

Welcome to Southwark Planning Committee (Smaller Applications)

2 October 2024

MAIN ITEMS OF BUSINESS

Item 6.1 - 17/AP/1285

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

Item 6.2 - 24/AP/1373

224 - 226 Tower Bridge Road London Southwark SE1
2UP



Councillor Cleo Soanes (Chair)



Councillor Jane Salmon (Vice
Chair)



Councillor Richard Livingstone



Councillor Sabina Emmanuel



Councillor Sam Dalton



Councillor Adam Hood



Councillor Sam Foster

Southwark Free Wi-Fi Password

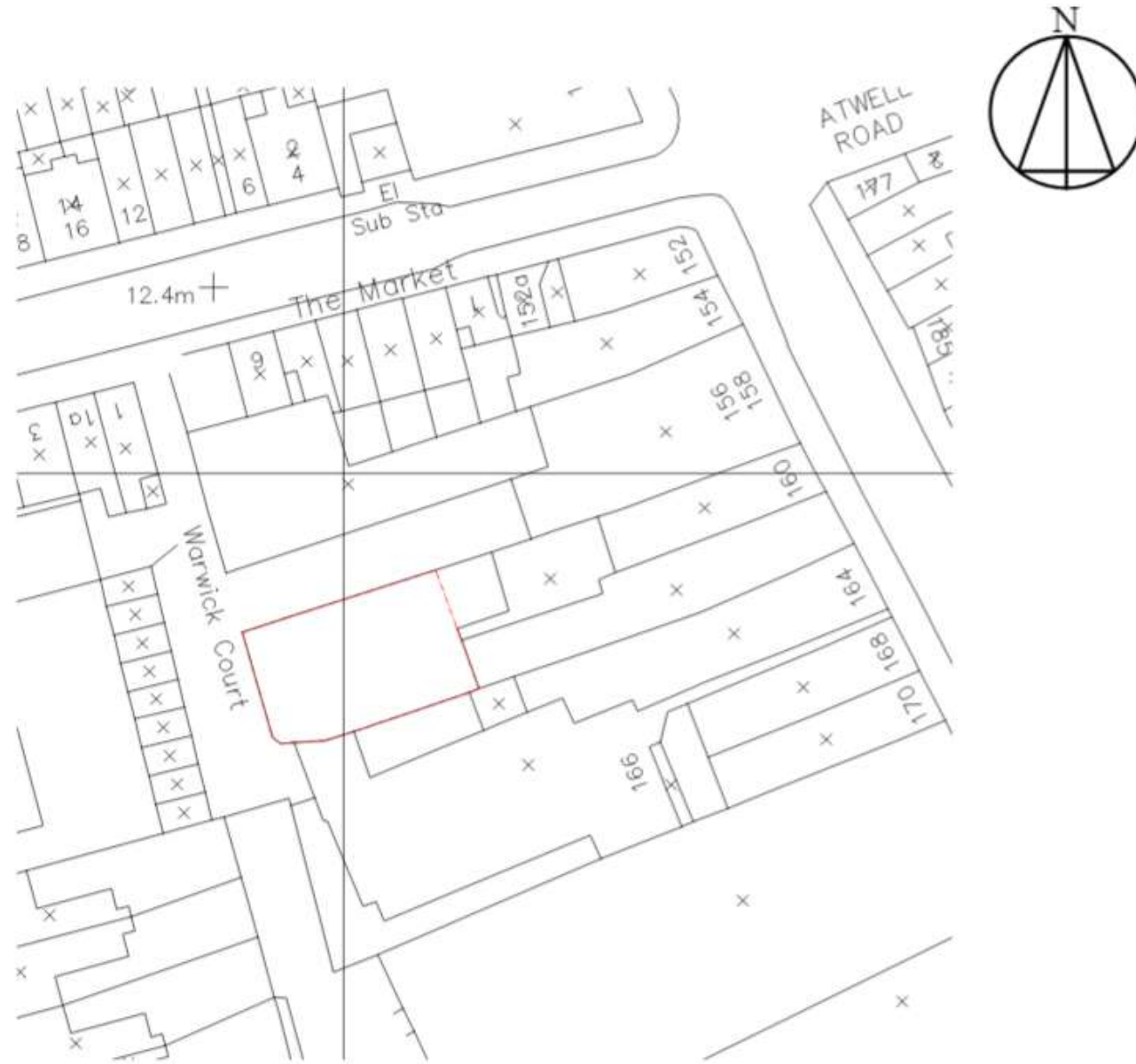
Fr33Wifi!

Item 6.1 - 17/AP/1285

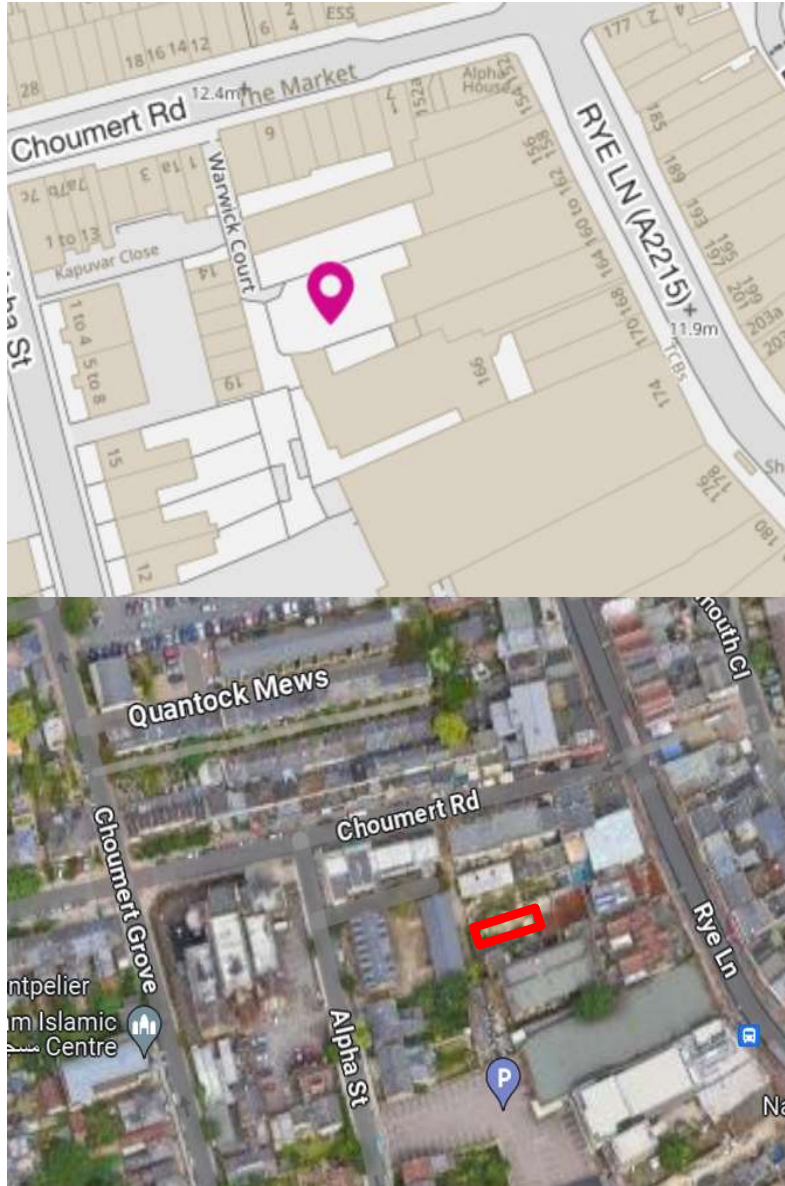
Land Adjacent To Warwick Court Choumert Road (Rear Of 160-162 Rye Lane) London, SE15 4SH

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

Location Plan

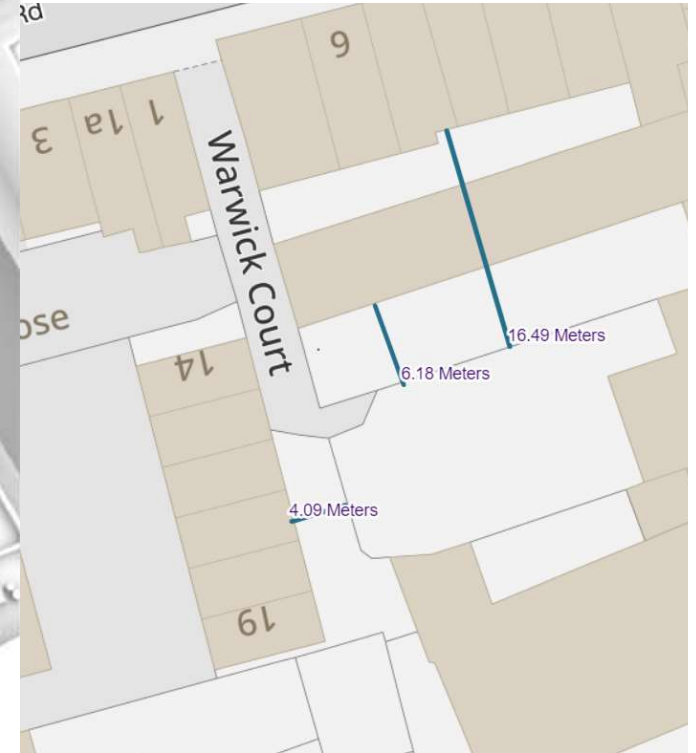
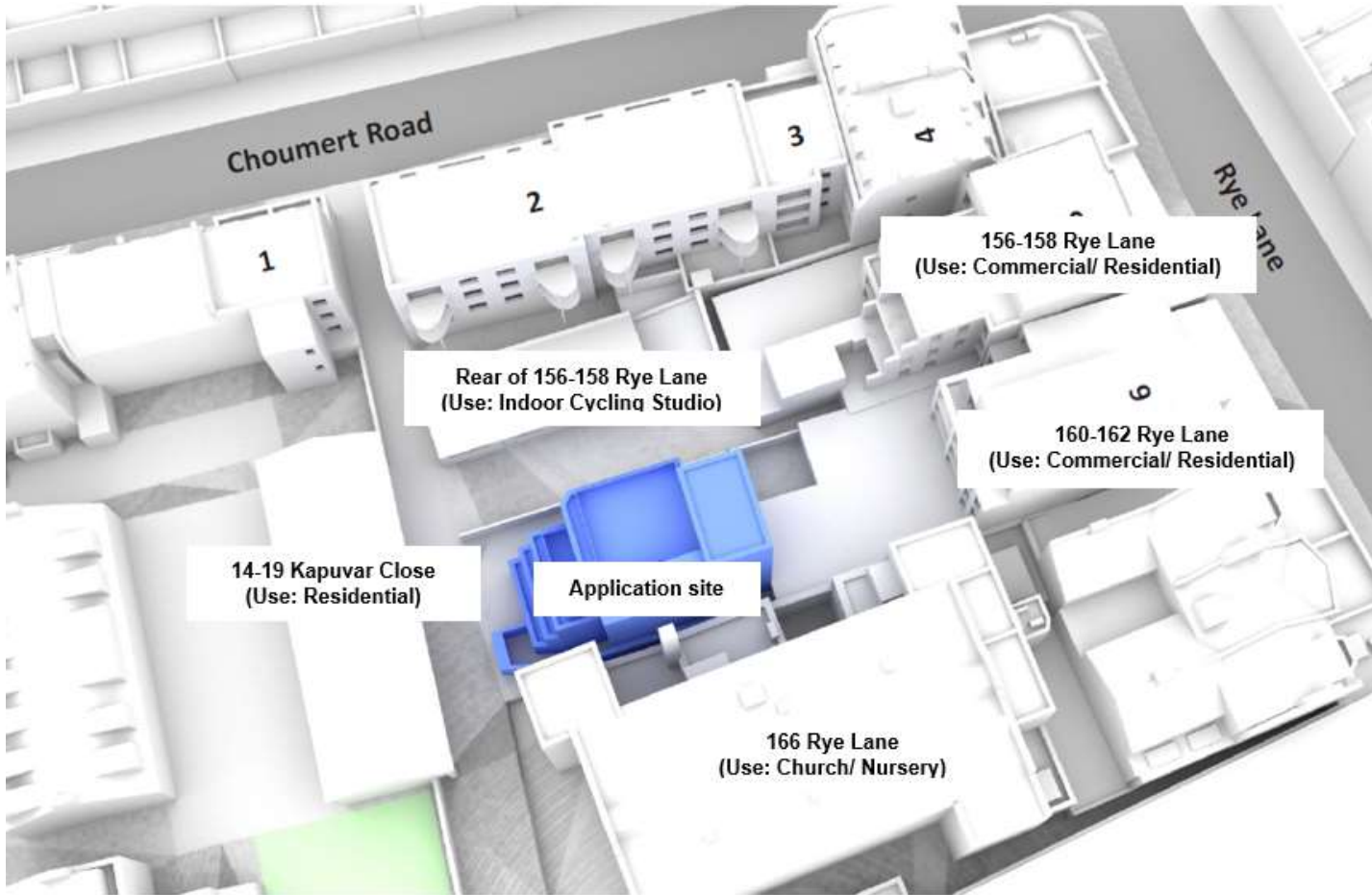


Site Designations



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

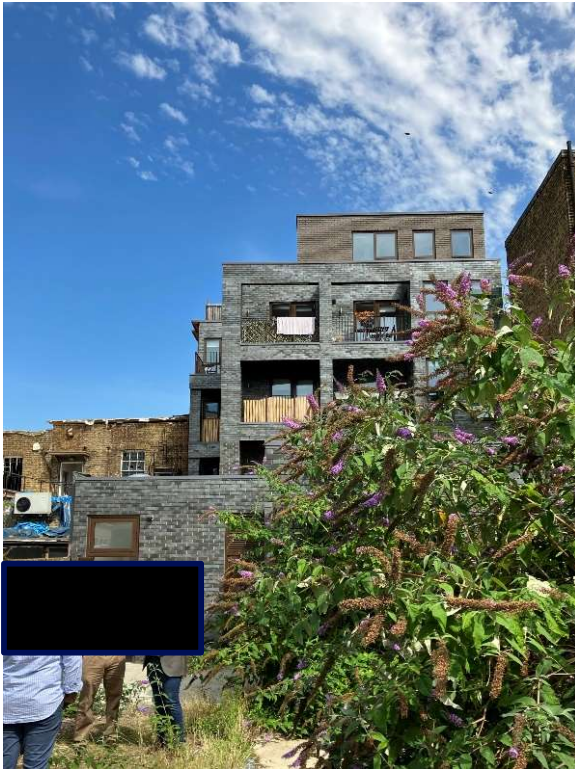
Surrounding development



Site Photographs



Site Photographs



Site Photographs



Neighbour consultations

	Support	Object	Neutral	Total representations
2017 consultation	17	34	0	51
March 2024 consultation	40	14	1	55
August 2024 consultation	65	6	0	71
Total	122	54	1	177

Support letters –
12/122 have SE15 post codes

Object letters –
46/54 have SE15 postcodes

Support

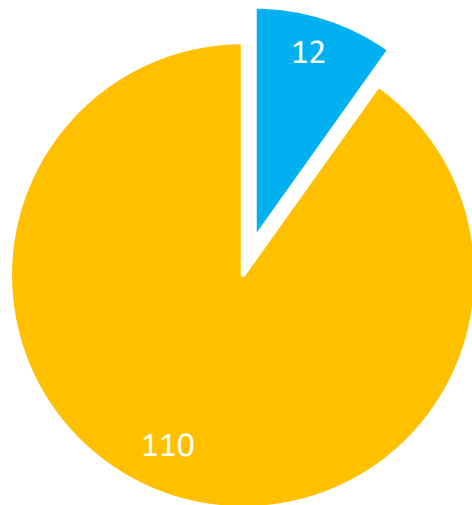
- High quality design
- Improves quality of the area
- Provide much needed accommodation

Object

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

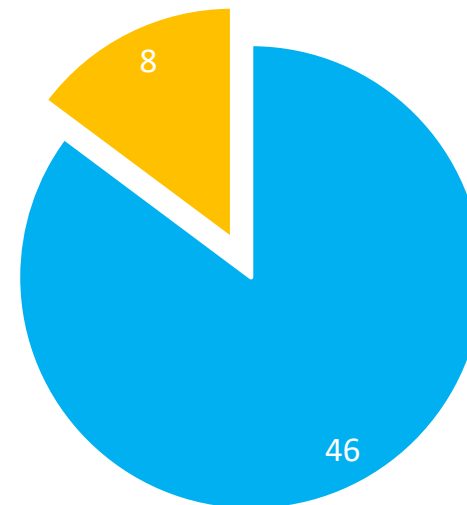
Neighbour consultations

Letters of support



■ SE15 postcode ■ Non SE15 postcode

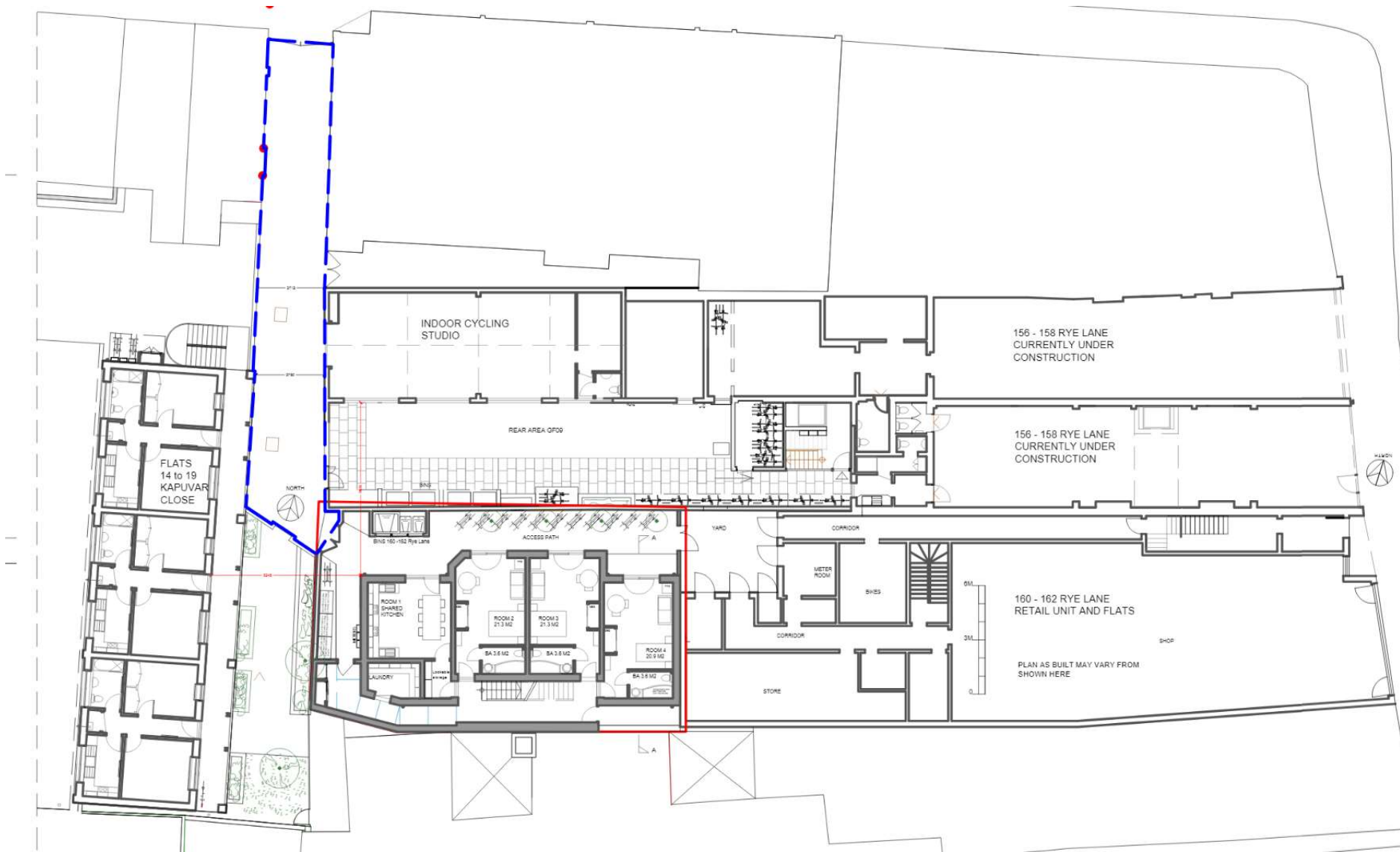
Letters of objection



■ SE15 postcode ■ Non SE15 postcode

Blue – Live in Peckham
Orange - Do not live in Peckham

Proposed Site Plan



Proposed Ground Floor Plan

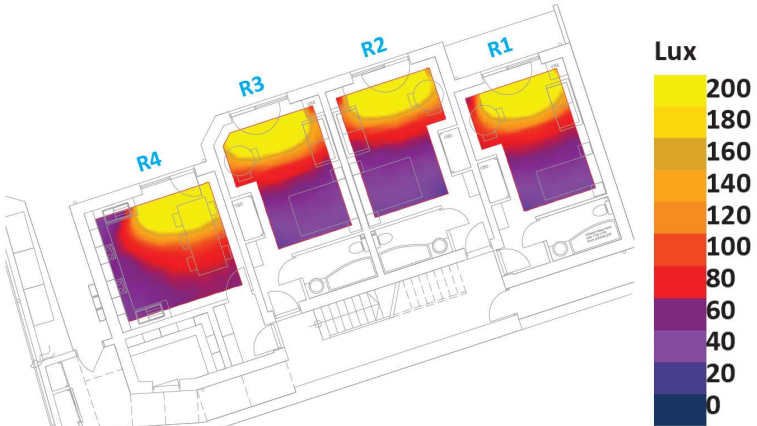


Fig 02 - Ground Floor

Proposed First Floor Plan

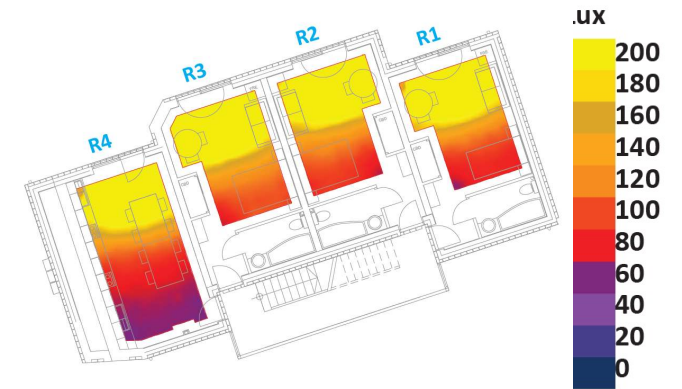


Fig 03 - First Floor

Proposed Second Floor Plan

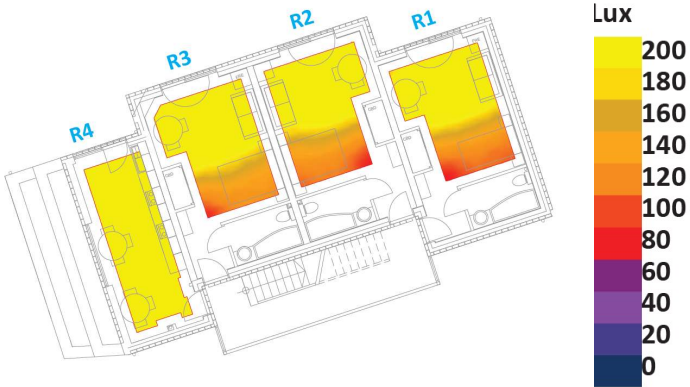


Fig 04 - Second Floor

Proposed Third Floor Plan

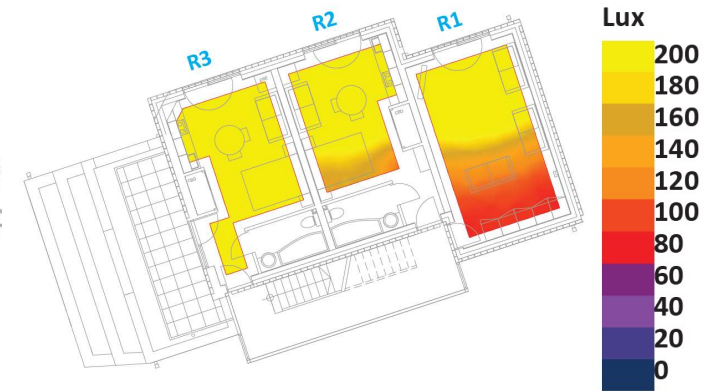
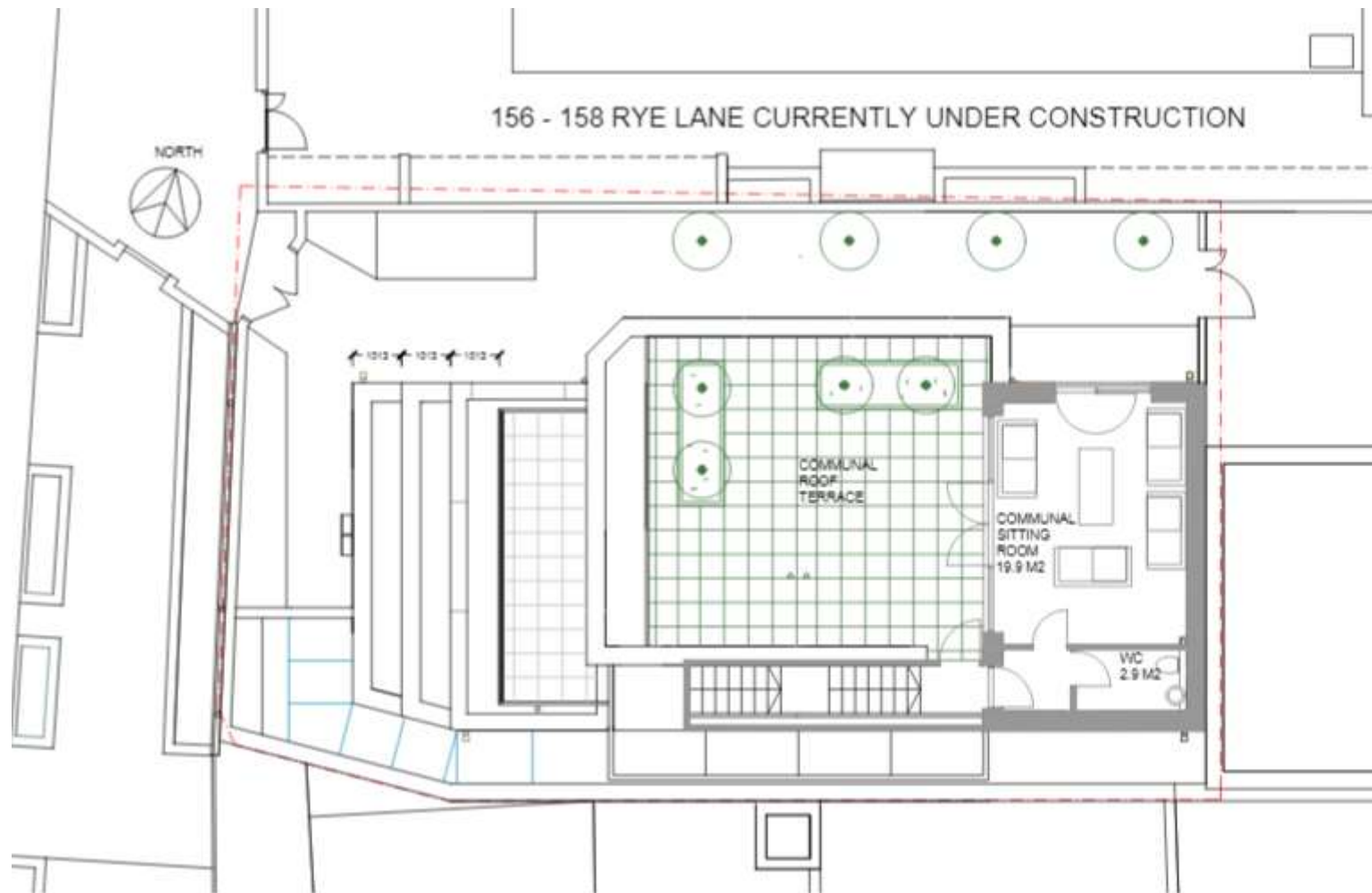


Fig 05 - Third Floor

Proposed Fourth Floor Plan



Proposed Front Elevation

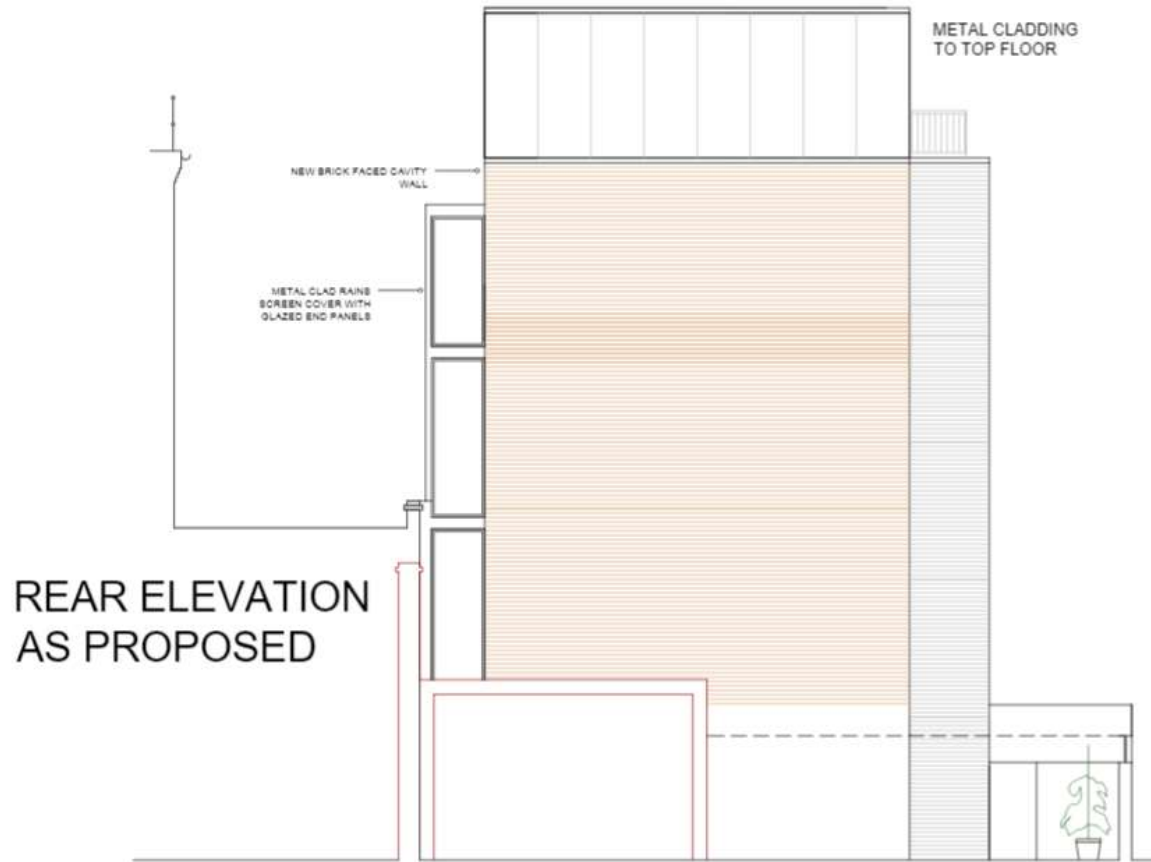


FRONT (WARWICK COURT)
ELEVATION AS PROPOSED

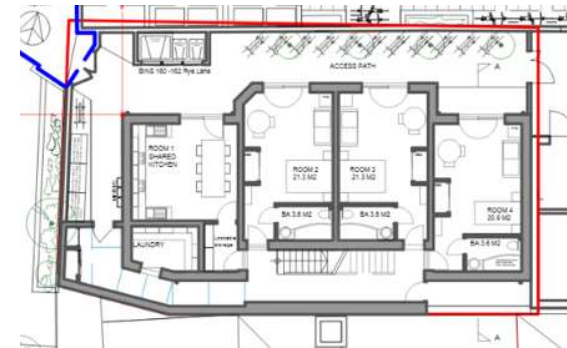
Front



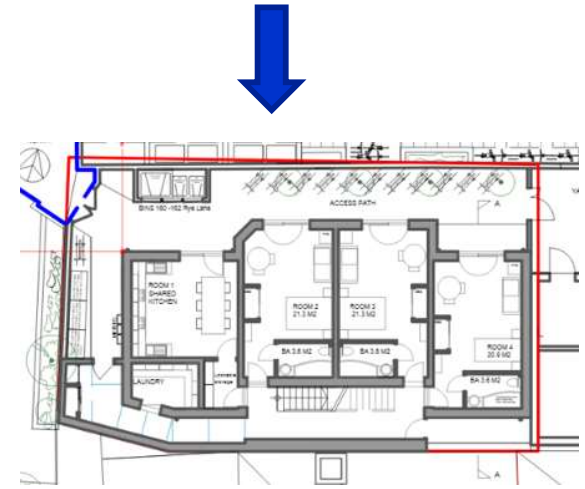
Proposed Rear Elevation



Rear



Proposed Side Elevation



Proposed Side Elevation



Appeal Decision

Site visit made on 27 June 2016

by Zoe Raygen Dip URP MRTPI

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

Decision date: 25th July 2016

Appeal Ref: APP/A5840/W/16/3146086

Warwick Court, Choumert Road, London, Southwark SE15 4SE

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

Decision

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

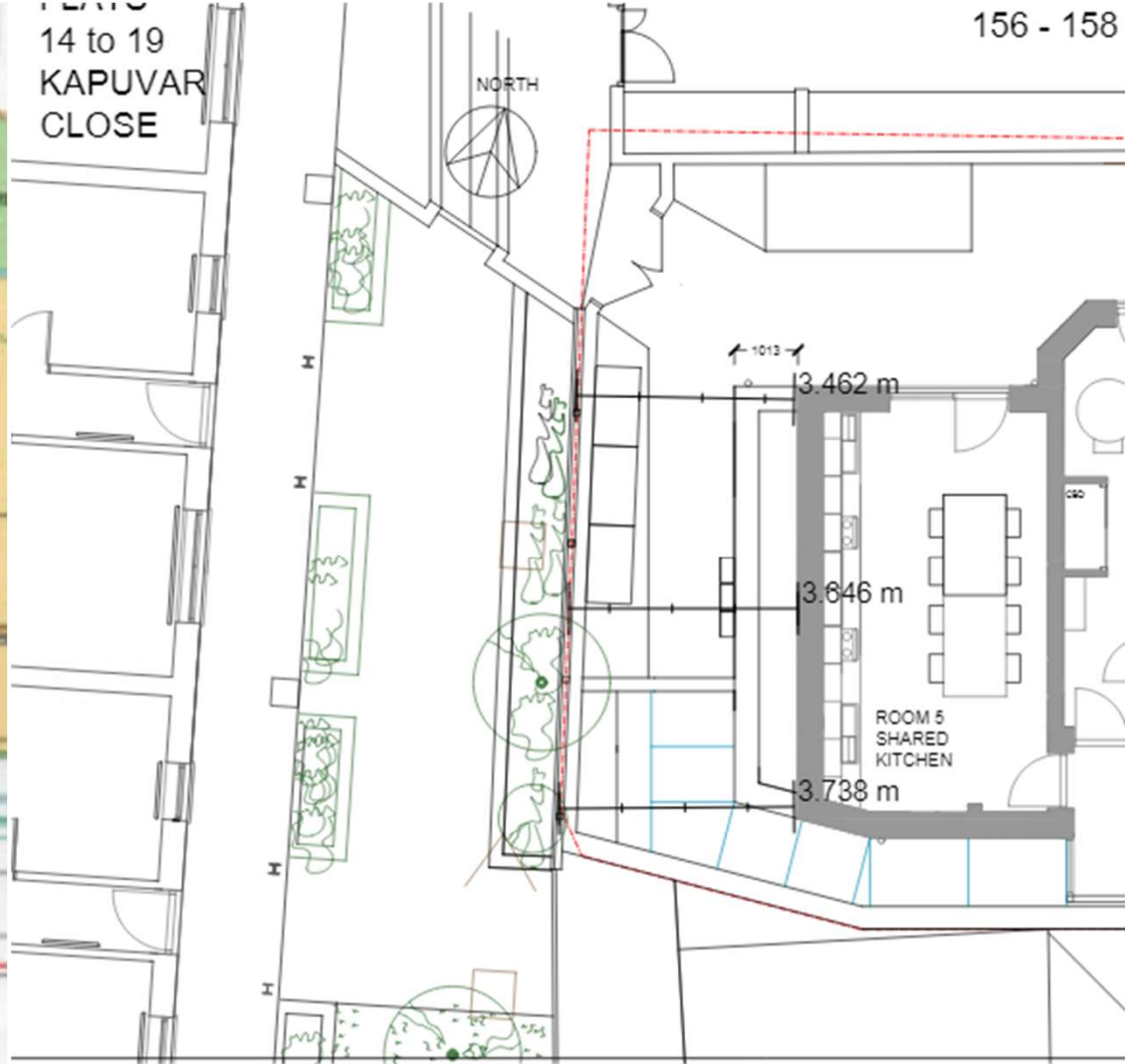
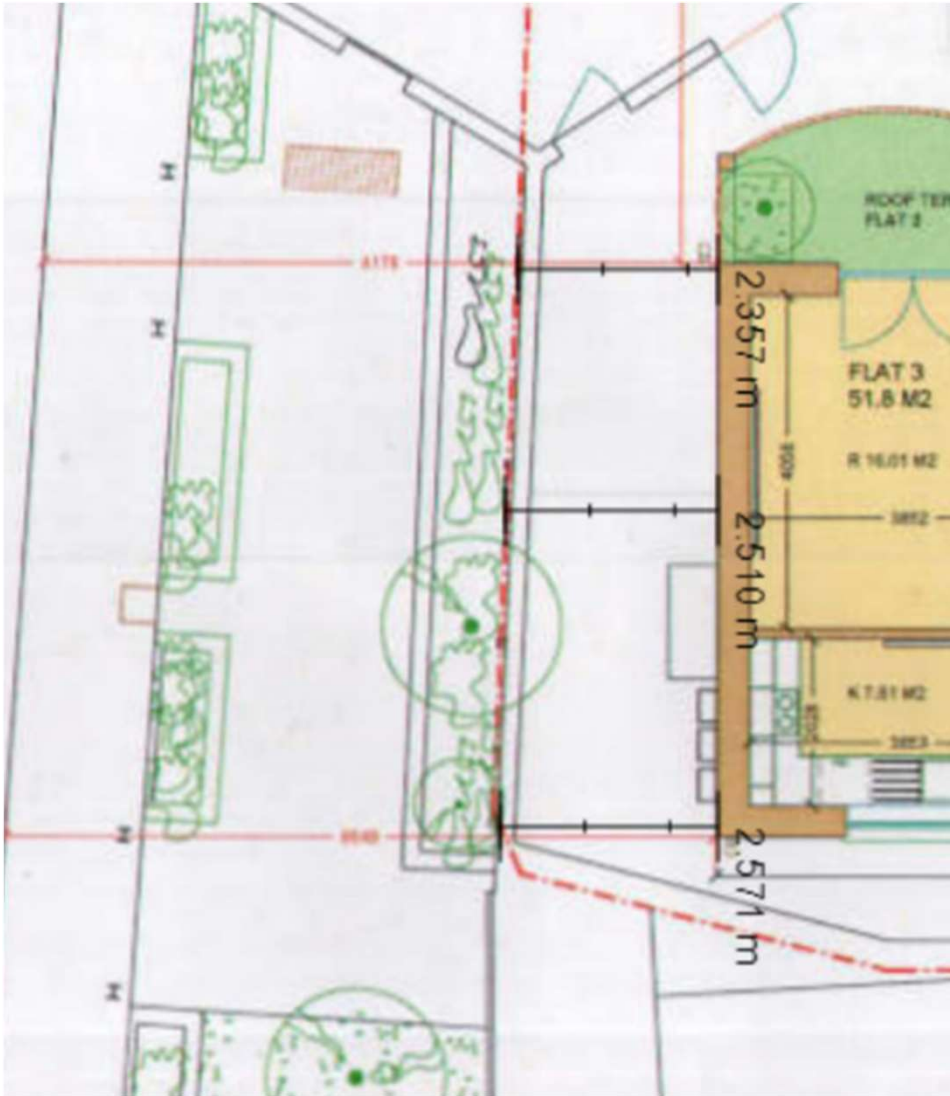
Reasons for Refusal

1. Affordable Housing
2. Residential Amenity

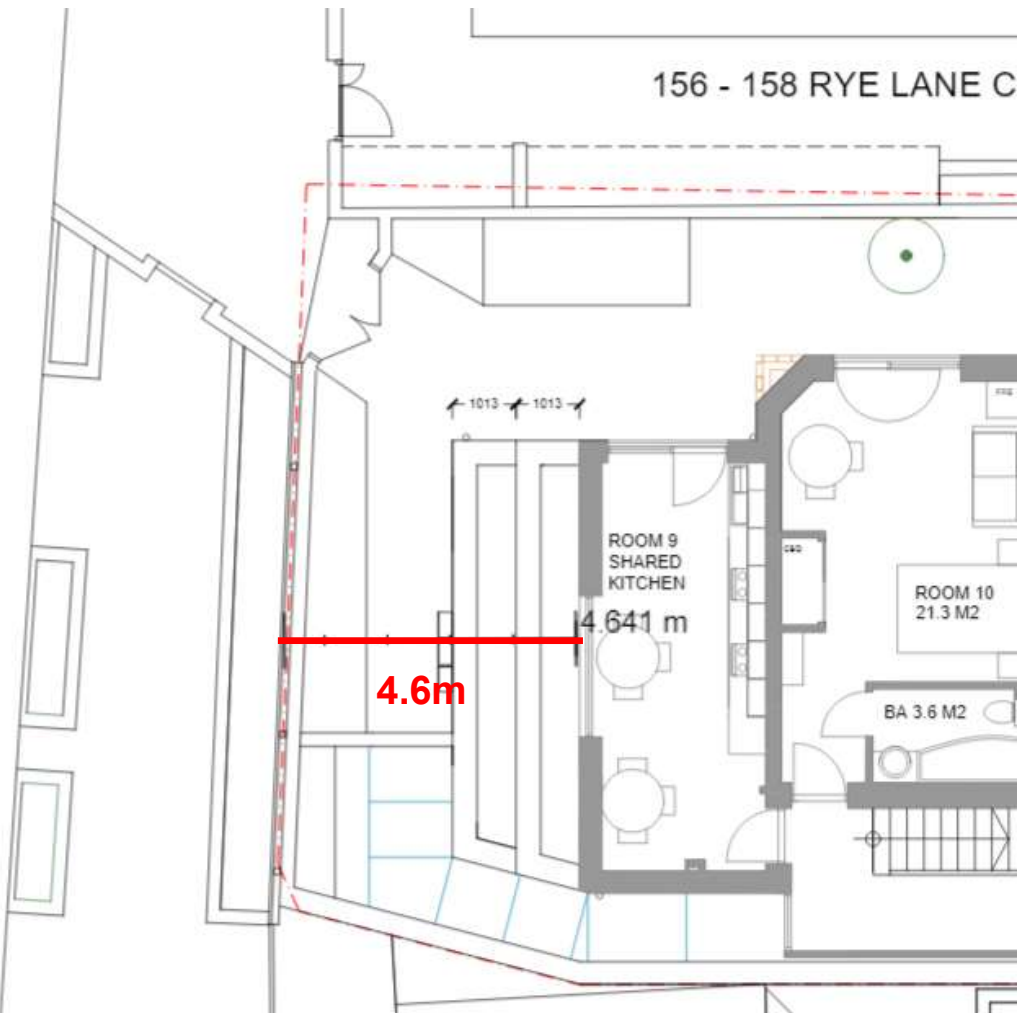
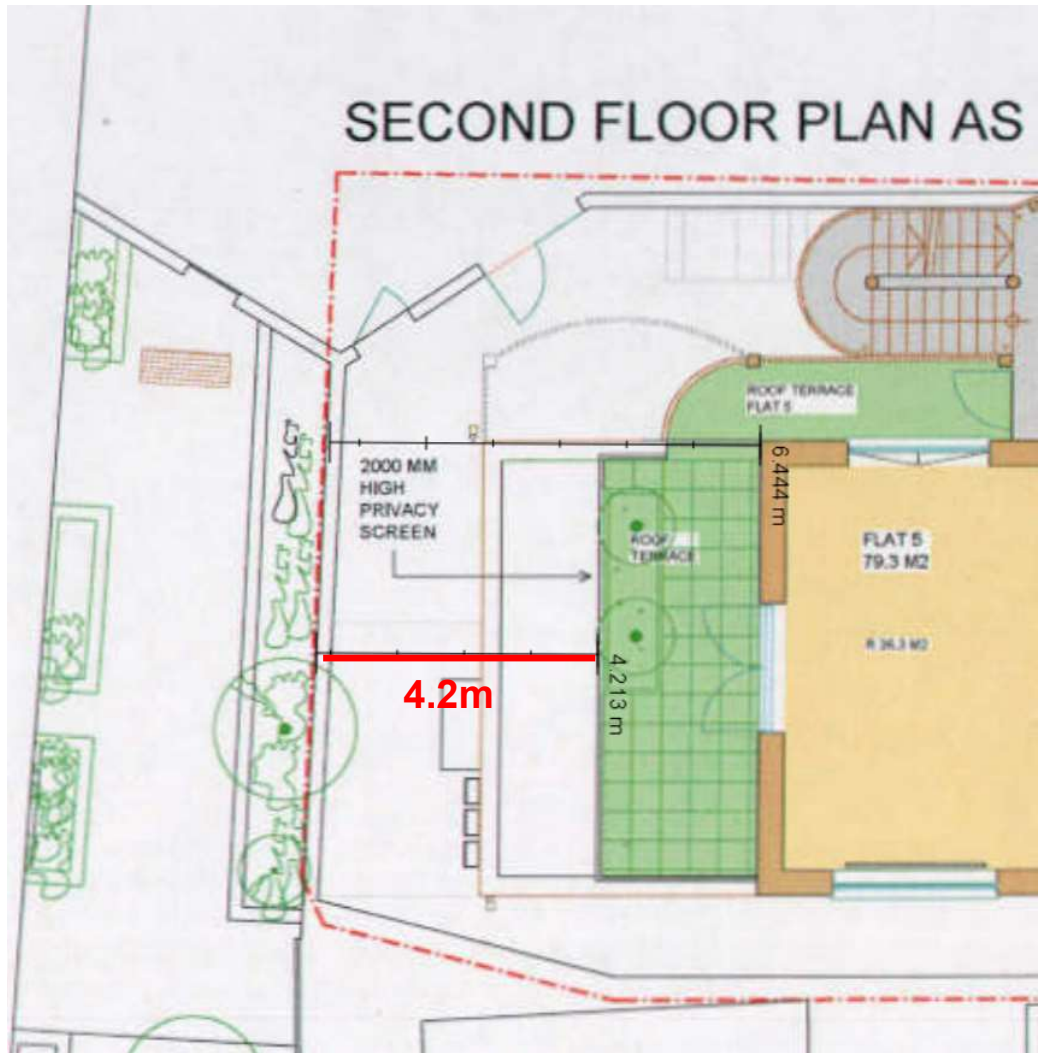
Note:

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

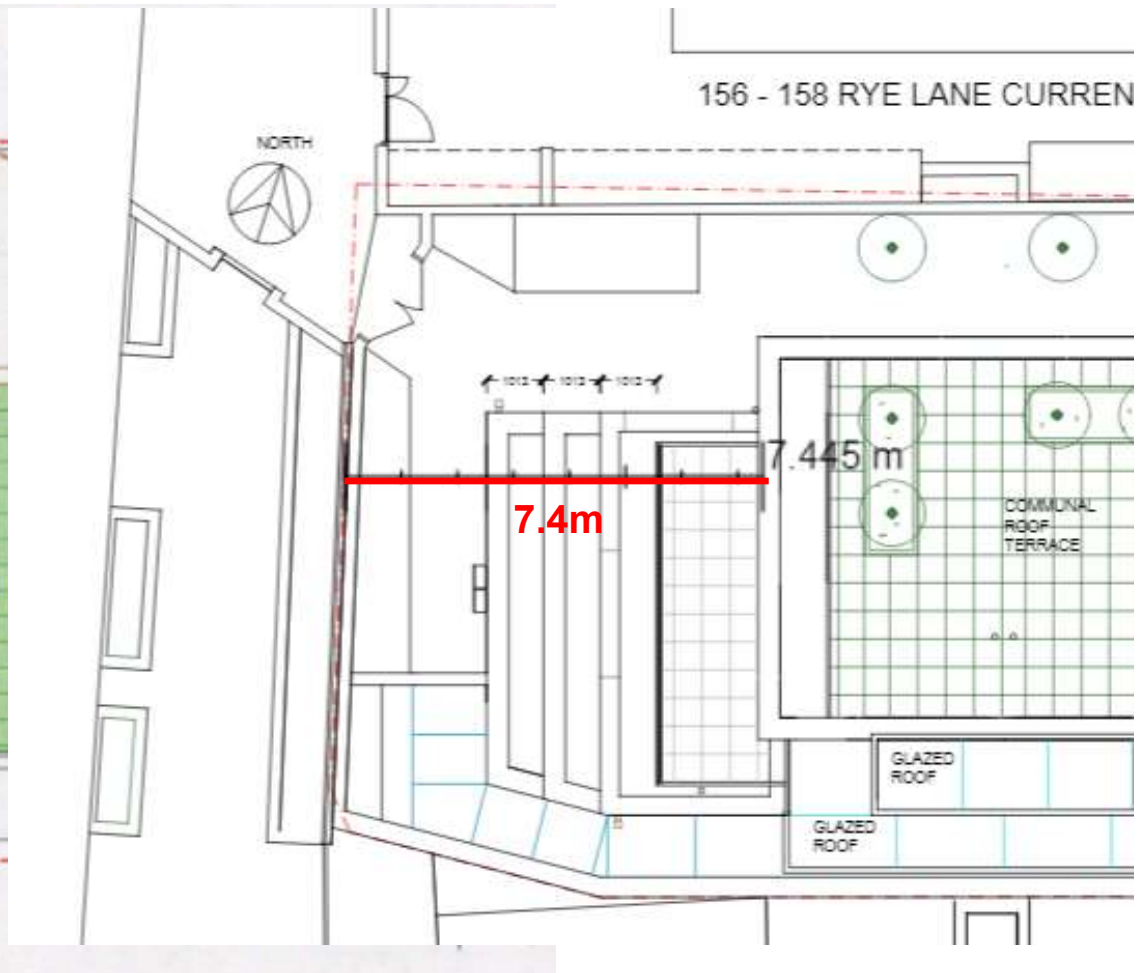
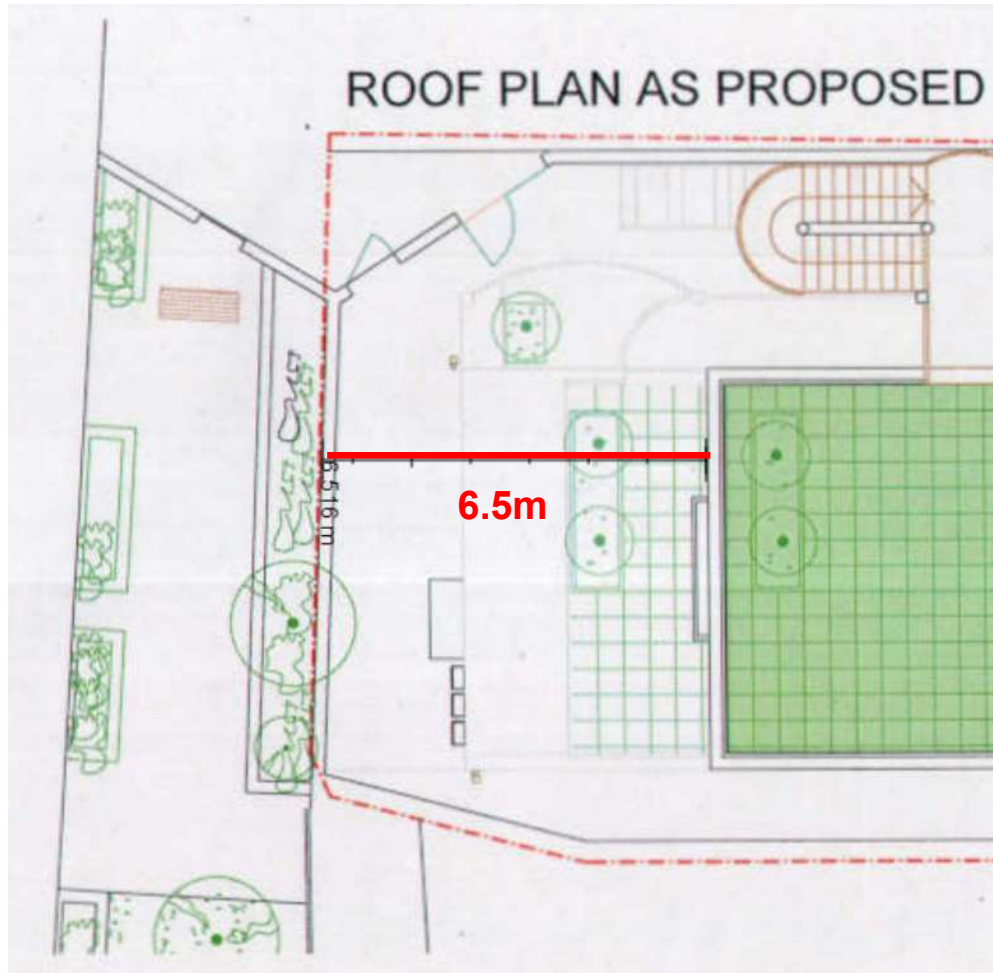
Proposed First Floor Comparison



Proposed Second Floor Comparison



Proposed Roof Comparison



Assessment

Principle of development and viability

- Development would not prejudice future development on surrounding sites.
- £492,000 affordable housing contribution.

Design and Conservation

- No harm identified to Rye Lane Conservation Area.

Quality of accommodation

- The ground floor rooms would receive less daylight than the upper floor rooms, however shared spaces on the upper floors are accessible to all residents within the Co-Living unit.

Assessment

Neighbouring Amenity

- The bulk and mass of the development has been stepped away from Kapuvar Close in comparison to the appeal decision. The impact on neighbouring amenity is considered on balance acceptable.
- No unacceptable effect with regard to outlook, light or privacy to the residents at 160-162 Rye Lane.

Transport and Highways

- Further details of cycle storage has been secured by condition.
- Details on refuse storage has been secured by condition.
- Warwick Court is a private road as such delivery and servicing would not take place on a public highway.

Ecology and biodiversity

- A Preliminary Ecology Appraisal dated August 2024 and Bat Presence/ Likely Absence Survey report dated August 2024 has been submitted and reconsulted on. No objection from the Council's Ecologist on the findings.

Recommendation

- It is recommended that planning permission be **GRANTED**, subject to conditions and a Section 106 Legal Agreement.

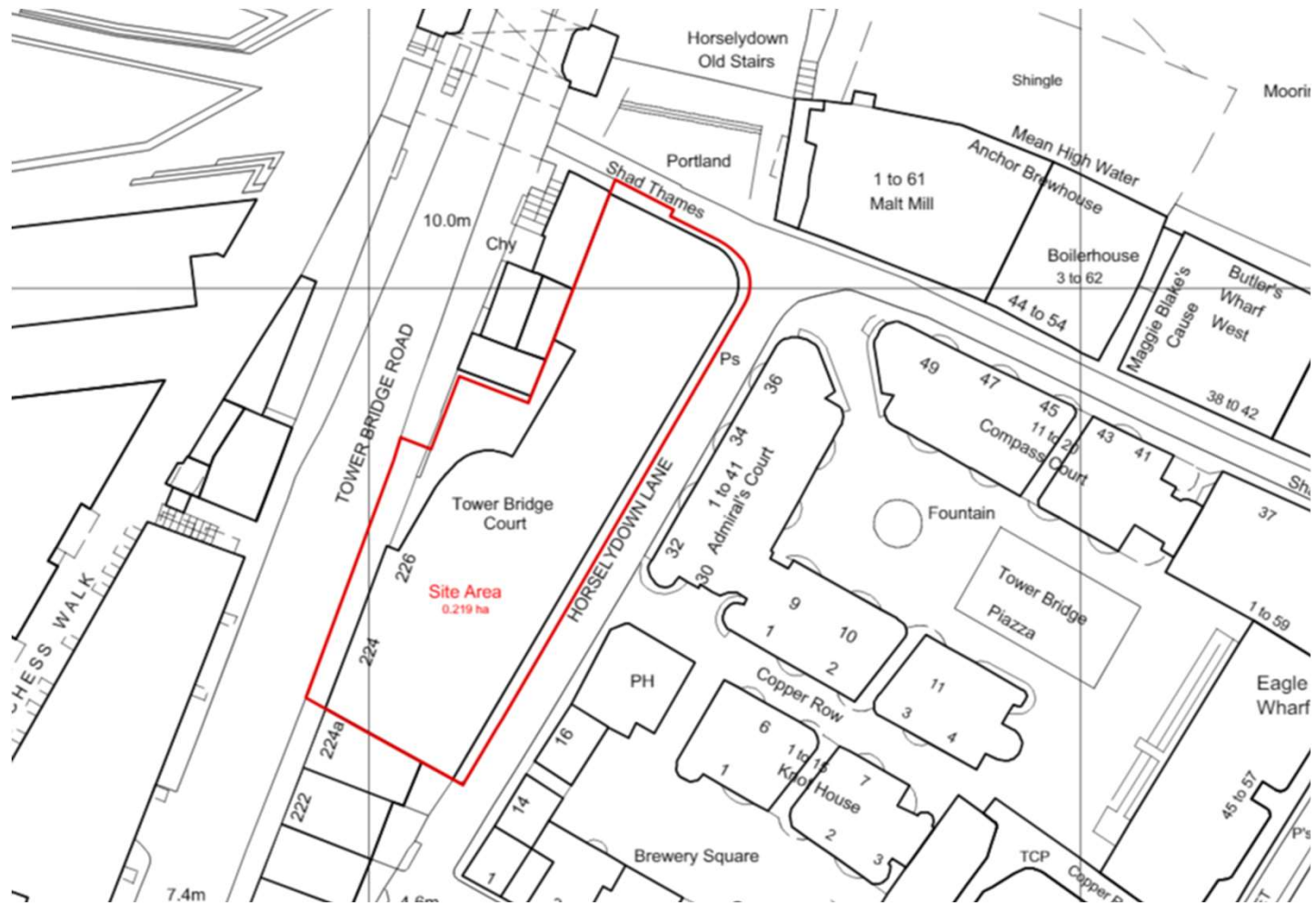
Item 6.2 - 24/AP/1373

224 - 226 Tower Bridge Road London Southwark SE1 2UP

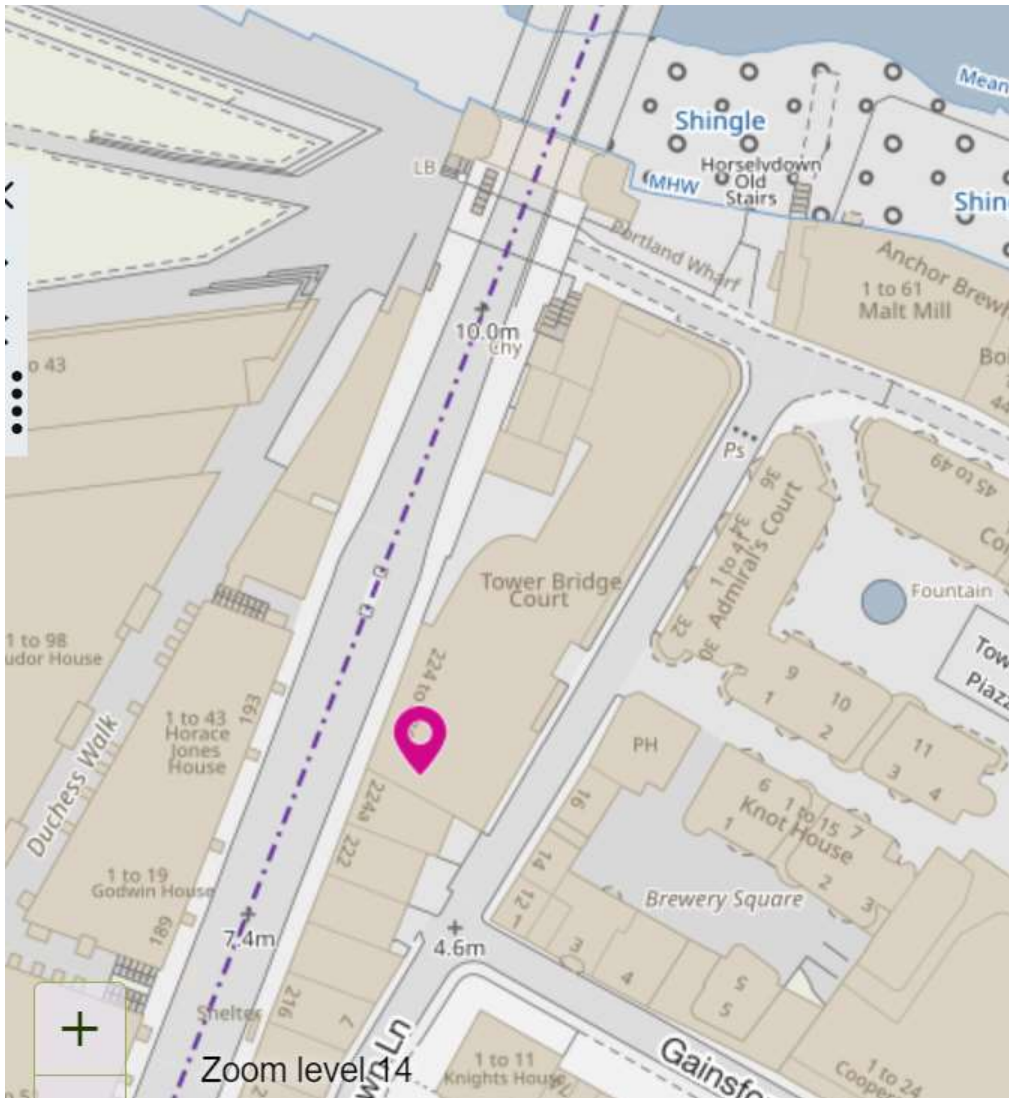
Variation of condition 1 (Approved Plans) and removal of condition 16 (EV Charging Point) and condition 19 (Disabled Parking Bay) pursuant to planning application ref. no. 19/AP/1975: Refurbishment of existing office building including new facades, the addition of a part 1, part 3 storey rooftop extension plus rooftop plant. The proposal comprises office uses at all floor levels with complementary, active and flexible uses (A1/A2/A3/B1a/D1/D2 excluding Education; Places of Worship; Public Hall; Law Courts; Music and Concert Venues; Dance and Sports Hall; Swimming Baths; Skating Rink; and Bingo Hall) at first floor, ground and lower ground floor, with associated access, landscaping, roof terraces and cycle parking.

The variation seeks to retain the loading bay resulting in the removal of the EV charging point and accessible parking space.

Location Plan



Site Designations



- Central Activities Zone
- Southwark Business Improvement District
- District Town Centre – London Bridge
- Strategic Cultural Areas – Southbank Strategic Cultural Quarter
- Area Vision Boundary – AV.03 Bermondsey
- London View Management Framework – Primrose Hill Summit to St Paul's Cathedral and Blackheath Point to St Paul's Cathedral
- Thames Policy Area
- Conservation Area – Tower Bridge
- Archaeological Priority Area – North Southwark and Roman Roads
- Hot Food Primary School Exclusion Zone

Site Photographs



Neighbour consultations

	Support	Object	Neutral	Total representations
Neighbour representations	0	38	0	38

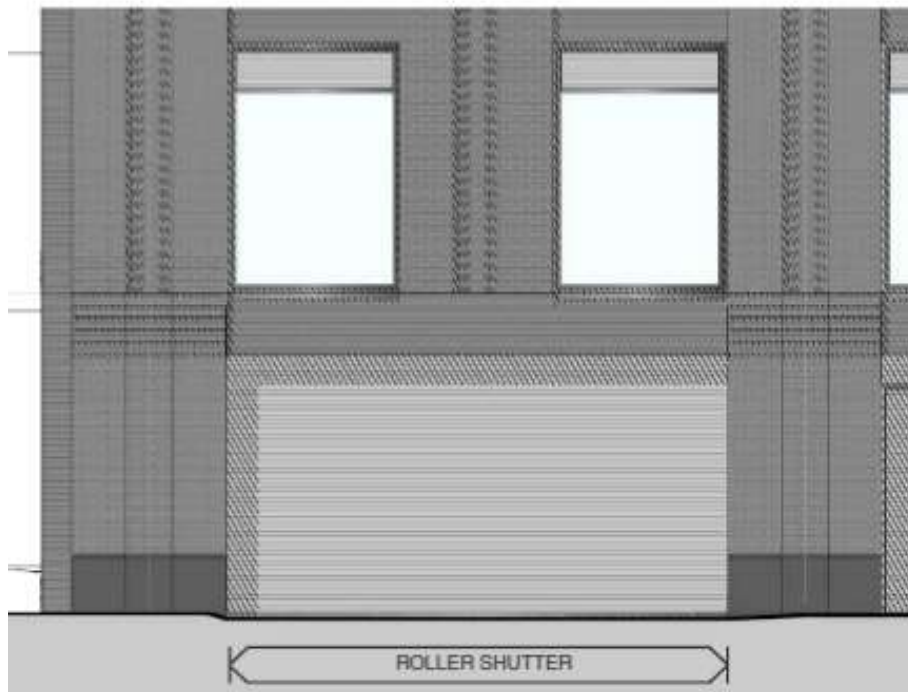
Support

- N/A

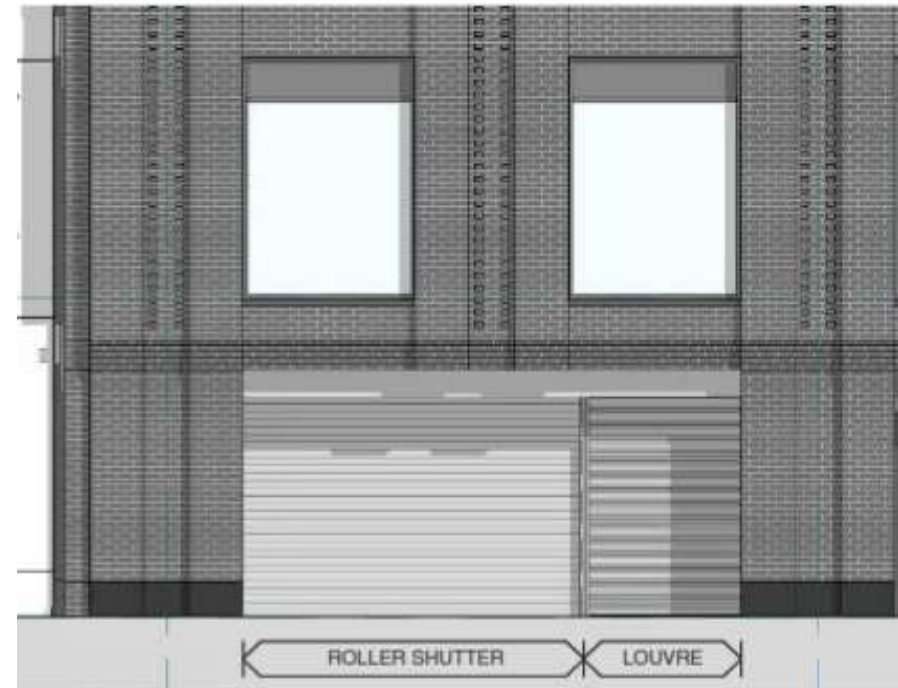
Object

- Contrary to Policy P55
- Lack of alternative spaces in the area – closest two are on Gainsford Street
- Delivery and servicing concerns and the impact on Courage Yard
- Contradicts the building's environmental claims
- Reduce access for disabled visitors and workers to the area
- Increased noise disturbance in a residential area

Proposed change to elevation on Horselydown Lane

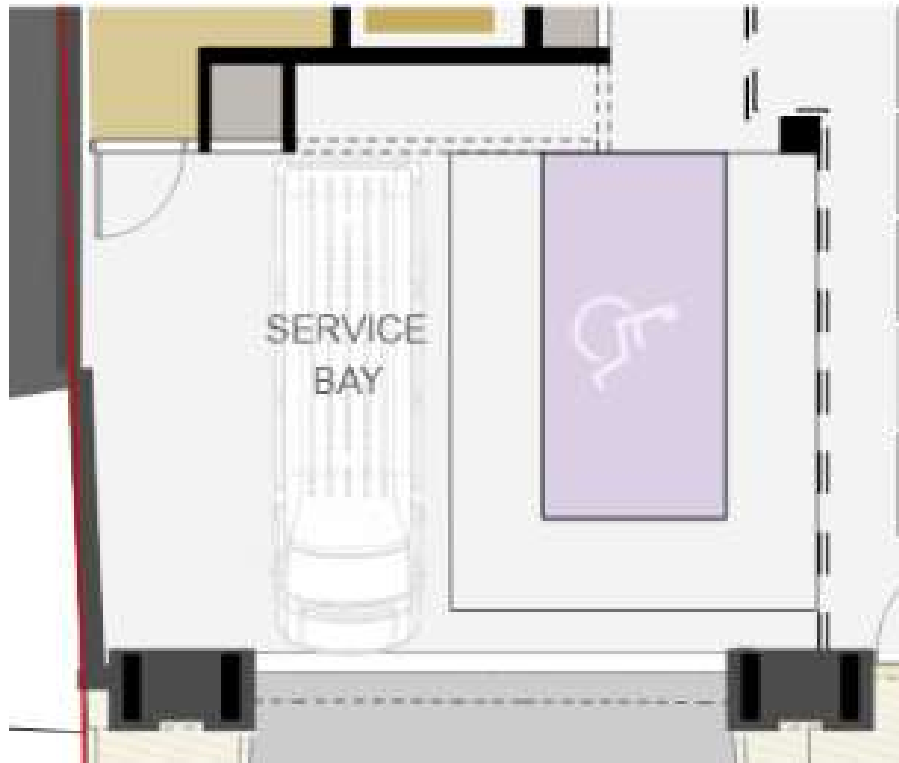


Approved Elevation

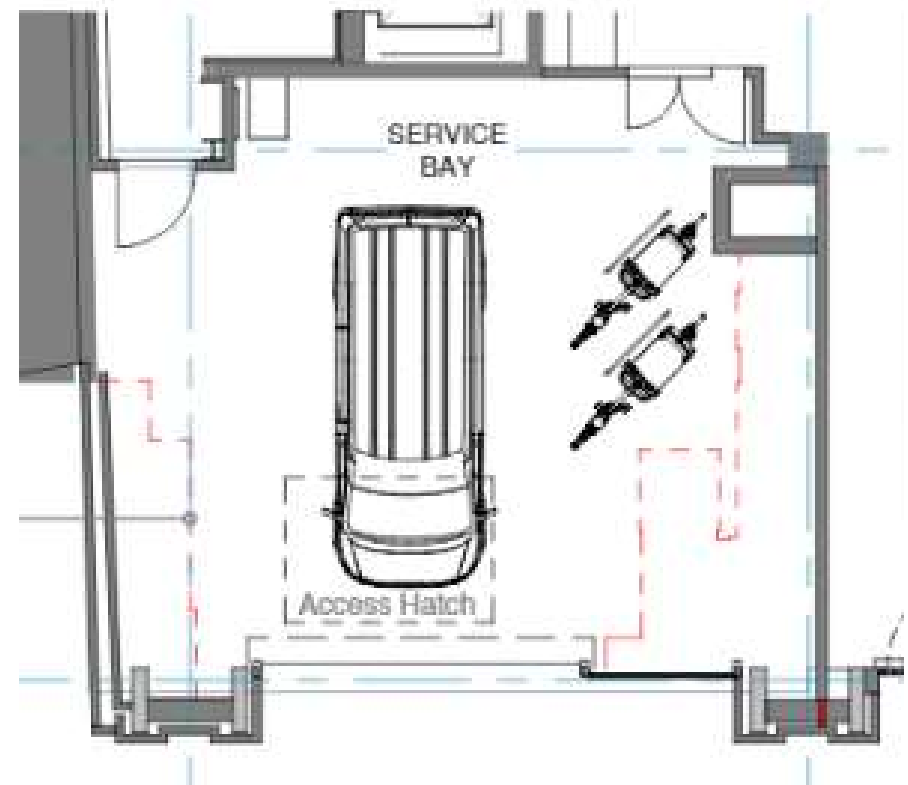


Proposed Elevation

Proposed change to approved service bay



Approved Floor Plan



Proposed Floor Plan

Reason for the change

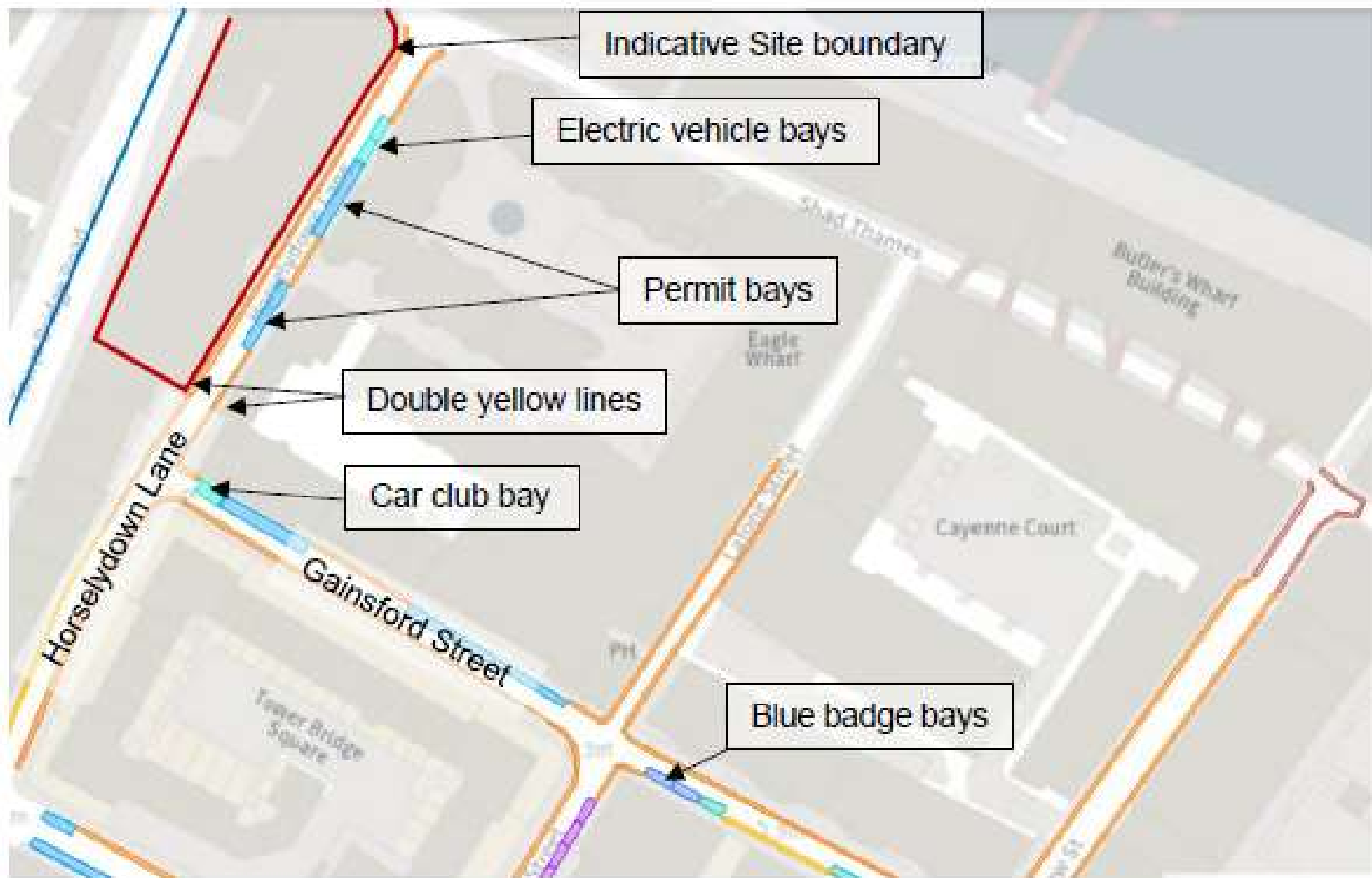


- The variation is required due to M&E strategy requirements for the development, which has been developed during the detailed design stage.
- The transformer room for the building is in the basement, which is below the service yard.
- No alternative option for the routing of the ducting and pipework from the transformer room for the purposes of ventilation and removal of heat emissions to the exterior.
- This ducting is required to allow the M&E system to be safely operated.
- Due to the retrofit nature of the building, this represents the only viable option.

Removal of Condition 19 (Disabled Parking Bay)



Removal of Condition 16 (Electric Vehicle Charging Points)



Summary

Design impact

- No harm to the Conservation Area identified by the reduction in width of the roller shutters.

Transport impact

- Policy T6.5 of the London Plan (2021) states that even if a development provides no general parking, one disabled persons parking bay should be provided. Policy P55 of the Southwark Plan (2022) does not require a disabled parking space to be provided, this is highly specific to the area being an inner London borough and newer than the current London Plan (2021).
- The site is located within the Central Activities Zone which has an excellent level of public transport accessibility, including step-free public transport access to the site and as such the loss of the disabled parking bay is not resisted in this instance.
- The EV charging point was for use of the disabled bay only and could not have been utilised by those with electric vehicles without a blue badge. The scheme is still considered highly sustainable.

Recommendation

- It is recommended that planning permission be **GRANTED**, subject to conditions and a Deed of Variation to link this permission to the Section 106 Agreement for 19/AP/1975.