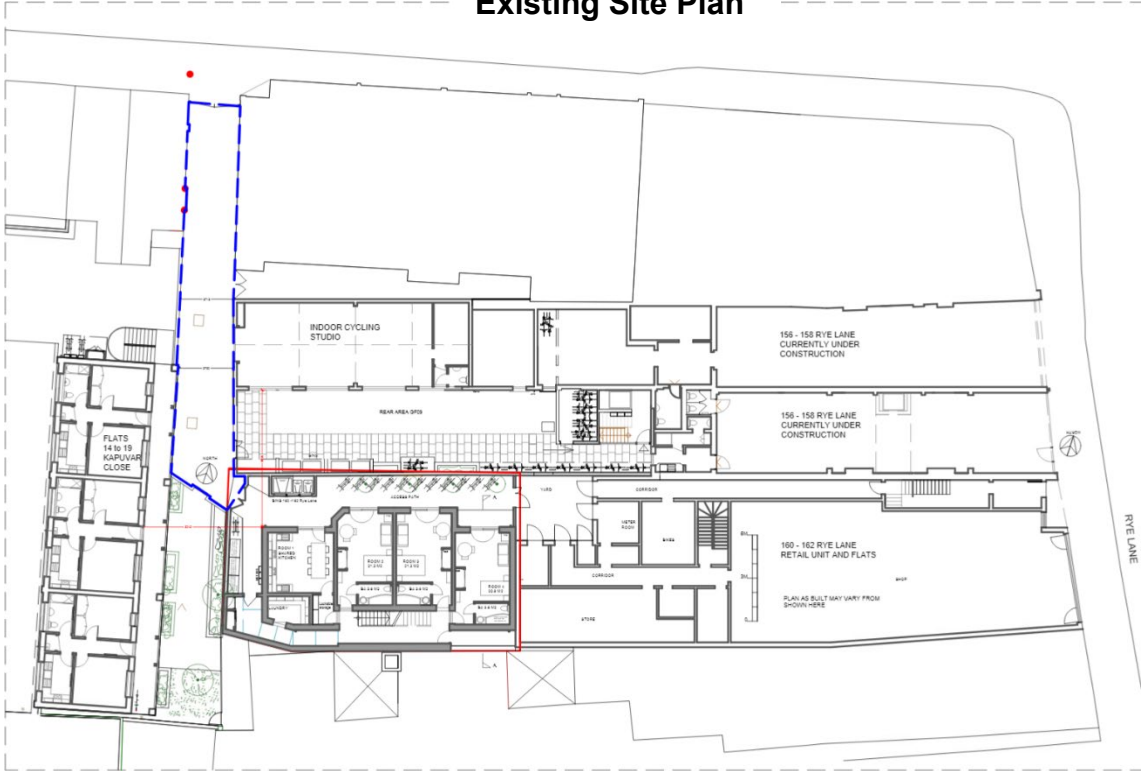
17. The proposed development comprises the construction of a part two, part three and part four-storey block for co-living (Sui generis) comprised of 11 rooms with shared facilities, roof pavilion and roof terrace, external walkways, balconies and associated cycle and bin storage.
18. The Southwark Plan (2022) defines a co-living development to be similar to student halls of residence but not restricted to students. Typically, a collective

living scheme will be a large block which provides a range of communal areas that fulfil different functions (such as libraries, kitchens, gyms, games rooms etc.) which are available to all residents. Residents typically rent a small en-suite bedroom. Unlike halls of residence, collective living is intended to be a primary residence. The proposed development is not considered to be a large block as it comprises only 11 rooms. Policy H16 (Large-scale purpose building shared living) of the London Plan (2021) defines large-scale purposes built shared living as generally over 50 units.

19. The development would be constructed to the following dimensions:
 - Maximum depth: 8.3m
 - Maximum width: 17.5m
 - Maximum height: 14.4m
 - Communal amenity space: 45 sq.m
20. The proposal would include 3 x co-living rooms on the ground floor with 1 x shared kitchen. Each individual room would have its own bathroom and a laundry room is provided on the ground floor. On the first and second floors, 3 x co-living rooms are provided with individual bathroom facilities and a shared kitchen. On the third floor, 2 x co-living rooms (one with a terrace to room 13) and a tv lounge is provided. On the fourth floor, an external communal roof terrace and an internal communal sitting room and W.C. is provided.
21. Access to the co-living units would be from Warwick Court. Cycle parking and refuse storage are provided within the application site. The refuse storage for nos 160-162 would be retained within the application site.
22. The proposed materials would include brick face cavity wall and metal cladding to the top floor, with double glazed windows and doors. The development would be car-free.



Existing Site Plan



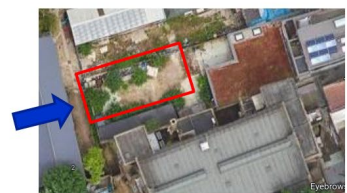
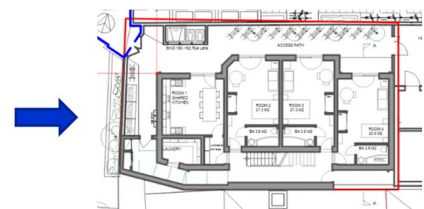
Proposed Site Plan

Proposed Front Elevation

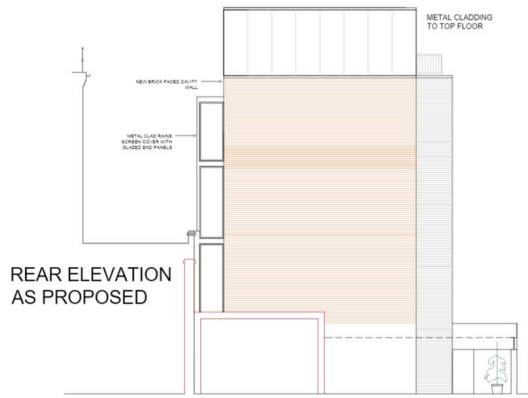


FRONT (WARWICK COURT) ELEVATION AS PROPOSED

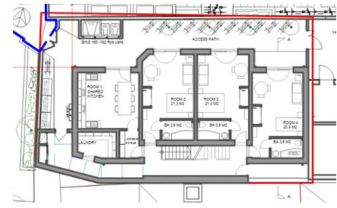
Front



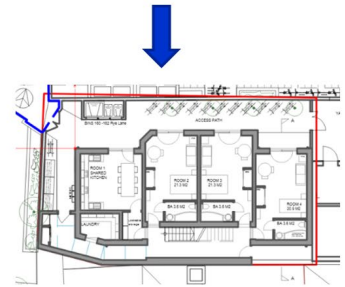
Proposed Rear Elevation



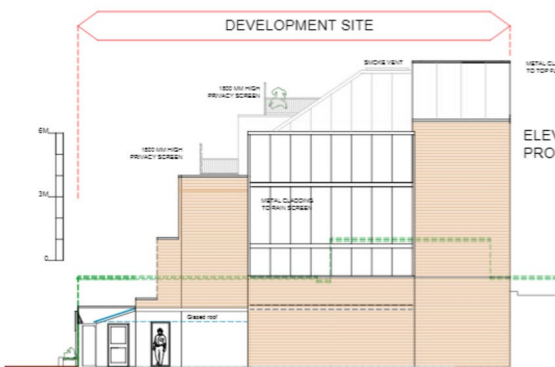
Rear



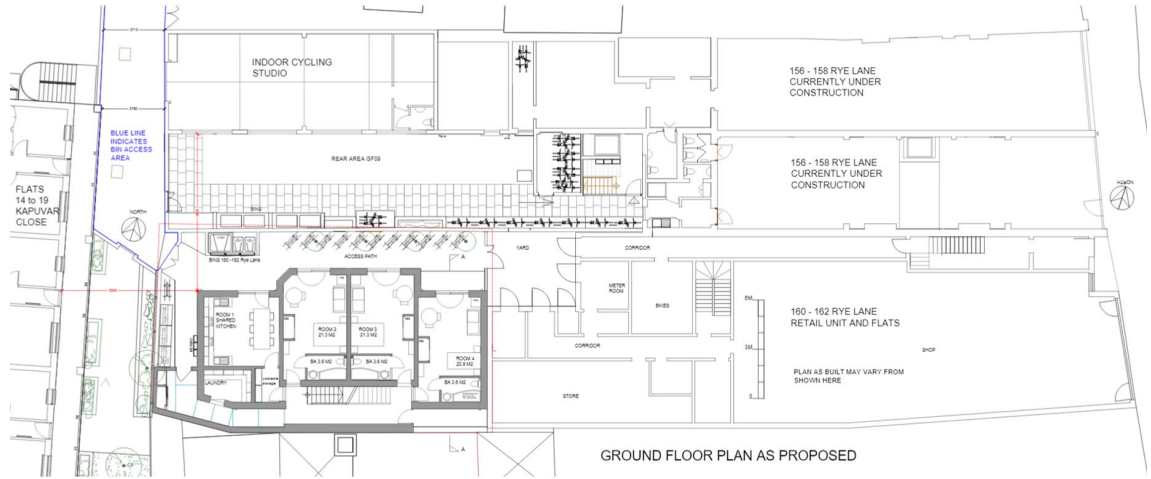
Proposed Side Elevation



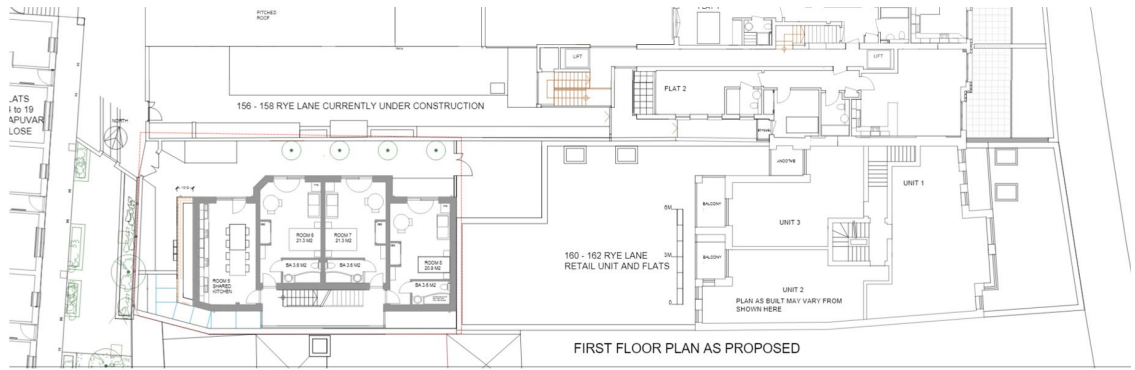
Proposed Side Elevation



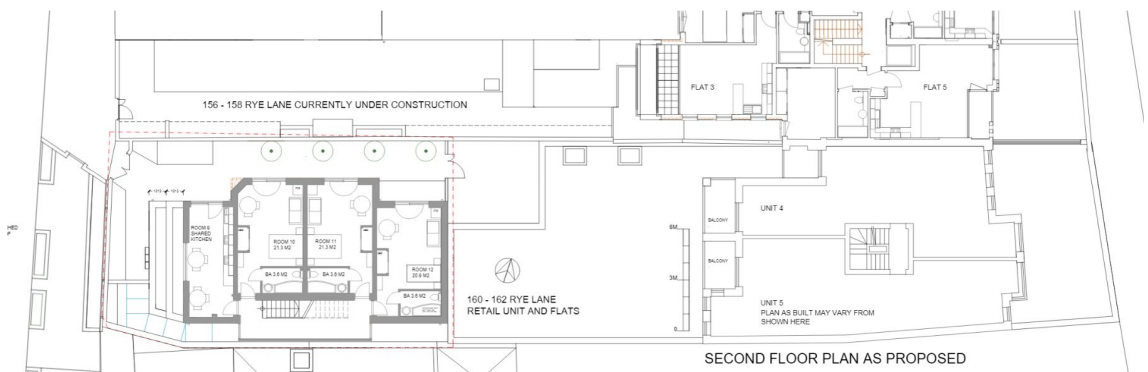
Proposed Ground Floor Plan



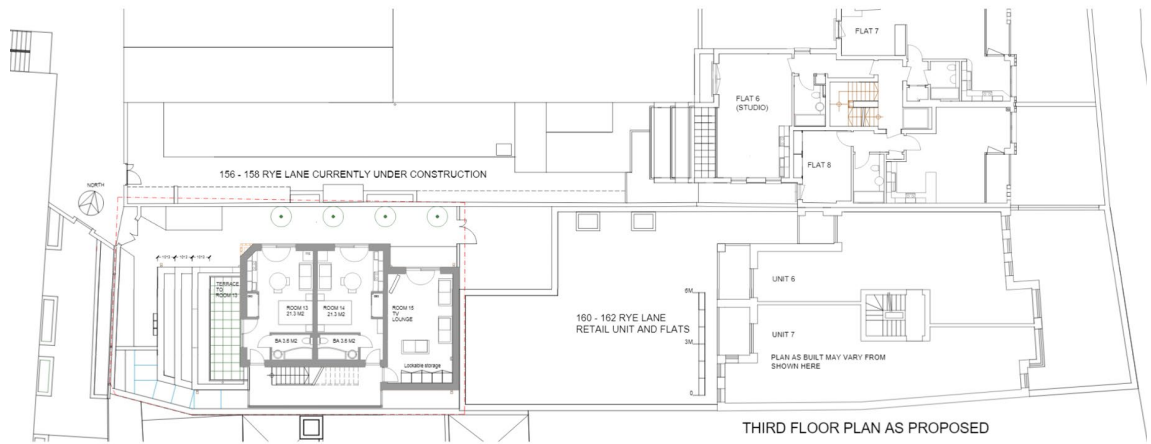
Proposed First Floor Plan



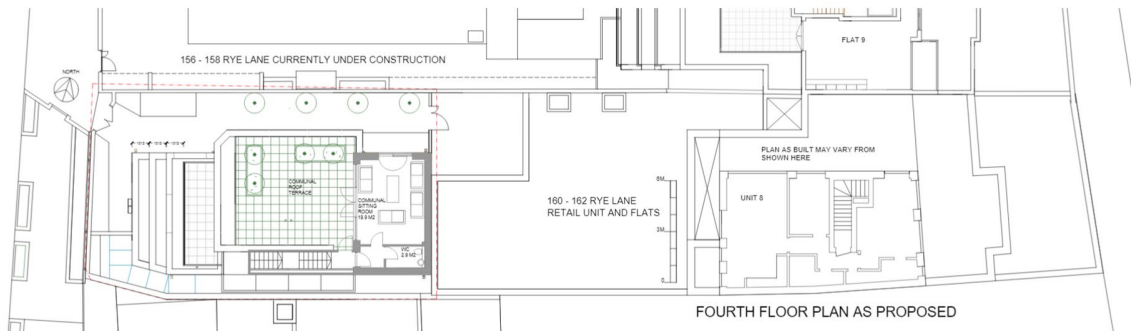
Proposed Second Floor Plan



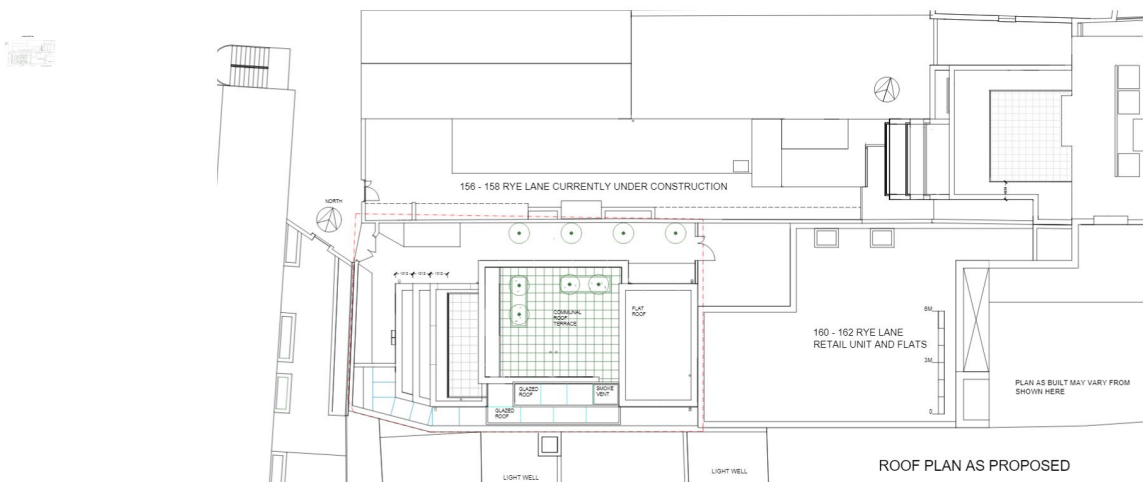
Proposed Third Floor Plan



Proposed Fourth Floor Plan



Proposed Roof Plan



23. See Appendix 5 for any relevant planning history of the application site.

Key Issues for Consideration

Summary of main issues

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

Legal context

25. 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.
26. 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

27. 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.
28. Paragraph 224 states that the policies in the Framework are material considerations, which should be taken into account in dealing with applications.
29. 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 and beautiful places
 - Chapter 15 Conserving and enhancing the natural environment
 - Chapter 16 Conserving and enhancing the historic environment

The London Plan 2021

30. 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 GG2 Making the best use of land
 - Policy HC1 Heritage conservation and growth
 - Policy D4 Delivering good design
 - Policy D5 Inclusive design

- Policy D6 Housing quality and standards
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D13 Agent of Change
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H4 – Delivering affordable housing
- Policy H10 Housing size mix
- Policy G6 Biodiversity and access to nature
- Policy SI 1 Improving air quality
- Policy SI 12 Flood risk management
- Policy T5 Cycling
- Policy T6 Car Parking
- Policy T7 Deliveries, servicing and construction

Southwark Plan 2022

31. 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
- P6 Purpose built shared living
- P13 Design of places
- P14 Design quality
- P15 Residential design
- P18 Efficient use of land
- P20 Conservation areas
- P35 Town and local centres
- P53 Cycling
- P54 Car parking
- P56 Protection of amenity
- P60 Biodiversity
- P61 Trees
- P65 Improving air quality
- P66 Reducing noise pollution
- P68 Reducing flood risk
- P70 Energy

Area based AAP's or SPD's

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

- Heritage SPD 2021
- Viability SPD 2016
- Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015 (updated with addendum January 2017, updated with Carbon Offset

- Price January 2021)
- Affordable Housing SPD 2008
- Design and Access Statements SPD 2007

Emerging planning policy

The following emerging SPDs are undergoing consultation in summer 2024 and are due to be adopted in May 2025:

- Affordable Housing SPD (updated)
- Climate and Environment SPD
- Householder SPD

Assessment

Planning history and previous appeal decisions

33. The application site is subject to a dismissed appeal decision (ref: 15/AP/2995) and (ref: APP/A5840/W/16/3146086). The description of development was: 'the redevelopment of vacant and abandoned backland site off Warwick Court as six flats: 4 x one bedroom, and 2 x two bedroom, two per floor at ground and first and one at second and one at third floor each with ancillary amenity space.' The appeal was made against Southwark council against a failure to give notice within the prescribed period of a decision on an application.
34. Planning permission was refused, and the appeal dismissed on 25 July 2016. The reasons for the refusal were firstly due to the artificial subdivision of the appeal site from the east and the impact on affordable housing contributions and secondly the effect of the proposal on the living conditions of the occupiers with regards to light, outlook and privacy.
35. The current scheme no longer proposes 6 flats, it proposes 11 co-living units. The proposal, in comparison to the dismissed appeal, provides a scheme with stepped back of the massing at first, second and third floors. As such, the scheme is materially different from the previously dismissed appeal and has been assessed in full below.

Principle of the proposed development in terms of land use

36. 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. The proposal comprises 11 shared-living units which would contribute to overall housing numbers within the borough.
37. 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.
38. The application site occupies a backland site. Due to the permission on the adjacent site to the north (ref: 17/AP/1468) which provides access to the flats

under construction at 156-158 Rye Lane, the proposal is not considered to prejudice further development on this site or any of the surrounding sites.

Affordable housing and viability

39. Policy P6 (Purpose built shared living) of the Southwark Plan (2022) states that development of purpose-built shared living must provide the maximum amount, with a minimum of 35% conventional affordable housing by habitable room subject to viability as per Policy P4, as a first priority. Where affordable housing cannot be provided on site a cash payment towards the delivery of new council homes will be required. The value of any contributions will be based on the cost of meeting an onsite affordable housing requirement and should provide no financial benefit to the applicant. All purpose-built shared living schemes will require a viability appraisal to be submitted.
40. Policy P4 (Private rented homes) of the Southwark Plan (2022) states that new self-contained, private rented homes in developments providing less than 100 homes must comply with policy P1.
41. 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).
42. The proposed development is therefore required to provide a financial contribution towards affordable housing in the borough. The affordable housing financial contribution is **£492,000**, equivalent to 40% of the habitable rooms proposed. This qualifies the scheme for the fast-track route of assessment.
43. The viability calculations are set out below:

	Habitable rooms	Notes
Ground Floor	4	Room 1 – Shared Kitchen Room 2 – Bedroom Room 3 – Bedroom Room 4 – Bedroom
First Floor	4	Room 5 – Shared Kitchen Room 6 – Bedroom Room 7 – Bedroom Room 8 – Bedroom
Second Floor	4	Room 9 – Shared Kitchen Room 10 – Bedroom Room 11 – Bedroom Room 12 – Bedroom
Third Floor	3	Room 13 – Bedroom Room 14 – Bedroom Room 15 – TV Lounge
Total	15	

44. 15 habitable rooms

40%

£82,000 (CIL Zone 3)

$40/100 \times 15 = 6$

$6 \times £82,000 = \mathbf{£492,000}$

45. The policy compliant contribution for affordable housing is to be secured by a Section 106 Legal Agreement and as such is acceptable.

46. It is noted that on the previously dismissed appeal (ref: 15/AP/2995) that whilst a scheme for 6 dwellings would not attract a requirement for affordable housing provision, the site had been artificially subdivided from that to the east and therefore taking the two sites together there would be a requirement for affordable housing on the appeal site. The existing scheme is now subject to the affordable housing provisions of the Southwark Plan (2022) and is therefore making the full affordable housing contribution.

Quality of residential accommodation and outdoor amenity space

47. The proposed development comprises the erection of a building to provide 11 co-living units with shared facilities including a rooftop communal amenity space. Policy H16 (Large-scale purpose-built shared living) of the London Plan 2021 states that this policy relates to generally at 50 units. The scheme is for 11 units and would therefore not hit the threshold of 'large-scale'. Furthermore, the policy goes on to state that the units should be appropriately sized to be comfortable and functional for a tenant's needs and may include facilities such as ensuite bathrooms and limited cooking facilities.

48. London Plan Guidance for 'Large-scale purpose-built shared living' was released in February 2024. Given the generally small size of the private space in these developments, the communal amenity spaces are important elements in ensuring the overall residential amenity is acceptable. Policy H16 (7) requires that the private units are not self-contained homes, nor capable of being used as self-contained homes, but provide functional living space. Hence, units should be accessed through a shared internal area and not have a separate external access.

49. The units should be suitably sized to accommodate the amenities listed in the guidance for sleeping, eating, working, relaxing and storage. They should be no less than 18 sqm, and no more than 27 sqm, to avoid them being used as substandard self-contained units. Larger units may be suitable for occupation by couples. Given that the scheme does not reach the large-scale requirements to be tested under this policy, Officers have made a reasonable assessment of the quality of accommodation and outdoor amenity space below.

50. The proposed development would comprise 11 co-living units with shared living facilities including a kitchen, laundry room, TV lounge and terrace. These facilities are expected of a co-living unit and are thus acceptable.

51. The rooms vary in size between 20.9m² and 21.3m² which complies with the guidance of being above 18m² but below 27m².
52. An internal Daylight and Sunlight report has been submitted by the Chancery Group dated 9 November 2023 as part of this planning application. For the purposes of the assessment, all habitable rooms (bedrooms, kitchens and communal living rooms) have been assessed.
53. In accordance with newly published guidance, detailed recommendations for daylight in new buildings have been produced in line with The British Standard "Daylight in buildings" (BS EN 17037). To measure daylight in a space, daylight can be directly predicted by either target illuminance levels using hourly climate data or the daylight factor. The daylight factor categorises daylight as a ratio of unobstructed external illuminance divided by overcast sky conditions (CIE standard overcast sky). Occupants of buildings typically favour natural daylight as it illuminates interiors and helps save electricity. For the purposes of this report, the assessment has been based upon target illuminance.
54. BS EN 17037 gives a range of recommendations for 'minimum', 'medium', and 'high' daylight provision. However, it is our interpretation that UK dwellings should follow provisions The UK National Annex provides, specially designed for hard-to-light dwellings. For example, basements or rooms with large external obstructions such as an inner-city location or high-density developments.
55. The UK National Annex recommended that median illuminances be exceeded in more than half the assessment points (a plane at table-top height - 0.85 meters from the floor level) in a room for more than half of the daylight hours for a typical year.
56. Median illuminances:
 - 100 lux in bedrooms
 - 150 lux in living rooms
 - 200 lux in kitchens/living kitchen diners
57. For the purposes of this assessment and report, studios have been considered as having a lux value of 200 lux.
58. The results of the illuminance assessment show that 8 out of 16 rooms assessed would be fully compliant with the BRE guidelines. A copy of the table provided within the report is provided below:

Floor	Room	Use	Target	Median	% of area meeting req.
Ground	R1	Studio	200	73	20%
	R2	Studio	200	69	18%
	R3	Studio	200	75	19%
	R4	Kitchen	200	74	18%
First	R1	Studio	200	166	41%
	R2	Studio	200	173	45%
	R3	Studio	200	185	49%
	R4	Kitchen	200	101	28%
Second	R1	Studio	200	214	55%
	R2	Studio	200	220	58%
	R3	Studio	200	140	60%
	R4	Kitchen	200	620	99%
Third	R1	Living Room	200	169	57%
	R2	Studio	200	273	72%
	R3	Studio	200	407	100%
Fourth	R1	Living Room	200	1115	100%

59. This illumination assessment is done in lux (a unit of measurement). Lux is a measure of the amount of light level intensity commonly referred to as unit of illuminance on a surface area. For bedrooms, lighting levels should be controllable with the ability to provide between 60-100 lux of light up to a maximum of 150 lux (between 100-150 lux for living rooms). Of the 8 rooms that fall short of the target criteria, 2 rooms are kitchens and would demonstrate median lux values of 74 lux and 101 lux. The remaining rooms are studios with lux values of between 69 lux and 185 lux. Furthermore, 3 of the 6 studios would demonstrate a lux value over 150 lux which is above the target for a residential living room.
60. It is acknowledged that the ground floor rooms would receive less daylight than the upper floor rooms, however officers consider that to be consistent with other developments within a built-up urban town centre area and would thus be acceptable in this location. Sufficient light would be received near the table and sofa areas of the units with communal amenity space provided on the roof for all rooms to utilised.
61. In terms of sunlight, all rooms facing within 90 degrees due south would be fully compliant with the recommended BRE guidelines and targets. In addition to this, the main communal area is located on the roof and would therefore receive very good sunlight. This is consistent with the London Plan guidance which states that the communal amenity spaces are important elements in ensuring the overall residential amenity is acceptable.
62. One of the rooms on the third floor includes a terrace measuring 11sq.m. None of the other units have private amenity space. This shortfall has been secured in the Section 106 Legal Agreement (10 rooms x 10sq.m shortfall = 100sq.m, 100sq.m x £205 = £20,500). Officers consider this to be appropriate to the development given the importance of amenity space within co-living units and

this financial contribution would ensure improvement of open space elsewhere near to the development site.

63. The development provides a roof terrace measuring 45sq.m for use by all residents within the co-living block. This is considered an acceptable amount of outdoor amenity space, falling just short of the 50sq.m requirement for community amenity space per development. The shortfall of 5sq.m will be charged at £205 per square metre (£1,025) and secured within the Section 106 Legal Agreement.
64. In summary, the overall quality of accommodation and outdoor amenity space is considered acceptable for a co-living unit.

Fire Safety Regulations

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

65. 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).

Summary of Information Contained in Planning Fire Safety Strategy

66. The applicant submitted an updated fire safety strategy by Quality Fire Safety Management dated 29 February 2024 to ensure it complied with London Plan standards. The submitted document demonstrates compliance with the requirements of building regulations. The building is fitted with the provision of a fire suppression (a BS9251 sprinkler system) and automatic fire detection comprising smoke detection in the common staircase and heat detectors in the kitchens is fitted.

Assessment of Planning Fire Safety Strategy

67. The submitted document is considered appropriate in scope and scale for the proposed development and is thus acceptable. Further assessment of fire safety measures will be undertaken at the building control stage of the process.

Design, layout, heritage assets and impact on Borough and London views

68. The comments provided below in relation to Design and Conservation section are updated comments (September 2024) provided by the head of design of conservation following an internal review of all elements of the scheme since the initial committee date in July. These comments supersede the comments made by the previous design officer.
69. The site is located to the rear of 160-162 Rye Lane and is accessed via Choumert Road to the rear of Warwick Court. The site is within the Rye Lane conservation area and is surrounded by buildings of 1-5 storeys, of mixed age and architectural style. In general, the taller buildings face the main streets in the area, Rye Lane and Choumert Road, while most buildings to the rear of Rye Lane plots are of smaller height and massing. The exception is 166 Rye Lane, adjacent to the site, which is a large 3 storey industrial building of stock brick and flat roof, located to the rear of 168-170 Rye Lane.
70. Most of the Camberwell parish was rural until the beginning of the 19th century and Peckham consisted mainly of meadows, arable land and gardens. It

provided market gardens and pasture for animals being driven to the London markets, especially following transport improvements to the city. Peckham's location and relative proximity and access via the Old Kent Road gave it a particularly prominent position within the trade. Peckham, like Camberwell, was a location for a large fair which was held on common lands and then in the High Street, until its abolition in 1835. This market gardening and market activity shaped the built environment we see today with long plots extending back from narrow street frontages where the commercial activity was concentrated. This pattern of development is part of the character of Peckham. The Georgian and Victorian era building development saw the principle buildings, usually the tallest and most decorative, located on Rye Lane or Peckham High Street with smaller warehouse or ancillary storage uses to the rear. This characteristic hierarchy remains largely intact today, even throughout the 20th and 21st century redevelopments where some older buildings have been superseded by residential rear extensions. This pattern of development, scale and massing is part of the significance of the Rye Lane conservation area.

71. The height of the buildings along Rye Lane are 4 - 5 storeys max, with those on Choumert Road at four storeys. To the rear of the plot is Kapuvar Close, a late 20th century two - two and a half storey residential development of suburban style with pitched roofs and brick elevations. There are a number of ground floor ancillary storage sheds and extension to the rear of 156 - 158 Rye Lane. In principle, subject to other policy compliance there is scope for a building on the rear plot of 160-162 Rye Lane.
72. Throughout the application process, updated plans have been submitted to reflect the comprehensive development of 160-162 Rye Lane. Officers are now satisfied that the current plans reflect the built form surrounding the site accurately.

Height, scale and massing

73. The proposed plans are for a five-storey building located at the rear of 160-162 Rye Lane. This rear part of the plot currently houses single storey outbuilding structures and has pedestrian access from Choumert Road. The proposed 5 storey height and scale is a further refinement and articulation of the earlier dismissed appeal where the Inspector concluded that there would be no or harm to the significance of the conservation area. The proposed pattern of development of installing a block at the rear end of the narrow and long Peckham plots is well established in the conservation area. This new proposal is highly articulated, will not intrude into views of the conservation area from the public domain and, its use of complementary materials and detailing will ensure that it conserves the character and appearance of the conservation area avoiding causing any harm.

Detailed design

74. The principle of the detailed design is simple; brick with metal clad upper floor, and simple windows. While these principles are acceptable for a building located in an historically ancillary area, the drawings and DAS lack confidence in detailing - for example further explanation of the quality of the materials and fenestration could be outlined in the supplementary reports indicating window reveal depth, typical London stock brick type and fenestration design to provide comfort that the finished building would be of sufficient high quality architectural design to recommend approval. The quality of design will rely to a great degree

on the quality of detailing and choice of cladding materials. Given this proposal is located in a historically ancillary area features like the Juliet balconies reveal depths and metal framed windows should be secured by condition.

Design Conclusion

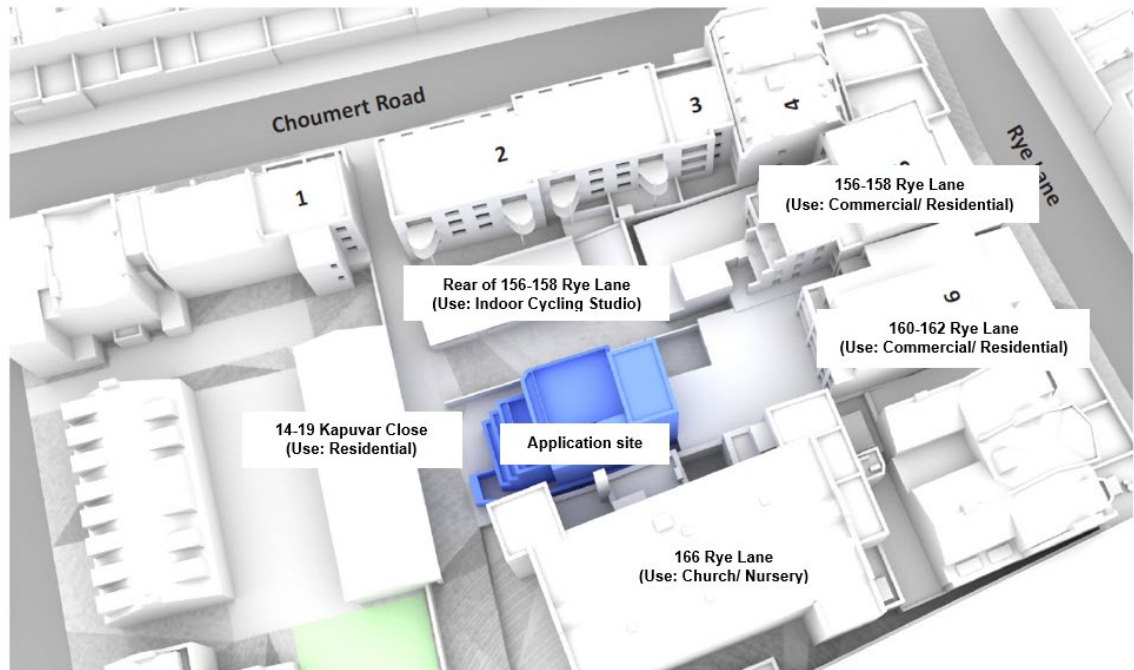
75. Great weight should be given weight to the inspector's assessment and conclusion on the appeal decision which states the following:

'The Conservation Area mainly covers the properties on Rye Lane and their rear curtilages. There are a variety of architectural styles and ages creating a very mixed character and appearance to the area. The appeal site is an undeveloped yard to the rear of the commercial properties fronting Rye Lane. The proposed building would be a similar height and scale to the majority of the surrounding buildings and would be constructed in materials to match those of the immediate area. Its location to the rear of Rye Lane and Choumert Street means it would have limited public views and I consider that the design and scale of the proposed building would at least preserve the character and appearance of the Conservation Area.'

76. The proposed development in comparison to the dismissed appeal provides a scheme with stepped back of the massing at first, second and third floors. This is physically, materially different from the dismissed appeal which found that there was no harm arising to the character and appearance of the conservation area. It is acknowledged that the height of the building to accommodate the fourth floor is slightly taller (14.4m) than the dismissed appeal (12m). This marginal increase in height is considered deminimis and would have limited visibility from within the conservation area owing to its location. As such, the proposed development is considered to conserve the character and appearance of the conservation area and is therefore acceptable in terms of design and appearance within the Conservation Area, in line with the previous Inspectors judgement. This should be subject to conditions relating to materials, landscaping and further detailed design.

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

77. The site occupies the rear of 160-162 Rye Lane, all of the following residential and commercial units need to be considered in the determination of this planning application.
78. Below is a plan demonstrating the positioning of these developments in relation to the application site. Each of these sites are taken in turn below:



166 Rye Lane

79. Adjacent to the site to the south is 166 Rye Lane which operates as a church known as 'Christ Apostolic Church' on the ground floor and a nursery on the first floor (ref: 97/AP/0932, 98/AP/0484 & 16/AP/0381). The building would fall under Use Class E (previously Use Class D1), with a restrictive condition 9 (ref: 16/AP/0381) to ensure only nursery or a place of public worship can occupy this site.
80. The elevation facing onto this site would comprises the external walkway with no windows overlooking the church or nursery use. This is acceptable and would not prejudice any further change of use on the site. Given the commercial use, this building has not been included within the daylight and sunlight assessment as none of the rooms are habitable. Officers are satisfied with the positioning of the development in relation to 166 Rye Lane and do not consider this to be harmful to the existing use as a church/nursery.

160 – 162 Rye Lane

81. To the east of the site, fronting Rye Lane is 160-162 Rye Lane is mixed use commercial and residential (ref: 12/AP/2698, 15/AP/2900 and 20/AP/1470). The basement of 160-162 has received permission for the change of use from Class A1 (Retail) to Use Class A4 (drinking establishment). The rear elevation of the site would face 160-162 Rye Lane, there are no windows facing onto this site at all and therefore no loss of privacy to these occupiers is identified. It is acknowledged that the site is separated by 15m between the rear of 160-162 Rye Lane to the rear of the proposed development. As there are no windows facing this development, the distance here is considered appropriate.
82. The daylight and sunlight Report undertakes an assessment of 160-162 Rye Lane in terms of impact of the proposed development on the rear facing windows into the site. The results of the VSC assessment show that 17 of the 22 windows assessed would be fully compliant with the BRE Guidelines. Of the 5 remaining windows (W2, W3 and W6 located on the first floor and W2 and W3 located on the second floor), 1 window would demonstrate a minor alteration, 2

windows would demonstrate moderate alterations and 2 windows would demonstrate major alterations from the existing condition. However, 4 of the 5 windows are located under external balconies which restrict sky visibility. This is apparent from the relatively low absolute VSC alterations of between 2.64% and 3.48%.

An example of the external balconies restricting the sky visibility on the second floor are provided below (these plans are taken from 12/AP/2698). Units 4 and 5 are shown within the floorplans below. These units are also provided with windows to the front facing onto Rye Lane which is where the main living spaces are located.



83. In addition to the assessment made above on the impact of the development on the occupiers of 160-162 Rye Lane, officers have reviewed the assessment made by the inspector under the dismissed appeal (ref: 15/AP/2995) and (ref: APP/A5840/W/16/3146086). Paragraph 12 of the appeal statement reads as follows:
84. *“The Council’s consideration of the effect of the proposal on the above properties (including 160-162 Rye Lane) is detail in their report to the planning sub-committee on 21 October 2015 contained in the appellant’s statement. From my observations on site I see no reason to disagree with the findings in the council’s report with regard to these properties and I concur there would be no significantly harmful or unacceptable effect with regard to outlook, light or privacy”*
85. Officers are satisfied that the impact on this development would be minor and thus acceptable in residential amenity terms. This conclusion was also drawn on the appeal decision in relation to 160-162 Rye Lane.

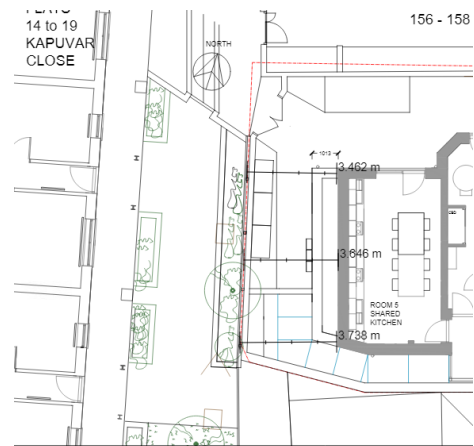
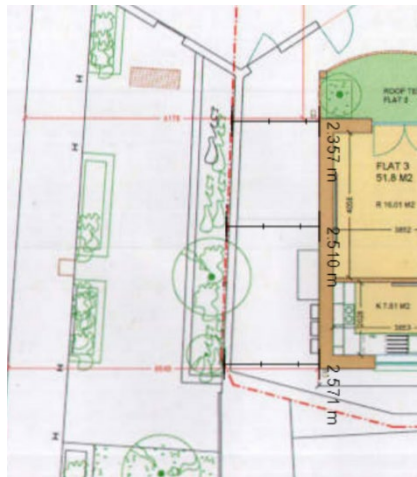
86. To the west of the site is a residential block located on Kapuvar Close (ref: 09/AP/2129). Access is gained from the elevation facing the application site with overhanging balconies positioned on this elevation.
87. The front elevation of the scheme faces Kapuvar Close, there are no windows (that are not obscurely glazed or non-opening) facing onto the site. Both terraces face onto the site however a condition is to be added to the permission to ensure both terraces are fitted with a 1.8m privacy screen on all sides to ensure no loss of privacy to the residents at Kapuvar Close, or beyond the site.
88. A daylight and sunlight report for the surrounding developments has been submitted by the applicant as part of the planning application. Only rooms and windows that are considered to be habitable (i.e. bedrooms, living rooms and kitchens) have been included within the assessment.
89. The results of the VSC assessment show that all 12 windows assessed would deviate from the BRE Guidelines. Of these 12 windows, 2 windows would demonstrate minor alterations, 2 windows would demonstrate moderate alterations and 8 windows would demonstrate major alterations from the existing condition. This is 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.
90. The BRE Guidelines acknowledges that balconies restrict daylight and state at paragraph 2.2.13: "Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.80 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.
91. As such, in accordance with the BRE Guidelines, an additional VSC assessment has been completed without the balcony/roof overhang. The results of the VSC assessment show that all windows assessed would be fully compliant with the BRE Guidelines. The results for the NSL assessment show that, except for 1 room, all rooms assessed would be fully compliant with the BRE Guidelines. Overall, the alternative assessment (excluding the balcony/overhang) demonstrates that the presence of the existing architecture is the main cause of the restricted daylight and not the proposed development. It is acknowledged that the appeal decision concluded that the development would have an unacceptable impact on the occupiers at 14-19 Kapuvar Close, despite the limited light already received to these units as a result of the existing architecture and have assessed this in detail below.
92. Officers acknowledge the assessment made under the dismissed appeal (ref: 15/AP/2995) which makes the following comments:

"14 -19 Kapuvar Close are flats located within a two-storey building to the west of the appeal site. The flats are arranged internally so that all habitable rooms are single aspect fronting eastwards towards the site. The windows which serve

these rooms to the ground floor and first floor of this building are positioned underneath an external walkway to the ground floor and an overhanging roof to the first floor.

The proposed building would be directly opposite some of the flats but separated by an existing boundary wall. The part of the building closest to the windows of the flats would be two storeys high and about 7 metres wide at a distance of about 8 metres from the flat windows.'

93. Under the current application the proposed building would still be positioned directly opposite some of the flats and would be separated by an existing boundary wall. As a result of the stepped design, the two-storey element of the proposed building would be approximately the same width however an additional distance from the flat windows when measuring from the closest flank elevation to the windows of Kapuvar Close (as per the appeal decision). A copy of the distances are provided below, taken from three different places along the flank elevation. The appeal decision distance ranged between 2.35m – 2.57m and the current proposal ranges between 3.46m – 3.73m. As such, the bulk and mass has been stepped away from Kapuvar Close. Officers consider this change to be material.



94. In summary, when taking into account the stepped design, the conditions relating to the terraces and the existing architecture of Kapuvar Close, Officers acknowledge that there would be an impact as a result of the proposed development on the occupiers of 14-19 Kapuvar Close in terms of loss of light and overbearing impact. However, this has been reduced as a result of the amended stepped design. Officers acknowledge that the previous inspector did not agree that the overhanging balconies are a reason to allow the worsening of the situation. However, when taking the scheme as a whole and reviewing the site within the wider town centre and urban context, it is considered on balance, appropriate development and thus acceptable within this location.

156-158 Rye Lane

95. To the north of the site is the rear of 156 – 158 Rye Lane, which includes a single storey outbuilding (ref: 17/AP/3329). Permission was granted in 2017 for the change of use of this building from Use Class B8 (Storage and Distribution) to Use Class D2 (Indoor Cycling Studio) (now Use Class E). The cycling studio has restrictive conditions relating to hours of use and servicing hours. The site

also provides access, refuse storage and cycle parking to the residential dwellings approved under (ref: 17/AP/1468) on the upper floors of 156 – 158.

96. The majority of the windows on the development are facing onto the above site which is occupied as a cycling studio and would not be appropriate for residential use given the access, bin storage and cycle parking required into the site fronting Rye Lane. The relationship between the cycle studio and the co-living unit is considered acceptable in terms of overlooking, loss of privacy, loss of light and overbearing impact, as the cycle studio is not in residential use
97. It is acknowledged that despite not being adjacent to the proposed development, owing to the single storey nature of the cycling studio on the adjacent plot, consideration should also be given to 2-8 The Market which is positioned beyond this site (labelled no. 2 on the above plan). The separation distance between the proposed development and 2-8 The Market is approximately 16m. No concerns are raised with regards to impact on daylight and sunlight and officers are satisfied that conditions relating to privacy screens on all the terraces proposed would be sufficient to maintain privacy for these occupiers. Furthermore, officers are satisfied that the proposed development would not appear overbearing given the separation distance and inner-city town centre location would be appropriate.

Landscaping and Trees

98. There are no trees on the site which require an Arboricultural Impact Assessment to be submitted. The clearance of the site is considered acceptable to accommodate the proposed development. There is limited scope for landscaping given the site constraints, however a landscaping condition has been included to ensure the site is landscaped appropriately. The proposed development is acceptable in relation to trees and landscaping.

Transport and Highways

99. The site is in a PTAL 6a/6b and Choumert Road is not classified road. Rye Lane is a classified road, A2215. The site is within a CPZ, Peckham (B) operating between the hours of 08:30 - 18:30, Mon - Sat. The site has an existing vehicle access on Warwick Court (private road). The site is within the Rye Lane Peckham Conservation Area and partially within the Southwark Rye Lane Low Traffic Neighbourhood.

Cycle Parking

100. Policy P53 (Cycling) of the Southwark Plan (2022) states that the required amount of long-stay cycle parking for dwellings in PTAL 6a/6b is 1.5 spaces per double bedroom and 1 space per single bedroom. For this proposal, the required amount of long-stay cycle parking is therefore 15 spaces with 2 visitor spaces also provided.
101. The site provides 22 cycle parking spaces, in Sheffield stand form, which is an overprovision in terms of policy requirement, demonstrating the sufficient space on site to accommodate the necessary number of spaces. However, Transport Policy have requested as per LCDS Chapter 8, all spaces must be in Sheffield stand form with a minimum of 1200mm clear space between stands, or 600mm to one side. 1 cycle parking space must be designed to accommodate disabled, adapted and cargo bicycles with at least 1800mm clear space between stands,

or 900mm clear space to one side. Furthermore, it appears that the bicycles will be partially exposed to the elements. Long-stay cycle stores must be secured with a lockable door, fully weatherproof and enclosed on all sides. Overhead cover only is not adequate for long-stay cycle parking. Cycle stores must be lit and fully accessible by all users, with access routes of no less than 1.5m width (1.2m can be provided in conversions or over short-distances), and doorways of no less than 1.2m. Doors on routes to cycle stores should be power-assisted. Given the excess of cycle parking requirements and thus space, Officers are satisfied that this can be secured by condition and the details of this cycle store will be provided prior to occupation of the development.

Car parking, parking permits and vehicle access/crossovers

102. As the site is in PTAL 6a/6b, the car free proposal accords to adopted policy. No vehicle access or crossover have been proposed. As the proposal is car-free, this accords to adopted policy. As per Southwark Plan Policy P54, on-street parking permits will not be available for residents or businesses in current or future CPZs, and this shall be secured within the legal agreement.

Refuse and recycling

103. The application site provides the refuse store for 160-162 Rye Lane as well as the proposed development for the co-living unit. Details of both refuse stores and the private refuse collection arrangements including a bin holding area must be required. The details should include how on-site bin store doors will open to ensure there is adequate space to remove and replace bins. These details are considered suitable to condition and thus acceptable in principle.

CEMP

104. Due to the location of the proposal near Rye Lane and within an LTN, a Construction Environment Management Plan must address how effects of construction on the environment will be avoided, minimised or mitigated. The applicant must also demonstrate how construction using public highways can be safely accomplished and how vehicular movements will be minimised and controlled to reduce danger to vulnerable road users. Due to the sensitive location and size of the scheme, penalties will be meted out to transport operators not complying with the routeing of construction vehicles and delivery slots. A CEMP condition has been attached to the permission.

Delivery and servicing

105. All delivery and servicing will take place from Warwick Court, a private road. As this is not on the public highway, Transport Policy have no further comment and thus this aspect of the proposed development is acceptable.

Noise and vibration

106. The council's environmental protection have reviewed the scheme against council policies and consider the application to be acceptable in terms of noise and vibration subject to certain conditions being attached to the permission. The following conditions are required: noise impact assessment, residential internal noise levels, plant noise, external noise levels in private amenity areas, protection from vibration, communal outdoor amenity areas, artificial lighting, CEMP and CLP.

Energy and sustainability

107. Policy P70 (Energy) of the Southwark Plan (2022) states that development must minimise carbon emissions on site in accordance with the following energy hierarchy:
1. Be Lean – Energy efficient design and construction
 2. Be Clean – Low carbon energy supply
 3. Be Green – On site renewable energy production and storage
108. As the scheme is a minor application there is no requirement to submit a full energy assessment, GLA Carbon Emission Spreadsheet and the details of the Be Seen monitoring component however the scheme should comply with the energy hierarchy. The scheme will comply with current building regulations, however owing to the communal roof terrace there is no scope for PVs on the roof. The proposal is considered acceptable in terms of energy and sustainability.

Ecology and biodiversity

109. The application site is located within a town centre location. The site is rectangular in shape and has not been well maintained and is therefore overgrown. The applicant has undertaken an ecological assessment which has been reviewed by the council's ecologist.
110. The council's ecologist has stated that the invasive plant species found onsite should be removed and disposed of appropriately. The preliminary ecological appraisal states that fox was observed onsite. As described within the report measures should be in place during construction to avoid harm to foraging mammals. These should be described within a CEMP, and this has been conditioned. Planters at ground level and on the communal roof terrace should comprise of native and pollinator friendly shrub and herbaceous perennial planting. Conditions relating to bat friendly lighting, bat boxes, CEMP and bird boxes have been included. An informative relating to nesting birds is also recommended.
111. The proposed development is acceptable in ecological terms. All recommended conditions have been included.

Air quality

112. The council's environmental protection team have reviewed the scheme and have requested a condition to provide an air quality neutral assessment and a condition with restrictions on domestic gas boilers to ensure that the impact of the development on local air quality is minimised within the designated Air Quality Management Area in accordance with the Policy P65 (Improving air quality) of the Southwark Plan (2022).

Ground conditions and contamination

113. The council's environmental protection team have reviewed the scheme and have requested a condition in relation to land contamination as the site is brownfield. This condition requests a phase 1 desktop study of the historic and current uses of the site and the adjacent premises to ensure that risks from land

contamination to the future users of the land and neighbouring land are minimised.

Water resources and flood risk

114. The application site is located in Flood Zone 1 and within a Critical Drainage Area of East Southwark. There is a low risk of surface water flooding. A Flood Risk Assessment is not required for this application as the site is not more than 1 hectare or a major application within a Critical Drainage Area. This guidance is provided within the council's validation requirements and within the gov.uk guidance 'Flood risk assessments: applying for planning permission'. The site therefore complies with the Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

Planning obligations (S.106 undertaking or agreement)

115.

Planning obligation	Mitigation	Applicant's position
Housing, Viability and Amenity Space		
Affordable (social rent and intermediate) housing Provision	15 habitable rooms 40% £82,000 (CIL Zone 3) 40/100 x 15 = 6 6 x £82,000 = £492,000	Agreed
Private and communal outdoor amenity space	<i>Private amenity space shortfall</i> 10 rooms x 10 sq.m shortfall = 100 sq.m 100 sq.m x £205 = £20,500 <i>Communal amenity space shortfall</i> 5 sq.m shortfall 5 x £205 = £1,025	Agreed
Transport and Highways		
Parking permit restriction	On-street parking permits will not be available for residents or businesses in current or future CPZs.	Agreed
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

116. In the event that the legal agreement is not completed by 2 April 2025 it is recommended that the director of planning and growth be directed to refuse planning permission on the following grounds:

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)

117. The proposal is a CIL chargeable development because it consists of over 100sqm of new build. The site is located within Southwark CIL Zone 3 and MCIL2 Band 2 Zone. Based on the floor areas provided by the applicant's CIL Form 1 dated 31-Mar-17, the gross amount of CIL is approximately £62,988 in total, consisting of £31.2k Mayoral CIL and £31.8k of Borough CIL. It should be noted that this is an estimate, and the floor areas on approved drawings will be checked and the "in-use building" criteria will be further investigated, after planning approval has been obtained.

Consultation responses, and how the application addresses the concerns raised

Consultation responses from members of the public

118. The scheme was consulted on when originally submitted to the council on 2 May 2017, however given the length of time that has passed since the original consultation and the material change in policy such as the adoption on the Southwark Plan (2022) it was considered necessary to reconsult. The re-consultation was undertaken on 28 March 2024. A further consultation was undertaken on 27 August 2024 for neighbours to review the ecological survey that was submitted by the applicant.
119. For the 2017 consultation, 34 letters of objection and 17 letters of support were received. For the March 2024 consultation, 15 letters of objection, 1 neutral letter and 40 letters of support were received. For the August 2024, 6 letters of objection were received; and 65 letters of support were received.
120. Summarised below are the material planning considerations raised by members of the public:
121. Principle of development and proposed land uses:
- Overcrowding of the area
 - Bring an unused site back into positive use which would benefit the area and improve the area's visual appearance

- Sustainable use of land
- The proposed development will help provide housing in Southwark, which is experiencing a housing crisis and a lack of available properties
- The proposed development will restore the derelict site, improve the landscape and benefit people looking for housing in Southwark.

Officer comment: The principle of development on a backland site is discussed in the above relevant section of the Officer Report and is considered acceptable.

122. Affordable housing and viability:

- Provides more affordable housing thus reducing homelessness in an area which has a housing shortage

Officer comment: The proposed development provides a policy compliant affordable housing contribution which is secured in a legal agreement.

123. Design quality and site layout:

- The design would be an eyesore
- Contrary to Rye Lane Conservation Area management plan
- Appropriate scale, height and massive
- Improves quality of area
- Scheme is hidden away behind the Rye Lane frontage and thus will have a limited impact on the Conservation Area
- Highly quality material and design

Officer comment: The design is discussed in full above.

124. Quality of accommodation and provision of private/communal outdoor space:

- The scheme is too dense

Officer comment: The quality and density of accommodation is considered appropriate and is discussed in full above.

125. Neighbour amenity impacts:

Objections

- Loss of light to Kapuvar Close
- Concerns over adequate daylight, sunlight, outlook and a comfortable microclimate
- Loss of privacy
- The 21m rule of distance from other properties would be breached

Supports

- Adequate distance from other properties

Officer comment: The impact on neighbouring properties is considered in the above relevant sections of the report.

126. Transport, parking, highways, deliveries and servicing matters:

- Inadequate parking

- No impact on transport network
- The refuse bin will result in a pest colony formation
- Creates employment whilst work is ongoing

Officer comment: There are no concerns from a transport perspective as it is a private road. Other transport issues are discussed in full above.

127. Environmental impact during the construction phase (noise, dust and dirt etc.):
- Noise pollution during development
 - Sustainable construction

Officer comment: Construction is temporary and could not be considered as a reason for refusal.

128. Ecology and biodiversity:
- Biodiversity net gain concerns
 - Loss of green space
 - Glad to see that the bat survey has been done

Officer comment: Biodiversity Net Gain requirements do not apply for this application as it was validated in 2017.

129. Other matters:
- Lack of disclosure regarding councillor interest and involvement with the proposed development
 - Loss of view for surrounding residents
 - Creates economic vitality
 - Contributes to regeneration
 - Good for local businesses
 - Access to this scheme is by way of Warwick Court which sits to the West of the site. Warwick Court is outside of the red line of the Applicant's site. It is held under title SGL490156. Whilst the subject land benefits from a right of way, that right of way only extends to the current use of that land as a car park. Any residential development on this land would constitute a radical change. The proposed scheme also results in a substantial increase or alteration in the burden of the servient land. It therefore follows that the scheme would not have the benefit of this right of way.

Officer comment: The scheme is to be heard at committee as a result of the councillor interest. The loss of a view is not a material planning consideration. The concerns relating to rights of way are a private matter.

130. These matters are addressed comprehensively in the relevant preceding parts of this report. It is noted however that there has been a large number of neighbour letters, mostly received in support (122) compared with object (55) or neutral (1). However, Officers are not disputing that the majority of the support letters do not have a postcode (SE15) within close proximity to the application site. This is a material consideration when taking into account neighbour representations. Furthermore, Officers would note that at a committee meeting you are only able to speak in support of a scheme if you live within 100m of the application site.

Consultation responses from internal and divisional consultees

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

132. Environmental Protection Team:

- No objection subject to the following conditions: noise impact assessment, internal noise levels, plant noise, external noise levels in private amenity areas, protection from vibration, community outdoor amenity areas, air quality neutral assessment, domestic gas boilers, external lighting, land contamination, CEMP and CLP.

Officer comment: Noted and conditions added.

133. Design and Conservation Team:

- Concerns regarding the scale and massing of the proposed development and legibility of the entrance. A further meeting was undertaken with the head of design and conservation on 18 September 2024 to review the proposed scheme. Updated comments were provided and have been included in the relevant section of the report above.

Officer comment: Noted and discussed within the above section of the report.

134. Highways:

- No comments to make as the proposals are on private land.

Officer comment: Noted.

135. Transport:

- Additional cycle parking requirements, CPZ restriction, additional information required for refuse. Condition requested for CEMP. No concerns re: delivery and servicing as it is a private road.

Officer comment: Noted. Conditions included and additional conditions added to request additional information.

136. Ecologist:

- Assessed submitted PEA and bat report. Invasive plant species found onsite should be removed and disposed of appropriately.
The PEA states that fox was observed onsite. As described within the report measures should be in place during construction to avoid harm to foraging mammals. These should be described within a CEMP.
Planters at ground level and on the communal roof terrace should comprise of native and pollinator friendly shrub and herbaceous perennial planting.

Officer comment: All recommended conditions and informatives have been included.

Consultation responses from external consultees

137. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.
138. There are no external consultees.
139. These matters are addressed comprehensively in the relevant preceding parts of this report.

Community impact and equalities assessment

140. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
141. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
142. 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.
143. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
144. Officers have had due regard of impact on equalities as a result of this planning application. No equalities concerns have been raised throughout the consultation process.

Human rights implications

145. This application has the legitimate aim of providing co-living units. 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.

146. **Carbon concurrent**

Achieving net carbon zero development in Southwark

147. This application has taken measures to reduce carbon emissions on site with the aim of contributing to net carbon zero by 2050 in accordance with the adopted development plan.

148. These measures are summarised in the table below:

Net carbon zero: summary table	
Are carbon emission reductions covered in the main report?	As the scheme is a minor application there is no requirement to submit a full energy assessment, GLA Carbon Emission Spreadsheet and the details of the Be Seen monitoring component
Be Lean measures (energy efficient design and construction)	As the application is a minor application there is no requirement to provide detailed evidence of be lean measures. Given the scale of development, Officers are satisfied with the proposal.
Be Clean measures (low carbon energy supply)	There is limited opportunity for be clean measures however the scheme will need to comply with current building regulations.
Be Green measures (on site renewable energy generation and storage)	The scheme will comply with current Building Regulations, however owing to the communal roof terrace there is no scope for PVs on the roof.
Any other comments	No additional comments to make.

Meeting Southwark's Climate Change Strategy and Action Plan

149. In July 2021, the council adopted its Climate Change Strategy and Action Plan for tackling the climate emergency. The plan sets out how emissions in the borough can be reduced from buildings, transport and waste disposal.

150. The strategy sets out 148 Action Points that the council will undertake to achieve its ambition to do all it can to achieve a net zero carbon borough by 2030 across five key priority areas:

- Greener buildings: these actions relate to Southwark's built environment and new developments e.g., emissions from privately rented homes, commercial offices and private property development. They cover scope one and two emissions.
- Active and sustainable travel: these actions relate to surface transport

across the borough, e.g., emissions from private car travel. They cover scope one, two and three emissions.

- A thriving natural environment: these actions relate to the maintenance and security of the borough’s natural environment e.g., increasing tree canopy coverage.
- A Circular Economy with Green Jobs: these actions relate to waste within the borough e.g., emissions from non-recyclable waste disposal. They cover scope one and two emissions.
- Renewable Energy: these actions relate to the provision of more renewable energy within the borough i.e., local installation of technologies such as solar PV.

Positive and proactive statement

151. 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.
152. 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.

Positive and proactive engagement: summary table

Was the pre-application service used for this application?	No
If the pre-application service was used for this application, was the advice given followed?	N/A
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

Site visits

153. How have you assessed that the existing plans are accurate? (Google maps/photographs submitted with the application/photographs requested post

submission/other?)

- Three site visits have been undertaken on the following dates: 6 March 2024, 10 August 2024 and 30 May 2024. Access was gained into the site from Rye Lane and the submitted existing plans are considered to be accurate.

154. Have you assessed whether any change of levels may affect the impact on amenity? If so, how?

- No change in levels are considered to impact the proposal

155. Have you assessed whether there are overlooking issues? If so, how?

- Officers have assessed overlooking issues and this is discussed within the relevant section of the report.

156. Have you identified all windows in neighbouring properties that might have impacts on their daylight and sunlight? If so, how?

- A daylight and sunlight report has been submitted and this is reviewed in the above section of the report.

Conclusion

157. The proposal comprises the 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.

158. The scheme would include 3 x co-living rooms on the ground floor with 1 x shared kitchen. Each individual room would have its own bathroom and a laundry room is provided on the ground floor. On the first floor and second, 3 x co-living rooms are provided with individual bathroom facilities and a shared kitchen. On the third floor, 2 x co-living rooms (one with a terrace to room 13) and a tv lounge is provided. On the fourth floor, an external communal roof terrace and an internal communal sitting room and W.C. is provided.

159. The proposed development would provide a policy compliant affordable housing contribution of £492,000 and would be considered acceptable development not prejudicing future development on surrounding sites. The proposal is not considered to 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 and development on this site.

160. Officers raise no concerns in regards to ecology, biodiversity, flood risk, noise and vibration or ground contamination and are satisfied that the appropriate conditions have been included to ensure an acceptable development and construction on this site. The site would be car free and sufficient cycle parking and refuse storage is provided within the site. Further details are required by condition to ensure compliance with standards.

161. It is acknowledged that the scheme would occupy a backland site adjacent to a number of residential dwellings and commercial buildings. Therefore it is noted that there would be an impact on these residential dwellings, particularly occupiers of 14-19 Kapuvar Close. However taking into account the amended and stepped design of the scheme adjacent to this boundary, resulting in a larger separation distance between the site and Kapuvar Close, alongside the policy compliant affordable housing contribution and the provision of 11 co-living units within the borough, the scheme is considered to accord with the development plan.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Resources Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Steven Platts, Director of Planning and Growth	
Report Author	Lara Davison, Senior Planning Officer	
Version	Final	
Dated	19 September 2024	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Resources	No	No
Acting Strategic Director, Environment, Sustainability, and Leisure	No	No
Strategic Director, Housing	No	No
Date final report sent to Constitutional Team		19 September 2024

APPENDIX 1

Recommendation

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

This document is not a decision notice for this application.

Applicant	Rohit Chopra Warwick Court Development Limited	Reg. Number	17/AP/1285
Application Type	Minor application		
Recommendation	GRANT subject to Legal Agreement	Case Number	2715-J

Draft of Decision Notice

Grant subject to Legal Agreement for the following development:

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

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

In accordance with application received on 3 April 2017 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

ELEVATIONS AS PROPOSED 58 K received 04/03/2024

GROUND AND FIRST FLOOR PLANS AS PROPOSED 55 J received 04/03/2024

SECOND AND THIRD FLOOR PLAN AS PROPOSED 56 K received 04/03/2024

GROUND AND FIRST FLOOR PLANS AS PROPOSED 55 I received 04/03/2024

Other Documents

Ecology assessment/Nature conservation PEA received 27/08/2024

Ecology assessment/Nature conservation Bat Report received 27/08/2024

SECTION 1-1 AND INTERNAL ELEVATION 1 AS PROPOSED 59 K received
04/03/2024

FLOOR PLANS AND INTERNAL LAYOUTS SECTION AA AS PROPOSED 57 M
received 04/03/2024

ROOF PLAN AND GROUND FLOOR SITE PLAN AS PROPOSED 60 received
04/03/2024

FIRE STATEMENT received 29/02/2024

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. Prior to works commencing on site the developer shall provide a detailed noise impact assessment to be approved by the Local Planning Authority. The contents of the noise impact assessment must include the following:

- Background noise levels representing the noise climate for the whole site
- Noise from the ground-works phase
- Noise from the construction phase
- Noise from the use phase of each of the use classes proposed
- Noise from servicing
- Proposed mitigation of identified sources where necessary.

Reason: To safeguard the amenity of neighbouring residential properties in accordance with 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).

4. Prior to the commencement of development, an Air Quality Neutral Assessment shall be submitted to and approved in writing by the Local Planning Authority. This should include:

- a review of air quality around the development site using existing air quality monitoring and/or modelling data
- an assessment of the impact on air quality during the construction and use phases
- detailed mitigation methods whenever applicable.

Reason

To ensure that any demolition minimises impact on air quality and neighbouring amenity in accordance with policies P56 (Protection of Amenity) and P65 (Improving Air Quality) of the Southwark Plan (2022), policy SI1 (Improving Air Quality) of The London Plan (2021) and the National Planning Policy Framework (2023).

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

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

c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a

condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

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

e) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-d above.

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

6. 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).

7. No demolition or construction works shall begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site has been submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. The development shall not be carried out otherwise than in accordance Construction Logistics Plan or any amendments thereto.

Reason: To ensure that construction works do not have an adverse impact on the transport network and to minimise the impact of construction activities on local air quality, in accordance with the National Planning Policy Framework (2023); T1 (Strategic approach to transport), Policy T4 (Assessing and mitigating transport impacts), Policy T7 (Deliveries, servicing and construction), Policy SI 1 (Improving air quality) of the London Plan (2021); Policy P56 (Protection of amenity) of the Southwark Plan (2022).

Further information and guidance is available at:
https://www.clocs.org.uk/resources/clp_guidance_clocs_final.pdf

Permission is subject to the following Grade Condition(s)

8. Prior to above ground works for the development hereby approved details of 15 long-stay cycle parking and 2 short-stay cycle parking spaces shall be provided. The cycle provision shall accord with the guidance contained within LCDS Chapter 8 to ensure sufficient space between stands, adequate cover of the spaces and provision for adapted and cargo bicycles. These spaces shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason: To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2023); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

9. Prior to above ground works for the development hereby approved details of the refuse storage arrangements (individuals bin stores, routes to bin stores and private bin collection locations) shall be provided and afterwards made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason: To accord with Southwark's requirements for Waste Management and refuse collection arrangements (Waste Management Strategy Extension 2022 - 2025).

10. Prior to the commencement of any above grade works (excluding demolition and archaeological investigation), the following details shall be submitted to the Local Planning Authority for its approval in writing:

For each of the buildings hereby approved 1:5/10 section detail-drawings through:

the façades;

parapets;

roof edges;

junctions with the existing building; and

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 architectural 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).

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 2023; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

13. Notwithstanding the detail shown on the approved drawings, before any above grade work hereby authorised begins, details of the appearance, height and materials of the screening panels (which shall be at least 1.8m high) to be installed in the following locations:

Terrace to Room 13 and the Communal Roof Terrace

Shall be submitted and approved in writing by the Local Planning Authority. The screening panels shall all be installed in accordance with the approved details prior to occupation and shall be maintained as such for the life of the development.

Reason: In the interest of protecting neighbour privacy and the amenity of future occupiers in accordance with the National Planning Policy Framework (2023), and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

14. Details of bat tubes, bricks or boxes shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 3 bat tubes, bricks or boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The bat tubes, bricks or boxes 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 bat tubes, bricks or boxes 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 roost features and mapped locations and the Local Planning Authority agreeing the submitted plans, and once the roost features are installed in full in accordance to the agreed plans.

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).

15. Details of house sparrow bird boxes shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than three house sparrow boxes shall be provided. Details shall include the exact location, specification and design of the bird boxes. The boxes shall be installed on mature trees or on buildings prior to the first occupation of the site.

The bird boxes 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 the Local Planning Authority agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with 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)

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

16. Prior to the new development being first brought into use/occupied a bat friendly Lighting Plan shall be submitted to and approved by the Local Planning Authority.

The recommended lighting specification using LED's (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer.

If required a 3D plan of the illumination level should be supplied so the Local Planning Authority can assess potential impact on protected species.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act (1981), (as amended), and because bats are known to be active in vicinity of the development site.

Permission is subject to the following Compliance Condition(s)

17. The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level ($L_{A90\ 15min}$) at the nearest noise sensitive premises. Furthermore, the plant Specific sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014 +A1:2019.

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

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

Bedrooms - 35dB $L_{Aeq\ T\ †}$, 30 dB $L_{Aeq\ T^*}$, 45dB $L_{AFmax\ T^*}$

Living and Dining rooms - 35dB $L_{Aeq\ T\ †}$.

* - Night-time 8 hours between 23:00-07:00

† - Daytime 16 hours between 07:00-23:00.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with 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. Private and communal external amenity areas shall be designed to attain 50dB(A) $L_{Aeq, 16hr}$ †.

† Daytime - 16 hours between 07:00-23:00hrs.

Reason: To ensure that the users of the proposed development do not suffer a loss of amenity by reason of excess environmental noise in accordance with 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).

20. The communal outdoor amenity areas shall not be used, other than for maintenance, repair or means of escape, between the hours of 23:00 and 07:00 hrs..

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and P66 (Reducing noise and enhancing soundscapes) of the Southwark Plan (2022).

21. 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 proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with 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).

22. Any domestic gas boilers shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh.

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).

23. Any external lighting system installed at the development shall comply with Institute of Lighting Professionals Guidance Note 01/21 'Guidance notes for the reduction of obtrusive light'.

Reason: In order that the council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with the National Planning Policy Framework (2023); Policy G6 (Biodiversity and access to nature) of the London Plan (2021) and Policy P56 (Protection of amenity) and P60 (Biodiversity) of the Southwark Plan (2022).

24. The windows on the front elevation facing Kapuvar Close shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.

Reason: In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at Kapuvar Close from undue overlooking in accordance with the National Planning Policy Framework (2023) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

Informatives

1. The applicant is reminded of the legislation surrounding protected species.
2. All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The council will pass complaints received about such work to the appropriate authorities for investigation.

The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.

APPENDIX 2

Relevant planning policy

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 and beautiful places
- 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 GG2 Making the best use of land
- Policy HC1 Heritage conservation and growth
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D13 Agent of Change
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H4 – Delivering affordable housing
- Policy H10 Housing size mix
- Policy G6 Biodiversity and access to nature
- Policy SI 1 Improving air quality
- Policy SI 12 Flood risk management
- Policy T5 Cycling
- Policy T6 Car 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
- P6 Purpose built shared living
- P13 Design of places
- P14 Design quality
- P15 Residential design
- P18 Efficient use of land
- P20 Conservation areas
- P35 Town and local centres
- P61 Trees
- P65 P53 Cycling
- P54 Car parking
- P56 Protection of amenity
- P60 Biodiversity
- Improving air quality
- P66 Reducing noise pollution
- P68 Reducing flood risk
- P70 Energy

Area based AAP's or SPD's

Of relevance in the consideration of this application are:

- Heritage SPD 2021
- Viability SPD 2016
- Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015 (updated with addendum January 2017, updated with Carbon Offset Price January 2021)
- Affordable Housing SPD 2008
- Design and Access Statements SPD 2007

Emerging planning policy

The following emerging SPDs are undergoing consultation in summer 2024 and are due to be adopted in May 2025:

- Affordable Housing SPD (updated)
- Climate and Environment SPD
- Householder SPD

Relevant planning history

The application site is subject to a dismissed appeal decision (ref: 15/AP/2995). The description of development was: 'the redevelopment of vacant and abandoned backlands site off Warwick Court as six flats: 4 x one bedroom, and 2 x two bedroom, two per floor at ground and first and one at second and one at third floor each with ancillary amenity space. The appeal was made against Southwark Council against a failure to give notice within the prescribed period of a decision on an application.

APPENDIX 4

Consultation undertaken

Site notice date: 06/03/2024

Press notice date: 07/03/2024

Case officer site visit date: 10/08/2023, 06/03/2024 and 30/05/2024

Neighbour consultation letters sent: 28/03/2024 and 27/08/2024

(note: original 2017 consultation dates has not pulled through to new Council system)

Internal services consulted

LBS Design & Conservation Team [Formal]

LBS Design & Conservation Team [Formal]

LBS Transport Policy

LBS Highways Development & Management

LBS Environmental Protection

LBS Ecology

LBS Community Infrastructure Levy Team

LBS Ecology

Statutory and non-statutory organisations

Thames Water

LBS Planning Policy

Neighbour and local groups consulted:

Flat 2 166 Rye Lane London

Flat 3 166 Rye Lane London

Flat 4 166 Rye Lane London

Flat 1 166 Rye Lane London

3 Choumert Road London SE15 4SE

7 Choumert Road London SE15 4SE

14B Alpha Street London SE15 4NX

15B Alpha Street London SE15 4NX

1A Choumert Road London SE15 4SE

14A Alpha Street London SE15 4NX

Flat 5 166 Rye Lane London

Flat 6 166 Rye Lane London

152A Rye Lane London SE15 4NB
13 Alpha Street London SE15 4NX
Flat 10 Alpha House 152-154 Rye Lane
1A Warwick Court Choumert Road
London
First Floor And Second Floor Warwick
Court Choumert Road
Flat 4 Alpha House 152-154 Rye Lane
1 Choumert Road London SE15 4SE
164A Rye Lane London SE15 4NB
First Floor And Second Floor Flat 160
Rye Lane London
15A Alpha Street London SE15 4NX
5 Choumert Road London SE15 4SE
Flat 3 16 Alpha Street London
Flat 3 Alpha House 152-154 Rye Lane
Flat 4 16 Alpha Street London
Flat 2 Alpha House 152-154 Rye Lane
Flat 1 16 Alpha Street London
Flat 1 Alpha House 152-154 Rye Lane
Flat 2 16 Alpha Street London
4 The Market Choumert Road London
5 The Market Choumert Road London
7 The Market Choumert Road London
2 The Market Choumert Road London
13 Kapuvar Close London SE15 4SH
Flat A 160-162 Rye Lane London
Flat B 160-162 Rye Lane London
Flat C 3 The Market Choumert Road
Flat D 3 The Market Choumert Road
Flat E 3 The Market Choumert Road
Flat B 3 The Market Choumert Road
Flat D 160-162 Rye Lane London

Unit 4 The Market Choumert Road
Flat A 1A Choumert Road London
Flat C 160-162 Rye Lane London
Flat E 160-162 Rye Lane London
19 Kapuvar Close London SE15 4SH
16 Kapuvar Close London SE15 4SH
17 Kapuvar Close London SE15 4SH
18 Kapuvar Close London SE15 4SH
Unit 1 The Market Choumert Road
Flat E 6 The Market Choumert Road
Flat F 6 The Market Choumert Road
168 Rye Lane London SE15 4NB
Flat D 6 The Market Choumert Road
Flat A 6 The Market Choumert Road
Flat B 6 The Market Choumert Road
Flat C 6 The Market Choumert Road
Unit C 166 Rye Lane London
Unit D 166 Rye Lane London
Unit 2 The Market Choumert Road
Unit B 166 Rye Lane London
Unit A 166 Rye Lane London
30 Golden Manor Drive London NW11
9HT
34 St Georges Road, London NW11 0LR
6 Grosvenor Gardens London NW11
0HG
2 Choumert Road, SE15
The Market, SE15 4SG
1 Choumert Road, SE15 4SE
Flat 9 Alpha House 152-154 Rye Lane
Flat A 13 Kapuvar Close London
Flat B 13 Kapuvar Close London

Flat 6 Alpha House 152-154 Rye Lane
Flat 7 Alpha House 152-154 Rye Lane
Flat 8 Alpha House 152-154 Rye Lane
164 Rye Lane London SE15 4NB
170 Rye Lane London SE15 4NB
12 Alpha Street London SE15 4NX
154 Rye Lane London SE15 4NB
Flat C 13 Kapuvar Close London
152 Rye Lane London SE15 4NB
7A-7B Choumert Road London SE15
4SE
Flat 8 16 Alpha Street London
Flat 1 Hanover House 7 Choumert Road
Flat 2 Hanover House 7 Choumert Road
Flat 7 16 Alpha Street London
Flat 5 16 Alpha Street London
Flat 5 Alpha House 152-154 Rye Lane
Flat 6 16 Alpha Street London
174 Rye Lane London SE15 4NB
160-162 Rye Lane London SE15 4NB
Flat 3 Hanover House 7 Choumert Road
3 Kapuvar Close London SE15 4SH
Flat A 3 The Market Choumert Road
12 Kapuvar Close London SE15 4SH
2 Kapuvar Close London SE15 4SH
4 Kapuvar Close London SE15 4SH
7C Choumert Road London SE15 4SE
152B Rye Lane London SE15 4NB
152C-152D Rye Lane London SE15 4NB
1 Kapuvar Close London SE15 4SH
9 Kapuvar Close London SE15 4SH
10 Kapuvar Close London SE15 4SH
11 Kapuvar Close London SE15 4SH
8 Kapuvar Close London SE15 4SH
5 Kapuvar Close London SE15 4SH
6 Kapuvar Close London SE15 4SH
7 Kapuvar Close London SE15 4SH
Flat F 3 The Market Choumert Road
Flat C 1A Choumert Road London
14 Kapuvar Close London SE15 4SH
15 Kapuvar Close London SE15 4SH
Flat B 1A Choumert Road London
Unit 3 The Market Choumert Road
164 Rye Lane London Southwark
Flat 8 Alpha House 152 - 154 Rye Lane
Flat 3 Alpha House 152 - 154 Rye Lane
152C - 152D Rye Lane London
Southwark
Flat 1 16 Alpha Street London
174 Rye Lane London Southwark
152 Rye Lane London Southwark
Unit 2 The Market Choumert Road
7 The Market Choumert Road London
Flat 4 166 Rye Lane London
Flat 2 Hanover House 7 Choumert Road
Flat 2 Alpha House 152 - 154 Rye Lane
Flat B 1A Choumert Road London
5 Choumert Road London Southwark
152B Rye Lane London Southwark
Unit 1 2 The Market Choumert Road
Flat 1 166 Rye Lane London
Flat 1 Hanover House 7 Choumert Road
2 The Market Choumert Road London
164A Rye Lane London Southwark

7A - 7B Choumert Road London Southwark
170 Rye Lane London Southwark
11 Kapuvar Close London Southwark
Flat A 13 Kapuvar Close London
Unit A 166 Rye Lane London
Unit D 166 Rye Lane London
First Floor And Second Floor Warwick Court Choumert Road
1A Warwick Court Choumert Road London
Flat 3 16 Alpha Street London
Flat 7 Alpha House 152 - 154 Rye Lane
Flat 6 Alpha House 152 - 154 Rye Lane
Flat 9 Alpha House 152 - 154 Rye Lane
5 The Market Choumert Road London
Flat 4 Alpha House 152 - 154 Rye Lane
Flat 5 166 Rye Lane London
Flat 2 166 Rye Lane London
7C Choumert Road London Southwark
Flat 4 16 Alpha Street London
Flat 3 Hanover House 7 Choumert Road
Flat C 1A Choumert Road London
Flat A 1A Choumert Road London
Site Of Automatic Teller Machine 174 Rye Lane London
Flat 9 16 Alpha Street London
Flat 10 16 Alpha Street London
Flat F 3 The Market Choumert Road
1 Kapuvar Close London Southwark
14B Alpha Street London Southwark
1A Choumert Road London Southwark
Flat 2 16 Alpha Street London

Flat 7 16 Alpha Street London
18 Kapuvar Close London Southwark
15 Kapuvar Close London Southwark
158 Rye Lane London Southwark
1 Choumert Road London Southwark
14A Alpha Street London Southwark
15B Alpha Street London Southwark
3 Choumert Road London Southwark
7 Choumert Road London Southwark
Flat 1 Alpha House 152 - 154 Rye Lane
Flat 5 16 Alpha Street London
15A Alpha Street London Southwark
Flat B 13 Kapuvar Close London
Flat C 13 Kapuvar Close London
156 Rye Lane London Southwark
160A Rye Lane London Southwark
9 Kapuvar Close London Southwark
5 Kapuvar Close London Southwark
Flat 10 Alpha House 152 - 154 Rye Lane
Flat A 3 The Market Choumert Road
168 Rye Lane London Southwark
8 Kapuvar Close London Southwark
Flat D 6 The Market Choumert Road
Flat A 6 The Market Choumert Road
Flat D 3 The Market Choumert Road
Flat 8 16 Alpha Street London
Flat 5 Alpha House 152 - 154 Rye Lane
Flat 6 16 Alpha Street London
12 Alpha Street London Southwark
13 Alpha Street London Southwark
154 Rye Lane London Southwark
Flat 3 166 Rye Lane London

Flat 6 166 Rye Lane London
152A Rye Lane London Southwark
16 Kapuvar Close London Southwark
14 Kapuvar Close London Southwark
17 Kapuvar Close London Southwark
19 Kapuvar Close London Southwark
Unit C 166 Rye Lane London
Unit B 166 Rye Lane London
Unit 3 2 The Market Choumert Road
Unit 4 2 The Market Choumert Road
Flat 7 162 Rye Lane London
Flat B 6 The Market Choumert Road
160 Rye Lane London Southwark
Flat 6 162 Rye Lane London
Flat 3 162 Rye Lane London
Flat 5 162 Rye Lane London
Flat 4 162 Rye Lane London
Flat 8 162 Rye Lane London
Flat 2 162 Rye Lane London
Flat 1 162 Rye Lane London
Flat E 3 The Market Choumert Road
Flat B 3 The Market Choumert Road
Flat C 3 The Market Choumert Road
4 The Market Choumert Road London
12 Kapuvar Close London Southwark
7 Kapuvar Close London Southwark
4 Kapuvar Close London Southwark
2 Kapuvar Close London Southwark
6 Kapuvar Close London Southwark
3 Kapuvar Close London Southwark
10 Kapuvar Close London Southwark
Flat C 6 The Market Choumert Road

Flat F 6 The Market Choumert Road
Flat E 6 The Market Choumert Road
13 Kapuvar Close London Southwark
Unit 1 The Market Choumert Road

APPENDIX 5

Consultation responses received

Internal services

LBS Design & Conservation Team [Formal]
LBS Design & Conservation Team [Formal]
LBS Transport Policy
LBS Highways Development & Management
LBS Environmental Protection
LBS Ecology
LBS Community Infrastructure Levy Team
LBS Ecology

Statutory and non-statutory organisations

Neighbour and local groups consulted:

1A Warwick Court Choumert Road
London

13 Kapuvar Close London SE15 4SH

19 Kapuvar Close London SE15 4SH

16 Kapuvar Close London SE15 4SH

17 Kapuvar Close London SE15 4SH

18 Kapuvar Close London SE15 4SH

30 Golden Manor Drive London NW11
9HT

34 St Georges Road, London NW11 0LR

6 Grosvenor Gardens London NW11
0HG

156-158 Rye Lane London SE15 4NB

211 Rye Lane London SE15 4TP

33 Penrose Street London

156 Rye Lane London SE15 4SE

3 Underhill Road London SE22 0BT

41 Romford Road London E15 4LY

10 Limes Avenue Wanstead E112BP

Caag London SE15 5TQ

Lynton Road London SE1 5QT

164 Rye Lane London SE15 4NB

3 Kapuvar Close London SE15 4SH

2 Kapuvar Close London SE15 4SH

4 Kapuvar Close London SE15 4SH

1 Kapuvar Close London SE15 4SH

9 Kapuvar Close London SE15 4SH

10 Kapuvar Close London SE15 4SH

11 Kapuvar Close London SE15 4SH

8 Kapuvar Close London SE15 4SH
5 Kapuvar Close London SE15 4SH
7 Kapuvar Close London SE15 4SH
14 Kapuvar Close London SE15 4SH
15 Kapuvar Close London SE15 4SH
133 Busses Building London SE15 4ST
1 Connaught Drive London NW11 6BL
Flat 9 14 Grove Park London
158 Rye Lane London SE15 4NB
17 Crawthow Grove London SE15 9AA
133 Bussey Building Peckham London
Cafe At 133 Bussey Building Block A,
Peckham London
30 Roxwell Road London IG11 0PP
41 Romford Road London E15 4LY
33 Windmill Lane London E15 1PG
1, 91 Chalkhill Road Wembley HA9 9UN
2, 83 Mare Street London E8 4RG
64 Dean Street London W1D 4QQ
58 Old Compton Street London W1D
4UF
214, Vista Centre Salisbury Road
Hounslow
216, Vista Centre Salisbury Road
Hounslow
179 High Stree Penge London
St. Goerges Way Bibury Close
Southwark
6 oakham drive Bromley BR2 0XE
105 pound land Willesden London
136 Gordon road Basildon Ss141pr
104 Wills Crescent Hounslow TW3 2JD
125 Hamilton Road London London
11 Iver Lodge Bangors Road South Iver
7 Myrtle close Colnbrook Slough
56 Essex Rd Leicester LE4 9EF
162 Rye Lane Peckham Peckham SE15
4NB
27 Old Gloucester Street London WC1N
3AX
1 Perrin Road Dartford Kent
3 Underhill road London SE220BT
8 monks road Virginia water GU25 4RR
Holmsley House Holtye Edenbridge
136 Gordon Road Basildon
Devenay Road London E15 4AZ
Flat 16, Bettswood Court Anerley Road
South East London
11 Kingfisher Close Off Kenton Lane
Harrow
Flat E, 6 Choumert road London SE15
4BG
50 Sanderstead Hill South Croydon
17 boulevard point London Cr01ly
First floor flat, 39 St' James road
Surbiton KT64QN
136 Gordon road Basildon Ss141pr
14 Kapuvar Close London SE15 4SH
26 Stretton Way Borehamwood WD6
4AW
814 Garratt Lane London Sw17 0LZ
54 Brighton road Purley
3 KESTREL CLOSE SYSTON
36 Gerrard PI London W1D 5QA
19 Kapuvar Close London SE15 4SH
13Longford fardens Hayes Middlesex
26 Underhill Road London SE22 0AH

3 Bankside, House South Croydon CR2
7BL

68 Crockford Park Road Addlestone
KT15 2LU

13 Hardie Crescent Leicester LE3 3DQ

Sunnyside Longsight rd Lancashire
blackburn

70 Alleyn Park London

51 Horizon place Studio Way
Borehamwood

14 Lambert Rd London N12 9ES

146-150 Rye Lane Peckham SE15 4RZ

110 roehampton vale London London

17B Kinsey House London SE21 8PH

51 Elsenham Street London Sw18 5NX

22 Silver Lane Purley Cr8 3hg

173 Limpsfield Road Warlingham Surrey

127 Queens Avenue Watford

7 Winslow Way Feltham TW13 6QF

14 St Heliers Avenue Hounslow Tw33sj

125 Wadham Gardens Greenford UB6
0BT

3 Stonehaven Road Aylesbury Hp19
9JG

13 Heythorp Street London SW18 5BW

221 BRUNSWICK PARK ROAD
LONDON

32 ROSEWOOD DRIVE ASHFORD
TN25 4QF

21 Clarewood Walk London SW9 8TX

Penrose strett London se17 3dw

108 creek mill way Dartford Kent

70 Alleyn Park London SE21 8SF

70 Alleyn Park LONDON

14 KAPUVAR CLOSE London SE15
4SH

70 Alleyn park London

3, Fossill Court Southwark, London SE1
4PA

50 Hooks close Peckaham Lindon

Queens Road Farnborough GU14 6DN

37 Long Lane Uxbridge UB10 0AL

Flat 28, Brampton House London SE16
7EB

41 cedar close London Se218hx

1 Cowley Road Ilford IG1 3JL

145 Sydenham Hill London

8 Kapulvar Close London Se15 4sh

40 BOX RIDGE AVENUE PURLEY CR8
3AQ

58 Hatley Avenue Barkingside Ilford

Normancopss Chapel Road Smallfield

13 South Eastern Avenue London N9
9NR

33 penrose street london se17 3dw

11. Iver Lodge Iver SL00AW

136 Whitehorse road Croydon Surrey

15 Kapuvar Close London SE15 4SH

108 Goddington lane Orpington Br69dy

7 The Mount Castle Drive Rayleigh

14 Kapuvar Close London SE15 4SH

909 eastern ave Ilford IG2 7SA

Flat 5, 162 Rye Lane London SE15 4NB

40 Box Ridge Avenue Purley CT8 3AQ

181 Tooley Street London

2 Berber place London E14 8dt

54 Trent street Gainsborough DN21 1JZ

Flat 4, 162 Rye Lane London SE15 4NB
87 Acacia Road London
108 Hounslow high street Hounslow
420 lodge avenue Dagenham London
160 london Se154nb
15,Artisan Place Harrow HA3 5DS
8 Kapuvar Close London SE15 4SH
84 Boston Gardens Brentford TW8 9LP
11 Red Lion Court Bishop Stortford
CM23 3YL
41 Cedar Close Thurlow Park London
41 Cedar Close Thurlow Park London
A904 Adana Building Connington Road
London
160-162 Rye Lane Peckham
28 Rowland Crescent, Chigwell, Essex
London IG7 6HU
164 Rye Lane Peckham SE15 4NB
1 Cowley Road Ilford Essex
103 Meeting House Lane Peckham
London
160 Peckham Se154nb
162 Rye Lane London SE15 4NB
3 hawksview Cobham Kt11 2pj
14 Kapuvar Close London SE15 4SH
162 Rye Lane Flat 5 Peckham
12 London E147as
6 Oakham Drive Bromley, London BR2
0XE
Flat 1 , 27 William Road Kings Cross
London
14 oakcroft close London HA5 3YY
103 cottage grove London Sw99nh
162 Rye Lane Peckham Peckham
136 Gordon road Basildon SS14 1PR
14 Coronation Riad Hayes
20 Church Avenue Ruislip HA4 7HT
198 Laleham Road Staines-upon-
Thames TW18 2PA
FLAT B 12 Kapuvar Close London
16 Kapuvar Close London SE15 4SH
6, Newbridge Mews Tettenhall Road
Wolverhampton
6, Newbridge Mews 134, Tettenhall
Road Wolverhampton
162 Rye Lane London SE15 4NB
143 Preston Hill Kenton, Harrow
Middlesex
136 gordon road 136 Basildon
221 Brunswick Park Road London
1 Cowley Road Ilford Essex IG1 3JL
162 Rye Lane Flat 4 London
160-162 Rye Lane London SE15 4NB