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Item No. 7.2	Classification: OPEN	Date: 14 September 2020	Meeting Name: Planning Sub-Committee B
Report title:	<p>Development Management planning application: Application 20/AP/1472 for: Full Planning Application</p> <p>Address: FENDALL STREET GARAGES, LAND ON ST SAVIOUR'S ESTATE, FENDALL STREET, LONDON, SOUTHWARK</p> <p>Proposal: Demolition of existing garages and maintenance store and redevelopment to provide a new 5 storey residential building (Use Class C3) of 16no. affordable homes comprising 6 x one bed flats, 7 x two bed flats and 3 x three bed duplexes, with associated landscaping works, a ball court, children's playspace and 1no. blue badge parking space.</p>		
Ward(s) or groups affected:	London Bridge And West Bermondsey		
From:	Director of Planning		
Application Start Date	29/05/2020	Application Expiry Date	28/08/2020
Earliest Decision Date	06/07/2020		

RECOMMENDATION

1. That the planning application be granted subject to conditions and a unilateral undertaking be provided.

EXECUTIVE SUMMARY

2. The proposed development is for the demolition of the existing garages on the application site and the construction of a 5 storey block containing 16 affordable, social rented dwellings. Associated works also include cycle parking, refuse storage, 1 blue badge wheelchair accessible car parking space, extensive hard and soft landscaping and the provision of 353 sq. m. children's playspace and a 144 sq. m. ball court.
3. The principle of development is considered acceptable as the proposed development would make an efficient use of land to positively contribute to affordable housing delivery in an appropriate location within the borough. The overall mix of dwellings is appropriate with 62.5% of units being 2 bedrooms or more. 18.8% of units would be 3 bedrooms or more and when considered alongside a further application currently pending consideration at St Saviours Estate on Maltby Street (20/AP/1941), an average of 30.2% family housing would be provided. All units would meet minimum space standards and would provide private external amenity space in the form of balconies. The proposal would also significantly improve the open space adjacent to the building with landscaping, a ball court and children's playspace.
4. The architecture of the proposed development would respond well in height, layout and massing to its constrained position with St Saviours Estate. The staggered design of the building would maintain a comfortable relationship with the neighbouring building

and the height and massing would not detract from the settings of nearby heritage assets.

5. The building has been designed to reduce the potential of overlooking neighbouring occupiers through its stepped form respecting neighbouring building lines. All neighbouring windows comply with No Sky Line (NSL) BRE guidance with the proposed development in place. Not all neighbouring windows fully comply with BRE guidance in terms of Vertical Sky Component (VSC) values, the values are not significantly below BRE guidance and are common for urban London locations. Whilst there would be some impacts seen as a result of the proposed development in terms of daylight and sunlight, these impacts would not be significant enough to outweigh the benefits of the scheme

BACKGROUND INFORMATION

Site location and description

6. The application site refers to an existing garage site within St Saviours Estate and is bound by Fendall Street to the east and south with St Vincent House, a 7 storey building, immediately beyond. St Owen House, an 8 storey building, is located to the north, and Melford Court, which comprises 3 storey terraced buildings, is located to the west. St Saviour's Estate is a large council housing estate which was constructed in the late 1950s on land previously occupied by terraced housing, but cleared and used for temporary prefabricated housing following extensive war time damage. The application site comprises garages, car parking and a maintenance store associated with the wider estate, as well as soft landscaping and a ball court to the east.
7. The site is subject to the following designations:
 - Borough, Bermondsey and Rivers Archaeological Priority Zone
 - Urban Density Zone
 - Air Quality Management Area
 - Flood Zones 2 and 3
 - The Grange Controlled Parking Zone
8. The site is not in a conservation area, although the Bermondsey Street Conservation Area is approximately 22m to the south of the site and includes parts of Grange Walk and Fendall Street. Grade II listed Georgian properties Nos. 2, 4 and 6 Grange Walk are located a minimum of 80m from the site and Grade II* listed No. 67 Grange Walk is located approximately 28m to the south of the site. The westward view along Grange Walk is identified as an attractive townscape view.

The surrounding area

9. The immediate surrounding area is predominantly residential in land use and comprises a mix of architectural styles and building heights, generally ranging from 2 storeys to 8 storeys. The nearest commercial uses are approximately 130m to the west of the site, primarily on Tower Bridge Road.

Details of proposal

10. The proposed development seeks the demolition of the existing garages and maintenance store on site and the construction of a 5 storey Use Class C3 residential building to provide 16 dwellings. The building would be in the form of two volumes that interlock around a central core. The elevations would comprise brickwork with dressed punched-hole openings and inset corner balconies, finished with parapets and a flat roof.

11. The proposed development would comprise 6 x 1 bedroom flats, 7 x 2 bedroom flats and 3 x 3 bedroom duplexes. All of the units would be affordable rented and one wheelchair accessible unit would be provided. Associated works also include cycle parking, refuse storage, 1 blue badge wheelchair accessible car parking space, extensive hard and soft landscaping and the provision of 353 sq. m. children's playspace and a 144 sq. m. ball court.

Planning history

12. See appendix 1 for any relevant planning history of the application site.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

13. The main issues to be considered in respect of this application are:

- Principle of the proposed development in terms of land use
- Density
- Affordable housing and dwelling mix including wheelchair housing
- Quality of residential accommodation
- Design, layout and heritage assets
- Landscaping and trees
- Outdoor amenity space, children's playspace and public open space
- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Transport and highways
- Energy and sustainability
- Ecology and biodiversity
- Air quality
- Ground conditions and contamination
- Water resources and flood risk
- Archaeology
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and borough community infrastructure levy (CIL)
- Consultation responses, and how the application addresses the concerns raised
- Community impact and equalities assessment
- Human rights; and,
- Positive and proactive statement

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

Legal Context

15. 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.
16. 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)

17. 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. Paragraph 212 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 places)
Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)

London Plan 2016

18. The relevant policies from the London Plan 2016 are:

Policy 3.3 (Increasing housing supply)
Policy 3.4 (Optimising housing potential)
Policy 3.5 (Quality and design of housing developments)
Policy 3.7 (Large residential developments)
Policy 3.8 (Housing choice)
Policy 3.9 (Mixed and balanced communities)
Policy 3.11 (Affordable housing targets)
Policy 3.18 (Education facilities)
Policy 5.1 (Climate change mitigation)
Policy 5.2 (Minimising carbon dioxide emissions)
Policy 5.3 (Sustainable design and construction)
Policy 5.12 (Flood risk management)
Policy 5.13 (Sustainable drainage)
Policy 5.16 (Waste net self-sufficiency)
Policy 6.3 (Assessing effects of development on transport capacity)
Policy 6.9 (Cycling)
Policy 6.10 (Walking)
Policy 6.13 (Parking)
Policy 7.3 (Designing out crime)
Policy 7.4 (Local character)
Policy 7.5 (Public realm)
Policy 7.6 (Architecture)
Policy 7.19 (Biodiversity and access to nature)
Policy 7.21 (Trees and woodlands)

Core Strategy 2011

19. The relevant policies from the Core Strategy 2011 are:

Strategic Policy 1 (Sustainable development)
Strategic Policy 2 (Sustainable transport)
Strategic Policy 5 (Providing new homes)
Strategic Policy 6 (Homes for people on different incomes)
Strategic Policy 7 (Family homes)

Strategic Policy 11 (Open spaces and wildlife)
Strategic Policy 12 (Design and conservation)
Strategic Policy 13 (High environmental standards)

Southwark Plan 2007 - saved policies

20. 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 saved policies of the Southwark Plan 2007 are:

Policy 3.2 (Protection of amenity)
Policy 3.3 (Sustainability assessment)
Policy 3.4 (Energy efficiency)
Policy 3.6 (Air quality)
Policy 3.7 (Waste reduction)
Policy 3.9 (Water)
Policy 3.11 (Efficient use of land)
Policy 3.12 (Quality in design)
Policy 3.13 (Urban design)
Policy 3.14 (Designing out crime)
Policy 4.1 (Density)
Policy 4.2 (Quality of residential accommodation)
Policy 4.3 (Mix of dwellings)
Policy 5.2 (Transport impacts)
Policy 5.3 (Walking and cycling)
Policy 5.6 (Car parking)
Policy 5.7 (Parking Standards for disabled people and the mobility impaired)

Relevant Supplementary Planning Guidance (SPGs) and Documents (SPDs)

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

Housing SPG 2016
Sustainable Design and Construction SPG 2014
Play and Informal Recreation 2012
2015 Technical Update to the Residential Design Standards SPD 2011

Emerging planning policy

Draft New London Plan

22. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2 March 2018. Following an Examination in Public, the Mayor then issued the Intend to Publish London Plan, which was published in December 2019.
23. The Secretary of State responded to the Mayor in March 2020 where he expressed concerns about the Plan and has used his powers to direct changes to the London Plan. The London Plan cannot be adopted until these changes have been made.
24. The draft New London Plan is at an advanced stage. Policies contained in the Intend to Publish (ItP) London Plan published in December 2019 that are not subject to a

direction by the Secretary of State carry significant weight. 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.

New Southwark Plan

25. 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) on 27 February 2018. The New Southwark Plan Proposed Submission Version: Amended Policies January 2019 consultation closed in May 2019. These two documents comprise the Proposed Submission Version of the New Southwark Plan.
26. These documents and the New Southwark Plan Submission Version (Proposed Modifications for Examination) were submitted to the Secretary of State in January 2020 for Local Plan Examination. The New Southwark Plan Submission Version (Proposed Modifications for Examination) is the council's current expression of the New Southwark Plan and responds to consultation on the NSP Proposed Submission Version.
27. In April 2020 the Planning Inspectorate provided their initial comments to the New Southwark Plan Submission Version. It was recommended that a further round of consultation take place in order to support the soundness of the Plan. Consultation is due to take place on this version of the NSP between June and August 2020. The final updated version of the plan will then be considered at the Examination in Public (EiP)
28. It is anticipated that the plan will be adopted in late 2020 following the 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.

Consultation responses from members of the public

29. Summarised below are the material planning considerations raised by members of the public.
30. Design quality and site layout:
 - Scale of development.
31. Neighbour amenity impacts:
 - Impact on daylight and sunlight levels.
 - Overlooking / privacy issues.
 - Increase in noise.
32. Transport, parking, highways, deliveries and servicing matters:
 - Refuse storage location.
33. Ecology and biodiversity:

- Need for a biodiverse roof.
- Impact on landscaping and biodiversity.

34. Security and prevention of anti-social behaviour:

- Landscaping will cause anti-social behaviour.

35. These matters are addressed comprehensively in the relevant parts of this report.

ASSESSMENT

Principle of the proposed development in terms of land use

36. Policy 3.3 of the London Plan and Strategic Policy 5 of the Core Strategy seek to increase housing supply and provide new homes within the borough. Further to this, Strategic Policy 6 of the Core Strategy states that development will provide homes for people on different incomes. The application site is an existing car park area comprising 22 garages and 8 forecourt car parking spaces associated with St Saviours Estate. The immediate surrounding area, being St Saviours Estate, is solely residential in land use and the wider surrounding area is also predominantly residential in land use. Due to the site's residential context, the principle of providing additional residential units at this location is considered acceptable and would contribute to housing need. Furthermore, the principle of providing a wholly council rented residential development is supported.
37. The proposal would result in the loss of garages and car parking which is a land use that does not have any planning policy protection. The impact of the loss of the garages and car parking is assessed further within the Transport section of this report.
38. The principle of development is considered acceptable as the proposed development would make an efficient use of land to positively contribute to affordable housing delivery in an appropriate location within the borough.

Density

39. The proposed development includes 48 habitable rooms on a 0.35 hectare site and therefore would have a density of 137 habitable rooms per hectare (HR/Ha). This falls below the density range of 200 to 700 for the urban density zone. It is however acknowledged that this density is a result of the site's context, to maintain the amenity of existing residents and because the site boundary includes extensive playspace and a ball court. The proposed density is therefore considered appropriate and acceptable for the application site and it is not an inefficient use of land.

Affordable housing and dwelling mix including wheelchair housing

40. All of the proposed 16 units would be affordable housing which exceeds planning policy requirements. This provision is to be secured via a legal agreement.
41. The following unit mix is proposed:

Unit size	No. of social rent	Percentage of unit type	Habitable rooms
1 bed (2P)	6	37.5%	12
2 bed (4P)	7	43.7%	21

3 bed (5P)	3	18.8%	15
All units	16	100%	48

42. The overall mix of dwellings, as set out above, is appropriate with 62.5% of units being 2 bedrooms or more, complying with Strategic Policy 7 of the Core Strategy. It is noted that the proportion of 3 bedroom homes is slightly below the prescribed 20%, at 18.8%. A further application on St Saviours Estate is currently pending consideration for the redevelopment of existing garages at Maltby Street to provide a residential building containing 24 affordable, social rented homes (20/AP/1941). The following unit mix is proposed:

Unit size	No. of social rent	Percentage of unit type	Habitable rooms
1 bed (2P)	8	33.3%	12
2 bed (4P)	6	25%	21
3 bed (5P)	6	25%	15
3 bed (6P)	2	8.3%	
4 bed (7P)	2	8.3%	
All units	24	100%	48

43. The application at Maltby Street (20/AP/1941) seeks the provision of 33.3% 3 bedroom units and 8.3% 4 bedroom units, therefore providing 41.6% family housing. Across the two sites, an average of 30.2% family housing is proposed which would exceed the prescribed 20% of Strategic Policy 7 of the Core Strategy, the slight shortfall for this application is considered to be acceptable because of this.
44. A 3 bedroom 5 person wheelchair accessible duplex unit is proposed across ground and first floors which has been designed to comply with M4(3), including a through floor lift. This is consistent with the 10% requirement by habitable room for wheelchair accessible housing established within Saved Policy 4.3 of the Local Plan and Policy 3.8 of the London Plan.
45. Overall, the proposed mix of dwellings is considered acceptable for a fully social rented scheme.

Quality of residential accommodation

46. All of the proposed units would meet or exceed the required overall Gross Internal Area (GIA) and individual room sizes as nationally described and set out within the 2015 Technical Update to the Residential Design Standards SPD 2011 and thus would provide good quality sized affordable units.
47. All of the proposed dwellings would benefit from dual aspect layouts as there are 4 units per floor. All windows within the habitable rooms would have access to good levels of light and outlook. The proposed building lines have been designed to create sufficient separation distances of a minimum 18m so as not to create overlooking or

privacy issues with neighbouring properties.

48. All of the proposed units include balconies ranging from 5.6 sq. m. to 7.8 sq. m. in total area, with the duplex units benefiting from multiple balconies. As such, all dwellings would benefit from private outdoor amenity space, including over 10 sq. m. in total for all 3 bedroom units. This provision is in line with the requirements of the 20215 Technical Update to the Residential Design Standards SPD 2011.
49. No designated communal amenity space is proposed solely for future occupiers of the building, however extensive hard and soft landscaping is proposed across the application site. This would provide public open space for future occupiers to be shared with rest of St Saviours Estate and would significantly enhance the current landscaping. Additionally, 353 sq. m. of children's playspace and a 144 sq. m. ball court are proposed within the application site.
50. Overall, the proposed development would provide a high quality of both internal and external accommodation for future occupiers which is in line with policy requirements.

Design, layout and heritage assets

51. The proposed development is for a 5 storey building in the form of two volumes that interlock around a central core. Although this design approach is different from the linear block form of St Saviours Estate, the proposed compact built form would sit well within a relatively constrained part of the estate. The siting of the building, beyond the flank ends of the existing blocks, and the staggered design, would be effective in maintaining sufficient distances of approximately 18m and over 20m from St Owen House and St Vincent House, respectively, and directing views away from neighbouring occupiers.
52. The proposed 5 storey building would sit distinctly below the neighbouring properties of St Vincent House, at 7 storeys, and St Owen House, at 8 storeys. Nonetheless, it would remain sufficiently scaled to essentially complete the fourth side of the square, providing a coherent sense of enclosure to the gardens. The height also means that the building would not be overwhelming when experienced from Aylwin Estate and Melford Court to the south west, with the proposed 5 storeys transitioning down comfortably from the adjacent tall slab blocks to the lower height of the neighbouring 3 and 4 residential blocks.
53. Furthermore, the relatively modest scale would not be harmful on the townscape within Grange Walk or within the setting of the Bermondsey Street Conservation Area and listed buildings at Nos. 2, 4, 6 and 67 Grange Walk. The tight form of Grange Walk ensures that the building would not be seen in the backdrop to views of the listed buildings, whilst the important local view within Grange Walk is westwards towards Bermondsey Square and would therefore be unaffected as it is in the opposite direction.
54. The main residential entrance to the building would be on the southern elevation and therefore readily visible in the approach from Fendall Street and its junction with Grange Walk. The design of the entrance, with a canopy and projecting site panels, would be strongly legible and engaging. The elevations would have a robust brickwork character, with punched-hole openings that are given more prominence by featuring projecting window surrounds, lintels and mullion details. The proposed materials include a lighter pinkish/ buff for the main brickwork a red tone for the base and parapet. These colour distinctions would work well to add visual interest to the design and to emphasise the base and cap as the building, further enhanced by 'rustification' detailing. The windows would be composite aluminium and timber, with an off-white

anodised finish which would sit well with brickwork. The projecting window details would add depth to the openings and act as fins that provide solar shading and help control outlook, limiting the potential for overlooking to neighbouring occupiers. These would be profiled with a pleated detailing and finished in ceramic tiling, which would also be used on the side panels of the main entrance o the building, ensuring a consistent design. A condition has been recommended for sample panels of all proposed external facing materials to be submitted in order to ensure a high quality design. A condition has also been recommended for detailed plans, sections and elevations to be submitted.

55. Overall, the architecture of the proposed development would respond well in height, layout and massing to its constrained position with St Saviours Estate. The staggered design of the building would maintain a comfortable relationship with the neighbouring building and the height and massing would not detract from the settings of nearby heritage assets.

Landscaping and trees

56. The proposal includes the removal of one Category B tree (T18 - Acer) and one Category U tree (T5 - Sophora) and seeks to retain all other trees across the application site. The Category B tree does provide amenity value when viewed as part of a group, the mitigation proposed would not only offset this loss whilst but also result in a net gain of trees and biodiversity. A total of 17 trees of native planting are proposed across the application site, including a cluster of trees between the proposed building and the adjacent Melford Court. Conditions have therefore been recommended for an Arboricultural Method Statement to be submitted prior to works commencing and for a completed schedule of site supervision and monitoring to be submitted.
57. As mentioned, extensive landscaping is proposed across the application site which would significantly improve the existing open space. This area would also include children's playspace and a ball court. A condition has therefore been recommended for details of hard and soft landscaping to be submitted.
58. Subject to the recommended conditions, it is considered that the proposed development is acceptable with regard to landscaping and trees and would result in significant urban greening, in line with policy requirements.

Children's playspace

59. As required by policy, the proposed development would provide children's playspace within the boundaries of the application site. The proposed development indicates a child yield of 13.7 and as such, a minimum of 136.7 sq. m. of playspace is required.
60. The proposal includes the provision of 353 sq. m. of children's playspace, as well as a 144 sq. m. ball court to replace the existing ball court on site. This is a significant contribution of playspace which would also be made available to the existing residents of St Saviours Estate, this provision was well received at residents' consultation and would be secured via a legal agreement.

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

61. The height, as well as the location of the building centrally within the site with appropriate staggering, would ensure that there would not be a feeling of enclosure caused to neighbouring occupiers.

62. To the east, the proposed development would overlook the open space and as such, would not impact on the amenity of neighbouring occupiers. This would also provide beneficial informal surveillance to the open space. The layout of the building, which is split into two volumes, has been designed so as to ensure separation distances of approximately 18m to St Owen House and over 14m to Melford Court.
63. To the north, views would be directed towards the gap in the estate to Abbey Street, with the building line stepping back to create a separation distance from St Owen House of approximately 18m and therefore minimising the potential for direct overlooking. Similarly, the view south would be directed through the existing gap in the buildings to Grange Walk, with the building line stepping back to create a separation distance of over 14m to Melford Court. This elevation of Melford Court comprises small secondary windows at first floor, whilst the second floor windows are set even further back from the building line. It is therefore considered that a sufficient separation distance would be created. Due to the orientation of Aylwin Estate away from the application site there is no potential for direct overlooking from the proposed development.
64. The applicant has submitted a daylight and sunlight assessment which looks at the potential impacts of the development on the surrounding properties at St Vincent House, 6 – 11 Melford Court, 15-29 Aylwin Estate, 1-2 Radcliffe Road and 1-36 St Owen House.
65. Within this, an overshadowing assessment demonstrates that the neighbouring amenity areas at 1-2 Radcliffe Road would retain 2 hours of sunlight on the 21st March to 70-75% of their area and the communal amenity areas within St Saviours Estate would retain at least 75%. This is compliant with BRE guidance for overshadowing.
66. › No Sky Line (NSL) measures the distribution of diffuse daylight within a room. BRE guidance states that if the NSL moves so that the area of the existing room which does receive direct skylight is reduced to less than 0.8 times its former value, then a noticeable impact will be seen.
67. BRE guidance states that if the Vertical Sky Component (VSC) at the centre of a window is more than 27%, or if not, then it is more than 80% (0.8 ratio) of its former value, then the diffuse daylight of the existing building will not be adversely affected.

St Vincent House

68. All windows within St Vincent House meet BRE guidance in terms of VSC when directly assessed, with the exception of a row of 4 ground floor kitchen windows on the northern facade. The VSC values of these windows as a result of the proposed development would range from 6% to 6.6%, with reduction factors of 0.64 to 0.76. The reduction factors are not significantly below the BRE guidance of 0.8. These windows are all situated below access decks and already have low VSC values, partly as a result of these overhangs. As a secondary assessment, these windows have also been considered without the impacts of the access decks in line with BRE guidance. On this basis, one window (W2/50) would have a VSC value of 26.3% and all other windows would have a VSC value above 27%. Furthermore, the reduction factor of all windows from their former value would be above a ratio of 0.8 suggesting that a significant factor of the low VSCs is the existing overhangs.
69. All of the windows within St Vincent House would comply with BRE guidance in terms of NSL as the areas of the existing rooms which receive direct skylight would not be reduced to less than 0.8 times its former value. Overall, whilst there would be a slight impact to some windows within St Vincent House, appropriate levels of daylight would

still be received with the proposed development in place. The impact on overall living standards for residents of St Vincent House would not be significant.

6-9 Melford Court

70. These 3 storey properties are located to the south west of the application site and are accessed via Fendall Street. There are no windows located at ground floor fronting the application site. At first floor these properties comprise open plan living/kitchen/dining rooms served by multiple windows. The small rear windows which front the application site would not meet BRE guidance as they would experience proportional VSC reductions at a ratio of up to 0.66 and retain VSC value of at least 21%. Notwithstanding this, the overall rooms would still receive significant levels of daylight and sunlight from existing windows on other elevations which would not be affected by the proposed development. It is therefore considered that whilst the small secondary windows to the rear of the properties would experience a slight reduction in daylight levels, the overall rooms would not be significantly adversely affected.
71. Similarly, at second floor the windows fronting the application site serve dual aspect bedrooms. The VSC values of these windows as a result of the proposed development would range from 23.3% to 24.5% and would experience reduction factor ratios from the existing values ranging from 0.77 to 0.8. As such, these windows would not experience significant reductions and would only be slightly below BRE guidance. Again, these windows serve dual aspect bedrooms so it is considered that the overall rooms would still experience sufficient levels of daylight.
72. In terms of NSL these windows would experience reduction factors of 0.97 to 1.00 meaning there would not be a noticeable impact on the distribution of diffuse daylight received, in compliance with BRE guidance.

10-11 Melford Court

73. These properties form the remainder of the terrace at Melford Court and are of the same internal layout as 6-9 Melford Court, as set out above. The small secondary windows to the living/kitchen/dining/rooms at first floor would have VSC values of 22.2% and 21.4% for Nos. 10 and 11 respectively. These would not be more than 0.8 times the former VSC value, at 0.74 and 0.77, however these ratios are only slightly less than BRE guidance. Furthermore, these are secondary windows to open plan living spaces which benefit from windows that would not be affected at all as a result of the proposed development. As such, the overall impact is not considered to be significant in terms of daylight.
74. At second floor, the windows serving bedrooms would have VSC values of ranging from 21.1% to 25.3%, however would still be more than 0.8 times their former value. As such, these windows would meet BRE guidance following the proposed development. These rooms are also served by additional windows to the front of the properties.
75. In terms of NSL these windows would experience reduction factors of 0.97 to 1.00 meaning there would not be a noticeable impact on the distribution of diffuse daylight received, in compliance with BRE guidance.

1-2 Radcliffe Road

76. All of the windows within these properties would comply with BRE guidance in terms of both VSC and NSL.

Aylwin Estate

77. All of the windows within these properties would comply with BRE guidance in terms of both VSC and NSL.

St Owen House

78. St Owen House is an 8 storey building within St Saviours Estate located to the north of the application site. None of the windows from the 3rd to 8th floor would be impacted in terms of daylight and sunlight as a result of the proposed development, fully complying with BRE guidance.
79. The ground floor windows serve living rooms and currently retain VSC values ranging from range from 31.9% to 32.7%. As a result of the proposal, these windows would experience VSC values ranging from 17.8% to 23%. These windows have also been assessed with the balconies removed which shows that the VSC values would range from 18.4% to 23.7%, a ratio decrease of 0.56 to 0.74 their former value. It is acknowledged that these rooms would experience reductions in daylight levels beyond BRE guidance, however it is acknowledged that these VSC levels are not uncommon for an urban London location and on balance, given the benefits of the proposed development, are considered acceptable.
80. The first floor windows, which serve bedrooms, would also experience reductions in daylight levels received, experiencing VSC values of 18.6%, 21.8% and 23.3%. With the balconies removed the resulting VSCs of the windows would be 21%, 24.2% and 25.9% at ratios of 0.62, 0.71 and 0.76 their former value, respectively. The daylight demands for bedrooms are not considered as great as other habitable rooms as their primary function is to provide sleeping accommodation. On balance, the resulting losses in terms of VSC are considered acceptable.
81. The second floor windows serving living rooms currently retain VSC values ranging from 34.2% to 35% and as a result of the proposal would experience VSC values of 23.6% to 28%. Again, these have again been assessed with the balconies removed. Of the 6 windows, 3 would not meet BRE guidance. These windows would have resulting VSC values of 24.2% to 25.9% at ratios of 0.68 to 0.73 their former value. Again, these VSC levels are not uncommon in an urban London location and are not significantly below the 0.8 BRE guidance.
82. All of the windows within St Owen House would comply with BRE guidance in terms of NSL as the areas of the existing rooms which receive direct skylight would not be reduced to less than 0.8 times its former value. Overall, whilst there would be a slight impact to some windows within St Vincent House, as shown by the VSC values, appropriate levels of daylight would still be received with the proposed development in place in terms of NSL.

Summary

83. The building has been designed to reduce the potential of overlooking neighbouring occupiers through its stepped form respecting neighbouring building lines. All neighbouring windows comply with No Sky Line (NSL) BRE guidance with the proposed development in place. Whilst it is acknowledged that not all neighbouring windows fully comply with BRE guidance in terms of Vertical Sky Component (VSC) values, the values are not significantly below BRE guidance and are common for urban London locations. Some of the windows are also secondary windows to dual aspect rooms. On balance, it is considered that whilst there would be some impacts seen as a result of the proposed development in terms of daylight and sunlight, these impacts would not be significant enough to outweigh the benefits of the scheme.

Transport issues

84. The development would result in the loss of 22 garages and 8 forecourt car parking spaces which are currently allocated to residents at the adjacent St Vincent House on a permit holder basis. The applicant's consultants have carried out an overnight on-street parking survey on Tuesday 22nd January 2019 and Wednesday 23rd January 2019 for the immediate surrounding roads including Riley Road, Abbey Street, The Grange, Maltby Street, Grange Walk, Fendall Street and Crimscott Street.
85. The Grange Controlled Parking Zone (CPZ) provides parking control in the vicinity of the site weekdays from 08:00 to 18:30. The proposed development would be car free, with the exception of 1 blue badge wheelchair accessible bay, which meets policy requirements of the London Plan. The parking survey identifies the capacity on surrounding streets and concludes that overall parking stress levels were at 66% and 67% on the two overnight periods assessed. As such, this indicates that the local highway network has the capacity for at least 64 additional cars to lawfully park on-street overnight. This is more than sufficient to off-set the loss of the garages and forecourt parking spaces on the application site and it is therefore considered that the proposed development would not adversely impact on parking capacity within the area.
86. The proposed development would provide a total of 46 cycle parking spaces within an enclosed and covered external cycle storage area and as Sheffield stands for visitors. According to Policy 6.9 of the London Plan, a total of 29 long stay cycle parking spaces are required for the 16 residential dwellings proposed. As such, the proposed development would provide in excess of requirements in order to also provide cycle storage provision for existing residents of St Vincent's House. This provision therefore goes beyond policy requirements and is supported. A condition has been recommended to ensure the provision of this cycle storage.
87. Refuse storage is proposed internally at ground floor which is within 10m of the collection point. This would be on-street via a proposed widened section of Fendall Street, as part of the existing refuse collection route and strategy for the wider estate. This arrangement is therefore considered acceptable. Furthermore, swept path drawings have also been submitted which demonstrate a refuse vehicle manoeuvring along Fendall Street. This refuse storage provision is to be secured via condition.
88. The applicant would also enter into a S278 agreement to complete relevant highways works associated with the proposed development. This would be secured via the unilateral undertaking.

Energy and sustainability

89. The London Plan target is for all major developments to be carbon neutral. The submitted Energy and Sustainability Statement outlines that CO₂ emissions would achieve 50.5% lower than Part L 2013 compliant development. Photo Voltaic (PV) panels are proposed at roof level. The remainder of carbon savings are therefore to be provided as part of an off-site contribution of £54,000 in accordance with the S106 Planning Obligations and Community Infrastructure Levy (CIL) SPD 2015. Subject to the off-site contribution being made, the application is considered to be policy compliant in sustainability and energy terms.

Ecology and biodiversity

90. A Bat Survey Report has been submitted which identifies that there are currently no active bat roosts within the application site. This report is considered acceptable by

Southwark's Ecology Officer and it is advised that an ecological management plan, including details of a biodiverse roof and soft landscaping, is submitted.

91. Conditions are also recommended to ensure the provision of a biodiverse roof underneath the PVs and for swift nesting bricks to be provided.
92. Again, a condition has been recommended for a hard and soft landscaping scheme to be submitted, including extensive tree planting, which would increase biodiversity net gain. Subject to these conditions it is considered that the proposed development would meet policy requirements and be acceptable with regard to ecology and biodiversity.

Air quality

93. The application site is located within an Air Quality Management Area, however an Air Quality Assessment has been submitted which identifies that the proposed development would not be significantly affected by road traffic, with both nitrogen dioxide and particulate matter concentrations being well below the air quality objections. The impacts of existing pollution sources on future occupiers is also deemed to be insignificant and as such, air quality would not be an issue for future occupiers and mitigation measures are incorporated into the submitted report.

Ground conditions and contamination

94. The applicant has conducted a Preliminary Investigation Report for the application site and a subsequent Phase 2 assessment, which found contamination present on the application site. This has been reviewed by Southwark's Environmental Protection Team and it is deemed that the proposed remediation strategy set out is acceptable. A condition has been recommended requiring a verification report providing evidence that all works required by the remediation strategy have been completed to be submitted.

Water resources and flood risk

95. The application site is located in Flood Zones 2 and 3, in an area benefiting from flood defences. A Flood Risk Assessment has been submitted which identifies that the risk of flooding on the application site from all sources is low. This has been reviewed by Southwark's Flood Management Team and no concerns have been raised. Conditions have been recommended, as requested by the Environment Agency, stating that no drainage systems for the infiltration of surface water drainage into the ground or piling or any other foundation designs using penetrative methods are permitted unless approved in writing by the Local Planning Authority.

Archaeology

96. The application site is located within Borough, Bermondsey and Rivers Archaeological Priority Zone. An Archaeological Desk Based Assessment has been submitted which identifies that the site has the potential to reveal remains of the predecessor land use of the Bermondsey Abbey located to the east of the site. As such, various conditions have been recommended to ensure appropriate consideration over archaeology throughout the construction process.
97. Furthermore, a financial contribution to support the effective monitoring of archaeological matters is to be secured via a legal agreement.

Planning obligations (S.106 undertaking or agreement)

98. The required obligations and contributions would be secured through a unilateral

undertaking agreement within the Council.

99. In accordance with the Section 106 Planning Obligations SPD, the following agreements would mitigate the potential impacts of the proposed development:
 - Carbon off-set: 30 tonnes CO₂ required to be off-set so 30 x £1,800 = £54,000 to be contributed.
 - Children's play space: The applicant will provide 353 sq. m. of play space and a 144 sq. m. ball court on site.
 - Affordable housing: 100% social rented will be secured.
 - Archaeology monitoring: A contribution towards the cost of providing archaeological technical support. £3,389 as the proposed development is between 101 sq. m. and 4,999 sq. m.
100. The highways team have also requested the following works by way of a Section 278 agreement:
 - Construct the vehicle turning head to adoptable standards.
 - Promote and install parking restrictions (double yellow lines) within the turning head.
 - Extend the western footway on Fendall Street up to the proposed turning head.
 - The applicant or developer will be required to repair any damage to the highway due to construction activities for the development including construction work and the movement of construction vehicles.
 - Detailed drawings confirming that surface water from private areas will not flow onto public highway in accordance with Section 163 of the Highways Act 1980.
101. Should the unilateral undertaking not be provided, it is proposed that the development be refused for the following reason:

The development would fail to provide the planning obligations required and thus be contrary to:

- The National Planning Policy Framework 2019
- Policy 3.12 (Negotiating affordable housing) of the London Plan 2016
- Strategic Policy 6 (Homes for people on different incomes) of the Core Strategy 2011
- Saved Policies 2.5 (Planning obligations) and 4.4 (Affordable housing) of the Southwark Plan 2007 and
- Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015.

Consultation responses, and how the application addresses the concerns raised

Consultation responses from internal and divisional consultees

102. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.
103. Environmental Protection Team:
 - Advise conditions relating to noise, construction management and ground contamination

Officer response to issues raised: Conditions recommended.

104. Design and Conservation Team:

- No objection is raised on design grounds, subject to conditions
- Advised conditions relating to sample materials, detailed plans and hard and soft landscaping

Officer response to issues raised: Conditions recommended.

105. Flood Risk Management Team:

- Reviewed the Flood Risk Assessment and raise no objections

Officer response to issues raised: Noted.

106. Ecologist:

- Requested a bat survey which was subsequently submitted and considered acceptable
- Advise conditions for a biodiversity roof and swift nesting boxes to be provided

Officer response to issues raised: Conditions recommended.

107. Archaeologist:

- There is the potential for archaeological remains to be found on the application site
- Advise various conditions for archaeological details to be submitted
- Request a financial contribution for effective monitoring of the works to be carried out

Officer response to issues raised: Conditions recommended and financial contribution to be secured through a legal agreement.

108. Highways Development Management:

- Require highways works to be secured via a S278 agreement.

Officer response to issues raised: S278 agreement to be incorporated into legal agreement.

109. Transport Planning Policy:

- Loss of existing garages and car parking acceptable as set out in the Transport Statement
- Proposed refuse and cycle storage is acceptable

Officer response to issues raised: Conditions recommended to ensure refuse and cycle storage shown on plans is provided.

110. Urban Forester:

- Advise conditions to ensure tree protection measures and monitored

Officer response to issues raised: Conditions recommended.

Consultation responses from external consultees

111. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.
112. Environment Agency:
 - Considers that the development will be at low risk from flooding
 - Agree that remedial measures for the protection of controlled waters is not required
 - Recommend conditions relating to drainage systems and piling

Officer response to issues raised: Conditions recommended.

113. Thames Water:

- No objection

Officer response to issues raised: Noted.

114. Metropolitan Police:

- Considers that the development is suitable to achieve Secured by Design accreditation
- Advise conditions for Secured by Design measures to be submitted and for a prior to occupation inspection to take place

Officer response to issues raised: Conditions recommended.

115. These matters are addressed comprehensively in the relevant preceding parts of this report.

Community impact and equalities assessment

116. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
117. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
118. 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.
119. 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

120. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
121. This application has the legitimate aim of providing 16 residential dwellings. 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

122. 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.
123. 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.

124. **Positive and proactive engagement: summary table**

Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
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	YES

submit their recommendation in advance of the statutory determination date?

CONCLUSION

125. The proposed development seeks the demolition of the existing garages and car parking on the application site and the construction of a 5 storey building comprising 16 social rented dwellings. This is considered to be an efficient use of land which would contribute to housing need in the borough. All proposed dwellings would provide a high quality of accommodation, with private external amenity space and improved public open space for the wider St Saviours Estate.
126. There is sufficient parking capacity on surrounding streets and as such, the proposal would not result in any parking displacement and would be car-free, in line with planning policy. The architectural design is considered acceptable and would not adversely impact on the amenity of neighbouring occupiers by virtue of its, siting, height and scale.
127. It is therefore recommended that the application is granted, subject to conditions and a unilateral undertaking.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: H1 Application file: 20/AP/1472 Southwark Local Development Framework and Development Plan Documents	Chief Executive's 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	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Relevant planning history (none)
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Abbie McGovern, Planning Officer	
Version	Final	
Dated	19 August 2020	
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	25 August 2020	

Consultation undertaken

Site notice date: n/a.

Press notice date: 18/06/2020

Case officer site visit date: n/a

Neighbour consultation letters sent: 08/06/2020

Internal services consulted

Archaeology

Design and Conservation Team [Formal]

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Transport Policy

Urban Forester

Waste Management

Statutory and non-statutory organisations

Environment Agency

Metropolitan Police Service

Thames Water

Neighbour and local groups consulted:

32 St Owen House St Saviours Estate
Abbey Street London
Flat 9 Boulogne House St Saviours Estate
Abbey Street
Flat 21 Boulogne House St Saviours Estate
Abbey Street
Flat 19 Boulogne House St Saviours Estate
Abbey Street
19 Aylwin Estate Grange Walk London
Flat 13 70 Abbey Street London
Flat 12 84 Abbey Street London
Flat 11 84 Abbey Street London
Flat 4 84 Abbey Street London
18 St Owen House St Saviours Estate
Abbey Street London
Flat 1 Boulogne House St Saviours Estate
Abbey Street
Flat 15 70 Abbey Street London
Flat 10 Boulogne House St Saviours Estate
Abbey Street
9 Melford Court Fendall Street London
Flat 14 70 Abbey Street London

18 Aylwin Estate Grange Walk London
Flat 19 70 Abbey Street London
23 St Owen House St Saviours Estate
Abbey Street London
8 Melford Court Fendall Street London
33 St Owen House St Saviours Estate
Abbey Street London
3 St Owen House St Saviours Estate Abbey
Street London
22 St Owen House St Saviours Estate
Abbey Street London
20 St Owen House St Saviours Estate
Abbey Street London
2 St Owen House St Saviours Estate Abbey
Street London
19 St Owen House St Saviours Estate
Abbey Street London
17 St Owen House St Saviours Estate
Abbey Street London
Flat 6 70 Abbey Street London
Flat 3 70 Abbey Street London
Flat 20 Boulogne House St Saviours Estate

Abbey Street
15 Aylwin Estate Grange Walk London
Flat 23 70 Abbey Street London
Flat 17 70 Abbey Street London
Flat 1 84 Abbey Street London
14 St Owen House St Saviours Estate
Abbey Street London
Flat 1 70 Abbey Street London
36 St Owen House St Saviours Estate
Abbey Street London
11 St Owen House St Saviours Estate
Abbey Street London
Flat 2 Boulogne House St Saviours Estate
Abbey Street
Flat 15 Boulogne House St Saviours Estate
Abbey Street
2 Radcliffe Road London Southwark
Flat 7 70 Abbey Street London
21 St Owen House St Saviours Estate
Abbey Street London
9 St Owen House St Saviours Estate Abbey
Street London
Flat 6 Boulogne House St Saviours Estate
Abbey Street
8 St Owen House St Saviours Estate Abbey
Street London
25 Aylwin Estate Grange Walk London
22 Aylwin Estate Grange Walk London
7 St Owen House St Saviours Estate Abbey
Street London
35 St Owen House St Saviours Estate
Abbey Street London
34 St Owen House St Saviours Estate
Abbey Street London
24 St Owen House St Saviours Estate
Abbey Street London
Flat 9 70 Abbey Street London
28 Aylwin Estate Grange Walk London
26 Aylwin Estate Grange Walk London
23 Aylwin Estate Grange Walk London
Flat 21 70 Abbey Street London
Flat 11 70 Abbey Street London
Flat 10 70 Abbey Street London
Flat 20 70 Abbey Street London
Flat 3 Boulogne House St Saviours Estate
Abbey Street
27 Aylwin Estate Grange Walk London
4 St Owen House St Saviours Estate Abbey
Street London
29 St Owen House St Saviours Estate
Abbey Street London
26 St Owen House St Saviours Estate
Abbey Street London
15 St Owen House St Saviours Estate
Abbey Street London
Flat 4 Boulogne House St Saviours Estate

Abbey Street
Flat 17 Boulogne House St Saviours Estate
Abbey Street
Flat 14 Boulogne House St Saviours Estate
Abbey Street
24 Aylwin Estate Grange Walk London
16 Aylwin Estate Grange Walk London
Flat 5 70 Abbey Street London
Flat 5 84 Abbey Street London
10 Melford Court Fendall Street London
Flat 18 70 Abbey Street London
5 St Owen House St Saviours Estate Abbey
Street London
31 St Owen House St Saviours Estate
Abbey Street London
27 St Owen House St Saviours Estate
Abbey Street London
16 St Owen House St Saviours Estate
Abbey Street London
Flat 5 Boulogne House St Saviours Estate
Abbey Street
Flat 7 Boulogne House St Saviours Estate
Abbey Street
17 Aylwin Estate Grange Walk London
30 St Owen House St Saviours Estate
Abbey Street London
13 St Owen House St Saviours Estate
Abbey Street London
10 St Owen House St Saviours Estate
Abbey Street London
Flat 9 84 Abbey Street London
Flat 12 Boulogne House St Saviours Estate
Abbey Street
21 Aylwin Estate Grange Walk London
6 Melford Court Fendall Street London
Flat 16 70 Abbey Street London
Flat 8 70 Abbey Street London
Flat 2 70 Abbey Street London
Flat 10 84 Abbey Street London
Flat 7 84 Abbey Street London
Flat 16 Boulogne House St Saviours Estate
Abbey Street
Flat 4 70 Abbey Street London
11 Melford Court Fendall Street London
1 St Owen House St Saviours Estate Abbey
Street London
Flat 13 Boulogne House St Saviours Estate
Abbey Street
Flat 11 Boulogne House St Saviours Estate
Abbey Street
28 St Owen House St Saviours Estate
Abbey Street London
12 St Owen House St Saviours Estate
Abbey Street London
Flat 22 70 Abbey Street London
Flat 12 70 Abbey Street London

Flat 3 84 Abbey Street London
20 Aylwin Estate Grange Walk London
1 Radcliffe Road London Southwark
7 Melford Court Fendall Street London
Flat 2 84 Abbey Street London
Flat 8 Boulogne House St Saviours Estate
Abbey Street
Flat 6 84 Abbey Street London

Flat 8 84 Abbey Street London
25 St Owen House St Saviours Estate
Abbey Street London
Flat 18 Boulogne House St Saviours Estate
Abbey Street
6 St Owen House St Saviours Estate Abbey
Street London

APPENDIX 2

Consultation responses received

Internal services

Archaeology
Design and Conservation Team [Formal]
Ecology
Environmental Protection
Highways Development and Management
Transport Policy
Urban Forester

Statutory and non-statutory organisations

Environment Agency
Metropolitan Police Service
Thames Water

Neighbour and local groups consulted:

10 Melford Court Fendall Street London
2 Melford Court Fendall Street London
1 St Owen House Southwark SE1 3ED
5 Melford Court London Se1 3dx
Flat 4 St Owen House Abbey Street London

2 St Owen House St Saviours Estate London
7 Melford Court Fendall Street London
126 Crystal Palace Rd London SE22 9ER

APPENDIX 3

Relevant planning history

No relevant planning history

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	Demmi Russell London Borough of Southwark	Reg. Number	20/AP/1472
Application Type Recommendation	Major application GRANT subject to Legal Agreement	Case Number	H1

Draft of Decision Notice

Pending legal agreement for the following development:

Demolition of existing garages and maintenance store and redevelopment to provide a new 5 storey residential building (Use Class C3) of 16no. affordable homes comprising 6 x one bed flats, 7 x two bed flats and 3 x three bed duplexes, with associated landscaping works and 1no. blue badge parking space.

Fendall Street Garages Land On St Saviour's Estate Fendall Street London

In accordance with application received on 28 May 2020

and Applicant's Drawing Nos.:.

Proposed Plans

- Plans - Proposed Proposed Site Plan 0548-BPA-F-DR-A-P1110 Rev P1 received 28/05/2020
- Plans - Proposed Proposed Ground Floor Plan 0548-BPA-F-DR-A-P1110 Rev P1 received 28/05/2020
- Plans - Proposed Proposed First Floor Plan 0548-BPA-F-DR-A-P1111 Rev P1 received 28/05/2020
- Plans - Proposed Proposed Second _ Third Floor Plan 0548-BPA-F-DR-A-P1112 Rev P1 received 28/05/2020
- Plans - Proposed Proposed Fourth Floor Plan 0548-BPA-F-DR-A-P1114 Rev P1 received 28/05/2020
- Plans - Proposed Proposed Roof Plan 0548-BPA-F-DR-A-P1115 Rev P1 received 28/05/2020
- Plans - Proposed Proposed Elevations 0548-BPA-F-DR-A-P1200 Rev P1 received 28/05/2020
- Plans - Proposed Proposed West _ East Elevations 0548-BPA-F-DR-A-P1210 Rev P1 received 28/05/2020
- Plans - Proposed Proposed North _ South Elevations 0548-BPA-F-DR-A-P1211 Rev P1 received 28/05/2020
- Plans - Proposed Proposed Section AA _ BB 0548-BPA-F-DR-A-P1300 Rev P1 received 28/05/2020
- Plans - Proposed Duplex Type 01 - Lower - 3B5P 0548-BPA-F-DR-A-P3100 Rev P1 received 28/05/2020
- Plans - Proposed Duplex Type 01 - Upper - 3B5P 0548-BPA-F-DR-A-P3101 Rev P1 received 28/05/2020
- Plans - Proposed Duplex Type 02 - Lower - 3B5P 0548-BPA-F-DR-A-P3102 Rev P1 received 28/05/2020
- Plans - Proposed Duplex Type 02 - Upper - 3B5P Rev P1 received 28/05/2020
- Plans - Proposed Duplex Type 03 - Lower - 3B5P 0548-BPA-F-DR-A-P3104 Rev P1 received 28/05/2020
- Plans - Proposed Duplex Type 03 - Upper - 3B5P 0548-BPA-F-DR-A-P3105 Rev P1 received 28/05/2020
- Plans - Proposed Flat Type 01 - 2B4P 0548-BPA-F-DR-A-P3106 Rev P1 received 28/05/2020

Plans - Proposed Flat Type 02 - 1B2P Rev P1 received 28/05/2020
Plans - Proposed Communal Entrance Component 0548-BPA-F-DR-A-P4100 Rev P1 received 28/05/2020
Plans - Proposed Typical Window Type Component 0548-BPA-F-DR-A-P5000 Rev P1 received 28/05/2020
Plans - Proposed Typical Balcony Type Component 0548-BPA-F-DR-A-P5100 Rev P1 received 28/05/2020
Plans - Proposed Proposed Landscape Plan 0548-BPA-F-DR-A-P7000 Rev P1 received 28/05/2020
Plans - Proposed External Facade Study 0548-BPA-F-VS-A-P9000 Rev P1 received 28/05/2020
Plans - Proposed View from North East 0548-BPA-F-VS-A-P9001 Rev P1 received 28/05/2020
Plans - Proposed View from Grange Walk 0548-BPA-F-VS-A-P9002 Rev P1 received 28/05/2020

Other Documents

Document Preliminary Ecology Appraisal received 28/05/2020
Daylight/Sunlight assessment Daylight _ Sunlight Assessment received 28/05/2020
Flood risk assessment Flood Risk Assessment received 28/05/2020
Document Engagement Summary Template for the Development COnsulation Charter (Validation Requirement) received 28/05/2020
Air quality assessment Air Quality Assessment received 28/05/2020
Design and access statement Design _ Access Statement - Part 1 received 28/05/2020
Design and access statement Design _ Access Statement - Part 3 received 28/05/2020
Design and access statement Design _ Access Statement - Part 3 received 28/05/2020
Design and access statement Design _ Access Statement - Part 4 received 28/05/2020
Design and access statement Design _ Access Statement - Part 5 received 28/05/2020
Document Archaeological Desk Based Assessment received 28/05/2020
Document Detailed Uneploded Ordnance (UXO) Risk Assessment received 28/05/2020
Document Overheating Assessment received 28/05/2020
Document Preliminary Investigation Report (Desk Study _ Site Reconnaissance) - Part 1 received 28/05/2020
Document Preliminary Investigation Report (Desk Study _ Site Reconnaissance) - Part 2 received 28/05/2020
Document Preliminary Investigation Report (Desk Study _ Site Reconnaissance) - Part 3 received 28/05/2020
Document Preliminary Investigation Report (Desk Study _ Site Reconnaissance) - Part 4 received 28/05/2020
Document Preliminary Investigation Report (Desk Study _ Site Reconnaissance) - Part 5 received 28/05/2020
Document Preliminary Investigation Report (Desk Study _ Site Reconnaissance) - Part 6 received 28/05/2020
Document Preliminary Investigation Report (Desk Study _ Site Reconnaissance) - Part 7 received 28/05/2020
Drainage Plan/Strategy Drainage Statement received 28/05/2020
Energy statement Energy _ SUstainability Statement received 28/05/2020
Ground Investigation Report Ground Investigation Report received 28/05/2020
Planning statement Plannig Statemrnt received 28/05/2020
Transport assessment/statement Transport Statement received 28/05/2020
Arboricultural statement Aboricultural Report _ Impact Assessment received 28/05/2020

Permission is subject to the following Approved Plans Condition:

1. The development shall be carried out in accordance with the following approved plans:

Plans - Proposed Proposed Site Plan 0548-BPA-F-DR-A-P1110 Rev P1 received 28/05/2020

Plans - Proposed Proposed Ground Floor Plan 0548-BPA-F-DR-A-P1110 Rev P1 received 28/05/2020

Plans - Proposed Proposed First Floor Plan 0548-BPA-F-DR-A-P1111 Rev P1 received 28/05/2020

Plans - Proposed Proposed Second _ Third Floor Plan 0548-BPA-F-DR-A-P1112 Rev P1 received 28/05/2020

Plans - Proposed Proposed Fourth Floor Plan 0548-BPA-F-DR-A-P1114 Rev P1 received 28/05/2020

Plans - Proposed Proposed Roof Plan 0548-BPA-F-DR-A-P1115 Rev P1 received 28/05/2020

Plans - Proposed Proposed Elevations 0548-BPA-F-DR-A-P1200 Rev P1 received 28/05/2020

Plans - Proposed Proposed West _ East Elevations 0548-BPA-F-DR-A-P1210 Rev P1 received 28/05/2020

Plans - Proposed Proposed North _ South Elevations 0548-BPA-F-DR-A-P1211 Rev P1 received 28/05/2020

Plans - Proposed Proposed Section AA _ BB 0548-BPA-F-DR-A-P1300 Rev P1 received 28/05/2020

Plans - Proposed Duplex Type 01 - Lower - 3B5P 0548-BPA-F-DR-A-P3100 Rev P1 received 28/05/2020

Plans - Proposed Duplex Type 01 - Upper - 3B5P 0548-BPA-F-DR-A-P3101 Rev P1 received 28/05/2020

Plans - Proposed Duplex Type 02 - Lower - 3B5P 0548-BPA-F-DR-A-P3102 Rev P1 received 28/05/2020

Plans - Proposed Duplex Type 02 - Upper - 3B5P Rev P1 received 28/05/2020

Plans - Proposed Duplex Type 03 - Lower - 3B5P 0548-BPA-F-DR-A-P3104 Rev P1 received 28/05/2020

Plans - Proposed Duplex Type 03 - Upper - 3B5P 0548-BPA-F-DR-A-P3105 Rev P1 received 28/05/2020

Plans - Proposed Flat Type 01 - 2B4P 0548-BPA-F-DR-A-P3106 Rev P1 received 28/05/2020

Plans - Proposed Flat Type 02 - 1B2P Rev P1 received 28/05/2020

Plans - Proposed Communal Entrance Component 0548-BPA-F-DR-A-P4100 Rev P1 received 28/05/2020

Plans - Proposed Typical Window Type Component 0548-BPA-F-DR-A-P5000 Rev P1 received 28/05/2020

Plans - Proposed Typical Balcony Type Component 0548-BPA-F-DR-A-P5100 Rev P1 received 28/05/2020

Plans - Proposed Proposed Landscape Plan 0548-BPA-F-DR-A-P7000 Rev P1 received 28/05/2020

Plans - Proposed External Facade Study 0548-BPA-F-VS-A-P9000 Rev P1 received 28/05/2020

Plans - Proposed View from North East 0548-BPA-F-VS-A-P9001 Rev P1 received 28/05/2020

Plans - Proposed View from Grange Walk 0548-BPA-F-VS-A-P9002 Rev P1 received 28/05/2020

Reason:

For the avoidance of doubt and in the interests of proper planning.

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-Commencement Condition(s)

3. Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with the National Planning Policy Framework 2019, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

4. Before any work, hereby authorised, excluding demolition to basement level, archaeological evaluation and site investigation works, begins, the applicant shall submit a detailed scheme showing the complete scope and arrangement of the basement and foundation design, and all associated subterranean groundworks, including the construction methods. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The detailed scheme will need to be approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approval given.

Reason:

In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with the National Planning Policy Framework 2019, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

5. Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with the National Planning Policy Framework 2019, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

6. 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, Strategic Policies 11 (Open spaces and wildlife), 12 (Design and conservation), 13 (High environmental standards) of the Core Strategy 2011 and Saved Policies 3.2 (Protection of amenity), 3.12 (Quality in design), Policy 3.13 (Urban design) and Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

7. 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;
- 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.;

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 2019, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011 and Saved Policy 3.2 (Protection of amenity) of the Southwark Plan 2007.

Permission is subject to the following Grade Condition(s)

8. Sample panels of all external facing materials to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing prior to any above grade works. 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 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.

9. Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof 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 shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

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 2019, Policies 2.18 (Green infrastructure), 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.

10. Detailed plans, sections and elevations (where relevant) at a scale of 1:10 and 1:5 through:
- a) facades (including rustification)
 - b) parapets
 - c) typical window openings and surrounds (including lintels, cills, architrave, mullions)
 - d) communal entrance opening and surrounds (including canopy and signage)
 - e) typical windows and doors (including bin store)
 - f) rooftop plant

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority prior to any above grade works. 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 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. Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme including 17 new trees and 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 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.

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

12. Details of swift nesting boxes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

Details shall include the exact location, specification and design of the habitats. The 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 swift nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

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 2019, Policies 5.10 (Urban greening) and 7.19 (Biodiversity and access to nature) of the London Plan 2016, Strategic Policy 11 (Open spaces and wildlife) of the Core Strategy 2011 and Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

Permission is subject to the following Compliance Condition(s)

13. The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:
Bedrooms - 35dB LAeq T†, 30 dB LAeq T*, 45dB LAFmax T *
Living rooms- 35dB LAeq T †
Dining room - 40 dB LAeq 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 2019, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011 and Saved Policies 3.2 (Protection of amenity) and 4.2 (Quality of residential accommodation) of the Southwark Plan 2007.

14. Before the first occupation of the building, the cycle storage facilities as shown on the drawings hereby approved shall be provided and made available to the users of the development.

Thereafter, such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

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 2019, Strategic Policy 2 (Sustainable transport) of the Core Strategy 2011 and Saved Policy 5.3 (Walking and cycling) of the Southwark Plan 2007.

15. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the dwellings.

The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with the National Planning Policy Framework 2019, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011 and Saved Policies 3.2 (Protection of amenity) and 3.7 (Waste reduction) of the Southwark Plan 2007.

Permission is subject to the following Special Condition(s)

16. Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason:

In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with the National Planning Policy Framework 2019, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

17. The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in Tree Protection condition shall be submitted for approval in writing by the Local Planning Authority within 28 days from completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision

and monitoring of the tree protection throughout construction by the retained or pre-appointed tree specialist.

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, 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), Policy 3.12 (Quality in design) and 3.13 (Urban design) and Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

18.
 - a) 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 shall be submitted to and approved in writing by the Local Planning Authority.
 - b) 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-b 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 2019, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011 and Saved Policy 3.2 (Protection of amenity) of the Southwark Plan 2007.

19. Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason:

To ensure that the development does not contribute to and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in accordance with the National Planning Policy Framework 2019.

20. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the development does not harm groundwater resources in line with the National Planning Policy Framework 2019.