

# Welcome to Southwark Smaller Planning Committee

23 October 2024

## MAIN ITEMS OF BUSINESS

### Item 6.1:

**24/AP/1868**

291-299 Borough High Street  
London, Southwark

### Item 6.2:

**24/AP/0841** 285 Rye Lane and  
289 Peckham Rye, London  
Southwark SE15

### Item 6.3:

**24/AP/1916** 12 Dulwich Village,  
London SE21 7AL

Southwark Free Wi-Fi Password

**Fr33Wifi!**



Councillor Cleo Soanes (Chair)



Councillor Jane Salmon (Vice Chair)



Councillor Richard Livingstone



Councillor Sabina Emmanuel



Councillor Sam Dalton



Councillor Adam Hood



Councillor Sam Foster

## Item 6.1 - 24/AP/1868

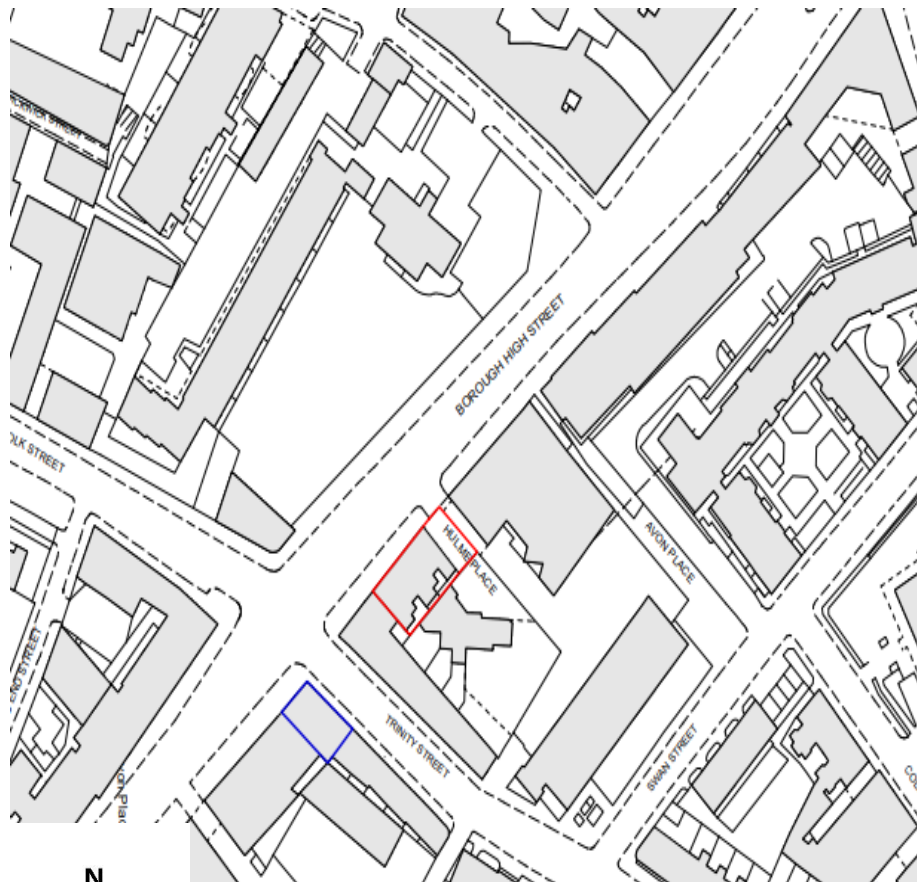
291 – 299 Borough High Street

*Change of use of one ground floor retail unit and offices at upper floors (Class E) to create 47-bedroom hotel (Class C1).*

# Front Street View



# Ariel View





# Publicity

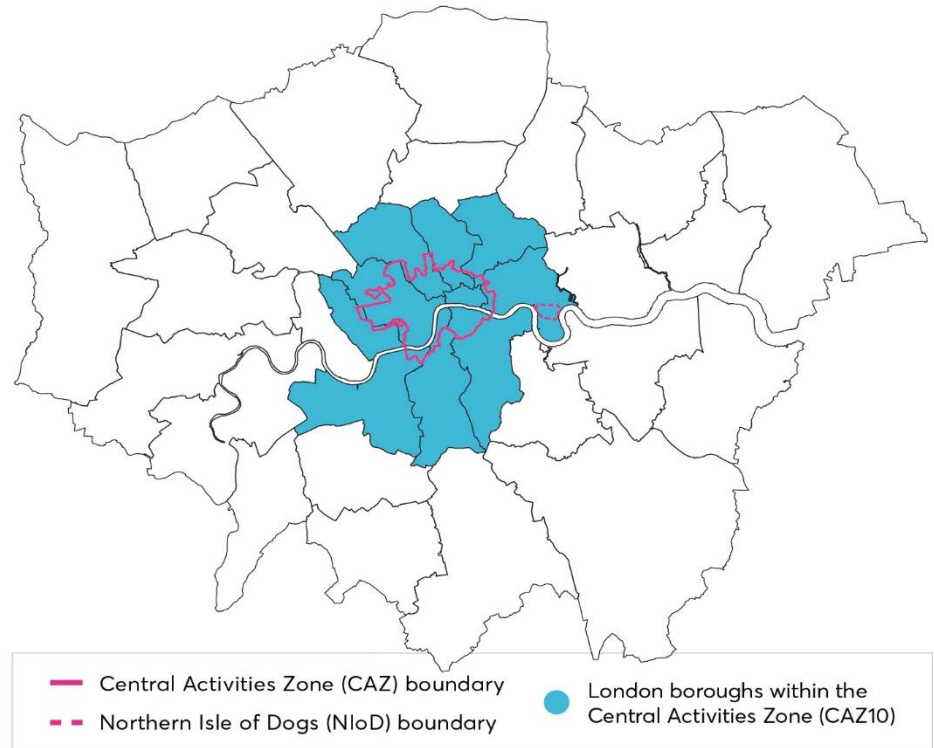
Support	Neutral	Objection
0	0	12

## Summary of contributions

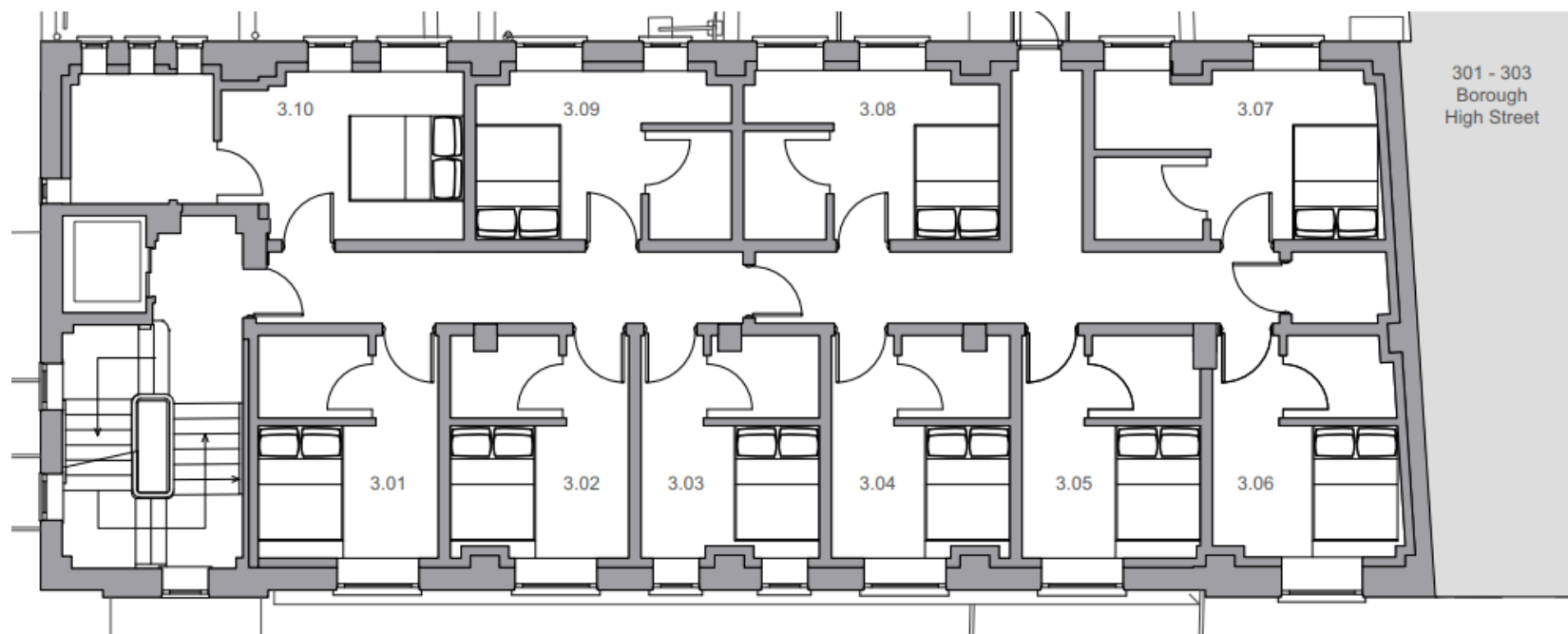
- *Risks to health and safety during construction (similar related issues to construction logistics and environmental concerns)*
- *Increased air pollution; Increased noise pollution; increased light pollution*
- *Unreasonable impacts to children and those of health conditions to residents within Hulme Place*
- *Overlooking from rooftop terrace and hotel rooms*
- *Increased traffic and congestion through users of hotel*
- *Refuse storage and collection arrangements are inadequate*
- *Against principle of hotel development due to over saturation of hotels within area*
- *Impact upon adjacent nearby conservation areas*
- *Failure of developer to appropriately consult residents*

# Principle of development

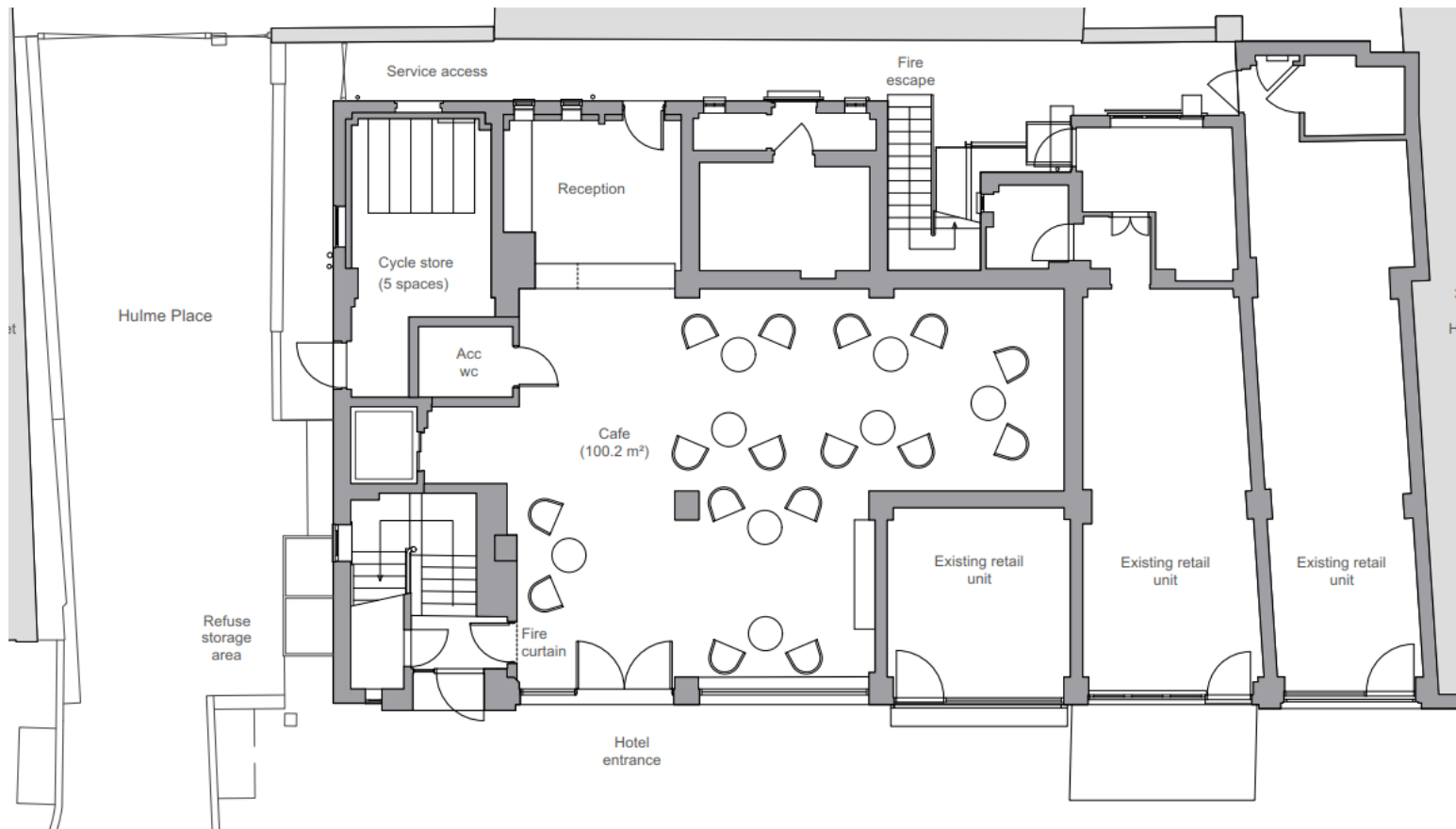
- Hotel and visitor accommodation within CAZ and District Town Centre supported by Southwark and London Plans
- CAZ recognised as significant tourist location – London Plan target of net increase 40,000 hotel bedrooms by 2036
- Area Vision 2 of Southwark Plan identifies Borough and Bankside a priority location to development business and tourism



# Quality of visitor accommodation (bedroom floorplates first to fourth floors)

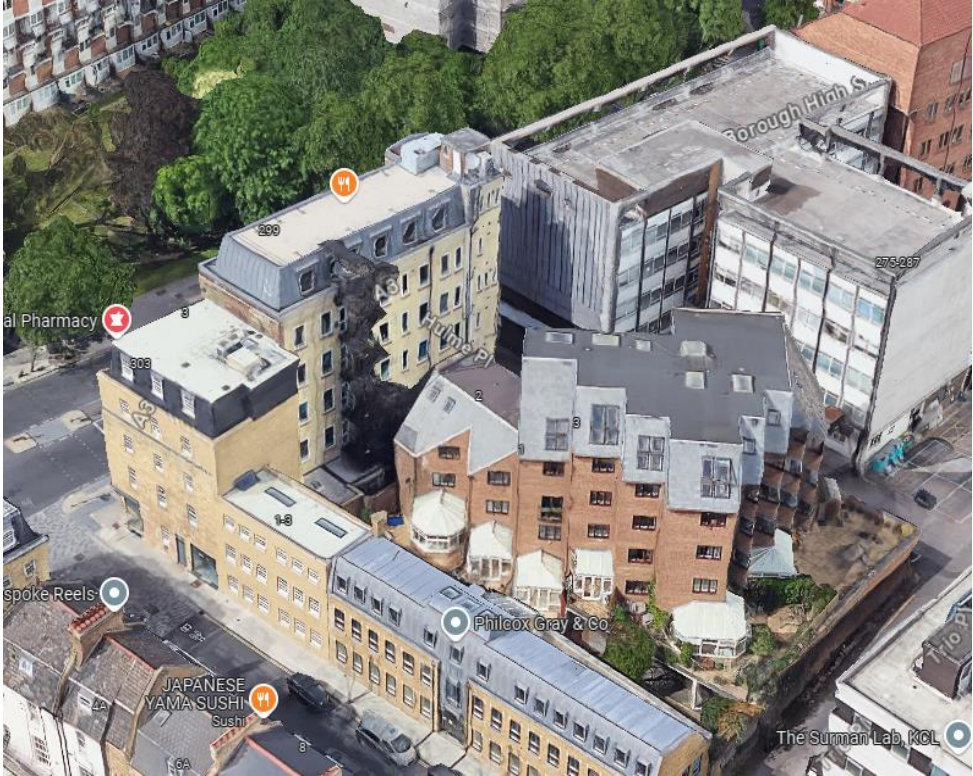


# Quality of visitor accommodation (ancillary use for members of public)





# Overlooking and privacy impacts



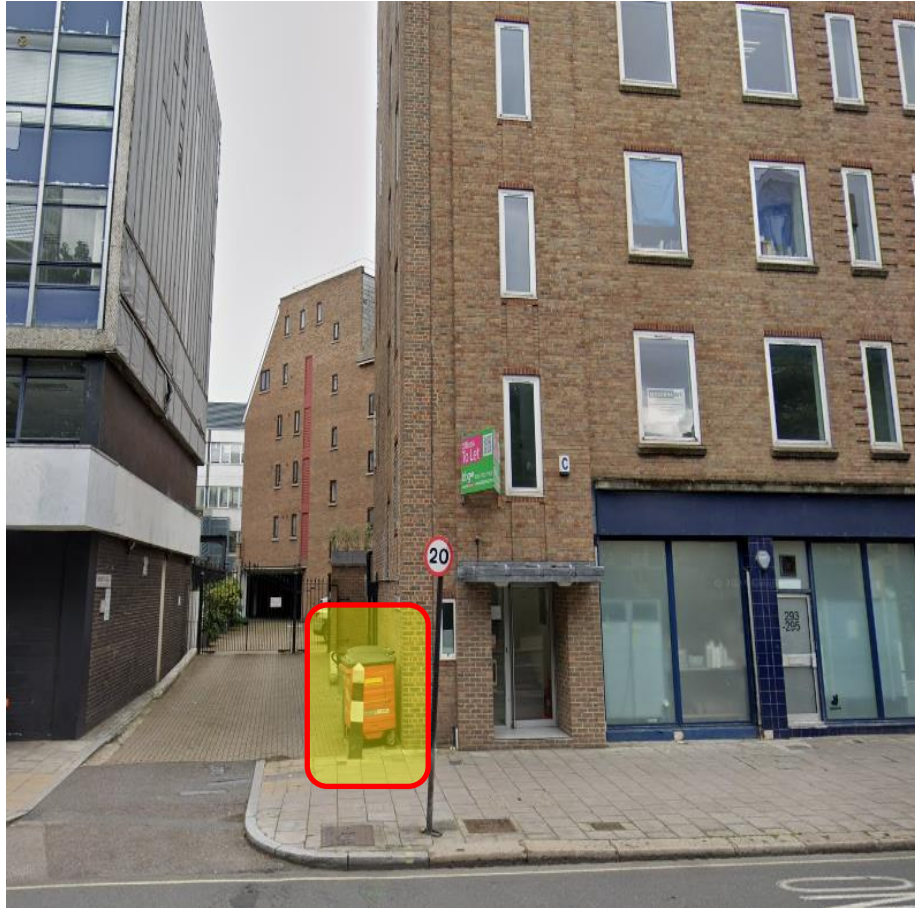


# Overlooking and privacy impacts

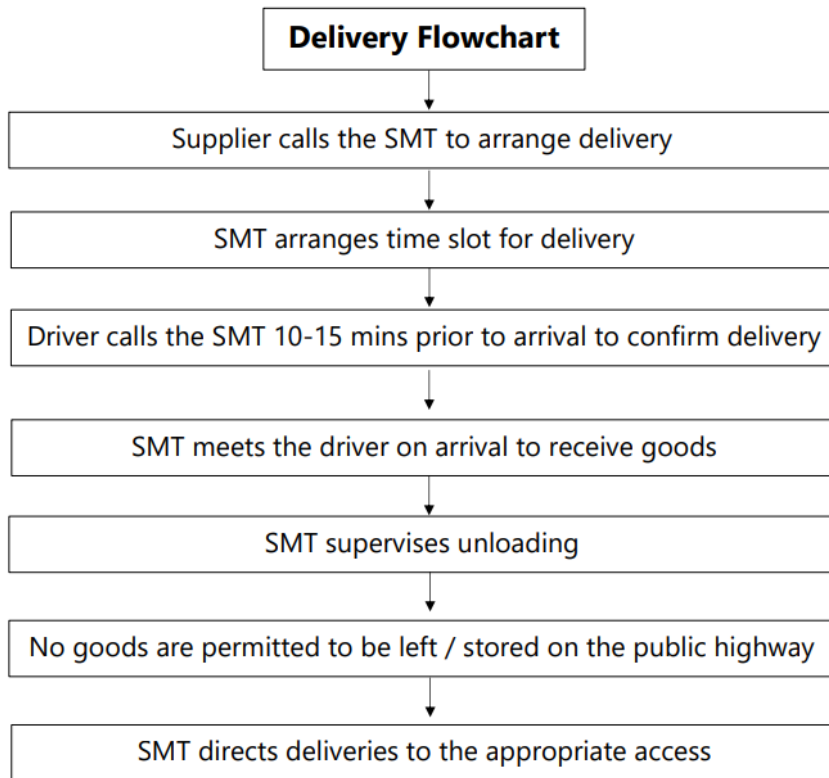




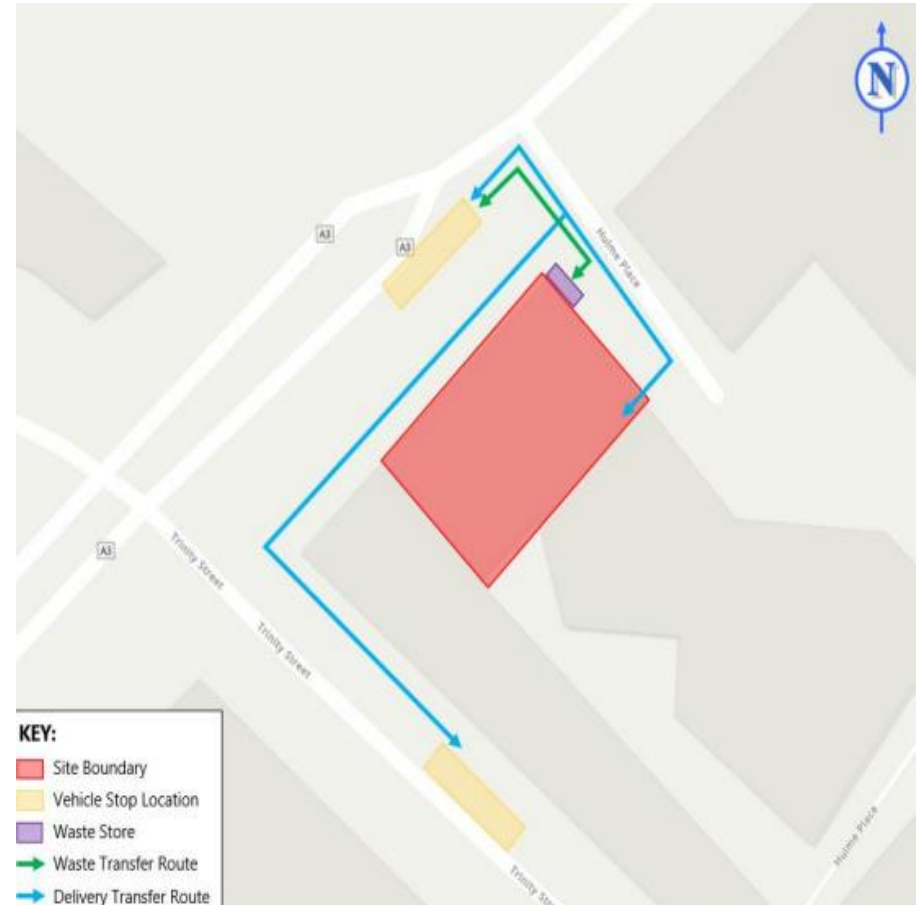
# Deliveries and servicing arrangements



# Deliveries and servicing arrangements



**SMT – Senior Management Team**



# Conclusion – GRANT subject to:

Objection theme	How this has been addressed
Risk to health and safety during construction, including noise, air and light pollution	<ul style="list-style-type: none"> <li>• Condition for Construction Environmental Management Plan</li> <li>• Condition for Lighting and CCTV</li> </ul>
Refuse storage and access arrangements are inadequate	<ul style="list-style-type: none"> <li>• Condition for further details on Delivery and Servicing Management Plan</li> </ul>
Impact upon privacy amenity through overlooking	<ul style="list-style-type: none"> <li>• Condition for roof terrace screening and planting</li> <li>• Condition for rear elevation obscure glazing</li> </ul>
Impact of noise and disruption caused by use of roof terrace	<ul style="list-style-type: none"> <li>• Condition for roof terrace hours of use</li> <li>• Condition for Roof Terrace Management Plan</li> </ul>

Planning obligations	Mitigation
Loss of employment floorspace	Employment and enterprise contribution towards training and upskilling of Southwark unemployed residents - £35,733.00
S278 Agreement for Highway Works	Associated upgrade, renewal of existing associated infrastructure relevant and commensurate to scale of development and safety of pedestrians.

## Item 6.3 - 24/AP/1916

12 Dulwich Village, London SE21 7AL

Erection of netting approximately 4m from the fence line with 26 and 28 Dulwich Village measuring 3 m high and 40 m wide.



# Site location plan

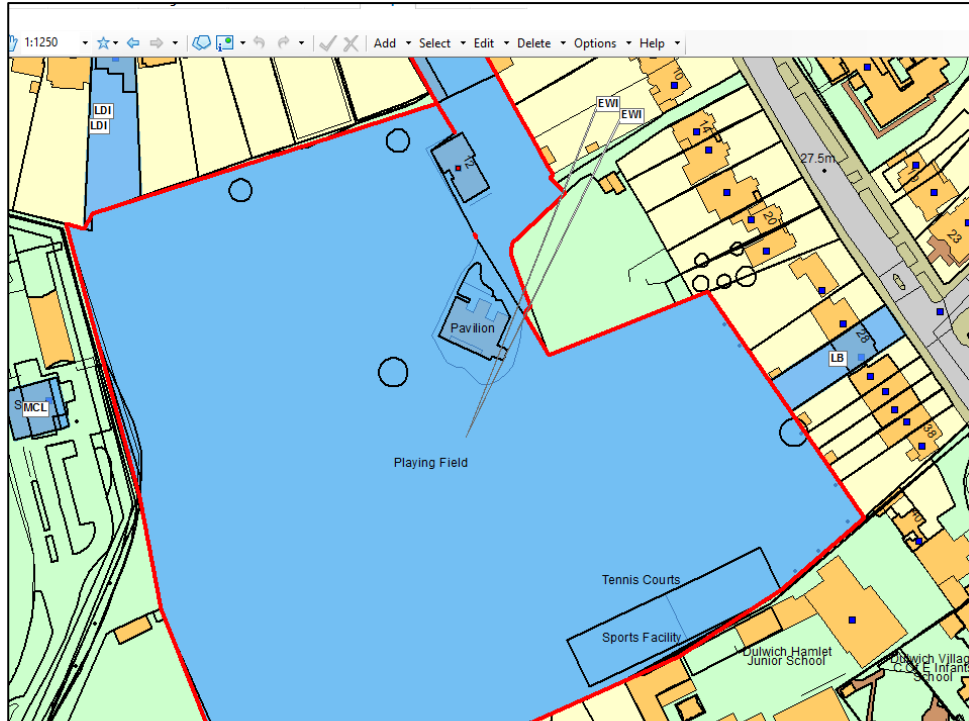


Image 1: Wider site location plan



Image 2: Application site as per blue line

# Aerial view



Image 3: Aerial view of existing site



# Existing site



Images 4 and 5: Site as existing

# Constraints and designations

- Air Quality Management Area
- Archaeological Priority Zone
- CIL Zone 1
- Conservation Area – Dulwich Village
- Metropolitan Open Land
- Site Of Importance for Nature Conservation

# Consultation

A site notice was erected, a press notice was issued, and 47 neighbour consultation letters were sent out.

There have been no responses from members of the public or local groups.

# Principle of development

- London Plan (2021) policies GG2, G3 and G4
- NPPF (2023) para 149
- Policies P45 (Healthy Development) P57 (Open space) of the Southwark Plan and Policy G3 (MOL) seek to protect the openness of MOL
- The proposed netting would ensure the continued use of the existing football pitches and given the small-scale nature of the development, it will not detract from the openness of the MOL.



# Design

- Steel posts and top rail. Netting made from 2.5mm thick high density (HDPE) twine. Colour: Black. Netting has 120mm spaced knotted mesh:
- A condition is recommended for materials.



Image 6: Proposed netting



Image 7: Similar netting on site

# Impact on amenity

- The proposed development will be sited 4 meters away from the closest neighbours along Dulwich Village.
- The large existing gardens serving these neighbouring properties provide a distance between the netting and the rear of the dwellinghouses of 27m.



Image 10: Neighbouring properties

# Impact on neighbour amenity cont.

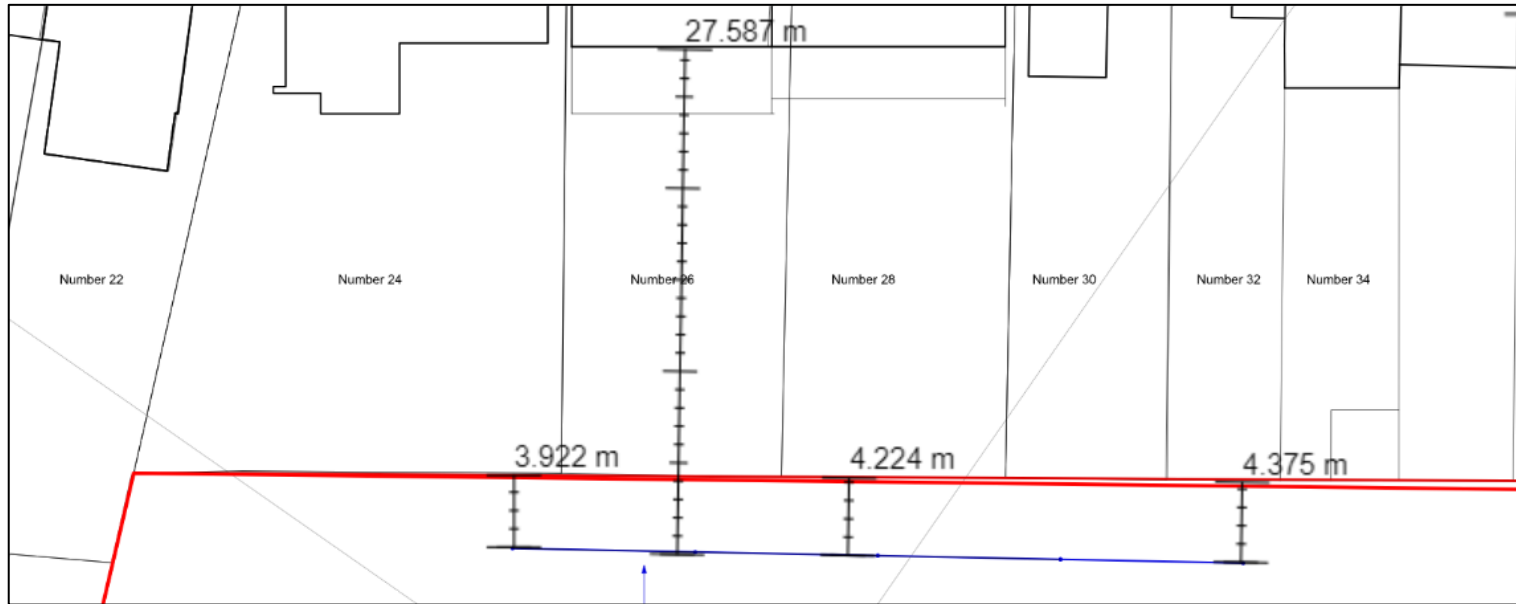


Image 9: Distance between netting and rear properties :

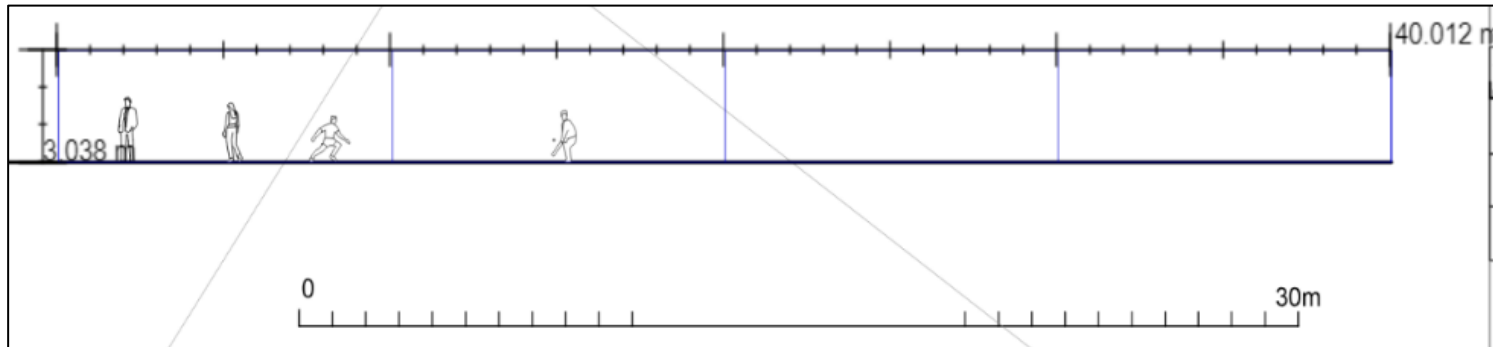


Image 10: Height of proposed netting

# Ecology and biodiversity

- The application site is a designated Site of Importance for Nature Conservation Area.
- The netting will also be rolled up when not in use.
- The proposed development would be unlikely to have a negative impact on biodiversity.

# Trees

- The application does not propose the loss of any trees.
- An arboriculture method statement for installation by pre commencement condition is recommended.
- The type and form of the netting should not prove damaging to tree roots. An informative is also recommended here for prior written consent for works to statutorily protected trees.

# Other matters

## Transport:

- Visitors and users of the associated football pitches will use the existing access arrangements of which are considered suitable.

## Flood risk:

- The site is located within Flood Zone 1 and therefore a Flood Risk assessment or sequential test is not required here.



# Conclusion/recommendation

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