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| Item No. 7.4 | Classification: Open | Date: 29 January 2020 | Meeting Name: Planning Sub-Committee A |
| Report title: | Development Management planning application: Application 19/AP/1550 for: Full Planning Application Address: GRANGE COTTAGE, GRANGE LANE, LONDON SE21 7LH Proposal: Demolition of existing Grange Cottage and garage and the construction of two storey dwelling with associated boundary adjustment, plus the removal of five trees and five shrubs and associated landscaping. | | |
| Ward(s) or groups affected: | Dulwich Wood | | |
| From: | Director of Planning | | |
| Application Start Date 29/05/2019 | | Application Expiry Date 24/07/2019 | |
| Earliest Decision Date 18/11/2019 | | | |

RECOMMENDATION

1. That planning permission be granted, subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The site relates to a two storey detached residential dwelling house, known as Grange Cottage, which has an integral car port and hard standing to the front. The site is within the grounds of The Grange, a large detached dwelling house located 75m to the east of Grange Cottage.
3. The site is within and surrounded by Metropolitan Open Land, with playing fields and sports grounds to the west and south, and the Dulwich & Sydenham Hill Golf Club course to the north and east. The site is located on a no-through road off College Road. Grange Cottage is not listed, but is included within the Dulwich wood Conservation Area.
4. The Dulwich and Sydenham Hill Golf Course is designated as a site of importance for nature conservation in the New Southwark Plan.

Details of proposal

5. Planning permission is sought for the demolition of Grange Cottage and the construction of a two storey four bedroom house and a study (that can be used occasionally as a fifth

bedroom), boundary alterations, the removal of 7 trees and 5 shrubs and associated landscaping.

6. The materials proposed for the new house would consist of: -

Oiled English Oak window frames-
Hand crafted grey brickwork with elongated profile-
Standing seam dark zinc-
Perforated brick screen-
Board marked fair faced concrete-
Stack bond brick flooring-
Hand crafted grey brickwork cantilever soffit-
Oiled English oak cladding-
Polished concrete walls.

7. Part of the existing brick boundary walls would be replaced by garden walls and hedges.
8. The proposed house would have a maximum height of 7.51m, a maximum depth of 18.93m and a width of 10.7m. The proposal would include 142.89sqm amenity space to the front and rear.
9. The gross internal area of the dwelling would be 230.1sqm with the individual rooms sized as follows (in square metres). All four bedrooms would be on-suite.

| Living | Kitchen/ Dining/Utility | Study 1 | Bed 1 | Bed 2 | Bed 3 | Bed 4 | Study/bed |
|--------|----------------------------|---------|-------|-------|-------|-------|-----------|
| 25.5 | 54.01 | 8.20 | 35.30 | 18.01 | 16.30 | 16.30 | 6.50 |

11. Officers have negotiated amendments with regards to the boundary treatment and the removal of pergola features.

Relevant Planning history

12. Planning permission 17/AP/1217 was granted on 10 July 2017 for: The construction of a two storey extension to the eastern elevation, a single storey extension to the western elevation and a single storey glazed extension to the rear elevation, together with external alterations.
13. Planning application 18/AP/4102 withdrawn for: The demolition of existing Grange Cottage and garage and the construction of two storey dwelling with associated boundary adjustment, plus the removal of 7 trees and associated landscaping. The application was withdrawn as officers raised concerns with regard to the footprint of the proposed building.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

14. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
 - Development on Metropolitan Open Land;
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 - Design quality;
 - Transport

- Environmental impacts;
- Mayoral and borough community infrastructure levy (CIL);
- Impact on trees
- Community involvement and engagement;

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

Legal Context

16. 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 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007.
17. 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 (NPPF)

18. The revised National Planning Policy Framework ('NPPF') was published in February 2019 which 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.
19. Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

Chapter 2 Achieving sustainable development

Chapter 8 Promoting healthy and safe communities

Chapter 9 Promoting sustainable transport

Chapter 11 Making effective use of land

Chapter 12 Achieving well-designed places

Chapter 14 Meeting the challenge of climate change, flooding and coastal change

Chapter 15 Conserving and enhancing the natural environment

Chapter 16 Conserving and enhancing the historic environment

London Plan 2016

20. The London Plan is the regional planning framework and was adopted in 2016. The relevant policies of the London Plan 2016 are:

Policy 3.1 Ensuring equal life chances for all

Policy 5.13 Sustainable drainage

Policy 6.9 Cycling

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Policy 7.17 Metropolitan open land

Policy 7.19 Biodiversity and access to nature

Policy 7.21 Trees and woodland

Core Strategy 2011

21. The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:

Strategic Policy 1 Sustainable development
Strategic Policy 11 Open spaces and wildlife
Strategic Policy 12 Design and conservation
Strategic Policy 13 High environmental standards

Southwark Plan 2007 (saved policies)

22. In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

Policy 3.2 Protection of amenity
Policy 3.11 Efficient use of land
Policy 3.12 Quality in design
Policy 3.13 Urban design
Policy 3.15 Conservation of the historic environment
Policy 3.25 Metropolitan open land
Policy 3.28 Biodiversity
Policy 5.1 Locating developments
Policy 5.2 Transport impacts
Policy 5.3 Walking and cycling

Draft New London Plan

23. The draft New London Plan was published in November 2017 and the first and only stage of consultation closed in March 2018. Minor suggested changes to the plan were published in August 2018 and an Examination in Public (EIP) took place between January and May 2019. Further suggested changes to the Plan have been proposed by the Mayor and published in response to the EIP Panel of Inspector's matters at the examination sessions. The Inspector's report is awaited. Given the stage of preparation it can only be attributed limited weight.

New Southwark Plan

24. For the last five years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the Proposed Submission version (Regulation 19) in February 2018 and some Amended Policies were consulted on between January and May 2019. It is anticipated that the plan will be adopted in early 2020 following an Examination in Public (EIP). As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.
25. As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging

plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

ASSESSMENT

Principle of the proposed development in terms of land use

26. The principle of new residential dwellings located within appropriate locations within established residential areas is supported in land-use terms subject to compliance with the relevant policies.
27. The site falls within Metropolitan Open Land (MOL) designation and accordingly, any development must comply with the requirements of Policy 7.17 of the London Plan and Saved Policy 3.25 of the Southwark Plan. Policy 3.25 of the Southwark Plan states that within MOL, planning permission will only be permitted for appropriate development which is considered to be the following purposes
 - i) Agriculture and forestry; or
 - ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL; or
 - iii) Extension of or alteration to an existing dwelling, provided that it does not result in disproportionate additions over and above the size of the original building; or
 - iv) Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.
28. The test here is whether the proposed development on Metropolitan Open Land would comply with part iv) saved Policy 3.25 of the Southwark Plan '*Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.*' Both the gross internal area (GIA) and footprint of the proposed development would be smaller than the extant permission 17/AP/1217.
29. The gross internal area (GIA) of the extant permission 17/AP/1217 is 232sqm and the GIA of the proposed development would be 230sqm. The footprint of the extant permission 17/AP/1217 is 153sqm and the footprint of the proposed development would be 130sqm. In considering this, the principle of development is deemed acceptable in land use terms.
30. It is not considered that this is harmful to the openness of MOL. This is consistent with the assessment of the extant permission 17/AP/1217.
31. The proposal is for a replacement dwelling. There is already a dwelling on the planning application site. Therefore there is already built development in the form of a house and all associated activity and paraphernalia on the site. The site meets the definition of Previously Developed Land in the Glossary of the NPPF. So the harm to MOL arising from the proposal is limited because it is a site that is Previously Developed Land with an existing building.
32. The Court of Appeal in *Mansell v Tonbridge And Malling Borough Council* [2017] EWCA Civ 1314 has clarified when a 'fall-back' development may be a material planning consideration for an alternative development scheme. The basic principle is that for a prospect to be a material planning consideration it needs to be a "real prospect", it does not have to be probable or likely: a possibility will suffice.

33. In this case there is a 2017 consented scheme that is implementable and it has a greater footprint than the current application. If planning permission were to be refused for the current application, then the fall-back position would enable the applicant to implement and build a development with a greater footprint. The 2017 consented scheme is considered to not be harmful to the openness of the Metropolitan Open Land, therefore the current application would be acceptable.

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

34. It is not considered that the proposed development would give rise to any significant impacts on the amenity of neighbouring occupiers.
35. The closest residential properties are The Grange more than 70 metres to the east and 75 College Road more than 170metres to the west.
36. This separation suggests that there would be no loss of privacy by way of overlooking to any neighbours. In addition, it is proposed that the application site would be screened by a soft boundary and established planting which would add to the prevention of overlooking to The Grange.
37. By virtue of the scale of the proposed development which is comparable to the existing building on site and the significant separation distance of the site from neighbouring properties, there are no concerns regarding impacts on daylight and sunlight levels.
38. In summary, the proposed development due to its location and appropriate scale would not adversely impact on the amenity of adjoining occupiers and the surrounding area.

Quality of accommodation

39. The gross internal area would exceed the relevant national standard for a two storey two bedroom house. All the rooms of the proposed house would meet or exceed the minimum space standards and would have good outlook. Ample bulk storage is proposed to all floors.

40. Minimum dwelling size standards

| Development type | Dwelling type (bedroom/person) | Proposed GIA (sqm) | Required GIA (sqm) | Complies |
|------------------|--------------------------------|--------------------|--------------------|----------|
| 2 storey houses | 4bed /6 people | 230 | 113 | Yes |

41. Minimum room areas in sqm

| Dwellings Size | Proposed floor area (sqm) | Minimum requirement 4 Bed (sqm) | Complies |
|----------------|---------------------------|---------------------------------|----------|
| Single bedroom | 6.5 | 6.5 | Yes |
| Double bedroom | 35.3 | 12 | Yes |
| Double bedroom | 18.01 | 12 | Yes |
| Double bedroom | 16.3 | 12 | Yes |
| Double bedroom | 16.3 | 12 | Yes |
| Living room | 25.5 | 19 | Yes |
| Kitchen/dining | 54.01 | 12 | Yes |
| Ensuite/WC | 20.49 +11.70 + | 3.5 | Yes |

| | | | |
|--|--------------------|--|--|
| | 10.59 + 10.59 +2.5 | | |
|--|--------------------|--|--|

42. The proposed outdoor amenity space of 1 428.9sqm exceeds the minimum standard requirement of 50sqm and would contribute to the quality of accommodation for future occupiers.

Design quality and impact on the Dulwich Wood Conservation Area

43. The existing two storey building is constructed from yellow brick with brown brick quoins and details, and it has a hipped slate roof with clay hip tiles. There are three 3-light casement windows on the front elevation, one on the ground floor and two above, with similar single or 2-light casements at the sides and rear of the house. Set towards the back on the west side is an attached brick carport with a hipped slate roof.
44. The proposed two storey building would be a contemporary architectural style that is well-conceived, well-detailed, high quality materials and in itself would make for an attractive residential building within the Dulwich Wood Conservation Area.
45. The proposed boundary would consist of fencing and planted buffer except for a portion of wall on the western boundary. It is recommended that details of the boundary planting be secured by condition.
46. The proposed development complies with the saved policy 3.16 'Conservation Areas' of the Southwark Plan as it would preserve the character or appearance of the area; it would respect the context of the conservation area and use high quality materials that complement and enhance the conservation area.
47. Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
48. The proposal is more viable than the existing house as it would create a larger home with a high quality of accommodation. The proposal would lead to less than substantial harm to the significance of the conservation area because it would replace the existing building with a high quality designed house.
49. The proposal would therefore offer a successful and high quality design solution which helps raise the standard of design in a respectful way to this part of the Dulwich Wood Conservation Area and as such accords with saved policies 3.12, 3.13 and 3.16 of the Southwark Plan.
50. The proposed development also complies with The Dulwich Supplementary Planning Document of 2009 which states: new development should consider local design characteristics, and the scale and height of existing buildings. Also, buildings should not impinge adversely on the open and natural character of the Dulwich Wood Conservation Area. The proposed new house meets these criteria, and seeks to minimise its impact on the environment with sustainable design and construction, and enables reduced energy consumption once built.

Impact on trees

51. The council's urban forester has no objection to the proposal and recommended conditions to mitigate against any loss of any significant trees during construction.

Transport and highways

52. The proposed dwelling will benefit from the existing transport connections which include two mainline train stations and several bus stops within close walking distance. By car, the site is well connected to a several main roads. The proposal provides a minimum of two off-street parking spaces. Four cycle parking spaces have been provided within an integrated, secure and sheltered location.

Ecology

53. The following issues would be dealt with by conditions: roof, control of invasive plants, bat and bird boxes, internal Swift bricks and replacement wildlife pond.
54. The proposal would not have an impact on the Dulwich and Sydenham Hill Golf Course which is designated as a site of importance for nature conservation.

Refuse

55. The refuse bins, located on the eastern side of the site within an external garden lobby between the side pedestrian entrance and east courtyard garden, would be adequate.

Mayoral and borough community infrastructure levy (CIL)

56. The proposal would be CIL liable:

The gross amount of CIL is approximately £33,141.32, consisting £6,384 of Mayoral CIL and £26,757.32 of Borough CIL. It should be noted that this is an estimate based on areas provided by the agent's CIL GIA Form dated 23rd April 2019, and the floor areas will be checked when related CIL assumption of liability form is submitted after planning approval has been obtained.

Consultation responses, and how the application addresses the concerns raised

Consultation responses from members of the public

57. No comments were received from members of the public.

Consultation responses from internal and divisional consultees

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

Urban forester

59. The council's urban forester has no objection to the proposal and recommended conditions to mitigate against any loss of any significant trees during construction. Trees to be removed would be tree(4) cabbage palm, tree (5) Cotoneaster, tree (7) Cherry Laurel and tree (9) Bay Tree

Officer response:

Permission to be granted subject to conditions.

Consultation responses from external consultees

Ecology

60. No objection and recommend permission subject to 5 conditions in relation to green roof, control of invasive plants, bat and bird boxes, internal Swift bricks and replacement wildlife pond.

The loss of the pond and presence of amphibians requires some mitigation. A wildlife fence should be installed post clearance to stop amphibians returning. A replacement wildlife pond is required to mitigate for the loss of the existing pond.

Himalayan Balsam was recorded on the site. This is an invasive species and requires a management plan.

Bird and bat boxes and native planting would be required.

The plans include planted green roofs.

Officer response:

Permission to be granted subject to conditions.

Community impact and equalities assessment

61. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
62. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
63. 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.
64. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

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

Positive and proactive statement

66. The council has published its development plan and Core Strategy 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.
67. 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 core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

| | |
|--|-----|
| 68. 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? | No |
| 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? | No |

Conclusion

69. Overall, for the reasons discussed above, it is considered that the proposal constitutes appropriate development within MOL. The proposed works would contribute positively to the character and appearance of the area, the Dulwich Wood Conservation Area and the sensitive nature of the Metropolitan Open Land. It is therefore recommended that subject to the imposition of suitable conditions, the proposed development would be in accordance with the relevant development plan policies and should be granted planning permission.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|---|--|--|
| Site history file: TP/ 2568-F Application file: 19/AP/1550 Southwark Local Development Framework and Development Plan Documents | Place and Wellbeing 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 5458 Council website: www.southwark.gov.uk |

APPENDICES

| No. | Title |
|------------|---------------------------------|
| Appendix 1 | Consultation undertaken |
| Appendix 2 | Consultation responses received |
| Appendix 3 | Relevant planning history |
| Appendix 4 | Recommendation |

AUDIT TRAIL

| | | |
|---|-----------------------------------|--------------------------|
| Lead Officer | Simon Bevan, Director of Planning | |
| Report Author | Anthony Roberts, Planning Officer | |
| Version | Final | |
| Dated | 12 December 2019 | |
| Key Decision | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments Sought | Comments included |
| Strategic Director of Finance and Governance | No | No |
| Strategic Director of Environment and Leisure | No | No |
| Strategic Director of Housing and Modernisation | No | No |
| Director of Regeneration | No | No |
| Date final report sent to Constitutional Team | 17 January 2020 | |

APPENDIX 1

Appendix 1: Consultation undertaken

Site notice date:

Press notice date: n/a.

Case officer site visit date: n/a

Neighbour consultation letters sent: 25/07/2019

Internal services consulted

Design and Conservation Team [Formal]

Ecology

Ecology

Design and Conservation Team [Formal]

Statutory and non-statutory organisations

Neighbour and local groups consulted:

The Grange Grange Lane London
Grange Cottage Grange Lane London

Grange House Grange Lane London

Re-consultation:

APPENDIX 2

Appendix 2: Consultation responses received

Internal services

Design and Conservation Team [Formal]

Design and Conservation Team [Formal]

Statutory and non-statutory organisations

Neighbour and local groups consulted:

APPENDIX 3

Appendix 3: Relevant planning history

| Reference and Proposal | Status |
|--|--|
| 17/AP/1217 Construction of a two storey extension to the eastern elevation, a single storey extension to the western elevation and a single storey glazed extension to the rear elevation, together with external alterations. | Granted 10/07/2017 |
| 18/AP/4102 Demolition of existing Grange Cottage and garage and the construction of two storey dwelling with associated boundary adjustment, plus the removal of 7 trees and associated landscaping. | Application withdrawn 04/02/2019 |

Appendix 4: 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 | Mr Al Scott | Reg. Number | 19/AP/1550 |
| Application Type Recommendation | Minor application | Case Number | 2568-F |

Draft of Decision Notice

for the following development:

Demolition of existing Grange Cottage and garage and the construction of two storey dwelling with associated boundary adjustment, plus the removal of 7 trees, 5 no. areas of shrubs and associated landscaping.

Grange Cottage Grange Lane London SE21 7LH

In accordance with application received on 25 April 2019

and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

PROPOSED SOUTH AND WEST ELEVATION 1712 PL-04 B received 25/04/2019

PROPOSED SECTION 1712 PL-06 B received 25/04/2019

PROPOSED SECTION 02 1712 PL-07 B received 25/04/2019

GROUND FLOOR AS PROPOSED 1712 PL-01 C received 25/04/2019

FIRST FLOOR AS PROPOSED 1712 PL-02 C received 25/04/2019

ROOF PLAN AS PROPOSED 1712 PL-03 C received 25/04/2019

NORTH & EAST ELEVATION AS PROPOSED 1712 PL-05 C received 25/04/2019

Other Documents

SITE PLAN SHOWING DEMOLITION / PROPOSED 1712 S-02 C received 25/04/2019

DESIGN AND ACCESS STATEMENT IN 5 PARTS received 25/04/2019

ENVIRONMENTAL STATEMENT IN 7 PARTS received 25/04/2019

SUSTAINABILITY STATEMENT received 25/04/2019

PRLIMINARY ECOLOGICAL APPRAISAL received

Heritage statement received

METROPOLITAN OPEN LAND STATEMENT received

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, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

4. **HARD AND SOFT LANDSCAPING**

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, 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 same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

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 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

5. Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than [number] nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

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

No less than [number] nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The Swift nesting boxes / bricks shall be installed strictly in accordance with the details so

approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

"

7. "The following measures for the mitigation of impact and enhancement of biodiversity, set out in the [mitigation strategy / method statement / ecological report recommendations], will be implemented in full prior to the new development being first brought into use / occupied, or in accordance with the timetable detailed in the approved scheme.

Free text: list all mitigation and enhancement measures recommended in the ecological report or otherwise agreed

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with policy 3.28 of the Southwark Plan, and Strategic Policy 11 of the Southwark Core strategy

"

Permission is subject to the following Grade Condition(s)

8. DETAILS OF THE MEANS OF ENCLOSURE

Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In the interests of visual and residential amenity in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), and 3.13 (Urban Design) of the Southwark Plan 2007.

9. CONTROL OF INVASIVE PLANTS

Before any above grade work hereby authorised begins, a detailed method statement for the removal or long-term management /eradication of on the site shall be submitted to and approved in writing by the local planning authority.

The method statement shall include proposed measures to prevent the spread of Himalayan Balsam during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds, root and/or stem (whichever the case may be) of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

Reasons:

Himalayan Balsam is an invasive plant, the spread of which is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment occurring.

Permission is subject to the following Compliance Condition(s)

10. MATERIALS TO BE AS SPECIFIED

The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan 2007.

11. GREEN ROOFS FOR BIODIVERSITY

Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

* biodiversity based with extensive substrate base (depth 80-150mm);

* laid out in accordance with agreed plans; and

* planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies 2.18 (Green Infrastructure: the Multifunctional Network of Green and Open Spaces), 5.3 (Sustainable Design and Construction), 5.10 (Urban Greening) and 5.11 (Green Roofs and Development Site Environs) of the London Plan 2016; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.