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Item No. 7.1	Classification: Open	Date: 13 October 2020	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 20/AP/1016 for: Full planning application Address: 14 -18 INVERTON ROAD LONDON SOUTHWARK SE15 3DD Proposal: Demolition of existing buildings (14-18 Inverton Road) and construction of a mixed use building which includes five residential houses (5 x 4-bed), one flat (1 x 2-bed) and 40sqm of A1 commercial use, with associated cycle and refuse stores.		
Ward(s) or groups affected:	Peckham Rye		
From:	Director of Planning		
Application Start Date 06/04/2020		Application Expiry Date 01/06/2020	
Earliest Decision Date 27/05/2020			

RECOMMENDATION

1.
 - a) That planning permission is granted subject to conditions and the completion of a legal agreement.
 - b) In the event that the legal agreement is not completed by 31 December 2020, that the Director of Planning be authorised to refuse planning permission for the reasons set out in paragraph 91 of this report.

BACKGROUND INFORMATION

2. On 1 September 2020, the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No. 757) came into effect. This changed the previous Use class A1, to Class E (Commercial, business and service). A separate use class F.2 exist for local community; however this application does not fall into this category as there are other facilities within a 1,000 metre radius of the shop's location.
3. The legislation makes reference to a 'material period' which is a transitional period from 1 September 2020 to 31 July 2021. During this period, any references in the General Permitted Development Order (GDPO) to the uses or use classes specified in the Schedule to the Use Classes Order are to be read as if those references were to the uses or use classes which applied in relation to England and were specified in the Schedule to the Use Classes Order on 31 August 2020 i.e. use classes prior to 1 September 2020 will remain relevant for certain change of use permitted development rights until 31 July 2021.
4. In conclusion, this report will refer to class A1 use class, however with consideration of new legislation to be taken into effect where it is referred to as Class E. The description of development has therefore changed and a condition has been inserted restricting the

flexibility in this use Class E to limited to historic class A1 (retail), which has been a material consideration upon assessing the acceptability of this planning application.

Site location and description

5. The site comprises three 2-storey residential properties at the end of a short terrace onto Inverton Road at its junction with Surrey Road, and a single storey property that has been built within the rear garden of the corner building (1b Surrey Road). The terrace is part of a long, narrow street block within a residential area laid out during 1880 - 1900s, with the majority of properties surviving from the late Victorian period. The urban grid is principally laid out on a northwest/southeast axis and provides a coherent, domestic townscape of modest townhouses typical of the period.
6. The application site is currently used for residential (C3 use), with a newsagent (A1) at ground floor.
7. The site is located in the vicinity of Nunhead Cemetery Conservation Area, North Southwark and Roman Roads Archaeological Priority Area, however does not overlap explicitly with either of these areas. It also crosses a green chain link seated on connecting roads between Nunhead Cemetery and Honour Oak Cemetery.
8. The site is located in an area with the following spatial designations:
 - Peckham and Nunhead Action Area
 - Suburban Density Zone
 - Air Quality Management Area
 - PTAL rating of 2
 - Flood Zone 1
9. The application site is not within a conservation area and is not a heritage asset (designated or undesignated). The late Victorian London Board School in the nearby Bellwood Road (Ivydale Primary School) is grade II listed.

The surrounding area

10. The surrounding area is largely residential with buildings of two to three storeys in height and ranging from terraced houses to blocks of flats. Inverton Road is part of the main thoroughfare through the area and has a more varied form and character, compared to Surrey Road which runs perpendicular to the site. The application buildings were originally constructed as housing with ground floor retail and provided a parade of local shops. However, all but one of the shops have closed and been converted piecemeal to residential, with few choosing to establish formal front gardens that has resulted in an untidy streetscape on Inverton Road. No.26-32 Inverton Road was redeveloped in the 1990s to provide McKenzie Court, a modern L-shaped block of flats that returns onto Ivydale Road, which has further altered the townscape at the eastern end of the street block.
11. Surrey Road exemplifies the coherent, late Victorian townscape that has survived, making for an attractive residential area. There are occasional replacement residential houses, although these are often pastiche in style, adopting the same or similar form and architectural details.

Details of proposal

12. The proposal was originally for the demolition and construction of six 3-storey houses onto Surrey Road (6 x 4-bed).
13. Following amendments to the scheme, the proposal has been altered to provide five 3-

storey houses facing onto Surrey Road with the sixth corner unit providing an A1 shop on ground-floor onto Inverton Road and a residential flat above also accessed from Inverton Road. (5 x 4-bed houses and 1 x 2-bed flat with 40sqm A1 retail).

Planning history

14. See Appendix 1 for any relevant planning history of the application site.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

15. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use
 - Density
 - Quality of residential accommodation
 - Design, layout, heritage assets and impact on Borough and London views
 - 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
 - Noise and vibration
 - Air quality
 - Ground conditions and contamination
 - Water resources and flood risk
 - Planning obligations (S.106 undertaking or agreement)
 - Mayoral and borough community infrastructure levy (CIL)
 - Community involvement and engagement
 - Consultation responses, and how the application addresses the concerns raised
 - Community impact and equalities assessment
 - Human rights
 - Positive and proactive statement, and
 - Other matters
16. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

17. 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.
18. 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 (2019)

19. 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.

Chapter 2 - Achieving sustainable development

Chapter 5 - Delivering a sufficient supply of homes

Chapter 6 - Building a strong, competitive economy

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

The 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 3.3 - Increasing housing supply

Policy 3.5 - Quality and design of housing developments

Policy 4.3 - Mixed use development and offices

Policy 5.1 - Climate change mitigation

Policy 5.12 - Flood risk management

Policy 5.13 - Sustainable drainage

Policy 5.17 - Waste capacity

Policy 6.9 - Cycling

Policy 7.4 - Local character

Policy 7.5 - Public realm

Policy 7.6 - Architecture

Policy 7.14 - Improving air quality

Policy 7.15 - Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

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 2 – Sustainable transport

Strategic Policy 5 – Providing new homes

Strategic Policy 7 – Family homes

Strategic Policy 10 – Jobs and businesses

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 1.1 – Access to employment opportunities

Policy 1.4 – Employment sites outside the preferred office locations and preferred industrial locations

Policy 3.2 – Protection of amenity

Policy 3.3 – Sustainability assessment

Policy 3.6 – Air quality

Policy 3.8 – Waste management

Policy 3.11 – Efficient use of land

Policy 3.12 – Quality in design

Policy 3.12 – Urban design

Policy 3.15 – Conservation of the historic environment

Policy 3.28 – Biodiversity

Policy 4.2 – Quality of residential accommodation

Policy 5.2 – Transport impact

Supplementary planning guidance documents

Area based Area Action Plans (APPs) or Supplementary Planning Documents (SPDs)

23. Residential Design Standards (2015 Technical Update)
S106 Planning obligations and CIL SPD (2015)
Peckham and Nunhead Area Action Plan

Emerging planning policy

Draft New London Plan

24. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2 March 2018. Minor suggested changes to the plan were published on 13 August 2018 and an Examination in Public (EIP) began on 15 January 2019 and closed in May 2019.
25. The Inspector's report and Panel Recommendations were issued to the Mayor of London in October 2019. The Mayor then issued his intentions to publish the London Plan along with a statement of reasons for not including all of the Inspector's recommendations to the Secretary of State. The Secretary of State will respond to the Mayor, due before 17 February 2020. Until the London Plan reaches formal adoption it can only be attributed limited weight.

New Southwark Plan

26. 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.
27. The New Southwark Plan Submission Version: Proposed Modifications for Examination was submitted to the Secretary of State in January 2020 for Local Plan Examination. It is anticipated that the plan will be adopted in late 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.

ASSESSMENT

Principle of the proposed development in terms of land use

Principle of A1 use class

28. The initial proposal included a loss of the entirety of the existing shop (45sq.m plus 21sq.m storage space). A large number of objections were received in response to the loss of this unit, and a set of amended drawings were received which provided 33sq.m of the A1 use plus 7sqm in storage. The proposed shop floor area has been reduced from 45sq.m to 33sq.m which is a 26% reduction in the shop floor (loss of 12 sq.m) from the existing condition. The storage space has also been reduced from 21sq.m to 7sq.m, which is a 66% reduction (loss of 14sq.m). A1 floor area includes shop floor and ancillary storage as a combined total. Overall the A1 reduction is 21sqm which is a 31% reduction in A1 floorspace.
29. The reduction in size of the shop in the proposed development has been deemed as capable of offering the same goods and services as provided in the current shop, thereby complying with policy P31 of the emerging New Southwark Plan.
30. Concerns raised during consultation include the reduction in A1 floorspace leading to a potential change in the provision of goods and services provided at this location. Current services provided by the existing shop include:
 - Pay Zone top ups for gas and electricity
 - Oyster card services
 - Cash machine (ATM)
 - Fresh dairy products, newspapers, groceries, cleaning materials, postage stamps over-the-counter medicines, off licence
31. An undertaking in the legal agreement has been confirmed to ensure a cash machine is included in the new shop. The other goods and services are capable of being provided by the facilities and floorspace presented in the proposed shop.
32. P37 of the emerging New Southwark Plan requires a walking distance of 400m to alternative A1 use class, and policy 1.10 of the adopted policy requires walking distance of 600m to an alternative A1 use class. This is deemed as sufficient evidence in planning policy terms to justify the reduction in floorspace. An assessment of the area indicates that two shops with a similar selection of goods and services are located roughly 300m from the development site and two shops are roughly 500m distance from the site.
33. The next nearest provision of goods include:
 - Hardings at 2 Cheltenham Road (roughly 500m distance from site)
 - K&M Supermarket at 116 Cheltenham Road (roughly 300m distance from site)
 - Ivydale Minimarket at 382 Ivydale Road (roughly 300m distance from site)
 - Co-Op Food – Hilton House (roughly 500 m distance from the site)
34. In summary, the proposed development complies with policy P37 [Development outside protected shopping frontages, town and local centres] where evidence provides that

there are alternative A1 Use class shops within a 400m walking distance in regard to the more stringent emerging policy.

35. P31 [Small Shops] has been met, where the feasibility of providing a suitable space for existing occupiers in the completed development has been undertaken. By offering an undertaking for a cashpoint, the proposed floorspace is feasible for the type of goods currently being provided. The policy states that replacement shops should be like for like in terms of floorspace or bespoke to suit the requirements of the business, including provision of storage and servicing spaces. The reduction in floorspace of the proposed shop would not lead to a discernible reduction in the offer of goods provided; therefore the proposed floorspace is feasible for the type of goods currently being provided.

Principle of proposed C3 use class

At present, there is existing residential (C3) presented through five residential units (1x 3-bed) (1x 2-bed) (3x1-bed). The proposed use would include a reduction in A1 use, however not providing a discernible difference of goods on offer and 6x residential units, which include (5x 4-bed) (1-2xbed) which supports our emerging policy P2 [New Family Homes] providing a higher mix of family housing than required by policy.

Conclusion

36. The slight decrease in A1 floorspace is acceptable in light of the additional residential accommodation (C3) provided within the scheme and that the same range of goods and services is able to be provided in this reduced floorspace. Considering the site's location outside of a protected shopping frontage and within a suburban density area, the proposed uses are consistent with the aims of the Southwark Plan and Core Strategy, as well as the London Plan. The redevelopment of the site would provide a more efficient use of the site, giving access to a potential improved quality of the A1 shop, as well as contribute to the Council's aims for housing delivery. For these reasons the principle of development is considered acceptable. The remainder of this report therefore considers planning issues and the proposal's conformity or otherwise with the technical development management policies of the development plan.

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

Impact on Townscape

37. The proposed general layout and development form as a short terrace of properties in a townhouse style, is acceptable within the suburban location. The layout responds well to the local urban morphology of blocks that are set perpendicular to the street and with intervening townscape gaps that separate adjacent terraces, particularly around street corners. That the gap onto Inverton Road is partly infilled by the inclusion of the replacement commercial floorspace is accepted, as the infill is partial and at ground floor only, maintaining a good sense of space and is not an untypical arrangement for traditional corner shops.
38. The design approach of providing a fine grained development, with a rhythm of semi-detached pairs and entrances that front onto the street, responds well to the local context. Whilst the development re-orientates the principal elevation away from Inverton Road to address Surrey Road, the latter does offer the more substantial and comfortable domestic setting for the residential development. Importantly, the new build follows the general building line of the neighbouring terraced housing within Surrey Road. This ensures both a coherent, attractive streetscape and the provision of small front gardens, which are characteristic of the street and providing for good residential amenity.

39. Whilst the full use of the site does result in the end property siding onto Inverton Street and sitting at the back edge of the pavement, the inclusion of the corner shop allows the development to successfully address the street, providing animation and oversight of the stretch of pavement. The positioning of the flat entrance at the rear is a reasonable response; albeit the detailed treatment of its street entrance should be confirmed by condition to ensure its detailed design supports the character of a garden entrance and is sufficiently secure. Overall, the layout provides a good quality of urban design and is supported.
40. Looking at the elevational designs, its traditional style is well-chosen and is sufficiently well-handled, supporting the late Victorian local context. The elevations are ordered and feature good visual interest with its gables and paired porchway entrances; and openings that are reasonably well-proportioned openings with a sufficiently sense of secondary scale and depth, albeit the details of the reveals, headers and cills should be confirmed by condition. In general, the facades show a reasonable balance of vertical to horizontal proportioning, although a richer fenestration pattern of 2-over-2 for the main windows on the street façade would relieve the slightly squat appearance of the openings and improve its contextual fit. Similarly, the attic storey level would work better without a lintel detail or at least a more modest, broken lintel that plays down its appearance; though these matters can again be sought by condition. At the rear, the designs have a more contemporary appearance that works well with the more expressive dormers. The brickwork pattern works well to provide visual interest and relieve the expanse of brickwork, which detailing will be sought by condition.

Height, scale and massing

41. Regarding the scale and massing, the proposed development of modest-sized terraced houses of two main storeys and an additional attic storey is welcome, responding well to the built form, modest plot widths and rooflines of its late Victorian context. The massing is well-articulated with the traditional gable and recessive roof forms, which also bring a welcome symmetry to the paired designs. Whilst the rear dormer element is more contemporary in form, its detailed massing projecting upwards through the eaves line, the element appears proportional and not bulky. Importantly, that the proposed rear elevation at 1st and 2nd floor levels is brought onto a common line is particularly welcome, bringing a visual coherency to the rear, which will be glimpsed from Inverton Road and visible from within Joseph Mews. The massing of the rear ground floor works well, expressed as a series of minor extensions. Overall, the development should sit comfortably within its context.

Detailed design

42. In general the proposed choice of red brickwork, contrasting render and slate work well in the context, albeit the final selection of materials will be important, ensuring the use of full brick (not slips) and an appropriate multi-stock. Whether the flank and rear adopt a more typical arrangement of being London stock could be reviewed as part of the material selection, which will be sought by condition.
43. The stucco treatment of the ground floor flank elevation onto Inverton Road with its rustication and rounded corners is supported. The use of darkly painted stucco gives an elegant, robust feel to the design. The final colour and banding detail should be confirmed by condition, as should the final detailing of the shopfront itself; albeit its general design is well-handled. Overall, the elevational architecture is well-mannered, contextual and effective.
44. Lastly, the treatment of the front gardens with its plinth walls, railings and planting is welcome, coordinating with the host architecture and providing a coherent appearance to this part of the street, softened by the occasional greenery. That the boundary

treatment is low-rise and transparent is welcome, allowing good informal surveillance of the street.

Landscaping and trees

45. No trees or landscaping is affected, however a landscape condition has been added to ensure that the proposed gardens offer acceptable green amenity and screening.

Outdoor amenity space, children's play space and public open space

46. Dedicated communal amenity space has not been proposed on the site due to site constraints for the flat. Section 3.2 of the council's 2015 Technical Update to the Residential Design Standards SPD (2011) sets out that new flatted developments must provide communal amenity spaces and where possible, private amenity space. Section 2.6 of the SPD sets out that this onsite requirement may be able to be waived should it not be possible to be delivered when justified and can be offset by proximity to existing nearby open spaces and/or a financial contribution secured by a S106 agreement.
47. In addition to the constrained nature of the site, partial justification for the exclusion of the dedicated on site communal amenity space is that there are a number of open spaces in the vicinity of the site which will meet the needs of the future occupiers in lieu of onsite provision.
48. The site is located approximately 1 km walking distance to Crofton Park and Nunhead and 1.2 km from Honour Oak Park, which provides football ground, outdoor gym, play area and gardens.
49. The quality of accommodation is otherwise good, with all residential units being dual aspect and floor to ceiling heights exceeding the council's minimum of 2.5m for at least 75 per cent of the GIA (proposed at 2.7m at ground floor and 2.5m on above floors).

Density

50. The London Plan provides a density guideline of 200-350 habitable rooms per hectare for a suburban zone such as the site. The development provides a density of roughly 719 habitable rooms per hectare (33 habitable rooms in 0.046 ha + 40sqm of non-residential space).
51. Maximum densities may be exceeded where developments achieve the highest standard of design, exceeding minimum internal space standards, as well as providing an acceptable standard of daylight and sunlight, privacy, good outlook and amenity space. It is considered that the scheme does not exhibit the usual aspects of overdevelopment and so in this respect the standard of design achieved is, on balanced, considered acceptable.

Housing Mix

52. The proposed dwelling mix would include 5 x 4-bed units (83%) and 1 x 2-bed units (17%). As the combined total of the two and three bed units would exceed the minimum requirement of 60% and a minimum of 30% with three or more bedrooms in the suburban zone, as set out under Core Strategy Policy 7 the proposed dwelling mix is considered to be acceptable and P2 New Family Homes within the emerging New Southwark Plan.

Quality of retail unit (A1) use

53. A total of 33sqm GIA with 7sqm storage is provided for the shop in A1 use class,

totalling a proposed 40sqm of A1 commercial unit space. The previous store was 45sqm GIA with 21sqm storage. Objections have addressed the loss in both floorspace and storage space as being reducing the feasibility for the shop owner to provide the existing range of goods and services that is provided.

54. The quality of the flexible retail unit supports the streetscape and successfully positioned entrances faces the higher thoroughfare public highway on Inverton Road. The proposal provides active frontages through large, glazed windows, allowing a flexibility of street-related uses.
55. Any new lease for the shop unit will have an undertaking provide a cashpoint within the shop, therefore re-providing the services existing in the previous shop. While there is a slight reduction in floorspace, the size is still viable to provide the same goods and services, therefore in alignment with planning policy.

Quality of residential accommodation

56. The proposed development provides 600sqm of residential floor space. There are no concerns regarding the proposed layout. All units and individual rooms would meet space requirements as set out in the Residential Design Standards. All units would also be dual aspect, thus having good levels of natural daylight and ventilation.

57.

Flat/ House ID	Type	Total GIA	K/D	Reception	Bedrooms	W/C Storage	Amenity
1	2-bed 4P	77sqm	23sqm	Combined w/ K/D	12sqm 10sqm	4sqm 2sqm	13sqm
2	4-bed 5P	104sqm	15sqm	10sqm	13sqm 10sqm 9sqm 12sqm	4sqm 2sqm 3sqm 1sqm	26sqm
3	4-bed 5P	104sqm	15sqm	10sqm	13sqm 10sqm 9sqm 12sqm	4sqm 2sqm 3sqm 1sqm	27sqm
4	4-bed 5P	105sqm	15sqm	10sqm	13sqm 10sqm 9sqm 12sqm	4sqm 2sqm 3sqm 1sqm	28sqm
5	4-bed 5P	105sqm	15sqm	10sqm	13sqm 10sqm 9sqm 12sqm	4sqm 2sqm 3sqm 1sqm	30sqm
6	4-bed 5P	105sqm	15sqm	10sqm	13sqm 10sqm 9sqm 12sqm	4sqm 2sqm 3sqm 1sqm	31sqm

58. The quality of accommodation is broadly acceptable and meets the minimum internal space standards prescribed in the residential design standards SPD. There is a lack of private dedicated amenity spaces for the five proposed houses, where private amenity space ranges from 31 to 26sqm in contrast to the minimum of 50sqm outdoor private amenity space as required by the 2015 Technical Update to the Residential Design Standards. There is also a lack of communal amenity space for the flat which requires 50sqm of communal amenity. The total shortfall in private amenity space is 108sqm (houses) + 37 (flat) which will be offset through a financial contribution. (£22,140 + £7,585 = £29,725)

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

59. Strategic policy 13 of the Core Strategy 'High environmental standards' seeks to ensure that development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work; saved policy 3.2 of the Southwark Plan states that permission will not be granted for development where a loss of amenity, including disturbance from noise, would be caused. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight

Daylight, sunlight and overshadowing

Daylight

60. The impact of the proposed development on neighbouring residents has been a concern of local residents. A full daylight and sunlight assessment has been submitted with the application. The report assesses the scheme based on the Building Research Establishments (BRE) guidelines on daylight and sunlight. The conclusions state that the reductions and retained daylight levels are commensurate with this urban locality. Officers have reviewed the daylight and sunlight assessment and note that while there are some impacts on the buildings surrounding the site, they are very minor in scale and considered to be acceptable.
61. The BRE Guidance provides a technical reference for the assessment of amenity relating to daylight, sunlight and overshadowing. The guidance within it is not mandatory and the advice within the guide should not be seen as an instrument of planning policy.
62. The BRE sets out three detailed daylight tests. The first is the Vertical Sky Component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight (VSC) can be reduced by about 20% of the original value before the loss is noticeable.
63. This is supplemented by the No Sky Line (NSL) or Daylight Distribution (DD) method which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of 20% in the area of sky visibility, daylight may be affected.
64. In considering the impact upon sunlight, the test is based upon a calculation of annual probable sunlight hours (APSH) for all window faces within 90 degree of due south. The BRE guidelines require that a window should receive a minimum of 25% of the annual probable sunlight hours, of which, 5% should be received in winter months. Where window sunlight levels fall below this recommendation, the window should not lose more than a 20% loss of its former value.
65. The Mayor of London's 'Housing SPG' (March 2016) advises that the BRE guidelines should be applied with an appropriate degree of flexibility and sensitivity to higher density development, especially in opportunity areas, town centres, large sites and accessible locations. It suggests that account should be taken of local circumstances, the need to optimise development and scope for the character and form of an area to change over time.

- 66. The Mayor of London’s ‘Housing SPG’ (March 2016) advises that the BRE guidelines should be applied with an appropriate degree of flexibility and sensitivity to higher density development, especially in opportunity areas, town centres, large sites and accessible locations. It suggests that account should be taken of local circumstances, the need to optimise development and scope for the character and form of an area to change over time.
- 67. The Daylight and Sunlight assessment considers the impact on daylight for the following buildings:
- 68. Table 1 – Overall summary of daylight and sunlight impact

Residential Buildings Assessed	Windows Tested	Non-BRE Compliant (VSC)	Non-BRE Compliant (NSL)	Non - BRE Compliant (APSH)
20 Inverton Road	17	0	0	0
22 Inverton Road	16	0	N/A	0
1 Surrey Road	20	0	0	0
2 Surrey Road	6	0	N/A	0
10 Inverton Road	10	0	N/A	0
12 Inverton Road	16	0	0	0
47 Bellwood Road	22	0	N/A	0
Total	107	0	0	0

Vertical Sky component

- 69. All windows are BRE compliant in terms of VSC levels on surrounding properties. Overall the VSC shows that all of the 107 windows tested (100%) would satisfy the BRE guidelines for VSC.

No Sky line

- 70. As with the VSC, all windows where room layouts are known, have been tested and all habitable rooms are BRE compliant in terms of NSL levels. There is one transgression for Window 38 at 1 Surrey Road, which is indicated as a ground floor bathroom, therefore not considered a habitable room. The properties tested for NSL include 20 Inverton Road, 1 Surrey Road and 12 Surrey Road.

Sunlight – annual probably sunlight hours

- 71. The APSH results in respect to the proposed development demonstrate that currently all of the rooms assessed comply with the BRE target values.

Conclusion on daylight and sunlight

72. The daylight and sunlight assessment demonstrate that impact of the proposed development on neighbouring amenity is minimal and remains compliant with BRE guidelines in all cases.

Overlooking:

73. The footprint of the terrace will increase as part of the proposed development, where the existing condition included a two-storey terrace of buildings fronting onto Inverton Road, with the frontage on Surrey Road consisting of a single-storey building. Whereas, the proposed development orientates the residential frontages along Surrey Road being three-storey in height, and the Inverton Road frontage being the location of the commercial unit and access to the corner flat above.
74. The risk of overlooking is minor, where the greatest risk would be to 20 Inverton Road directly to the rear of the amenity space attributed to the proposed development. Directly south-west of the proposed development and across Joseph Mews private vehicular access route is 1 Surrey Road, which was also considered for overlooking impacts however no windows were present facing the proposed development. There is also no risk of overlooking for the properties on the opposite side of the intersection of Surrey Road and Inverton Road, labelled 12 Inverton Road due to the distance across the public highway and no noticeable habitable room windows facing the proposal site.
75. The existing development shares a boundary wall with 20 Inverton Road, which is of the same character of terrace as the existing form. As the rear extension shares a wall with the development site, resulting in the proposed demolition of the existing building leaving half of a pitch roof and a blank wall roughly two storeys in height. This would indicate that there are no windows directly facing the development from 20 Inverton Road, therefore a limited risk of overlooking. As the proposed development is three storeys in height and will have rear windows facing 20 Inverton Road, separated by 7 metres length of garden, there may be some risk of overlooking into the garden of No. 20 Inverton Road from the three houses nearest Joseph Mews, however this impact and overlooking into their garden will be limited due to the length of the garden.

Outlook:

76. As mentioned above, there are no windows directly facing the site from neighbouring properties, and the proposal consist of a reorientation of the existing terrace from Inverton Road to Surrey Road, with an increase in one storey to match the character of Surrey Road. In terms of outlook from the surrounding buildings, these buildings would generally not be affected in terms of outlook as the building would not encroach closer to these buildings. Whilst it would be higher, the outlook from these units is still considered acceptable.
77. Whilst objectors raised concerns over loss of privacy and loss of light, this has not been identified as a significant outcome from the daylight/sunlight assessment as described above.

Environmental Implications

Noise and vibration

78. A Noise Impact Assessment was not required as part of the proposed application, however the Council's Environmental Protection Team the Standard condition for Residential Internal Noise levels, Vertical and Horizontal Sound transmission between commercial and residential properties and plant noise should be confirmed by post installation testing and secured through condition. There has also been a condition added restricting external noise levels in private amenity areas and vibration between

the hours of 07:00-23:00hrs.

Air Quality

79. An Air Quality Assessment was not required as part of the proposed application, however the Council's Environmental Protection Team has added the condition that any domestic gas boilers shall meet 'ultra-low NO_x' criteria.

Ground conditions and contamination

80. A historical record land use of the site showed that site is covered by an infilled ground and it is not clear what type of materials were used as infill. Therefore, with possible contamination risks brought by different infilled materials, a contamination study is required to identify the likelihood of any contamination on site. A condition is required to advise that if any contamination is found on site during construction that details of contamination and a remediation strategy shall be submitted to the Council.

Water resources and flood risk

81. The proposed development is located within 5m of a strategic water main and Thames Water do not permit the building over or construction within 5m, of strategic water main, therefore an additional condition requiring the detailing has been added to the decision notice. Secondly, the proposed development is located within 15m of a strategic water main therefore a piling condition has been added to the decision notice. In light of this there is no objection from Thames Water.
82. The development site is located in Flood Zone 1. As the site is not over 1 hectare or a major development, a Flood Risk Assessment was not required and the Flood Risk Team was not consulted.

Transport Issues

83. The site is located at the corner between Inverton Road and Surrey Road and at about 1 km for Thameslink stations Crofton Park and Nunhead and 1.2 km from Honour Oak Park overground and southern station. The site is also located at some 100meters of a bus stop with infrequent bus service and on LCN 22 cycle route and future cycleway proposed.

Car parking

84. There are no proposed vehicle entrances and the development is proposed to be car free. The applicant was required to provide parking stress surveys because the area has low public transport accessibility and no control parking zone is in place in the area. The results of the parking stress survey demonstrated there is enough space to cater for the parking demand expected from the development as an average of 75.5% occupancy has been recorded and the current site could already occupy part of the demand.

Cycle storage

85. The number of cycle spaces provided is compliant with minimum policy requirements. Given the location with low public transport accessibility, high car ownership and along a cycle route an increased provision of cycle parking spaces would be encouraged. Two private secure bicycle storage spaces are provided in the frontage of each house and in the garden of the two-bed flat.
86. Concern was raised by the Transport team regarding the location of the bins in

obstructing access to the cycle storage on the Surrey Road frontage. A condition has been recommended in the draft decision notice, which requires the details of cycle storage to be discharged ensuring sufficient space to easily manoeuvre a bike past the bin storage into the cycle storage.

Delivery and Servicing

87. Delivery and servicing will be carried out in line with the existing arrangement for the commercial unit. The existing shop unit is currently serviced entirely from Inverton Road both for deliveries and refuse collection. The proposed shop unit will retain the existing servicing arrangements i.e. refuse will be collected from Inverton Road and deliveries will be through the shop front on Inverton Road

Refuse

88. Commercial bin storage is located on Inverton Road frontage, whereas residential bin storage is located on the frontage of each house, with collection from Surrey Road and within the rear garden with collection from Inverton Road for the flat. The quantum of residential and commercial bin storage is acceptable and locations are within 10 metres from the kerb in compliance with Southwark’s Waste Management Guidance. Access to the commercial bin storage was updated during the course of this application, to use a sliding door to not obstruct movement on Inverton Road.

Highways works:

89. The council’s highways team have requested that further details are provided to require any re-paving of the foot way fronting the development site on Inverton Road and Surrey Road. These requirements are proposed to be secured via a S278 agreement which would be included within any planning obligations agreement.

Planning obligations (S.106 undertaking or agreement)

90.

Planning obligation	Mitigation	Applicant’s position
Local Economy and Workspace		
Local economy: Construction phase jobs/ contributions	N/A	
Local economy: Construction phase employment, skills and business support plan	N/A	
Affordable workspace provision	N/A	
Commercial units management plan	N/A	

Housing, Viability and Amenity Space

Affordable (social rent and intermediate) housing Provision	<ul style="list-style-type: none"> Should future development on site result in 11 or more dwellings, an affordable housing financial contribution will be required. 	Agreed
Viability review	N/A	
Wheelchair housing provision	N/A	
Playspace	N/A	
Outdoor amenity space	£29,725	Agreed
Other	N/A	

Transport and Highways

Highway works	<ul style="list-style-type: none"> Repave the entire footway including new kerbing fronting the development on Inverton Road and Surrey Road using materials in accordance to Southwark's Streetscape Design Manual (SSDM) - (precast concrete slabs and 150mm wide granite kerbs). 	Yes
Delivery service plan bond	N/A	
Cycle club scheme	N/A	
Car club scheme	N/A	
Restriction on the release of the wheelchair parking spaces	N/A	
Parking permit restriction	N/A	N/A

Energy, Sustainability and the Environment

Connection to (or futureproofing for connection to) district	N/A	
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CHP		
Carbon offset fund	N/A	
Archaeology monitoring/ supervision fund	N/A	
Administration fee	N/A	

Mayoral and borough community infrastructure levy (CIL)

91. This proposal is liable for Mayoral and Southwark CIL. If planning permission is granted, the party responsible for paying CIL must complete and submit CIL Form 2 (Assumption of Liability). CIL Form 6 (Commencement Notice) must be submitted at least one day prior to material operations starting on site. Forms must be sent to CIL.S106@southwark.gov.uk.

Community involvement and engagement

92. None.

Consultation responses, and how the application addresses the concerns raised

Consultation responses from members of the public

93. 134 responses were received from members of the public, two letters of support and 131 objections. Summarised below are the material planning considerations raised by members of the public.
94. Principle of development and proposed land uses:
- Loss of A1 floorspace unacceptable, existing shop is of high quality and with wide range of goods and services
 - Current strain on community facilities
 - Too many local community shops are being closed
 - Too far away from other A1 uses – ie elderly, immobile and people unable to travel easily depend on this retailer
95. Design quality and site layout:
- Too close to adjoining properties
 - Development too high
 - General dislike of proposal, including design, dislike of material and dark colour (strong dislike
 - Out of keeping with the character of the area
96. Quality of accommodation and provision of private/communal outdoor space:
- There are no green areas, including communal amenity spaces, which could harm ecological and environmental qualities of the development;
 - Overcrowding
97. Neighbour amenity impacts:

- Loss of light for neighbours
- Loss of privacy for neighbours

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

- Inadequate parking provision
- Increase in traffic
- Increase in pollution
- Impacts of construction: Construction vehicles, reduced pavement access, visibility for crossing roads, schools in area, dangerous walking past a construction site
- More car journeys as a result of convenience store loss
- Public transport is poor in the area in general and many in the population are elderly or vulnerable
- Submitted parking survey is inaccurate

99. Environment, ecology and biodiversity:

- Effect on local ecology from lacking green space and biodiversity
- More open space needed and environmental concerns of development
- Risk of overheating
- Lack of landscaping

100. Other matters:

- Lack of consultation with shop owners
- Lack of consultation with neighbouring community
- Not enough school places for the proposed family homes

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

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:

- Recommended granting permission subject to conditions on noise, contamination and internal ventilation.

Officer response to issue(s) raised: These have been included in the draft recommendation.

104. Design and Conservation Team:

- Recommend permission is granted subject to conditions on materials.

Officer response to issue(s) raised: These have been included in the draft recommendation.

105. Highways Development Management Team

- The footway adjoining the site is substandard and this should be agreed through

a s278 agreement.

Officer response to issue(s) raised: This has been recommended in the report

106. Transport Team:

- Parking stress survey and car free is in compliance with local plan;
- Add condition to ensure access to cycle storage from Surrey Road frontage;
- Cycle storage quantum is acceptable.

Officer response to issue(s) raised: These have been included in the draft recommendation.

107. Urban Forester:

- Recommend permission is granted subject to conditions on landscaping.

Officer response to issue(s) raised: These have been included in the draft recommendation

Consultation responses from external consultees

108. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.

109. Environment Agency:

- No comment.

110. Thames Water:

- Recommended granting permission subject to piling conditions

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

Community impact and equalities assessment

112. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights

113. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

114. 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.

115. 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

116. 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.

117. This application has the legitimate aim of providing grant of planning permission. 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

118. 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.

119. 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.

120. **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 submit their recommendation in advance of the statutory determination date?	YES

Other matters

121. No other matters identified.

Conclusion

122. The proposed development is in conformity with the policies set out in paragraph 17, including acceptable principle of development, high quality accommodation, and appropriate architectural design. The benefit of the proposed scheme providing additional family housing outweighs the slight loss in the retail floor space. It is for these primary reasons the development has been deemed acceptable and a grant of planning permission is recommended.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 2530-14 Application file: 20/AP/1016 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 7976 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	Vendela Gambill, Planning Officer	
Version	Final	
Dated	24 September 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 September 2020

Consultation undertaken

Site notice date: n/a.

Press notice date: n/a.

Case officer site visit date: 02.07.2020

Neighbour consultation letters sent: 06/05/2020

Internal services consulted

Flood Risk Management & Urban Drainage
Highways Development and Management

Design and Conservation Team [Formal]
Transport Policy
Urban Forester
Environmental Protection

Statutory and non-statutory organisations

Metropolitan Police Service (Designing O
Thames Water
Environment Agency

Neighbour and local groups consulted:

Flat 7 Mckenzie Court 300 Ivydale Road
47 Bellwood Road London Southwark
Flat 17 Mckenzie Court 300 Ivydale Road
2 Surrey Road London Southwark
24 Inverton Road London Southwark
Flat 19 Mckenzie Court 300 Ivydale Road
21A Inverton Road London Southwark
Flat 20 Mckenzie Court 300 Ivydale Road
16 Inverton Road London Southwark
1A Surrey Road London Southwark
Flat 5 15 Inverton Road London
Flat 8 Mckenzie Court 300 Ivydale Road
First Floor Flat 14 Inverton Road London
18 Inverton Road London Southwark
3 Surrey Road London Southwark
1 Surrey Road London Southwark
24A Inverton Road London Southwark
1B Surrey Road London Southwark
Flat 4 15 Inverton Road London
Flat 1 15 Inverton Road London
10A Inverton Road London Southwark
3A Surrey Road London Southwark
286-288 Ivydale Road London Southwark
Flat 25 Mckenzie Court 300 Ivydale Road

Flat 22 Mckenzie Court 300 Ivydale Road
Flat 15 Mckenzie Court 300 Ivydale Road
Flat 12 Mckenzie Court 300 Ivydale Road
Flat 9 Mckenzie Court 300 Ivydale Road
Flat 4 Mckenzie Court 300 Ivydale Road
Flat 2 Mckenzie Court 300 Ivydale Road
23 Inverton Road London Southwark
22 Inverton Road London Southwark
20 Inverton Road London Southwark
12 Inverton Road London Southwark
6 Surrey Road London Southwark
4 Surrey Road London Southwark
7 Surrey Road London Southwark
5 Surrey Road London Southwark
7A Surrey Road London Southwark
5A Surrey Road London Southwark
Flat 6 15 Inverton Road London
Flat 3 15 Inverton Road London
Flat 2 15 Inverton Road London
10B Inverton Road London Southwark
286 Ivydale Road London Southwark
288 Ivydale Road London Southwark
1 Joseph Mews London Southwark
45 Bellwood Road London Southwark

21 Inverton Road London Southwark
Flat 26 Mckenzie Court 300 Ivydale Road
Flat 24 Mckenzie Court 300 Ivydale Road
Flat 23 Mckenzie Court 300 Ivydale Road
Flat 21 Mckenzie Court 300 Ivydale Road
Flat 18 Mckenzie Court 300 Ivydale Road
Flat 16 Mckenzie Court 300 Ivydale Road
Flat 14 Mckenzie Court 300 Ivydale Road

Flat 13 Mckenzie Court 300 Ivydale Road
Flat 11 Mckenzie Court 300 Ivydale Road
Flat 10 Mckenzie Court 300 Ivydale Road
Flat 6 Mckenzie Court 300 Ivydale Road
Flat 5 Mckenzie Court 300 Ivydale Road
Flat 3 Mckenzie Court 300 Ivydale Road
Flat 1 Mckenzie Court 300 Ivydale Road

Re-consultation:

APPENDIX 2

Consultation responses received

Internal services

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

Statutory and non-statutory organisations

Metropolitan Police Service (Designing O
Thames Water

Neighbour and local groups:

11 Bellwood Road London SE15 3DE
249 Ivydale road London SE15 3DY
47 Bellwood Road London SE15 3DE
16 Harlescott Road London
23 Limesford Road London SE15 3BX
279 Ivydale Road London SE15 3DZ
21 Limesford road Nunhead London
21 Limesford Road Nunhead London
282 Ivydale Road London SE15 3DF
51 Harlescott Road London LONDON
24 Bellwood Road London SE153DE
31 Limesford Road London SE15 3BX
6 Limesford road London Se15 3bx
259 Ivydale Road London
284 ivydale road London Se15 3df
Flat 2 15 Inverton Road London
13 Fernholme Road London London
8 Harlescott Road London SE15 3BZ
Flat 2 48 East Dulwich Grove London
14 Harlescott Road London Se153bz
21 Harlescott Road London SE15 3DA
23 Harlescott road Nunhead SE15 3DA
42 Limesford Road Nunhead London
249 Ivydale road London SE15 3DY
13 Bellwood Road Nunhead SE15 3DE
18 Surrey Road Peckham SE15 3AU
Flat 3, 15 Inverton Road London SE15 3DD
20 Inverton Road Nunhead London
11 Balmoral Close Westleigh Avenue
London
72 Therapia Road London SE22 0SD
9 Limesford Road Nunhead London
308 Ivydale Road London SE15 3DG
15 Harlescott Road London SE15 3DA
10 lanbury road London SE15 3DB
78 Harlescott Road London se15 3bz
22b Limesford Road Nunhead London
4a Inverton Rd London SE153DD
65 Harlescott Road London Southwark
15 surrey road London SE15 3As
25 Bellwood Rd London SE15 3DE
14 Lanbury Road Nunhead London
8 Harlescott Road London SE15 3BZ
232 Ivydale Rd London SE15 3BU
30 Lanbury Road Nunhead London
Flat 5 12-14 London Se15 2dw
7a Bellwood Road London SE15 3DE
3A Surrey Road Nunhead London
Flat 6, 15 Inverton Road Peckham SE15
3DD
14 Harlescott Road London SE153BZ
36 Harlescott Road London SE153BZ
14 Bellwood Road Nunhead London
7 Harlescott Road London SE15 3DA
79 Harlescott Rd Nunhead Se153da
38 Harlescott Rd Nunhead London
47 Bellwood Road London SE15 3de
45 Harlescott Road London SE15 3DA
6a Inverton road London Se153dd
13a Surrey Road SURREY ROAD LONDON
11 Homeleigh Road Peckham
244 Ivydale Road Nunhead London
15 BELLWOOD ROAD NUNHEAD
LONDON
311 Ivydale Road London Se15 3DZ
22 Inverton Road London Southwark

18a Surrey road London Se15 3AU
3A Surrey Road Nunhead SE15 3AS
65 Harlescott Road London Southwark
274 Ivydale Road London SE15 3DF
26 Bellwood Road Nunhead London
6 Limesford Road London SE15 3bx
325 Ivydale road London SE15 3DZ
42 Rosenthorpe Rd London SE15 3EG
6 Limesford road Nunhead London
30 Homeleigh Rd. London SE15 3EE
Flat 38, 33 Borland Road London SE15 3BL
35 Athenlay Road London SE15 3EA
5 harlescott road Nunhead/ london Se153da
309 Ivydale Road Nunhead London
25 Harlescott Road London SE153DA
72 Therapia Road London Se22 0sd
10 Lanbury Road Peckham SE15 3DB
7 Homeleigh Road Nunhead SE15 3EE
259 Ivydale Road Nunhead London
18 Surrey Road Peckham SE15 3AU
22A Surrey Road London SE15 3AU
11 Harlescott Road London SE15 3DA
2 Surrey Road London SE15 3AU
Flat 3 15 Inverton Road London
331 Ivydale Road Ivydale Road London
31 Bellwood Road London SE15 3DE
9a Surrey Rd London
128 Brockill Crescent London SE4 2QD
21 Inverton Road London se15 3dd
66 Cheltenham Road London Se15 3af
58 Harlescott Road Nunhead London
48b Limesford Road Nunhead Nunhead
249 Ivydale road London SE15 3DY
19 Lanbury road Peckham London
301 Ivydale Rd London SE15 3DZ
286 Ivydale Road London SE15 3DF
47 cheltenham Rd London London

8 Bellwood Road Nunhead London
18 Surrey Road London SE153AU
8a Inverton Rd Nunhead London
13 Limesford Road London SE15 3BX
2 Harlescott rd London Se153bz
9a Surrey Road London Se15 3AS
Nunhead 13a Surrey Road London
7 Harlescott Road Nunhead London
18 Limesford Road London SE15 3BX
35 Surrey Road London SE15 3AS
Flat 3 15 Inverton Road London
174 ivydale road Nunhead London
24 Inverton Road London SE15 3DD
31 Athenlay Road Nunhead SE15 3EA
17 LANBURY ROAD London SE15 3DB
9 mackenzie court 300 ivydale road london
24 Bellwood road London Se15 3de
26 Limesford Rd London SE153BX
216a ivydale road London Se153bu
66b Harlescott Road London SE15 3BZ
10 Bellwood Road London SE153DE
331 Ivydale Road London SE15 3ED
26 Limesford Road London SE15 3BX
30 Lanbury Road Nunhead London
14 Lanbury Road Nunhead London
22 Bellwood Road London SE15 3DE
31 Harlescott Road Nunhead LONDON
55 Harlescott Road London SE15 3DA
Flat 2 48 East Dulwich Grove East Dulwich
London
83 Athenlay Road London SE153EN
15a Surrey Road London Se153as
301 Ivydale Road London Se15 3dz
33 Borland road London Se15 3bl
25 Bellwood Road London SE15 3DE

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	Mr K. Patel RH Properties	Reg. Number	20/AP/1016
Application Type	Minor application	Case Number	2530-14
Recommendation	GRANT permission		

Draft of Decision Notice

Planning permission is GRANTED for the following development:

Demolition of existing buildings (14-18 Inverton Road) and construction of a mixed use building which includes five residential houses (5 x 4-bed), one flat (1 x 2-bed) and 40sqm of A1 commercial use, with associated cycle and refuse stores.

14-18 Inverton Road London Southwark SE15 3DD

In accordance with application received on 3 April 2020

and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

PROPOSED ROOF PLAN C320-10 REV D received 01/05/2020
PROPOSED GROUND FLOOR PLAN C320-12 REV E received 23/06/2020
PROPOSED FIRST FLOOR PLAN C320-13 REV D received 01/05/2020
PROPOSED SECOND FLOOR PLAN C320-14 REV D received 01/05/2020
PROPOSED FRONT AND REAR ELEVATIONS C320-21 REV D received 01/05/2020
PROPOSED SIDE ELEVATIONS C320-22 REV E received 23/06/2020
PROPOSED CONTEXTUAL ELEVATION C320-23 REV D received 01/05/2020
PROPOSED SECTIONS C320-25 REV D received 01/05/2020
PROPOSED VIEW TOWARDS CORNER DOWN INVERTON ROAD C320-31 REV D received 01/05/2020
PROPOSED CORNER VIEW C320-32 REV D received 01/05/2020
PROPOSED VIEW OF SURREY ROAD ELEVATION C320-33 REV D received 01/05/2020
PROPOSED VIEW TOWARD CORNER FROM SURREY ROAD C320-34 REV D received 01/05/2020
PROPOSED REAR VIEW FROM JOSEPHS MEWS C320-35 REV D received 01/05/2020
PROPOSED BRE SUNLIGHT ASSESSMENT C320-40 REV C received 03/04/2020
PROPOSED BRE SUNLIGHT INDICATOR C320-41 REV C received 03/04/2020
Plans - Proposed C320-42 REV A received 01/06/2020

Other Documents

SITE LOCATION PLAN C320-01 REV C received 03/04/2020
JUSTIFICATION FOR LOSS OF COMMERCIAL (A1) received 03/04/2020
PARKING STRESS SURVEY received 03/04/2020

Permission is subject to the following Time Limit:

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.

3. SAMPLE MATERIALS/PANELS/BOARDS

Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority. This includes samples of:

- Details of materials to be submitted and samples made available on site, including the use of full bricks (not brick slips) and stucco; and
- Sample panel(s) of brickwork to be constructed on site, showing the pointing and jointing for the general brickwork and the proposed decorative pattern at the rear.

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.

4. DETAILED DRAWINGS

Detail Drawings at a scale of 1:5 for each typical window opening, showing the reveals, cills, lintels and header details; and confirming the use of 2-over-2 fenestration pattern for the main openings onto the street and the revised treatment of the attic storey cill. (2 copies)

Detailed drawings at a scale of 1:5 showing the following:

- Roof edges;
- Parapet detail above rear dormers;
- Profile and treatment of the stucco ground floor onto Inverton Road;
- the shopfront, including bin-store and blind window onto Surrey Road;
- Treatment of garden entrance to flat.

This is to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and 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.

5. 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.

6. 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.

Permission is subject to the following Compliance Condition(s)

7. INTERNAL NOISE LEVELS RESTRICTION

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

Bedrooms - 30dB LAeq, T* and 45dB LAFmax
Living rooms - 30dB 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 strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2019.

8. REFUSE STORAGE - RESIDENTIAL - STANDARD

Before the first occupation of the residential unit/s in this development hereby permitted, the refuse storage arrangements shown on the approved drawing/s referenced shall be C320-12 REV C provided and made available for use by the occupiers of the residential units and the facilities provided shall thereafter be retained for waste storage and shall not be 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 and pest nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

9. SITE CONTAMINATION

a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

- i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
- ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act

1990 in relation to the intended use of the land after remediation.

The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) 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.

d) 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-c 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 saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

10. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

No development shall take place, including any works of demolition, until a written CEMP for the site has been devised. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall 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. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
- 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, lay off areas, etc.;
- Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate

destinations.

Guidance on preparing CEMPs and best construction practice can be found at <http://www.southwark.gov.uk/construction>

All demolition and construction work shall then be undertaken in strict accordance with the plan and 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 unnecessary pollution or nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and the National Planning Policy Framework 2019.

11. THAMES WATER

No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason:

The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.

12. RESTRICTION ON USE WITHIN THE USE CLASS HEREBY PERMITTED

Notwithstanding the provisions of Town and Country Planning (Use Classes) Order 1987 and any associated provisions of the Town and Country Planning General Permitted Development Order 2015 (including any amendment or enactment of those Orders) the commercial unit shall not be used otherwise than for retail (for the display or retail sale of goods, other than hot foods, principally to visiting members of the public).

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use, 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 Special Condition(s)

13. THAMES WATER PILING

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

Informatives

- 1 Emergency/Unanticipated Out-of-hours Works - informative
Should a site manager require an un-foreseen emergency extension of site hours (for emergency engineering or health & safety reasons) they will require express permission from Southwark's Noise & Nuisance Team who can be contacted 24/7 via a call centre on 0207 525 5777. An officer will call back to address the issue verbally as soon as they are available.
- 2 Out of Hours Site Works S61 CoPA'74 - informative
All developers and contractors working on this development are given notice that standard site hours are:
Monday to Friday - 08.00 - 18.00hrs
Saturday - 09.00 - 14.00hrs
Sundays & Bank Hols - no works
Any programmed/expected work required outside the standard site hours will require permission from Southwark's Environmental Protection Team under S61 of the Control of Pollution Act 1974 (e.g. regular extensions for set-up and clean down periods, extended concrete pours, the delivery and collection of abnormal loads, etc.). An application form can be found on the Southwark website - the link is:- <http://www.southwark.gov.uk/construction>
Follow the instructions on the web page to the form, complete it and submit it on-line. Forms need to be submitted a minimum of 28 working days before permission is needed to be in place for regular extended site hours and 5 working days before permission is needed to be in place for a short, temporary extension to site hours.
- 3 Residential intake location - informative
Any intake for ventilation servicing of the residential units should be situated on the rear façade of the development or the façade furthest from emissions sources such as roads.
- 4 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames

Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- 5 We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>