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<b>Item No.</b> 7.1	<b>Classification:</b> Open	<b>Date:</b> 15 June 2021	<b>Meeting Name:</b> Planning Sub Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 20/AP/2058 for: Full Planning Application  <b>Address:</b> LAND REAR OF: 157 DUNSTANS ROAD, SOUTHWARK, LONDON SE22 0HB.  <b>Proposal:</b> Construction of two semi-detached C3 residential units (2 x 3 bedrooms) along with off-street car parking, cycle parking, refuse storage, private amenity and associated landscaping.		
<b>Ward(s) or groups affected:</b>	Dulwich Hill		
<b>From:</b>	Director of Planning and Growth		
<b>Application Start Date:</b> 28/07/2020		<b>PPA Expiry Date:</b> 09/07/2021	
<b>Earliest Decision Date:</b> 08/09/2020			

## RECOMMENDATION

1. That the Planning Sub-Committee B grant planning permission subject to conditions.

## BACKGROUND INFORMATION

### Site location and description

2. The application site is located to the rear of 157 Dunstans, set between Dunstans Road and Donkey Alley; running in parallel to Goodrich Road. The site is approximately 555m<sup>2</sup> with a 4.80m gradient differential, falling from Donkey Alley towards Dunstans Road. To the north of the site are the gardens to the houses of 104-120 Goodrich Road, with the south next to nos. 157a and 157b Dunstans (backland development – accessed via pedestrian lane between 157 and 159 Dunstans Road). A small terrace of 3 dwellings, 4a/4b/4c is south, next to the entrance of the application site along Donkey Alley. The site is not within a conservation area nor near any heritage assets.

The area sits within the following designations:

- Air Quality Management Area
- Suburban Density Zone – Middle
- Smoke Control Zone

## Details of Proposal

3. Construction of two semi-detached C3 residential units (2 x 3 bedrooms) along with off-street car parking, cycle parking, refuse storage, private amenity and associated landscaping.
4. The proposed development is two semi-detached dwellinghouses (UNIT 1: 129m<sup>2</sup> & UNIT 2: 120m<sup>2</sup>), with the section of the floors stepping downwards responding to the steep topology of the land. The lower ground floors of these dwellings will be semi-subterranean – designed to appear subtle within the contextual surroundings of nearby houses.
5. Two parking spaces are proposed, one per dwelling, along with cycle parking and refuse storage situated at the entrance of the site along Donkey Alley. The development also includes a series of tiered green roofs along with associated landscaping at ground level forming private amenity.

## Relevant Planning History

6. June 2020

### 20/AP/1133 – Withdrawn application

Proposal: The construction of two semi-detached houses and garden room/storage.

Issues: The overall size and massing of the proposed was deemed to be overdevelopment of the site, the overall footprint of the proposal was considered to create a sense of enclosure to the dwellings along Goodrich Road. Following this advice, the applicant and agent instructed the planning department to formally withdraw the application so it could be revised without time constraint.

See Appendix 3 for relevant planning history.

## KEY ISSUES FOR CONSIDERATION

### Summary of main issues

7. The main issues to be considered in respect of this application are:
  - Principle of the proposed development in terms of land use
  - Quality of residential accommodation
  - Detailed Design
  - Impact of proposed development on amenity of adjoining occupiers and surrounding area
  - Ecology and biodiversity
  - Landscaping and trees
  - Transport and highways

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

## **Legal context**

9. 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. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
10. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

## **Planning Policy**

### **National Planning Policy Framework (NPPF, 2019)**

11. 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.
12. The relevant chapters from the Framework are:
  - Chapter 2 Achieving sustainable development
  - Chapter 5 Delivering a sufficient supply of homes
  - Chapter 9 Promoting sustainable transport
  - Chapter 11 Making effective use of land
  - Chapter 12 Achieving well-designed places

### **The London Plan 2021**

13. On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London.
14. The relevant policies are:

- Chapter 3: Policy D3 (Optimising site capacity through design led approach)
- Chapter 3: Policy D4 (Delivering good design)
- Chapter 3: Policy D6 (Housing quality and standards)
- Chapter 4: Policy H1 (Increasing housing supply)
- Chapter 4: Policy H2 (Small sites)
- Chapter 10: Policy T5 (Cycling)
- Chapter 10: Policy T6 (Car parking)
- Chapter 10: Policy T6.1 (Residential parking)
- Chapter 10: Policy T7 (Deliveries, servicing and construction).

## **Core Strategy 2011**

15. The Core Strategy 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.
16. The relevant policies of the Core Strategy 2011 are:
  - Strategic Policy 1 – Sustainable Development
  - Strategic Policy 5 – Providing new homes
  - Strategic Policy 12 – Design and conservation
  - Strategic Policy 13 – High environmental standards

## **Southwark Plan 2007 (saved policies)**

17. 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.
18. The relevant policies of the Southwark Plan 2007 are:
  - Policy 3.11 (Efficient use of land)
  - Policy 3.12 (Quality in design)
  - Policy 3.13 (Urban design)
  - Policy 3.2 (Protection of amenity)
  - Policy 3.28 (Biodiversity)
  - Policy 5.2 (Transport Impacts)
  - Policy 5.3 (Walking and cycling)
  - Policy 5.6 (Car parking)

## **Emerging Planning Policy**

### **New Southwark Plan (2020)**

19. The New Southwark Plan (NSP) was submitted to the Secretary of State in January 2020. The Examination in Public (EiP) for the NSP took place between February to April 2021. It is anticipated that the plan will be later adopted in 2021, following the EiP which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. 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.

### **Supplementary Planning Guidance (SPGs)**

- 20.
- 2011 Residential Design Standards (2015)
  - Dulwich SPD (2013)
  - Technical housing standards, MHCLG (2015)

### **ASSESSMENT**

#### **Principle of the proposed development in terms of land use**

21. The principle of residential development on this site, which has an established residential use is acceptable.

#### **Acceptability of backland and infill development**

22. The application site, due to its location between Dunstons Road and Donkey Alley – with the adjacently diagonal Goodrich Road can be characterised by infill and back land development definitions. Given the context of this, it is important to take a holistic approach when defining what development on this site would mean. In principle, the construction to create residential use on the site would in principle be supported providing the following can be demonstrated.
23. Infill development is characterised where there is redevelopment of sites located between existing property frontages, and where any new buildings should normally continue the lines of existing development to each side. The proposal should demonstrate how the development responds to the site and its surroundings. The building alignment, design and massing needs to be within the context of existing neighbouring properties. The height and scale of neighbouring properties must also be respected.
24. Backland development are sites which are located predominately to the rear of existing dwellings (as is the case along the terrace of Goodrich Road). Backland development can have a significant impact with the amenity of neighbouring properties. Whilst this site can be considered infill development, it is important to highlight some aspects of its backland development characteristics and the some of the issues which would require particular thought. These include but are not limited to; overlooking at rear to adjoining neighbours (impact on privacy), integration within existing landscape, impact on natural habitat, wildlife and vegetation and space for refuse storage/access.

25. Development needs to be sensitive to the contextual surroundings. Should the proposal demonstrate good quality design and not adversely impact neighbouring amenity to a detrimental degree, whilst also providing good quality residential accommodation, the development would be supported.

## **Quality of residential accommodation**

### Space Standards

26. Both units, would comfortably exceed the minimum Gross Internal Area (GIA) space requirements for each dwelling. All rooms, including the open plan kitchen – living – diner rooms and bedrooms would also exceed the minimum space standards as set out in the Residential Design Standards SPD 2011 (2015). Both dwellings would also benefit from storage space and private amenity. In terms of space standards, the development would provide a high quality of accommodation which is considered acceptable.

### Aspects

27. Both dwellings would benefit from at least dual aspect within each unit across floor levels. There is some limitation in providing windows on lower ground floors given this is partially sub-terrain, however rooflights have been proposed to ensure some light is accessible away from elevation windows. Future occupiers would therefore benefit from good levels of daylight and sunlight, cross ventilation between floor levels and provide adequate thermal comfort.

### Light amenity

28. ADF (Average Daylight Factor) calculations were provided for each habitable room. This measure assesses the adequacy of diffused daylight within a room and accounts for factors such as the size of windows in relation to the size of the room; the reflectance of the walls and the nature of the glazing and number of windows. Align with BRE guidance, all rooms pass in providing suitable light amenity (ADF) into each habitable room; this is considered to demonstrate a good level of residential accommodation and therefore acceptable.

29.

<b>Level</b>	<b>Room</b>	<b>Daylight Factor (Average)</b>	<b>BRE Result</b>
Lower Ground Floor	Unit 1 LDK	5.90	Pass
	Unit 2 LDK	3.30	Pass
	Unit 2 Bedroom 2	1.69	Pass
Ground Floor	Unit 1 Bedroom 2	2.00	Pass
	Unit 1 Bedroom 3	6.10	Pass
	Unit 2 Bedroom 3	4.20	Pass
First Floor	Unit 2 Bedroom 1	4.50	Pass
	Unit 1 Bedroom 1	5.70	Pass

## Private Amenity

30. Unit 1 and Unit 2 will both benefit from excellent private amenity through a combination of terraces and garden space. Both units have a terraced lightwell area which provides this space through habitable living quarters off bedrooms and circulation areas. Fully outdoor private amenity is at the rear of the site, which is accessed through the living – kitchen – diner area for each dwelling. Giving the gradient of the land, both units have a lower ground terraced area which steps up to the grassed garden areas. The proposed development comfortably meets the minimum 50m<sup>2</sup> of outdoor private space, which is located at the rear of the site away from the public domain. The gardens extend the width of each dwelling which further ensures the provision of private amenity is of good quality.
31. The breakdown of each Unit 1 and Unit 2 is as follows:

<b>Schedule of accommodation for dwelling UNIT 1 (3 storey dwelling)</b>			
<b>Room</b>	<b>Floor area (sq. m)</b>	<b>Minimum floor area requirement (sq. m)</b>	<b>Complies (YES/NO)?</b>
Lounge / Dining / Kitchen	44.2	27	YES
Bedroom 1	14.0	12.0 (double bedroom)	YES
Bedroom 2	12.5	12.0 (double bedroom)	YES
Bedroom 3	16.0	12.0 (double bedroom)	YES
Bathroom & WCs	12.7 (6.0 + 4.5 + 2.2)	3.5	YES
Built-in storage	7.0 (2.0 + 2.0 + 3.0)	1.75 – 2.25	YES
<b>Dwelling</b>	<b>Area (sq. m)</b>	<b>Minimum area requirement (sq. m)</b>	<b>Complies (YES/NO)?</b>
Gross Internal Floor Area	Circa. 129.0 (including circulation)	102.0 (3b5p – three storey dwelling)	YES
Private amenity space	112.5 (12.5 + 50.0 + 50.0)	50	YES
<b>Schedule of accommodation for dwelling UNIT 2 (2 storey dwelling)</b>			
<b>Room</b>	<b>Floor area (sq. m)</b>	<b>Minimum floor area requirement</b>	<b>Complies (YES/NO)?</b>

		(sq. m)	
Lounge / Dining / Kitchen	35.2	27	YES
Bedroom 1	15.0	12.0 (double bedroom)	YES
Bedroom 2	12.0	12.0 (double bedroom)	YES
Bedroom 3	13.0	12.0 (double bedroom)	YES
Bathrooms	11.5 (4.5 + 5.0 + 2.0)	3.5	YES
Built-in storage	2.0	1.75 – 2.25	YES
<b>Dwelling</b>	<b>Area (sq. m)</b>	<b>Minimum area requirement (sq. m)</b>	<b>Complies (YES/NO)?</b>
Gross Internal Floor Area	Circa 120.0 (including circulation).	83.0 (2b4p – two storey dwelling).	YES
Private outdoor space	108.0 (12.5+ 25.5 + 70)	50.0	YES

## Design

32. The site does is not in a conservation area, or near any other heritage assets. The construction of two contemporary modern townhouse like dwellings is considered acceptable given the typology of the land, responding to the gradient. The development matches the existing front building line along Donkey Alley, creating a new frontage in line within the existing streetscape. The overall footprint is considered appropriate for the site, with its hiding of massing and visibility from neighbouring properties. The proposed materiality is thought to correspond well with the contextual environment of the area and the introduction of green roofs reduces the perception of scale and massing. Overall the proposal is thought to demonstrated very good design and therefore this element of the scheme is acceptable.

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

### Privacy

33. Both proposed houses have three floors, with the perception of a one storey building from the street. The first floor would be accessed through Donkey Alley, with the ground floor and lower ground floor semi-subterranean. Given the gradient of the land, the proposal is thought to appropriately address any adverse impacts to overlooking to adjoining neighbours. The ground and lower ground floors will be below the surrounding dwellings, ensuring there is no detrimental impact through overlooking into rear elevation windows or adjacent

private gardens. The rear elevations of 120 / 118 / 116 / 114 Goodrich Road are between 10m – 12m away from the closest part of the development (first floor), there are no side elevation windows from the first floor facing the rear of the homes on Goodrich Road. The ground floor side elevation for Unit 2 does have windows on the north elevation, however these are restricted on the ground floor (below the fences and trellis) and therefore have no impact upon privacy. It is worth noting that the front elevations of 157a and 157b Dunstons Road would overlook the private amenity of the site, particularly for Unit 1 however the 8.1m road width does provide a limited buffer to overlooking. The rear elevation of 157 Dunstons and the rear elevation of the proposed development would be in excess of over 40m, more than the 21m recommended in the Residential Design Standards SPD. The site would be separated by a 1.8m timber fence around the perimeter of the site, which further ensures a suitable boundary protecting privacy between garden spaces of adjoining sites.

### Daylight and sunlight

34. Using the BRE Guide for calculating daylight and sunlight, the Vertical Sky Component (VSC) and the Annual Probable Sunlight Hours (APSH) for windows is measured against the properties which are likely to be most impacted from any development on this site. The properties most likely to be impacts from the development would be:

- a) 118 Goodrich Road
- b) 116 Goodrich Road
- c) 114 Goodrich Road
- d) 112 Goodrich Road
- e) 110 Goodrich Road

35. BRE Guidance on VSC:

- If the VSC at the centre of the existing (assessing) window exceeds 27% with the new development in place, then there is enough sky light which would reach the window not to cause any detrimental reduction in light and;
- If the VSC with the new development in place is less than 27% and less than 0.8 times its former value, then the reduction in light is likely to be noticeable.

TABLE: Vertical Sky Component – With and Without Development

Position	Property	VSC Without Development (%)	VSC With Development (%)	BRE Compliant
A	118 Goodrich Road	30.0	30.0	YES
B	116 Goodrich Road	36.5	36.5	YES

C	114 Goodrich Road	38.0	38.0	YES
D	112 Goodrich Road	39.0	38.5	YES
E	110 Goodrich Road	39.0	39.0	YES

36. The results of the VSC assessment does demonstrate that daylight will reduce marginally at position (D – 112 Goodrich Road). BRE guidance states that if the VSC is less than 27% or less than 0.8 times its former value, occupants of the building would experience a notable reduction in the amount of daylight received. The impact on all positions would be marginal to negligible, demonstrating compliance with BRE guidance ensuring no detrimental impact would be experienced.

37. BRE Guidance on APSH:

- Access to sunlight is measured against the habitable windows facing within 90 degrees south of the proposed development. The APSH method calculates the sunlight period for the whole year – any reduction in sunlight hours should be kept minimal. If the sunlight hours are both less than the amount given and less than 0.8 times their former value; either for the whole year or during winter months, then the occupants of the existing building will notice a loss of sunlight. Should results fall outside these parameters, the impact in sunlight hours is not considered to be detrimental to residential amenity.

TABLE: Annual Probable Sunlight Hours (APSH) with Development

Position	Without Development (Hours)	With Development (Hours)	Without Development (%)	With Development (%)	BRE Compliant
A – 118 Goodrich Road	639	639	43	43	Yes
B – 116 Goodrich Road	951	921	64	62	Yes
C – 114 Goodrich Road	951	951	64	64	Yes
D – 112 Goodrich Road	966	966	65	65	Yes
E – 110 Goodrich Road	966	966	65	65	Yes

38. Only windows facing within 90 degrees south of the development require APSH calculations to be measured align with BRE guidance. The table above

summarises the results of the assessment, which demonstrates the impact of the development upon the properties sunlight hours would be negligible.

### Sense of enclosure

39. The topography and gradient of the land has meant the design of the dwellings is sympathetic to a stepped tiered roof form. The 10 – 12m lateral distances from the rear elevation from the terraces at Goodrich Road and the height of the houses along this terrace of approximately 6.5m, is to be suitable not to cause a detrimental impact by way of sense of enclosure. The development also includes the incorporation of a green wall which attempts to finesse any overbearing impact. The massing and scale of the development is suitable, smaller in vertical section than the adjacent 4c Donkey Alley which is a 3-storey property. The incorporation of green roofs also gives the effect of flattened roofscapes across the existing landscape, which reduces any effect of presence and overbearingness. Overall the development of this site, under the proposal is considerate to the envion and not thought to harmfully impact neighbours through enclosure, tunnelling or overbearingness given its unique orientation and design – therefore this element of the scheme is considered appropriate.

### **Ecology and biodiversity**

40. The submitted Preliminary Ecological Appraisal (PEA) states the site is of low ecology value in its current form. The introduction of green roofs and a green walls is welcome, contributing to the ecological value of the proposed development. It is thought these recommendations are best dealt with through the introduction of pre-commencement conditions for bat tubes, swift bricks and a lighting plan. It should also noted an above grade works condition for the green roofs and green walls will also be placed upon any approval to ensure appropriate species and substrates are installed.
41. Objections regarding the ecological value of the site were submitted by members of the public. The Council's Ecologist has reviewed the submission documents and proposal, and consider the site of limited ecological value.

### **Landscaping and trees**

42. To the front of the proposed site entrance, on the driveway towards Donkey Alley are two protected trees of *Tilia X europaea* species under TPO no. 551. One tree is assessed to be mature between 31-80 years with the other early mature 16 – 30 years. To ensure these are conserved and protected before, during and after development conditions are recommended. These are to ensure compliance with the tree protection and arboriculture supervision details submitted.
43. Objections regarding the environmental value of the site were submitted by members of the public. The Council's Urban Forester has reviewed the submission documents and proposal, and considers the protection of trees under the prescribed TPOs on the application site can be controlled by way of conditions.

## **Transport and Highways**

44. The site is not in a Controlled Parking Zone (CPZ), and the area has a low PTAL rating of 2. There are however no underlying objection to the principle of this proposed development from a transport perspective providing a total of 4 parking spaces (2 per unit) is provided which is secure and weatherproof. To ensure the development has this provision, a compliance condition for cycle storage will be attached.
45. It should be noted that surface water from areas is not permitted to flow onto the public highway in accordance with Section 178 of the Highways Act 1980. In order to catalogue the conditions of the streetwear and gullies, a joint condition survey should be arranged with the Southwark Highway Development Team. The construction of any vehicle crossover on Donkey Alley should be designed to Southwark Streetscape Design Manual (SSDM) standards which is the councils published adoptable standards.
46. No construction management plan was submitted as part of this application, as there is no statutory requirement to provide one under this parameters of this full planning application. A pre-commencement condition for the submission of a Construction Environment Management Plan (CEMP) is recommended, this is to ensure the amenity of neighbours is protected as so far as reasonably possible; including safeguarding the quality of existing infrastructure around the site whilst minimising disruption for neighbours.
47. Objections regarding the parking stress of the proposed development were submitted by members of the public. The Transport Policy team have reviewed the submission documents and consider the impacts of the development suitable. The provision and quality of cycle and car parking is recommended to be controlled by way of conditions.

## **Mayoral and Borough Community Infrastructure Levy (CIL)**

48. The proposal is liable for Mayoral and Southwark CIL. Based in the information submitted as part of this submission, the proposed total new GIA of residential floor space is 249 sqm. Based upon this information:

MCIL Band 2 = £60 per sqm

SCIL Zone 2 = £218 per sqm

Total MCIL = £14,940.00

Total SCIL = £54,282.00

Total CIL Liability: £69,222.00.

Please note this is an indicative figure and not the absolute sum of CIL payable. Further calculations and upon the submission of CIL forms will be conducted.

49. The party responsible to pay CIL must submit CIL Form1 (Additional

information), CIL Form2 (Assumption of Liability) thereafter the Council will issue a Liability Notice. CIL Form6 (Commencement Notice) must be submitted at least a day prior to material operations start on site.

## **Consultation responses, and how the application addresses the concerns raised**

### Consultation responses from members of public

50. Number of people consulted through neighbourhood consultation letters: 60  
Number of contributions: 34 (breakdown as follows)
- Neutral comments: 1
  - Supporting comments: 5
  - Objecting comments: 31
51. Summarised below are the material planning considerations raised objecting comments.
- *Detrimental impact upon local site ecology through clearing of wildlife on land (including tree removal)*
  - *Disruption of safe walking highway along Donkey Alley during construction (safety and access)*
  - *Impact of land subsidence due to excavation of land*
  - *Close to adjoining properties which creates sense of enclosure and impact upon daylight / sunlight amenity*
  - *Loss of privacy through overlooking*
  - *Design is conflicting with local plan and SPD guidance*
  - *Occupiers will cause greater on-street parking stress*
  - *Negative impact upon streetscene due to dwellings size, massing and footprint – considered to be out of character within area.*

### Officer Comments

52. Full assessment of these matters are addressed comprehensively in the preceding parts of this report.

## **Community impact and equalities assessment**

53. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
54. 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.

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.

55. 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**

56. 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.

57. This application has the legitimate aim of two 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**

58. 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.

59. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

### **Positive and proactive engagement: summary table**

60.	Was the pre-application serviced used for this application?	YES
	If the pre-application service was used for this application, was the advice given followed?	N/A
	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 agreed Planning Performance Agreement date?	YES

## Site Visits

61. How have you assessed that the existing plans are accurate? (Google maps/photographs submitted with the application/photographs requested post submission/other?)

*YES – Google Earth, Google street view and site photographs were used to review the accuracy of existing plans submitted.*

62. Have you assessed whether any change of levels may affect the impact on amenity? If so, how?

*YES – This was assessed through measuring distances on GIS maps in conjunction with the submitted BRE Daylight Sunlight survey.*

63. Have you assessed whether there are overlooking issues? If so, how? YES

*YES – Majority of site will be subterranean however this was assessed further by measuring GIS distances and reviewing proposed sections.*

64. Have you identified all windows in neighbouring properties that might have impacts on their daylight and sunlight? If so, how?

*YES – This was assessed through Google Earth, GIS Maps and through the submitted proposed plans.*

## CONCLUSION

65. The development creates two good quality dwellings, meeting the space standards internally and externally through the provision of private amenity space. Given the gradient of the land, the design proposal is thought to be excellent, which has corresponded well to reducing and minimising any detrimental amenity impacts for neighbours. Other aspects of the development are suitable and conditions have been recommended to ensure compliance. The proposed development overall, is thought to demonstrate good design and

planning; it is recommended that planning permission is granted.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 2551-157 Application file: 20/AP/2058 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	Publicity/Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Planning history of the site and nearby sites
Appendix 4	Planning Policies
Appendix 5	Recommendation (draft decision notice)

## AUDIT TRAIL

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Zaib Khan, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	1 June 2021	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
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
<b>Date final report sent to Constitutional Team</b>		2 June 2021

## Publicity/Consultation undertaken

**Site notice date:** 12/08/2020

**Press notice date:** n/a.

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 11/08/2020

### Internal services consulted

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

### Statutory and non-statutory organisations

Thames Water

### Neighbour and local groups consulted:

157B Dunstans Road London Southwark	163 Dunstans Road East Dulwich
157E Dunstans Road London Southwark	London
157A Dunstans Road London Southwark	157 Dunstans Rd London SE220HB
157C Dunstans Road London Southwark	6 Donkey Alley London SE220NY
4C Donkey Alley London Southwark	Goodrich Rd 107 London
159 Dunstans Road London Southwark	112 Goodrich Road London SE22 0ER
159B Dunstans Road London Southwark	153 Dunstans Road East Dulwich
159A Dunstans Road London Southwark	London
155 Dunstans Road London Southwark	61 Hillcourt Road East Dulwich London
116 Goodrich Road London Southwark	Flat 6, Cityview Court, Overhill Road
118A Goodrich Road London Southwark	London SE22 0PZ
118 Goodrich Road London Southwark	157 B Dunstans Rd London SE220HB
Ground Floor Flat 120 Goodrich Road	149 Dunstan's Road London SE220HB
London	39 Ryedale London Se22 0qw
First Floor Flat 120 Goodrich Road	98 Goodrich Road London SE22 0ER
London	4 Donkey Alley London SE22 0NY
Ground Floor Flat 108 Goodrich Road	63 Hillcourt Road East Dulwich London
London	173 Dunstans Road London Se22 0hb
First Floor Flat 108 Goodrich Road	4B Donkey Alley London SE22 0NY
London	1 Donkey Alley London SE220NY
110 Goodrich Road London Southwark	171 Dunstans Road London SE22 0HB
112A Goodrich Road London Southwark	52 Hillcourt Road London SE220PE
112 Goodrich Road London Southwark	5 Donkey Alley London Se22 0NY
114 Goodrich Road London Southwark	67 Hillcourt Road East Dulwich London
114A Goodrich Road London Southwark	114 Goodrich Road East Dulwich
Xx London SE224hh	London

112A Goodrich Road London SE22 0ER  
132 Dunstans Rd London SE22 0ES  
159 A Dunstans Rd London SE220HB  
161 Dunstans Road London SE220HB  
169 Dunstans Road London  
155 Dunstans Road London SE22 0HB  
118A Goodrich Road London SE22 0ER  
59 Hillcourt Road East Dulwich London  
147 Dunstans Road East Dulwich  
London

108A Goodrich Road London SE22 0ER  
4 Donkey Alley London Se220ny  
173A Dunstans Road London SE22 0HB  
161 Dunstans Road London Southwark  
157B Dunstans Road London SE22  
0HB  
102 Goodrich Road East Dulwich  
London  
132 Dunstans Rd London London

**Re-consultation:**

None.

### Consultation responses received

#### Internal services

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

#### Statutory and non-statutory organisations

Thames Water

#### Neighbour and local groups consulted:

126 Crystal Palace Road London SE22 9ER	108A Goodrich road London SE22 0ER
29 Tewkesbury Avenue London se233dg	116 Goodrich Road London Southwark
88 Goodrich Road London SE22 0ER	114 Goodrich Road London Southwark
4c Donkey Alley London SE22 0NY	157 Dunstans Rd London SE220HB
157B Dunstans road 157B Dunstans road london	6 Donkey Alley London SE220NY
147 Dunstans Road London Southwark	112 Goodrich Road London SE22 0ER
112 goodrich road london se22 0er	153 Dunstans Road East Dulwich London
Goodrich Road London SE22 0ER	98 Goodrich Road London SE22 0ER
Flat 3, George house Albert road London	63 Hillcourt Road East Dulwich London
4a Donkey Alley London SE22 0NY	4B Donkey Alley London SE22 0NY
77 Dustans Road london SE22 0HQ	67 Hillcourt Road East Dulwich London
175 Dunstans Road East Dulwich London	161 Dunstans Road London SE220HB
1 Donkey Alley Goodrich Rd London	155 Dunstans Road London SE22 0HB
The Garden Flat 114 Goodrich road East Dulwich	52, HILLCOURT ROAD LONDON SE22 0PE
112a Goodrich Road London SE22 0ER	11 newbury rd bromley br20qn
114A Goodrich Road Dulwich .london	94 Arodene rd London Sw22bh
157 B UP THE ALLEY, Dunstans Rd London London	161 Dunstans Road London SE220HB
157A Dunstans Road London SE22 0HB	59 Hillcourt Road London SE22 0PF
	157 Dunstans Road London SE22 0HB

## APPENDIX 3

### Relevant planning history

<b>Reference and Proposal</b>	<b>Status</b>
<b>20/AP/1133</b> The Construction of two semi-detached houses and garden room/storage.	Application withdrawn 12/06/2020

### Planning Policies

#### 1. National Planning Policy Framework (NPPF, 2019)

Chapter 2 Achieving sustainable development  
Chapter 5 Delivering a sufficient supply of homes  
Chapter 9 Promoting sustainable transport  
Chapter 11 Making effective use of land  
Chapter 12 Achieving well-designed places

#### 2. The London Plan (2021)

Chapter 3: Policy D3 (Optimising site capacity through design led approach)  
Chapter 3: Policy D4 (Delivering good design)  
Chapter 3: Policy D6 (Housing quality and standards)  
Chapter 4: Policy H1 (Increasing housing supply)  
Chapter 4: Policy H2 (Small sites)  
Chapter 10: Policy T5 (Cycling)  
Chapter 10: Policy T6 (Car parking)  
Chapter 10: Policy T6.1 (Residential parking)  
Chapter 10: Policy T7 (Deliveries, servicing and construction)

#### 3. Core Strategy (2011)

Strategic Policy 1 – Sustainable Development  
Strategic Policy 5 – Providing new homes  
Strategic Policy 12 – Design and conservation  
Strategic Policy 13 – High environmental standards

#### 4. Southwark Plan (2007)

Policy 3.11 (Efficient use of land)  
Policy 3.12 (Quality in design)  
Policy 3.13 (Urban design)  
Policy 3.2 (Protection of amenity)  
Policy 3.28 (Biodiversity)  
Policy 5.2 (Transport Impacts)  
Policy 5.3 (Walking and cycling)  
Policy 5.6 (Car parking)

#### 5. Supplementary planning documents

2011 Residential Design Standards (2015)  
Dulwich SPD (2013)  
Technical housing standards, MHCLG (2015)

Emerging Planning Policy

#### 6. New Southwark Plan (2020)

The New Southwark Plan (NSP) was submitted to the Secretary of State in January 2020. The Examination in Public (EiP) for the NSP took place between February to April 2021. It is anticipated that the plan will be later adopted in 2021, following the EiP which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. 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.

## 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.

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<b>Applicant</b>	Mr de Swardt	<b>Reg. Number</b>	20/AP/2058
<b>Application Type</b>	Minor application	<b>Case Number</b>	2551-157
<b>Recommendation</b>	GRANT permission		

### Draft of Decision Notice

#### Planning permission is **GRANTED** for the following development:

Construction of two semi-detached C3 residential units (2 x 3 bedrooms) along with off-street car parking, cycle parking, refuse storage, private amenity and associated landscaping.

Land Rear Of: 157 Dunstons Road London Southwark

#### In accordance with application received on 27 July 2020:

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

#### Proposed Plans

Plans - Proposed Proposed Block Plan 8377-A3-P\_001 1st received 27/07/2020  
Plans - Proposed Proposed Site and Roof Plan 8377-A3-P\_002 REV E received 07/04/2021  
Plans - Proposed Proposed Lower Ground Floor 8377-A3-P\_100 Rev F received 07/04/2021  
Plans - Proposed Proposed Ground Floor Plan 8377-A3-P\_101 Rev F received 07/04/2021  
Plans - Proposed Proposed First Floor Plan 8377-A3-P\_102 Rev E received 07/04/2021  
Plans - Proposed Proposed Section Plan 8377-A3-P\_200 Rev E received 07/04/2021  
Plans - Proposed Proposed Rear Elevation 8377-A3-P\_300 Rev B received 27/07/2020  
Plans - Proposed Proposed North Elevation Plan 8377-A3-P\_301 Rev C received 07/04/2021  
Plans - Proposed Proposed Elevation from Goodrich Road Gardens 8377-A3-P\_302 Rev A received 07/04/2021  
Plans - Proposed Proposed Views from Goodrich Road Gardens 8377-A3-P\_303 Rev A received 07/04/2021  
Plans - Proposed Proposed South Elevation Plan 8377-A3-P\_304 Rev B received 27/07/2020  
Plans - Proposed Proposed Front Elevation 8377-A3-P\_305 Rev B received 27/07/2020  
Plans - Proposed Proposed Street Elevation Plan 8377-A3-P\_306 Rev B received 27/07/2020  
Plans - Proposed Proposed View of Rear Elevation Plan 8377-A3-P\_900 Rev C received 27/07/2020  
Plans - Proposed Proposed View of Front Elevation Plan 8377-A3-P\_901 Rev B received 27/07/2020  
Plans - Proposed Proposed Section Through Unit 1 8377-A3-P\_201 Rev A received 07/04/2021  
Plans - Proposed Proposed Front Elevation Through Lightwell 8377-A3-P\_307 1st received 07/04/2021

Reason:

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

2. The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

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

3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

the parking of vehicles of site operatives and visitors;  
loading and unloading of plant and materials;  
storage of plant and materials used in constructing the development;  
the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;  
wheel washing facilities;  
measures to control the emission of dust and dirt during construction;  
a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and 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.

#### 4. SITE CONTAMINATION

a) Prior to the commencement of any development, a Phase 2 intrusive investigation is required to fully characterise the nature and extent of any contamination of soils and ground water on the site.

b) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA 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 and implemented as part of the development.

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, together with any future monitoring or maintenance requirements 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.

5. Before any work hereby authorised begins details of the foundation works including changes to levels to be used in the construction of this development, showing how the roots will be protected, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the use of trial holes or trenches to check for the position of roots. The development shall not be carried out otherwise than in accordance with any such approval given. All works shall adhere to BS5837: Trees in relation to demolition, design and construction (2012) and National Joint Utility Group, Guidance 10 - Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

#### Reason

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

#### 6. TREE PROTECTION MONITORING

Prior to the commencement of the development hereby approved (including any ground clearance, tree works, demolition or construction), details of all tree protection monitoring and site supervision by a suitably qualified tree specialist (where arboricultural expertise is required) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details. 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, or trees shall be planted at the same place and that tree, or trees, shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

#### Reason

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

### 7. BIRD & BAT BOXES

Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than 3 nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

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

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

### 8. SWIFT NESTING FEATURES

Details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than 3 nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The Swift nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

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

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

## 9. LIGHTING PLAN

Prior to the commencement of the use hereby granted permission, a Lighting Plan shall be submitted to and approved by the Local Planning Authority. The recommended lighting specification using LED's (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

Permission is subject to the following Grade Condition(s)

## 10. ARBORICULTURAL PROTECTION

The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in condition (insert condition number) 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 a suitably qualified and pre-appointed tree specialist.

Reason: In order to ensure compliance with the tree protection and arboricultural supervision details submitted pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

## 11. GREEN ROOFS/WALLS FOR BIODIVERSITY

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

- \* biodiversity based with extensive substrate base (depth 80-150mm);
- \* laid out in accordance with agreed plans; and
- \* planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

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

Reason:

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

## 12. 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.

### 13. CYCLE STORAGE DETAILS

Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided 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:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development 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.

Permission is subject to the following Compliance Condition(s)

### 14. MATERIALS TO BE AS SPECIFIED

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

#### Reason:

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

### 15. 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.