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Item No. 7.2	Classification: Open	Date: 15 June 2021	Meeting Name: Planning Sub Committee B
Report title:	**Development Management planning application:** Application 20/AP/1407 for: Full Planning Application **Address:** FALMOUTH ROAD GROUP PRACTICE, 78 FALMOUTH ROAD, LONDON SE1 4JW **Proposal:** Demolition of the existing doctors surgery (Use Class D1) and redevelopment of the site for the construction of a new doctors surgery (Use Class D1), with residential development comprising 39 self-contained flats (Use Class C3) above, and associated cycle parking, refuse storage and amenity space.		
Ward(s) or groups affected:	Chaucer		
From:	Director of Planning and Growth		
Application Start Date 02/07/2020		**PPA Expiry Date** 30/06/2021	
Earliest Decision Date 31/07/2020			

RECOMMENDATION

1. That Planning Sub-Committee B grant planning permission subject to conditions, and the applicant entering into an appropriate legal agreement.

2. That Planning Sub-Committee B agree that in the event that the requirements of paragraph 1 above are not met by 26 November 2021, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 135.

EXECUTIVE SUMMARY

3. The application is for the demolition of the existing doctor's surgery (Use Class D1) and redevelopment of the site for the construction of a part 4, part 6, part 7 and part 8 storey building including new doctor's surgery (Use Class D1), with residential development comprising 39 self-contained flats.

4. The proposal is acceptable in land use terms as it would re-provide an improved health care facility on the site as well as providing a more efficient use of the site. A temporary facility is proposed in the recently completed Swann Street/Harper Road development approximately 250m to the northwest of the site in order to ensure the continuity of the surgery; this will be secured through the S106 agreement.

5. The scale of the proposal is considered acceptable within the context of the

standalone corner site and would not result in a significant impact on daylight or sunlight on the surrounding properties and would provide a high quality of accommodation for the future occupiers of the site. The dwelling mix is in line with policy and would provide 41% affordable housing which would also meet the required policy.

6. The proposal would not lead to a significant impact on the adjacent Dickens Square park and would not result in any significant transport impacts on the surrounding highway network. Overall, the scheme would be of a very high quality with significant public benefits.

BACKGROUND INFORMATION

Site location and description

7. The application site is a two storey GP surgery which provides approximately 520sqm of floorspace plus car parking. The site is on the corner of Falmouth Road and Harper Road and sits next to Dickens Square Park.

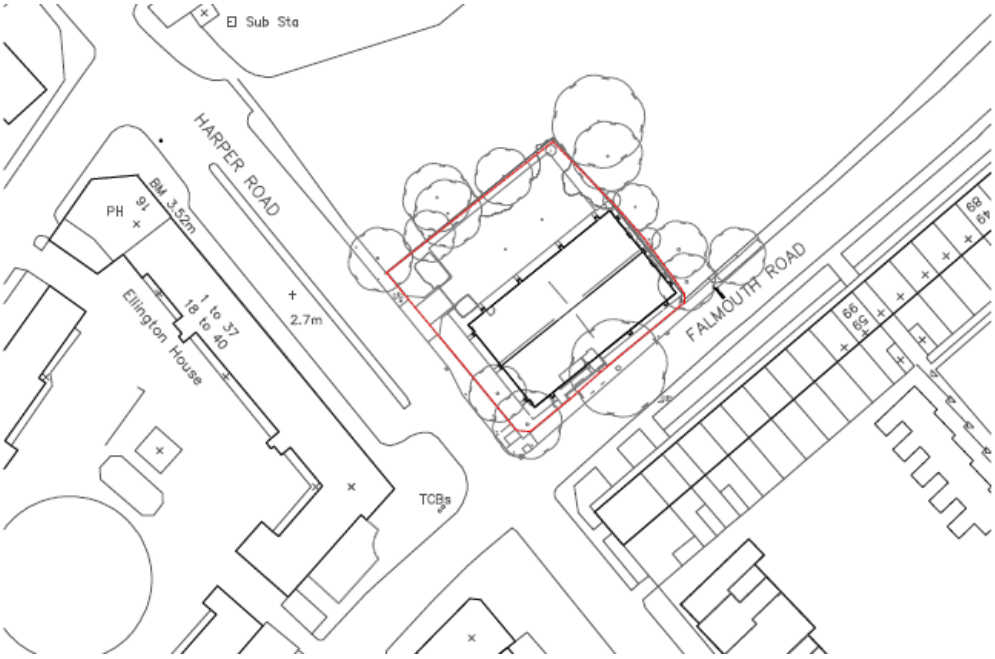
8. To the south east of the site, on the opposite side of Falmouth Road is a four storey residential block of flats, to the south west of the site at the junction is a recently constructed six storey building with commercial use on the ground floor and residential above. There is also a five storey block on the opposite side of Harper Road with a parade of commercial uses at ground floor and residential flats above.

9. The application site is not in a conservation area and the building is not listed. The site is however within the setting of the Trinity Church Square conservation area and listed buildings to the north of Falmouth Road and within Merrick Square.

10. The site is located within
    - Central Activities Zone
    - Flood risk zone 3
    - North Southwark and Roman Roads Archaeological Priority Zone
    - The London View Management Framework view of Alexandra Palace viewing terrace to St Paul's Cathedral
    - An air quality management area.

    The adjacent Dickens Square Park is also a site of important nature conservation.

11. The site has a Public Transport Accessibility Level (PTAL) of 6b, which demonstrates the best level of public transport availability. The site is located within 0.4 miles (approximately 8 minute walk) of Elephant and Castle train station and 0.5 miles (approximately 9 minute walk) from Elephant and Castle tube station (Northern line and Bakerloo line).



Site location

Details of proposal

12. The proposal is for the demolition of the existing doctors surgery (Use Class D1) and redevelopment of the site including the erection of a part 4, part 6, part 7 and part 8 storey building which would include the construction of a new doctors surgery (Use Class D1), with residential development comprising 39 self-contained flats (Use Class C3) above, and associated cycle parking, refuse storage and amenity space. The proposed dwelling mix of the flats is:

- 1 bed units: 11 (28.2%). 11x 1b2p,
- 2 bed units: 20 (51.3%). 4x 2b3p + 17x 2b4p
- 3 bed units: 8 (20.5%). 4x 3b5p + 3x 3b6p

13. Of the proposed 39 homes, 16 would be provided as affordable housing units consisting of 4 x 1bed, 8 x 2bed and 4 x 3bed units, which would equate to 41% on a habitable room basis. The proposal would also provide 6 wheelchair units (15%).

14. The ground floor would provide a residential access off of Falmouth Road, with the GP surgery access from Harper Road. A vehicular access would be provided to access two parking bays, one for the surgery and one disabled bay for the residential use located within an under croft area that is accessed from Falmouth Road.

15. The remainder of the ground floor would be for the GP surgery use with a reception area, consultation rooms and offices. There would be a stair and lift access to the first floor where there are further consultation rooms and offices for the GP surgery use as well as one residential unit accessed from the separate residential core. The basement would contain plant rooms for the GP use, cycle and general storage for the residential use.

16. To the upper floors would be residential units with eight units over the second and third floors, seven units on the fourth and fifth floors, five units at sixth floor and three at seventh floor level.

Ground Floor plan

Amendments to the application

17. Additional information was sought in relation to transport including cycle storage, servicing details and tracked drawings for vehicles accessing the car park. Further details on landscaping and biodiversity were also provided. An amendment was also made to the layout of the sixth floor to alter one 2-bed 4-person wheelchair unit into a 3-bed 4-person unit in order to provide 20% of family sized units on site. The percentage of wheelchair units would remain at 15%.

Consultation responses from members of the public and local groups

18. A total of 14 responses have been received in relation to the application, three responses in support of the scheme and 11 in objection to the proposal. The objections raise the following areas of concern:

- Lack of consultation with patients and people with an interest in Dickens Square Park.
- Overshadowing of the park and impact on ecology
- Lack of social housing
- Loss of the GP surgery provision during construction.

- Design, including height and massing and impact on heritage assets
- Loss of light and privacy
- Loss of greenery and trees on site
- Increase in traffic and parking impacts
- Impact from construction on noise and air quality

Planning history of the site, and adjoining or nearby sites.

19. Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report. A fuller history of decisions relating to this site, and other nearby sites, is provided in Appendix 2.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- Principle of the proposed development in terms of land use
- Housing mix, density and residential quality
- Affordable housing and development viability
- Amenity space and children's play space
- Design including heritage impacts
- Archaeology
- Impact of proposed development on amenity of adjoining occupiers
- Transport and highways
- Environmental matters, including construction management, flooding and air quality
- Energy and sustainability, including carbon emission reduction
- Ecology and biodiversity
- Planning obligations (S.106 undertaking or agreement)

21. These matters are discussed in detail in the assessment section of this report.

Legal context

22. 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 2021, 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.

23. 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

24. The statutory development plans for the Borough comprise the London Plan 2021, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The National Planning Policy Framework (2019) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 4. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

25. The site is located within Flood Zone 3 as identified by the Environment Agency flood map, which indicates a high probability of flooding however it benefits from protection by the Thames Barrier.

26. The site is also located within the Central Activities Zone, the North Southwark and Roman Roads archaeological priority zone, the London view management framework view of Alexandra Palace viewing terrace to St Paul's Cathedral and an air quality management area. The adjacent Dickens Square Park is also a site of important nature conservation.

27. It is within the setting of the Trinity Church Square conservation area and listed buildings to the north of Falmouth Road and within Merrick Square.

ASSESSMENT

Principle of the proposed development in terms of land use

Relevant policy designations for existing use

28. Southwark Plan Saved Policies:
2.1 Enhancement of Community Facilities

Core Strategy Policies:
Strategic Policy 4 – Places for learning, enjoyment and healthy lifestyles

London Plan 2021:
Policy S2 Health and social care facilities

Other relevant policies for the application are listed in Appendix 4

Non-residential uses

29. The proposal is for the redevelopment of the site for a mixed use of GP surgery, previously use class D1, now use class E(e) at ground and first floor with residential use on the upper floors. The surrounding area is generally characterised by residential uses with some commercial uses at ground floor

level. Furthermore, the existing two storey building is not an efficient use of the site, as such a residential led redevelopment of the site is acceptable on the site.

30. The existing GP surgery use is an integral service to the local community and as such Saved Policy 2.1 Enhancement of Community Facilities is relevant. This outlines that planning permission for a change of use from D class community facilities will not be granted unless:

    i. The applicant demonstrates to the satisfaction of the LPA that the community facility is surplus to requirements of the local community and that the replacement development meets an identified need; or

    ii. The applicant demonstrates that another locally accessible facility with similar or enhanced provision can meet the identified needs of the local community facility users.

31. The proposal would re-provide and enhance the existing GP services and this is of integral importance to the principle of the redevelopment of the site, as the use is not surplus to requirements and there are no other local facilities within the vicinity of the site which would provide enhanced provision of this GP service.

32. Furthermore, in order to ensure the continuity of the GP practice there is also a requirement to provide a temporary facility for the practice to relocate to whilst construction works are being undertaken on site.

33. The applicants have outlined their intention to provide this on a nearby recently completed development on Harper Road and Swann Street, approximately 250m to the northwest of the site. Whilst this is accepted as a suitable location to provide temporary facilities for the surgery, further information in relation to a detailed fit out specification, as well as the terms of lease, are required in order to ensure that the facilities are suitable for the Southeast London Clinical Commissioning Group (CCG) and GP Practice. This is to be secured through the section 106 agreement which will require these further details to be provided.

34. To ensure that the new GP facilities provided on the application site are suitable, further details are also required here in relation to the detailed fit out specification and terms of the lease to ensure that the GP services can continue to be provided on the site. Again this is sought to be secured through the S106 agreement.

35. Overall, this is a suitable mechanism to secure business continuity of the GP surgery and importantly continuation of this essential service to the community. The redevelopment of the site would retain the existing GP surgery use and provide a new enhanced facility within the site, the principle of the redevelopment of the site in land use terms is considered acceptable.

Delivery of housing

36. As noted, the existing site contains a low rise, two storey building which houses the GP surgery. The proposal would provide a new premises for the surgery as well as providing a more efficient us of land, enabling the delivery of 39 new residential dwellings which will help the borough towards meeting its housing targets. This is considered acceptable in land use terms.

Housing mix, density and residential quality

37. The proposal would provide the following dwelling mix:
- 1 bed units: 11 (28%). 11x 1b2p,
- 2 bed units: 20 (51.3%). 4x 2b3p + 17x 2b4p
- 3 bed units: 8 (20.5%). 4x 3b5p + 3x 3b6p

38. In summary, in excess of 70% of units would be two or more bedrooms which would accord with strategic policy 7 'Family Homes' of the Core Strategy that requires a minimum of 60% of the units to be 2 or more beds. The number of 3 bedroom units would be 8 units which would equate to 20.5% which would meet the required 20% in accordance with strategic policy 7 of the Core Strategy.

39. The proposal would also provide six wheelchair accessible units within the scheme with the proposed mix being 1 x 1 bed unit; 3 x 2 bed units; and 2 x 3 bed units.

Affordable housing and development viability

40. Of the proposed 39 residential units, 16 (59 habitable rooms) of these would be provided as affordable housing units consisting of 4 x 1bed, 8 x 2bed and 4 x 3bed units which would equate to 41% on a habitable room basis. The proposal is to have a 70/30 split in favour of social rented properties in accordance with the required 35% affordable housing on site. Overall the provision of affordable housing would exceed the required level of 35% which is considered to be a significant benefit of the scheme.

41. In terms of viability, the applicants have provided a viability assessment which outlines that the proposal would result in a deficit with the provision of 41% affordable housing. However, this is considered appropriate as the affordable housing levels will be secured through the s106 agreement along with a viability review mechanism to ensure that if any further affordable housing can be provided, then this would be captured. As the proposal would provide in excess of 40% affordable housing, and is not reliant on GLA funding to deliver the affordable housing, it would meet the fast track route as outlined within adopted policy H5 - Threshold approach to applications, of the New London Plan 2021. The policy outlines that the application does not need to be viability tested where there is a provision of a minimum of 35% of housing on site being affordable, with the relevant affordable housing split as outlined above. Furthermore, the proposal would also provide over 40% as required within emerging policy P1 Social rented and intermediate housing.

Quality of accommodation

42. The proposal would provide 39 new residential dwellings, all of which would meet the minimum space standards, both in terms of the overall dwelling sizes and individual room sizes, with the exception of three of the living spaces located within the unit type 7A. The living spaces within these units would be 25sqm which would be 2sqm below the required 27sqm as outlined within the Residential Design Standards. However, these units would be 2 bed 3 person units and would be 65sqm and would thus exceed the overall floorspace standards comfortably (61sqm). Overall these three units would still provide a high quality of accommodation with all of these units having access to outdoor private amenity areas. Of the 39 units, the vast majority of them would be dual aspect (37 units). The two single aspect units would be east facing and as such would still have good access to both daylight and sunlight.

Amenity space

43. All units would have access to outdoor amenity space with a minimum of 6sqm with the largest private amenity spaces being 26sqm. All three bedroom units would have a minimum of 8sqm private outdoor amenity space which would slightly fall below the recommended 10sqm as outlined within the Residential Design Standards. However, this is not uncommon in flatted developments such as this and all balconies would be of a good useable size, with the remainder provided as communal amenity space, where large terraces are proposed which total 245sqm of communal outdoor amenity space. Overall the provision of amenity space is considered to be of a high quality.

Children's play space

44. The proposal has not been designed to incorporate children's playspace within the site. Given that the ground floor is required to re-provide the GP surgery and disabled parking area, there is not sufficient space remaining at ground floor to provide children's playspace. Whilst roof top playspace was explored, in order to incorporate green roofs for drainage and biodiversity purposes, as well as solar panels to ensure the high levels of carbon off-set could be achieved this was not considered feasible. The total child yield from the development would be 21.69 children using the Mayors Child yield calculator which would thus require provision of 216.9sqm playspace on site.

45. Given the constrained nature of the site, and its location directly abutting Dickens Square park, which has an excellent provision of playspace for both younger children and older children in the form of the adventure playground, it is considered appropriate to accept a payment in lieu on this proposal to go towards the ongoing improvement plans within Dickens Square. The required payment in lieu would be £32,751.90. Furthermore, residents would have an access directly adjacent to the site which would not require crossing any roads and as such the access is considered convenient and safe for children to access the park and its play equipment.

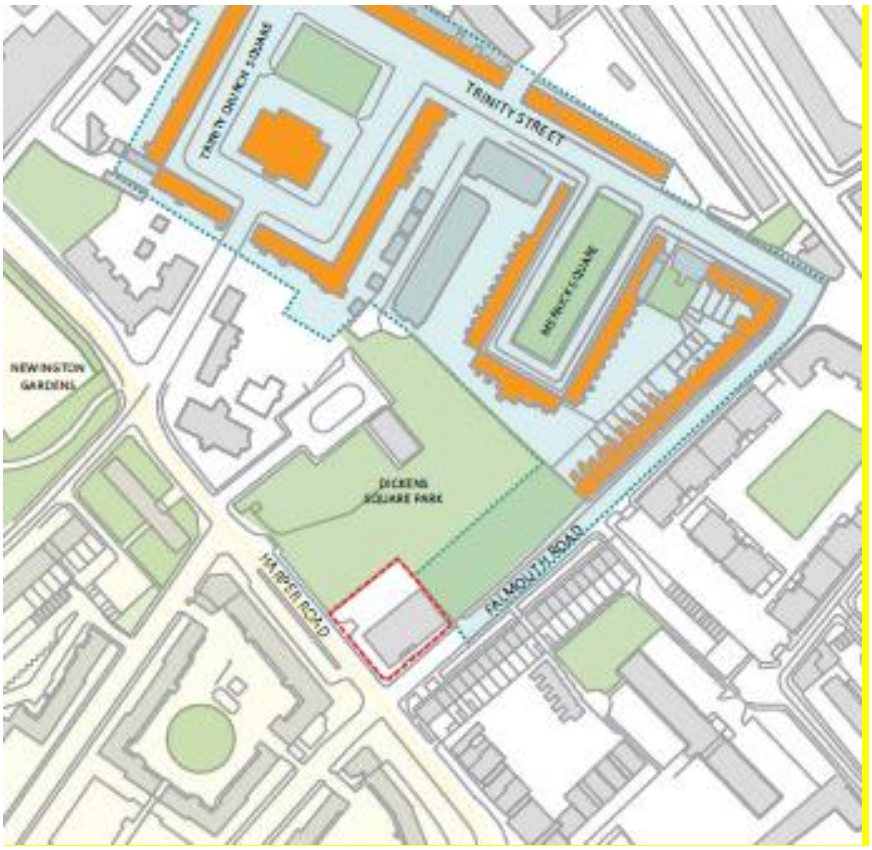
Design

Site context

46. The site is situated and takes a corner out of the Dickens Square Park at the junction of Falmouth Road and Harper Road. The immediate surroundings of the Park and the site consists in the main of 4/ 5/ 6 storey 1930s neo-classical blocks lining Harper Road with a lower block of 50s/ 60s flats at right angles on Falmouth Road. To the east, a little further along Harper Road, is a modern development which climbs to 9 storeys.

47. The presence of Dickens Square Park gives the whole area an air of spaciousness. The park also forms a key focal point within the otherwise dense and imposing surrounding streetscape such that the immediate area feels like the centre of the estate. This is reinforced by ground floor shopfronts which face across Harper Road to the Park. Formal street trees and trees within the Park also contribute to the character of the area.

48. The site is occupied by a low two storey building used as a surgery which does not contribute significantly to the character of the area.



Site

49. The proposed site would be laid out with the new GP surgery located at ground and the majority of the first floor which is accessed from the Harper Road frontage with a courtyard canopied area leading into the entrance. With the surgery would be an open plan reception area with consulting rooms and staff areas located off of this. There is a stair and lift access from within the surgery up to the first floor which again contains consulting rooms and staff areas off of the main core. To the north of the site accessed from Falmouth Road is a small car park area for disabled users and contains bin store areas for the surgery. The residential bin store is accessed from the building externally.

50. The residential entrance would be located to the eastern side of the site which contains a residential lobby with reception area and access to the lifts and stairs to the basement and upper floors. The residential use would begin with one unit from first floor level. To the upper floors would be residential units with eight units over the second and third floors, seven units on the fourth and fifth floors, five units at sixth floor and three at seventh floor level.

Height scale and massing

51. The proposal is to replace the present building with a ground and first floor surgery and up to six storeys of flats above. Its footprint would be expanded to occupy most of the site, with adjustments to allow for the retention of significant street and park trees (especially a very large London Plane on Falmouth Road) which overhang the site.

52. The height and footprint and its open, standalone position is such that the building will stand out from its surroundings. However its public use, its standalone form and its position at the centre of the neighbourhood is such that a minor landmark building can be justified in this location.

53. The building will take the form of a series of interlocking volumes of different heights (8, 7, 6 and 4 storeys) which would not breach the LVMF height. The massing will break down the overall mass of the building and will allow the building to step down to the lower scale of buildings along Falmouth Road and to Harper Road, with the highest volume, an almost cuboidal mass, facing over the park and addressing the prominent park/Harper Road corner. It is fitting that the public entrance to the surgery is at this corner. It is celebrated by a two storey recessed under-croft/porch with the building above supported by heroic cantilevered concrete columns.

54. There will be a smaller but still generous entrance to the flats on the Falmouth Road aspect of the building. Elsewhere, the windows of consulting rooms and meeting rooms of the surgery will animate the ground floor frontage of the building apart from the north-eastern corner which will be occupied by a small carpark serving the surgery. The resultant relatively blank elevation at this point will be mainly obscured by dense planting within the park immediately adjacent to the site and to this part of the building.

55.

Architectural design and materials

56. In the manner of classical buildings (including some of the neo-classical buildings in the area and just across from the site on Harper Road) the building elevations will have a base which will stand out as separate from the main building above. In this case the base is occupied in the main by the two storey surgery and will be formed by the unusual material of 'rammed earth'. This will have a highly textured surface which is said by the architects to allude to the texture of bark of trees within the park. Its roughness also alludes to the sometimes textured bases of classical buildings (where it is known as rustication).

57. Two slightly different aesthetics are to be used on the main elevations above. The main volume of the building plus the slightly smaller volume that addresses the Harper Road/ / Falmouth Road corner will consist of brick panels separating full height windows and spanning vertically between exposed concrete floor slabs. This will create an ordered and refined design which will have an almost civic presence. Given the position and function of the building, this is entirety appropriate. The solid nature of this part of the facade will be emphasised by the interesting 'folded' form of the brick panels which will create an additional three dimensional effect.

58. Although the building is completely different in form, its classical allusions and

the choice of brown/red bricks with contrasting stone/ concrete details for this part of the building will relate to the materials and forms used on the Harper Road buildings opposite.

59. Other volumes will be clad in a more informal arrangement of continuous projecting balconies, with thin vertical uprights between floors. In contrast with the solid cladding used elsewhere this creates a more delicate effect, said by the architects to allude to the filigree of branches of trees within the adjacent Park. Irrespective of that, the effect will relate reasonably well to the continuous balconies of the Falmouth Road flat blocks opposite and will form an effective and appropriate contrast with other volumes of the building. This contrast itself breaks down the effect of bulk of the building.

60. It is also worth noting that some of the internal spaces of the building will be delightful, especially the surgery which will have large double height windows overlooking the Park and serving the waiting rooms. Overall, this is likely to be an extremely distinguished building at the heart of its community. It will gain much from its park-side setting, which will allow for filtered views of the building rising above mature trees.

61.

62.

Landscaping, trees and urban greening

63. The site is situated adjacent to the Dickens Square park which has recently been subject to upgrading works which includes some trees being removed as part of the ongoing redesign of the park which were previously constraints to development of the application site. This proposal would require the removal of four further trees, two C class Leyland cypress trees, one U class Cherry tree which is dead and one B class Sycamore Tree. The B class Sycamore tree has been identified for replacement elsewhere within the park.

64. Overall, the four new trees proposed and other biodiversity planting at both ground floor and roof levels can adequately mitigate canopy cover loss. The Council's Urban Forester has confirmed that the overall landscaping plan would result in the proposal meeting the required urban greening factor.

65. The detailed planting schedule is to be secured through condition to provide the specific planting details. An arboricultural method statement is also recommended as a condition.

66.

Roof plan

Ecology and biodiversity

67. The applicants have provided ecological and bat surveys in order to assess the impacts of the proposed development on the neighbouring Dickens Square park. These have been reviewed by the council's ecologist who has advised the reports provided are acceptable and demonstrate that there would not be a a significant impact on Ecology. Whilst it is noted that the proposal will result in the loss of some trees, the loss of these would be mitigated through new tree planting as well as increased low level planting at ground floor and planting at roof level in the form of green roofs and communal planted garden areas. A calculation has also been provided to demonstrate that with a proposed green roof, the site would provide ecological net gain as required by the London Plan.

68. A condition is recommended for a lighting strategy to ensure that the light from the development would be bat friendly. Full details of green roofs and landscaping are also recommended in order to ensure that there is an appropriate planting mix. A condition is also recommended to provide details for six bat tubes and eight swift bricks in order to ensure that the proposed development would provide new habitats.

Designing out crime

69. The Metropolitan Police have provided a response to the application and they note that the proposed scheme has the potential to meet secure by design

accreditation. A condition has been recommended to require further information in order to ensure that the development does meet secure by design accreditation.

Fire safety

70. The submitted design and access statement outlines the proposed fire strategy for the development. The report notes that the proposal will include numerous fire safety measures including the installation of a sprinkler system to the whole building, with two separate systems to the residential and GP surgery portions, as well as fire detection measures in each flat and within the GP surgery. The details of these measures will be secured through the Building Control process.

Heritage considerations

71. The building is directly adjacent to the Trinity Church Square Conservation Area, and in particular, Merrick Square within the conservation area. Sections have drawn that indicate that the development will not be visible over the rooftops of Merrick Square. It will hence not impinge upon the character of the conservation area.

72. 20-40 Falmouth Road is a very fine terrace of listed early Victorian buildings, again within Trinity Church Square Conservation Area, and in quite close proximity to the site to the east. They form a coherent and unspoilt terrace which ends with Dickens Park adjacent to the site.

73. The proposed building steps down to Falmouth Road and there is the gap of the park between the building and 20-40 Falmouth Road, which includes dense and mature trees within the park, which will effectively screen the building in views looking west along the road. The terrace of listed buildings will continue to stand forward and set the character of this street and will not significantly impact on the setting of these listed buildings or the conservation area from along Falmouth Road.

Archaeology

74. The site is located within the Roman Watling Street burial ground. This burial ground stretches to either side of Watling Street that broadly follows the line of Tabard Street well to the north. Burials adjacent to the road are characterised by architectural settings, walled enclosures and monuments. The temple complex at Tabard Square also relates to this burial ground. Roman burials have been found to the north, south east and west of the site. A potential primary burial within the burial ground, known as the Harper Road Woman, is on display at the Museum of London, and potentially represents the early foundation of this cemetery. Numerous excavations within the area have revealed in situ burials.

75. It is noted the desk-based assessment states a single trench has been excavated within the site in 1995 and this did not reveal roman burials. At a site to the far side of Borough High Street an evaluation based upon a single trench hit one of the many blank areas of burials within this burial ground and the site

as a whole contains c.50 burials. The excavations to the south at Symington House, undertaken by AOC revealed a burial ground which was spaced out and potentially divided into areas by ditches.

76. More recent burial finds in the area have included a sarcophagus and the line of Stane Street just west of Trinity Church Square, in a site also fronting on to Harper Road. Excavations at Southwark Mosque, to the south of Trinity Church Square were undertaken over two phases, the first phases of excavation, of the street frontage building, to the north side of Harper Road,

77. The site therefore has the potential to show the interface between marsh deposits and the known burial ground, of which Dicken's Square makes up a small area. Following the demolition of the buildings presently occupying the site a programme of archaeological evaluation works should be undertaken. Any site investigation works should be monitored as there is the potential that these will impact upon human remains. Conditions for archaeological evaluation, mitigation and monitoring are required and attached to the draft recommendation.

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

Outlook and privacy

78. In terms of overlooking, the closest residential properties are those located at 59-119 Falmouth Road which are situated to the east on the opposite side of Falmouth Road from the development site. At the closest points here, the site would be approximately 20m away from the windows within these properties and as such would significantly exceed the required 12m across a road as outlined within the Residential Design Standards SPD.

79. In terms of the other residential properties situated within close proximity to the development site, Ellington House is other property situated directly opposite the site to the south, on the opposite side of Harper Road. The distances here are approximately 23m which would again significantly exceed the required 12m across a road as outlined within the Residential Design Standards SPD.

80. Any other properties close by are not located directly opposite and as such there would not be any significant overlooking or loss of privacy on these properties. Whilst the proposal would have some windows overlooking the park, this is not uncommon with residential developments situated adjacent to open space. As such it is not considered that this would impact on people using the park

81. In terms of outlook, the site is a stand alone site and as noted above is situated over 20m from other buildings and as such it is not considered that there would be any impacts in terms of outlook on the surrounding residential properties.

Daylight

82. A daylight and sunlight report based on the BRE guidance has been provided,

and the following daylight tests have been undertaken:

- Vertical Sky Component (VSC) is the amount of skylight reaching a window expressed as a percentage. The guidance recommends that the windows of neighbouring properties achieve a VSC of at least 27%, and notes that if the VSC is reduced to no less than 0.8 times its former value (i.e. 20% reduction) following the construction of a development, then the reduction will not be noticeable.

- No-Sky Line (NSL) is the area of a room at desk height that can see the sky. The guidance suggests that the NSL should not be reduced to less than 0.8 times its former value (i.e. no more than a 20% reduction). This is also known as daylight distribution, and where windows do not pass the VSC test the NSL test can be used.

83. Ellington House:

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20–30%	31-40%	40% +
80	79	98.75%	1	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +
76	71	93.42%	5	0	0

84. This property is situated to the south west of the site across Harper Road. The VSC results indicate that all but one of the 80 residential windows assessed meet or exceed the BRE guidance with retained levels at or within 0.8 time their former value and, in many cases, exceeding the 27% absolute VSC target level. The window which fails to meet the requirements of the BRE guidance relates to a bedroom, and still receives a high level of VSC of 24% for an urban location such as this.

85. In terms of the NSL test, five of the rooms would fall short of the required levels as outlined within the BRE guidance, however again these shortfalls are relatively marginal retaining 0.7 times their former values and as such only marginally fall short of the required level. Furthermore, three of these rooms serve bedrooms which are primarily for sleeping and as such are less sensitive to slightly lower light levels. Overall, the impacts on these properties are not considered to be significant.

86. 42 Harper Road:

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20–30%	31-40%	40% +
38	38	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +

23	23	100%	0	0	0

87. This property is situated to the south east of the site at the junction of Falmouth Road and Harper Road. The property comprises a commercial unit at ground floor level with residential accommodation above. Both VSC and NSL levels would all be within the required 0.8 times the former value, with many of the windows receiving no loss of light, as such that the results fully comply with the BRE targets.

88. 59-119 Falmouth Road:

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20−30%	31-40%	40% +
111	63	56.75%	11	7	30
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +
111	63	56.75	11	7	30

89. These flats are located to the east of the site across Falmouth Road and comprise of housing arranged over ground plus three upper storeys. These properties have been designed with access walkways and recessed windows beyond at ground and second floors and as such the design of these flats is somewhat self-limiting in terms of the level of daylight received into these spaces. However, the submitted daylight and sunlight assessment outlines that they have accessed some estate agent plans in order to ascertain the layouts of these units and it was noted that these spaces serve non-habitable spaces including galley kitchens and bathrooms and as such are not habitable.

90. As these windows are located below an overhang, in line with the BRE guidance, the daylight tests should be undertaken with the overhangs removed. With the effects of the overhangs taken into account all but two of the kitchens would meet or exceed the BRE targets with 18 of the 20 kitchens either remaining within 0.8 times the former value and / or meet the 27% absolute VSC target. The results indicate that the two kitchens which fall marginally below the BRE target will retain 0.7 times their former VSC value and still enjoy an absolute VSC of 25% or higher. As such it is considered that these rooms retain good access to daylight.

91. All but three of the windows at both first and third floor level maintain VSC levels, with the three which fall short of the required BRE levels retaining absolute VSC levels to these of more than 26% VSC which is only a minor transgression from the required 27%. In terms of the NSL, all rooms would retain levels within 0.8 times their former value and fully meet the BRE targets. As such this demonstrates good access to daylight within the habitable spaces within these flats.

Sunlight

92. This is measured by the Annual Probable Sunlight Hours (APSH) test. This

should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months. If a window receives less than 25% of the APSH or less than 5% of the APSH during winter, and is reduced to less than 0.8 times its former value during either period and has a reduction in sunlight received over the whole year of greater than 4%, then sunlight to the building may be adversely affected.

93. Ellington House:
The windows of these properties which face the proposal look to the north east. As the windows are not within 90 degrees of due south, they are not relevant for assessment under the BRE methodology and there will be no material effect on sunlight levels.

94. 42 Harper Road:
The windows of this property which face the proposal are not within 90 degrees of due south and as such are not relevant for assessment under the BRE methodology and there will be no material effect on sunlight levels.

95. 59-119 Falmouth Road:
In terms of sunlight levels the elevation of this property facing the proposal has a north western aspect. The elevation is not within 90 degrees of due south such that the property is not relevant for APSH sunlight assessment under the BRE guidance.

Overshadowing of amenity spaces

96. Adjacent to the development there is the Dickens Square public space and gardens. In accordance with the BRE guidance, to ensure that the development does not have an adverse impact on these amenity areas, 50% of that area should receive at least two hours of sunlight on 21 March.

97. The design and access statement provides a review of the impacts of the proposed development on overshadowing within the park which notes that on March 21st, a maximum of 11% of the park would be shaded. On 21 June, the overshadowing of the park would be a maximum of 4% of shading of the park.

98. Whilst it is noted that the development would contribute to some overshadowing within the park within March, this would not be significant and the vast majority of the park would remain sunlit. The proposal would result in little additional overshadowing of the park on 21 June and overall this demonstrates that the proposal would satisfy the requirements of the BRE guidance and would result in minimal overshadowing of the park throughout the year. Overall, these impacts are considered acceptable.

Conclusion on daylight and sunlight

99. Overall, the proposed development would not result in a significant impact on the surrounding residential properties as nearly all of the windows and rooms would pass the BRE guidance for daylight in terms of the VSC and Daylight

Distribution tests. All of the surrounding windows would meet the sunlight tests and as such, the proposal is acceptable in daylight and sunlight terms.

Noise and vibration

100. The applications have provided a noise impact assessment which reviews the background noise levels and the potential impacts from noise generating elements of the proposed development.

101. The noise report outlines that the 8 no. heat pumps to be installed on the roof at 6th Floor level and 1 no. heat pump to be installed at the basement level are the largest noise generating elements within the proposed scheme. However, the report notes that with acoustic measures in place, the noise from these heat pumps would meet Council's standards for specific noise levels at the noise sensitive receivers (NSR) and roof gardens, and would be 10dB below background noise levels. A compliance condition is recommended to ensure compliance with these requirements.

102. The report also outlines that the sound insulation performance of the facade glazing elements have been specified such that the council's internal noise targets in residential units (as generated by traffic noise) are met. Again, this will be covered by a compliance condition. Insulation measures will also be required in order to reduce noise transfer between the surgery and the residential units which is also to be covered by condition.

Transport and highways

Site layout

103. The site is located on the corner of Falmouth Road and Harper Road, in the southern corner of Dickens Square Park and it is located some 350 metres from nearest bus stop and fewer than 700 metres from underground and rail station at Elephant & Castle and Borough. Falmouth Road is part of a cycle Quietway (C17 ex QW7) and Harper Road is planned as cycle route (Grid Phase2 - Spine). A Santander Cycle docking station is located on Harper Road opposite the site with capacity for 28 cycles.

104. The main pedestrian surgery access will be provided from Harper Road, with the residential access being from the Falmouth Road frontage which is acceptable. The applicant proposes to close the existing vehicle access to the site on Harper Road and reinstate the footway with a new vehicular access proposed on Falmouth road for two car parking spaces.

Trip generation

105. Public transport accessibility level for the site is Excellent (6b). The calculated trip generation demonstrates that the development will generate approximately 59 additional trips for each peak time. However, given the car free nature of the development these will be mainly by public transport and active travel. Furthermore, the submitted Transport Statement outlines that the proposal would result in the following vehicular trips: Surgery - 4-8 vehicles per day and

Residential - 8-10 vehicles per day. The overall trip generation as a result of the proposed development would not result in a significant impact on the surrounding area.

Servicing and deliveries

106. As noted, in terms of vehicular trips there would be 4-8 vehicles per day for the surgery and 8-10 vehicles per day for the residential.

107. The service vehicle movements have been based on TRICS (Trip Rate Information Computer System) data. Furthermore, many of the surgery servicing trips referred to will already be occurring onsite due to current operations. Additionally, residential servicing will predominantly form part of an existing trip (i.e. a delivery vehicle will also be delivering to a number of other residents locally). The majority of servicing trips will be of very short duration and by small vans which would just stop on street for the length of time required. Overall, it is not considered that the proposal would result in a significant impact on the surrounding network in terms of additional vehicular movements.

108. The delivery and servicing plan proposes to reduce deliveries during peak hours, however given that both roads are/will be cycle routes, deliveries should be minimised during peak hours. As such a condition to restrict servicing hours is recommended.

109. The applicant provided analysis of the previous five years accident data in the area and three collisions were recorded in the vicinity of the site in the five-year period, all of which were classified as slight which is not considered significant to require ameliorative measures.

Refuse storage arrangements

110. Refuse location for residential and GP surgery is acceptable and within 10 metres from the kerb. Residential refuse collection will be undertaken on street and surgery refuse collection will be undertaken similarly on street which is acceptable.

Car parking

111. The site is located within the Newington (D) CPZ which controls parking in this locality weekdays 0830 - 1830. The development is proposed to be car free with the exception of three parking spaces for GP surgery use. Occupants of the site will not be eligible to apply for on street parking permits and this will be secured through the legal agreement.

112. A car free development is acceptable in principle in this location. The applicant originally proposed a disabled bay for the residential element and an ambulance bay on street in Harper Road which were not considered acceptable. This has been revised to provide one disabled bay for the residential element and one for visitors of the surgery within the parking area.

Cycle parking and cycling facilities

113. Residential cycle storage:
Resident cycle parking is provided in the basement as Sheffield stands in excess of policy, providing 92 cycle spaces are provided which is welcome. The access to the cycle store was original convoluted, however the basement layout has been revised so that the dedicated cycle refuse lift would arrive outside of the cycle store providing a much improved access to the cycle store which is supported.

114. Non-residential cycle storage:
The London Plan standards require 1 long stay space (i.e. for employees) per 5 staff and 1 short-stay space (i.e. for visitors) per 3 FTE staff. The Medical Practice is anticipated to have up to 30 FTE staff, and therefore triggers provision for 6 long-stay cycle spaces (or 3 Sheffield Stands) and 10 short-stay cycle spaces (or 5 Sheffield Stands). A total of 28 cycle spaces (14 Sheffield Stands) are proposed along the Harper Road entrance to the site, which exceeds the minimum policy requirement by 12 spaces of 6 Sheffield stands. The Sheffield stands to be located on the Harper Road frontage will be under cover (beneath the cantilevered roof above) and will be secure (CCTV and are visible from within the surgery). Whilst the long stay spaces for the surgery are not located within a secure area, on balance this arrangement is considered acceptable with the provision exceeding the required levels which is considered positive.

Environmental matters

Construction management

115. In order to ensure that the proposed construction of the development would not significantly impact on the surrounding highways in terms of traffic and to ensure that the surrounding residents are not significantly impacted upon in terms of noise, dust etc. during construction, a condition is recommended to be applied to require the submission of a construction management plan.

Water resources

116. Thames Water have responded to the consultation request and have noted that on the basis of information provided, with regard to water network and water treatment infrastructure capacity, they would not have any objection to the above planning application. However, Thames Water recommended an informative to be attached to the planning application to outline the required water pressure within the development. This is included on the draft decision notice.

Flood risk

117. The site is located in Flood Zone 3, benefiting from River Thames flood defences, and is within a modelled breach zone anticipated in the event of a

failure of the flood defences. The proposed ground floor finished floor levels and basement threshold levels are a minimum of 300 mm above the modelled 2100 year maximum likely water level (3.15 m AOD), anticipated through a breach of the River Thames defences, in line with Southwark's Strategic Flood Risk Assessment (SFRA) and as such no concerns are raised here.

118. The observed groundwater level at the site were below the proposed basement slab level, based on the Basement Impact Assessment. Due to seasonal fluctuations in groundwater levels, there is potential for groundwater to rise above the proposed basement level, therefore, appropriate waterproofing should be incorporated into the design to avoid potential ingress of water into the basement, as recommended in the BIA. A compliance condition is recommended to ensure that these measures are included within the future development.

Sustainable urban drainage

119. The council's flood and drainage team have reviewed the submitted flood risk assessment and basement impact assessment and have confirmed that the proposed drainage strategy meets Southwark's requirements in terms of surface water discharge rates and attenuation. However they have recommended conditions in relation to further SuDS details and details of the green roofs. These conditions have been included within the recommendation.

Land contamination

120. The site is unlikely to have any significant contamination on site given the current and previous uses. However full details of potential contamination contained within the site have not been provided with the application, as such it is considered prudent to require these details to be submitted via condition.

Air quality

121. The applicants have provided an air quality assessment with the application which has been reviewed by the council's environmental protection team.

122. The report notes that the proposed development is likely to result in exposure of future building users to poor air quality at these receptors, therefore it is recommended that mitigation measures relating to the ventilation strategy should be incorporated to reduce human exposure. A condition is recommended for the submission of a ventilation strategy to ensure that these measures are designed into the proposed development.

123. The report also provides an air quality neutral assessment as required by the London Plan and demonstrates that the development would not result in any additional negative contribution to the air quality within the area.

Light pollution

124. The application site is located adjacent to the Dickens Square park which is

designated as a SINC and as such the proposal does have some potential to result in impacts from lighting on the park. The council's ecologist has reviewed the submitted information and whilst they do not raise any major issues in terms of lighting, a full lighting assessment is recommended to be submitted, this is to be secured by condition.

Energy and sustainability

Carbon emission reduction

125. In terms of the carbon savings from the residential elements of the proposed development, the overall measures would result in on-site carbon savings of 21 tonnes of carbon per annum which would equate to an on-site saving of 50% for this element of the development. Looking at the non-domestic measures, approximately 7 tonnes of carbon savings per annum would be achieved which would equate to an onsite saving of 58% for the non-domestic element of the development. In total, the proposal would achieve onsite carbon savings of 28 tonnes per annum, which would equate to an overall saving of 52% through onsite saving measures. This significantly exceeds the minimum required onsite savings of 35% which is considered a positive element of the scheme. Nonetheless, the development would not be carbon neutral and as such a payment in lieu of £59,100.45 will be required to be secured through the S106 agreement. It is not considered achievable for the development to result in a 100% carbon saving given the constrained small site area and the fact that the site is not located near to an existing district heating network which limits the carbon savings that can be made through the 'Be Clean' carbon savings measures.

Be Lean (use less energy)

126. The applicants' energy statement notes that the orientation and massing of the building has been optimised within the site constraints and will provide passive design measures including highly insulating building fabric, high airtightness envelope) and energy efficient services (energy-efficient ventilation systems, high efficiency lighting & controls, which are all to be incorporated. These measures would result in an onsite saving of 7 tonnes which would be a saving of 13% over part L of the Building Regulations.

Be Clean (supply energy efficiently)

127. The applicant's energy statement outlines that the site is not located within an area of a CHP system and as such this is not proposed as part of the scheme. It goes on to note that due to the efficiency of the be-lean measures and the nature of use of each of the spaces the overall demand for heat in the development is low. The need for active cooling has been minimised through use of passive measures in both the residential and non-residential aspects of the projects. Natural ventilation will be sufficient for the residential elements of the project, where ceiling fans will be installed for use in particularly hot spells in summer. Some residual demand remains in the non-residential elements due to the proposed use types of the different spaces. Here, the impact of cooling will be further mitigated by the provision of high efficiency air source heat

pumps. In terms of carbon savings from be clean measures, there would not be any significant contribution towards the required savings.

Be Green (Use low or carbon zero energy)

128. The proposal would provide on-site renewable energy in the form of Air source heat pumps systems which will provide heating to the development and domestic hot water to the dwellings, with photovoltaic panels providing electricity to the dwellings. These measures would result in a 39% saving on carbon emissions.

Overheating

129. The submitted energy statement outlines that the demand for active cooling has been minimised through passive design measures within the proposed building including effective glazing proportions, window orientation, and provision of external shading and has been analysed using qualitative overheating analyses. In addition, two features of the building's façade are the undulating façade panels and use of oversailing balconies. The façade panels are to be distributed on the façade of the dwellings to optimise daylighting and shading in each window and the oversailing balconies will help to shade the dwellings.

BREEAM

130. The applicants have provided a BREEAM pre-assessment with the application which notes that the proposal would achieve a score of 57.7%, which equates to a Very Good rating (55% required as minimum), which accords with the requirements set out in the Core Strategy for community buildings. A condition is recommended in order to provide post construction details ensuring that the very good target is met on site.

Planning obligations (S.106 agreement)

131. Saved Policy 2.5 of the Southwark Plan and Policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the adopted Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic Policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

132. Following the adoption of Southwark's Community Infrastructure Levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. Only defined site specific

mitigation that meets the tests in Regulation 122 can be given weight.

133.

Planning Obligation	Mitigation	Applicant Position
Affordable Housing:	Social rented units: Units 2-9 and 15-17. A total of 11 units which would equate to 42 habitable rooms. Intermediate housing units: Units 12-15. A total of 5 units which would equate to 12 habitable rooms.	Agreed provision
Viability review	An early stage viability review is required in accordance with the London Plan 2021.	Agreed
Wheelchair Housing	Wheelchair Housing - 6 units (Units 1, 5, 9, 14, 21, 28)	Agreed
Temporary doctors surgery:	Temporary decant GP facility - A decant facility needs to be provided which will be acceptable in terms of space, specification and location to the Practice for a defined period ahead of return to the new facilities. Costs of utilities and service charges need to be no higher than current costs/m2. Details to be submitted to and approved by the LPA.	Agreed.
Provision of new doctors surgery:	Provide new GP surgery on site. The developer should be responsible for necessary expenses incurred by the practice including surveyor's fees, business case writer's and legal fees, removal costs, reinstallation of IT services etc.	Agreed
Carbon off-set	Carbon off-set payment of £59,100.45 is required.	Agreed
Children's Playspace:	No Playspace provided on site. 216.9sqm would be required and thus a PIL of £32,751.90 would be required.	Agreed
S278 work: enter into a S278 agreement to complete the following works:	- Repave the entire footway including new kerbing fronting the development on Harper Road and Falmouth Road	Agreed

	using materials in accordance to Southwark's Streetscape Design Manual - SSDM (precast concrete paving slabs and 150mm wide granite kerbs). - Reinstate redundant vehicle crossover on Harper Road as footway - Construct vehicle crossover on Falmouth Road to SSDM standards - Relocate the existing speed cushions away from the extents to the proposed vehicle crossover on Falmouth Road - Repair any damage to the highway due to construction activities for the development including construction work and the movement of construction vehicles. - Construct a side entry raised table on Falmouth Road at its junction with Harper Road	
Archaeology monitoring	£3,389	Agreed
Parking Permits restriction		Agreed
Car Club provision		Agreed

134. In the event that an agreement has not been completed by 26 November 2021, the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:

135. In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions other planning obligations, and it would therefore be contrary to Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy 8.2 Planning Obligations of the London Plan (2016) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

136. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is

required to contribute towards strategic transport investments in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark. Based on the existing floor areas provided in the agent's CIL Form1 (GIA Info) received May 2020 and the proposed floor areas in their Accommodation Schedule (Rev.P1, updated rev. 28-Jan-21), the gross amount of CIL is approximately £1,216,338.75 consisting £228,902.69 of Mayoral CIL and £987,436.06 of Borough CIL. Subject to the correct CIL forms being submitted on time, CIL Social Housing Relief can be claimed for a number of types of affordable housing. It should be noted that this is an estimate, and the floor areas will be checked when related CIL Assumption of Liability Form is submitted after planning approval has been obtained."

Other matters

137. No other matters have been identified.

Community involvement and engagement

138. The applicants have provided a statement of community involvement and an engagement summary in accordance with the council's development charter. The documents set out the consultation undertaken with local stakeholders and public consultation undertaken with the surrounding residents. The applicants have engaged with local ward councillors as well as the lead cabinet member for planning.

139. Meetings have been held with members of the Southeast London CCG and members of the GP surgery practice. Letters were sent to 1,366 local residents and businesses and they were invited to attend two public exhibitions demonstrating the proposed development. 43 people attended the events and the applicants details outline that 96% of the respondents to the questionnaires were either in support of the proposals or in support but had some reservations.

140. This demonstrates that the applicants and their team have undertaken a good level of consultation with local residents and stakeholders within the area.

Responses from members of the public and local groups

141. A total of 486 letters were sent to the residents located within 100m radius of the site as well as the application being advertised within the press. 14 responses have been received for the application, three responses in support of the scheme and 11 in objection to the proposal. The objections raise the following areas of concern:

- Lack of consultation with patients and people with an interest in Dickens Square Park.
- Overshadowing of the park
- No social housing provided
- Concerns about the loss of provision of the GP surgery during construction.
- Development too high and out of keeping with character of area
- Loss of light and privacy

- Loss of amenity to the park including light
- Affect local ecology/Increased pollution
- Loss of greenery and trees on site
- Increase in traffic as a result of the new homes.
- Reduction in parking will lead to more parking on street and on pavements.
- Impacts on air quality from construction.
- Modern design is out of keeping with the nearby Georgian terraces on Falmouth Road.
- Noise nuisance from construction.

Consultation responses from external and statutory consultees

142. Environment Agency:
    - Raised no objection to the proposal

143. Thames Water:
    - Raised no objection to the proposal.

144. Metropolitan Police:
    - No objections subject to the development meeting secure by design

    Officer response to issue(s) raised: A condition has been included requiring further details to meet the secure by design requirements.

145. Natural England
    - Raised no objection to the proposal.

Consultation responses from internal consultees

146. Environmental Protection Team:
    • No objections subject to conditions on noise, contamination and construction management.

147. Design and Conservation Team:
    • Comments included within the main body of the report.

148. Flood Risk Management Team:
    • No objections, however further information was requested in relation to finished floor levels which was subsequently provided. Conditions recommended in relation to a finalised drainage strategy.

149. Ecologist:
    • No objections subject to conditions on green roof details, lighting, bat and bird boxes.

150. Transport:
    Comments included within the main body of the report.

151. Highways:

Requested further information in relation to tracked drawings into the car park and S278 works to be included within the S106 agreement.

Community impact and equalities assessment

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

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

154. 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.

155. 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

156. 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.

157. This application has the legitimate aim of redeveloping the site to provide a new improve GP surgery, whilst also providing a more efficient use of the site to provide new homes. 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

158. 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.

159. 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.

160. 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 agreed Planning Performance Agreement date?	YES

CONCLUSION

161. The application is for the demolition of the existing doctor's surgery (Use Class D1) and redevelopment of the site for the construction of a part 4, part 7 and part 8 storey building including new doctor's surgery (Use Class D1), with residential development comprising 39 self-contained flats.

162. The proposal is considered acceptable in land use terms as it would re-provide an improved health care facility on the site as well as providing a more efficient use of the site. However, a temporary facility is required to be provided as well as fit out of the new facility in order to ensure the continuity of the surgery, this will be secured through the S106 agreement.

163. The scale of the proposal is considered acceptable within the context of the standalone corner site and would not result in a significant impact on daylight or sunlight on the surrounding properties and would provide a high quality of accommodation for the future occupiers of the site. The dwelling mix is in line with policy and would provide 41% affordable housing which would also meet

the required policy.

164. The proposal would not lead to a significant impact on the adjacent Dickens Square park and would not result in any significant transport impacts on the surrounding highway network. Overall, the scheme would be of a very high quality.

165. It is therefore recommended that planning permission be granted, subject to conditions and the timely completion of a S106 Agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 1255-78 Application file: 20/AP/1407 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

Lead Officer	Stephen Platts, Director of Planning and Growth		
Report Author	Alexander Cameron, Team Leader		
Version	Final		
Dated	10 March 2021		
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			2 June 2021

APPENDIX 1

Publicity/Consultation undertaken

Site notice date: n/a.
Press notice date: 09/07/2020
Case officer site visit date: n/a
Neighbour consultation letters sent: 03/07/2020

Internal services consulted

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

Statutory and non-statutory organisations

Environment Agency
Natural England - London & South East Re
Metropolitan Police Service (Designing O

Thames Water

Neighbour and local groups consulted:

Flat 58 Whitworth House Rockingham Estate Falmouth Road
Flat 51 Longridge House Rockingham Estate Falmouth Road
Flat 73 Whitworth House Rockingham Estate Falmouth Road
Flat 20 Newall House Rockingham Estate Harper Road
Flat 36 Ellington House Rockingham Estate Harper Road
Flat 69 Whitworth House Rockingham Estate Falmouth Road
Flat 17 Ellington House Rockingham Estate Harper Road
Flat 62 Whitworth House Rockingham Estate Falmouth Road
Flat 15 Ellington House Rockingham Estate Harper Road
Flat 47 Longridge House Rockingham Estate Falmouth Road
Flat 99 Whitworth House Rockingham Estate Falmouth Road
Flat 5 Longridge House Rockingham Estate Falmouth Road
Flat 53 Longridge House Rockingham

49 Falmouth Road London Southwark
Flat 12 Laurel Court 1 Garland Close
Flat 98 Whitworth House Rockingham Estate Falmouth Road
Flat 91 Whitworth House Rockingham Estate Falmouth Road
Flat 61 Whitworth House Rockingham Estate Falmouth Road
28A Falmouth Road London Southwark
Flat 36 Portland Court 1 Falmouth Road
Flat 34 Longridge House Rockingham Estate Falmouth Road
Flat 2 Longridge House Rockingham Estate Falmouth Road
Flat 15 Longridge House Rockingham Estate Falmouth Road
Flat 12 Longridge House Rockingham Estate Falmouth Road
Flat 86 Longridge House Rockingham Estate Falmouth Road
Flat 72 Longridge House Rockingham Estate Falmouth Road
Flat 7 Newall House Rockingham Estate Harper Road
Flat 10 Newall House Rockingham Estate Harper Road
95 Falmouth Road London Southwark
47 Falmouth Road London Southwark
45 Falmouth Road London Southwark
41 Falmouth Road London Southwark
Garage 4 Lawson Estate Garages Block 3 Falmouth Road
Lawson Estate Garages Block 3 Falmouth Road London
Flat 40 Dawkins Court 2 Garland Close
Flat 35 Dawkins Court 2 Garland Close
Flat 32 Dawkins Court 2 Garland Close
Flat 30 Dawkins Court 2 Garland Close
Flat 21 Dawkins Court 2 Garland Close
Flat 8 Dawkins Court 2 Garland Close
3 Garland Close London Southwark
13 Merrick Square London Southwark
Flat 6 Dawkins Court 2 Garland Close
Flat 3 Ellington House Rockingham Estate Harper Road
Flat 26 Ellington House Rockingham Estate Harper Road
Flat 24 Whitworth House Rockingham Estate Falmouth Road
36A Falmouth Road London Southwark
24 Falmouth Road London Southwark
10 Brockham Street London Southwark
Flat 28 Ellington House Rockingham Estate Harper Road
Flat 11 Newall House Rockingham Estate Harper Road
Flat 9 Laurel Court 1 Garland Close
Flat 37 Longridge House Rockingham Estate Falmouth Road
Flat 66 Whitworth House Rockingham Estate Falmouth Road
Flat 52 Whitworth House Rockingham Estate Falmouth Road
Flat 27 Ellington House Rockingham Estate Harper Road
Garage 9 Lawson Estate Garages Block 3 Falmouth Road
89 Falmouth Road London Southwark
Flat 3 42 Harper Road London
Garage 3 Lawson Estate Garages Block 3 Falmouth Road
9 Bedford Row London Southwark
Flat 25 Ellington House Rockingham Estate Harper Road
Flat 23 Ellington House Rockingham Estate Harper Road
Flat 94 Whitworth House Rockingham Estate Falmouth Road
Flat 71 Longridge House Rockingham Estate Falmouth Road
Flat 55 Longridge House Rockingham Estate Falmouth Road
Flat 19 Newall House Rockingham Estate Harper Road
Flat 59 Whitworth House Rockingham Estate Falmouth Road
Flat 32 Longridge House Rockingham Estate Falmouth Road
Flat 30 Longridge House Rockingham Estate Falmouth Road
Flat 26 Longridge House Rockingham Estate Falmouth Road
Flat 8 Whitworth House Rockingham Estate Falmouth Road
Flat 42 Whitworth House Rockingham Estate Falmouth Road
Flat 34 Whitworth House Rockingham Estate Falmouth Road

71 Falmouth Road London Southwark
63 Falmouth Road London Southwark
30 Falmouth Road London Southwark
Flat 21 Whitworth House Rockingham Estate Falmouth Road
Flat 12 Whitworth House Rockingham Estate Falmouth Road
Flat 8 Newall House Rockingham Estate Harper Road
Flat 17 Newall House Rockingham Estate Harper Road
Flat 83 Whitworth House Rockingham Estate Falmouth Road
Flat 12 Newall House Rockingham Estate Harper Road
Flat 9 Longridge House Rockingham Estate Falmouth Road
Flat 22 Longridge House Rockingham Estate Falmouth Road
Flat 49 Whitworth House Rockingham Estate Falmouth Road
Flat 40 Whitworth House Rockingham Estate Falmouth Road
18 Merrick Square London Southwark
Flat 7 Laurel Court 1 Garland Close
Dawkins Court 2 Garland Close London
Flat 44 Whitworth House Rockingham Estate Falmouth Road
Flat 23 Whitworth House Rockingham Estate Falmouth Road
Flat 13 Whitworth House Rockingham Estate Falmouth Road
Flat 10 Whitworth House Rockingham Estate Falmouth Road
Flat 33 Ellington House Rockingham Estate Harper Road
Flat 19 Ellington House Rockingham Estate Harper Road
Flat 14 Ellington House Rockingham Estate Harper Road
Flat 11 Ellington House Rockingham Estate Harper Road
Flat 80 Whitworth House Rockingham Estate Falmouth Road
Flat 75 Whitworth House Rockingham Estate Falmouth Road
Flat 60 Whitworth House Rockingham Estate Falmouth Road
Flat 38 Bentham House 9 Falmouth Road
Flat 32 Bentham House 9 Falmouth Road
Flat 23 Longridge House Rockingham Estate Falmouth Road
Flat 10 Longridge House Rockingham Estate Falmouth Road
Flat 70 Longridge House Rockingham Estate Falmouth Road
Flat 59 Longridge House Rockingham Estate Falmouth Road
Flat 2 Newall House Rockingham Estate Harper Road
24B Falmouth Road London Southwark
93 Falmouth Road London Southwark
83 Falmouth Road London Southwark
69 Falmouth Road London Southwark
51 Falmouth Road London Southwark
22 Merrick Square London Southwark
Flat 44 Dawkins Court 2 Garland Close
Flat 22 Dawkins Court 2 Garland Close
Flat 18 Laurel Court 1 Garland Close
Flat 8 Laurel Court 1 Garland Close
Flat 39 Dawkins Court 2 Garland Close
Flat 31 Whitworth House Rockingham Estate Falmouth Road
Flat 32 Portland Court 1 Falmouth Road
Flat 6 Laurel Court 1 Garland Close
Flat 97 Whitworth House Rockingham Estate Falmouth Road
Flat 85 Longridge House Rockingham Estate Falmouth Road
Flat 78 Longridge House Rockingham Estate Falmouth Road
Flat 69 Longridge House Rockingham Estate Falmouth Road
Flat 65 Longridge House Rockingham Estate Falmouth Road
Flat 18 Whitworth House Rockingham Estate Falmouth Road
Flat 16 Whitworth House Rockingham Estate Falmouth Road
Flat 14 Whitworth House Rockingham Estate Falmouth Road
Flat 1 Whitworth House Rockingham Estate Falmouth Road
Flat 71 Whitworth House Rockingham Estate Falmouth Road
Flat 44 Longridge House Rockingham

Estate Falmouth Road
Garage 10 Lawson Estate Garages Block 3 Falmouth Road
Flat 29 Longridge House Rockingham Estate Falmouth Road
Flat 18 Longridge House Rockingham Estate Falmouth Road
Flat 32 Whitworth House Rockingham Estate Falmouth Road
Flat 36 Dawkins Court 2 Garland Close
Flat 7 Dawkins Court 2 Garland Close
Flat 41 Whitworth House Rockingham Estate Falmouth Road
Flat 38 Whitworth House Rockingham Estate Falmouth Road
Flat 19 Whitworth House Rockingham Estate Falmouth Road
Flat 17 Whitworth House Rockingham Estate Falmouth Road
Flat 7 Ellington House Rockingham Estate Harper Road
Flat 5 Ellington House Rockingham Estate Harper Road
Flat 89 Whitworth House Rockingham Estate Falmouth Road
Flat 87 Whitworth House Rockingham Estate Falmouth Road
38-40 Harper Road London Southwark
23 Merrick Square London Southwark
Flat 40 Bentham House 9 Falmouth Road
The Old Rectory Merrick Square London
Flat 40 Longridge House Rockingham Estate Falmouth Road
Flat 31 Longridge House Rockingham Estate Falmouth Road
Flat 19 Longridge House Rockingham Estate Falmouth Road
Flat 75 Longridge House Rockingham Estate Falmouth Road
Flat 54 Longridge House Rockingham Estate Falmouth Road
Flat 50 Longridge House Rockingham Estate Falmouth Road
Flat 15 Newall House Rockingham Estate Harper Road
87 Falmouth Road London Southwark
81 Falmouth Road London Southwark
107 Falmouth Road London Southwark
19 Merrick Square London Southwark
16 Merrick Square London Southwark
Flat 27 Dawkins Court 2 Garland Close
Flat 4 Dawkins Court 2 Garland Close
8 Bedford Row London Southwark
Flat 3 Newall House Rockingham Estate Harper Road
Flat 13 Dawkins Court 2 Garland Close
105 Falmouth Road London Southwark
Flat 33 Dawkins Court 2 Garland Close
Flat 18 Dawkins Court 2 Garland Close
Street Record Dickens Square London
Flat 61 Longridge House Rockingham Estate Falmouth Road
Flat 29 Whitworth House Rockingham Estate Falmouth Road
Flat 45 Whitworth House Rockingham Estate Falmouth Road
Flat 11 Whitworth House Rockingham Estate Falmouth Road
Flat 84 Longridge House Rockingham Estate Falmouth Road
Flat 63 Longridge House Rockingham Estate Falmouth Road
Flat 24 Dawkins Court 2 Garland Close
Flat 60 Longridge House Rockingham Estate Falmouth Road
Flat 2 Whitworth House Rockingham Estate Falmouth Road
Flat 5 Newall House Rockingham Estate Harper Road
Flat 85 Whitworth House Rockingham Estate Falmouth Road
Flat 78 Whitworth House Rockingham Estate Falmouth Road
Flat 6 Ellington House Rockingham Estate Harper Road
Flat 7 Longridge House Rockingham Estate Falmouth Road
109 Falmouth Road London Southwark
Flat 28 Dawkins Court 2 Garland Close
Flat 26 Dawkins Court 2 Garland Close
Flat 23 Dawkins Court 2 Garland Close
Flat 37 Ellington House Rockingham Estate Harper Road
Flat 35 Ellington House Rockingham Estate Harper Road
Flat 30 Ellington House Rockingham Estate Harper Road

Flat 29 Ellington House Rockingham Estate Harper Road
Flat 18 Ellington House Rockingham Estate Harper Road
Flat 82 Whitworth House Rockingham Estate Falmouth Road
Flat 70 Whitworth House Rockingham Estate Falmouth Road
Flat 65 Whitworth House Rockingham Estate Falmouth Road
Flat 56 Whitworth House Rockingham Estate Falmouth Road
Flat 8 Longridge House Rockingham Estate Falmouth Road
Flat 77 Longridge House Rockingham Estate Falmouth Road
Flat 64 Longridge House Rockingham Estate Falmouth Road
Flat 24 Newall House Rockingham Estate Harper Road
Flat 21 Newall House Rockingham Estate Harper Road
Flat 42 Longridge House Rockingham Estate Falmouth Road
36 Falmouth Road London Southwark
73 Falmouth Road London Southwark
65 Falmouth Road London Southwark
115 Falmouth Road London Southwark
Garage 11 Lawson Estate Garages Block 3 Falmouth Road
Garage 7 Lawson Estate Garages Block 3 Falmouth Road
Garage 6 Lawson Estate Garages Block 3 Falmouth Road
Flat 47 Dawkins Court 2 Garland Close
Flat 46 Dawkins Court 2 Garland Close
Flat 29 Dawkins Court 2 Garland Close
Flat 25 Dawkins Court 2 Garland Close
Flat 16 Laurel Court 1 Garland Close
Flat 5 Laurel Court 1 Garland Close
Flat 48 Whitworth House Rockingham Estate Falmouth Road
Flat 46 Whitworth House Rockingham Estate Falmouth Road
Flat 3 Laurel Court 1 Garland Close
Flat 2 Laurel Court 1 Garland Close
10 Bedford Row London Southwark
Flat 4 Whitworth House Rockingham Estate Falmouth Road
Flat 36 Whitworth House Rockingham Estate Falmouth Road
Flat 33 Whitworth House Rockingham Estate Falmouth Road
Flat 3 Whitworth House Rockingham Estate Falmouth Road
Flat 25 Whitworth House Rockingham Estate Falmouth Road
Flat 22 Whitworth House Rockingham Estate Falmouth Road
Flat 15 Whitworth House Rockingham Estate Falmouth Road
Flat 4 Ellington House Rockingham Estate Harper Road
Flat 12 Ellington House Rockingham Estate Harper Road
Flat 93 Whitworth House Rockingham Estate Falmouth Road
Flat 86 Whitworth House Rockingham Estate Falmouth Road
Flat 84 Whitworth House Rockingham Estate Falmouth Road
Flat 68 Whitworth House Rockingham Estate Falmouth Road
Flat 15 Bentham House 5 Falmouth Road
Flat 38 Longridge House Rockingham Estate Falmouth Road
Flat 82 Longridge House Rockingham Estate Falmouth Road
Flat 6 Newall House Rockingham Estate Harper Road
Flat 18 Newall House Rockingham Estate Harper Road
Flat 1 42 Harper Road London
Flat 9 Dawkins Court 2 Garland Close
Flat 1 Dawkins Court 2 Garland Close
7 Garland Close London Southwark
Laurel Court 1 Garland Close London
Rockingham Adventure Playground Dickens Square London
43 Falmouth Road London Southwark
40 Falmouth Road London Southwark
Flat 57 Whitworth House Rockingham Estate Falmouth Road
Flat 39 Longridge House Rockingham Estate Falmouth Road
Flat 35 Bentham House 9 Falmouth Road

Flat 68A Whitworth House Rockingham Estate Falmouth Road
21 Merrick Square London Southwark
Flat 9 42 Harper Road London
Flat 40 Portland Court 1 Falmouth Road
Flat 21 Ellington House Rockingham Estate Harper Road
Flat 13 Ellington House Rockingham Estate Harper Road
Flat 83 Longridge House Rockingham Estate Falmouth Road
Flat 76 Longridge House Rockingham Estate Falmouth Road
Flat 81 Whitworth House Rockingham Estate Falmouth Road
Garage 5 Lawson Estate Garages Block 3 Falmouth Road
Flat 51 Whitworth House Rockingham Estate Falmouth Road
Flat 14 Longridge House Rockingham Estate Falmouth Road
91 Falmouth Road London Southwark
20 Merrick Square London Southwark
6 Brockham Street London Southwark
30 Harper Road London Southwark
Flat 42 Dawkins Court 2 Garland Close
Flat 31 Dawkins Court 2 Garland Close
Flat 20 Dawkins Court 2 Garland Close
Flat 5 Dawkins Court 2 Garland Close
Flat 2 Dawkins Court 2 Garland Close
Flat 54 Whitworth House Rockingham Estate Falmouth Road
Flat 5 Whitworth House Rockingham Estate Falmouth Road
Flat 27 Whitworth House Rockingham Estate Falmouth Road
Flat 20 Whitworth House Rockingham Estate Falmouth Road
Flat 9 Ellington House Rockingham Estate Harper Road
Flat 22 Ellington House Rockingham Estate Harper Road
Flat 1 Ellington House Rockingham Estate Harper Road
26 Harper Road London Southwark
28B Falmouth Road London Southwark
Flat 33 Bentham House 9 Falmouth Road
Flat 3 Longridge House Rockingham Estate Falmouth Road
Flat 17 Longridge House Rockingham Estate Falmouth Road
Flat 13 Longridge House Rockingham Estate Falmouth Road
Flat 46 Longridge House Rockingham Estate Falmouth Road
Flat 4 Newall House Rockingham Estate Harper Road
Flat 45 Longridge House Rockingham Estate Falmouth Road
34 Falmouth Road London Southwark
26 Falmouth Road London Southwark
97 Falmouth Road London Southwark
75 Falmouth Road London Southwark
53 Falmouth Road London Southwark
12 Merrick Square London Southwark
Flat 2 42 Harper Road London
Flat 38 Dawkins Court 2 Garland Close
Flat 37 Dawkins Court 2 Garland Close
Flat 16 Dawkins Court 2 Garland Close
Flat 11 Dawkins Court 2 Garland Close
Flat 14 Laurel Court 1 Garland Close
Flat 10 Laurel Court 1 Garland Close
6 Garland Close London Southwark
Street Record Garland Close London
Cycle Hire Docking Station 08/610821 Harper Road London
Flat 67 Longridge House Rockingham Estate Falmouth Road
59 Falmouth Road London Southwark
42A Harper Road London Southwark
Ellington House Rockingham Estate Harper Road London
17 Merrick Square London Southwark
77 Falmouth Road London Southwark
10 Dickens Square London Southwark
36B Falmouth Road London Southwark
Flat 4 Laurel Court 1 Garland Close
30B Falmouth Road London Southwark
Flat 6 42 Harper Road London
Street Record Alderney Mews London
Flat 96 Whitworth House Rockingham Estate Falmouth Road
Flat 15 Dawkins Court 2 Garland Close
Flat 88 Whitworth House Rockingham Estate Falmouth Road
Flat 20 Longridge House Rockingham Estate Falmouth Road

Flat 41 Dawkins Court 2 Garland Close
Longridge House Rockingham Estate Falmouth Road London
Whitworth House Rockingham Estate Falmouth Road London
Flat 2 The Old Rectory Merrick Square
99 Falmouth Road London Southwark
38 Falmouth Road London Southwark
85 Falmouth Road London Southwark
Flat 64A Whitworth House Rockingham Estate Falmouth Road
Flat 72A Whitworth House Rockingham Estate Falmouth Road
22 Harper Road London Southwark
Living Accommodation 16 Harper Road London
Newall House Rockingham Estate Harper Road London
24A Falmouth Road London Southwark
Salvation Army Goodwill Centre Harper Road London
Transformer Chamber Dickens Square London
Flat 53 Whitworth House Rockingham Estate Falmouth Road
Flat 11 Longridge House Rockingham Estate Falmouth Road
103 Falmouth Road London Southwark
32 Falmouth Road London Southwark
Flat 34 Dawkins Court 2 Garland Close
28 Harper Road London Southwark
Bentham House 9 Falmouth Road London
4 Brockham Street London Southwark
61 Falmouth Road London Southwark
12 Brockham Street London Southwark
Flat 39 Bentham House 9 Falmouth Road
Flat 34 Bentham House 9 Falmouth Road
Flat 31 Bentham House 9 Falmouth Road
Flat 38 Portland Court 1 Falmouth Road
Flat 37 Bentham House 9 Falmouth Road
Dickens Square Park Dickens Square London
Telephone Kiosks 01714036883 3787790 Adjacent 40 Harper Road Junction Falmouth Road London
34 Harper Road London Southwark
Flat 60A Whitworth House Rockingham Estate Falmouth Road
32 Harper Road London Southwark
20 Harper Road London Southwark
18 Harper Road London Southwark
16 Harper Road London Southwark
36 Harper Road London Southwark
24 Harper Road London Southwark
Flat 4 42 Harper Road London
Flat 7 42 Harper Road London
Flat 5 42 Harper Road London
42 Harper Road London Southwark
Dickens Fields Dickens Square London
Flat 8 42 Harper Road London
113 Falmouth Road London Southwark
Flat 12 Dawkins Court 2 Garland Close
Flat 11 Laurel Court 1 Garland Close
11 Merrick Square London Southwark
8 Brockham Street London Southwark
Flat 10 Ellington House Rockingham Estate Harper Road
Flat 74 Longridge House Rockingham Estate Falmouth Road
Flat 8 Ellington House Rockingham Estate Harper Road
Flat 23 Newall House Rockingham Estate Harper Road
Flat 49 Longridge House Rockingham Estate Falmouth Road
Flat 56A Whitworth House Rockingham Estate Falmouth Road
Flat 35 Longridge House Rockingham Estate Falmouth Road
Flat 50 Whitworth House Rockingham Estate Falmouth Road
Baitul Aziz Mosque 1 Dickens Square London
Flat 28 Longridge House Rockingham Estate Falmouth Road
Flat 16 Newall House Rockingham Estate Harper Road
Flat 34 Ellington House Rockingham Estate Harper Road
Flat 92 Whitworth House Rockingham Estate Falmouth Road
Flat 90 Whitworth House Rockingham Estate Falmouth Road

Flat 58 Longridge House Rockingham Estate Falmouth Road
Flat 64 Whitworth House Rockingham Estate Falmouth Road
Flat 41 Longridge House Rockingham Estate Falmouth Road
Flat 16 Longridge House Rockingham Estate Falmouth Road
Flat 55 Whitworth House Rockingham Estate Falmouth Road
Flat 47 Whitworth House Rockingham Estate Falmouth Road
Flat 39 Whitworth House Rockingham Estate Falmouth Road
Flat 37 Whitworth House Rockingham Estate Falmouth Road
Flat 1 Longridge House Rockingham Estate Falmouth Road
14 Merrick Square London Southwark
Flat 7 Whitworth House Rockingham Estate Falmouth Road
Flat 6 Whitworth House Rockingham Estate Falmouth Road
Flat 35 Whitworth House Rockingham Estate Falmouth Road
Flat 24 Ellington House Rockingham Estate Harper Road
Flat 79 Whitworth House Rockingham Estate Falmouth Road
Flat 72 Whitworth House Rockingham Estate Falmouth Road
Flat 67 Whitworth House Rockingham Estate Falmouth Road
Flat 63 Whitworth House Rockingham Estate Falmouth Road
Flat 34 Portland Court 1 Falmouth Road
Flat 4 Longridge House Rockingham Estate Falmouth Road
Flat 33 Longridge House Rockingham Estate Falmouth Road
Flat 25 Longridge House Rockingham Estate Falmouth Road
Flat 21 Longridge House Rockingham Estate Falmouth Road
Flat 80 Longridge House Rockingham Estate Falmouth Road
Flat 79 Longridge House Rockingham Estate Falmouth Road
Flat 68 Longridge House Rockingham Estate Falmouth Road
Flat 66 Longridge House Rockingham Estate Falmouth Road
Flat 57 Longridge House Rockingham Estate Falmouth Road
Flat 48 Longridge House Rockingham Estate Falmouth Road
Flat 9 Newall House Rockingham Estate Harper Road
Flat 13 Newall House Rockingham Estate Harper Road
119 Falmouth Road London Southwark
15 Merrick Square London Southwark
Flat 43 Dawkins Court 2 Garland Close
Flat 13 Laurel Court 1 Garland Close
4 Garland Close London Southwark
Flat 95 Whitworth House Rockingham Estate Falmouth Road
Flat 32 Ellington House Rockingham Estate Harper Road
Flat 2 Ellington House Rockingham Estate Harper Road
Flat 81 Longridge House Rockingham Estate Falmouth Road
Flat 62 Longridge House Rockingham Estate Falmouth Road
Flat 26 Whitworth House Rockingham Estate Falmouth Road
Flat 14 Newall House Rockingham Estate Harper Road
Flat 76 Whitworth House Rockingham Estate Falmouth Road
Flat 74 Whitworth House Rockingham Estate Falmouth Road
Flat 100 Whitworth House Rockingham Estate Falmouth Road
Flat 1 Newall House Rockingham Estate Harper Road
Garage 8 Lawson Estate Garages Block 3 Falmouth Road
Flat 24 Longridge House Rockingham Estate Falmouth Road
Flat 30 Whitworth House Rockingham Estate Falmouth Road
Flat 28 Whitworth House Rockingham Estate Falmouth Road
57 Falmouth Road London Southwark
117 Falmouth Road London Southwark
24 Merrick Square London Southwark

Flat 48 Dawkins Court 2 Garland Close
Flat 45 Dawkins Court 2 Garland Close
Flat 10 Dawkins Court 2 Garland Close
Flat 17 Laurel Court 1 Garland Close
Flat 15 Laurel Court 1 Garland Close
Flat 1 Laurel Court 1 Garland Close
5 Garland Close London Southwark
Flat 9 Whitworth House Rockingham Estate Falmouth Road
Flat 43 Whitworth House Rockingham Estate Falmouth Road
Flat 31 Ellington House Rockingham Estate Harper Road
Flat 20 Ellington House Rockingham Estate Harper Road
Flat 16 Ellington House Rockingham Estate Harper Road
Flat 77 Whitworth House Rockingham Estate Falmouth Road
Flat 36 Bentham House 9 Falmouth Road
Flat 6 Longridge House Rockingham Estate Falmouth Road
Flat 36 Longridge House Rockingham Estate Falmouth Road
Flat 73 Longridge House Rockingham Estate Falmouth Road
Flat 56 Longridge House Rockingham Estate Falmouth Road
Flat 52 Longridge House Rockingham Estate Falmouth Road
Flat 22 Newall House Rockingham Estate Harper Road
Flat 43 Longridge House Rockingham Estate Falmouth Road
67 Falmouth Road London Southwark
55 Falmouth Road London Southwark
111 Falmouth Road London Southwark
101 Falmouth Road London Southwark
10 Merrick Square London Southwark
Garage 2 Lawson Estate Garages Block 3 Falmouth Road
Flat 49 Dawkins Court 2 Garland Close
Flat 19 Dawkins Court 2 Garland Close
Flat 17 Dawkins Court 2 Garland Close
Flat 14 Dawkins Court 2 Garland Close
Flat 3 Dawkins Court 2 Garland Close
Garage 1 Lawson Estate Garages Block 3 Falmouth Road
Flat 27 Longridge House Rockingham Estate Falmouth Road

APPENDIX 2

Consultation responses received

Internal services

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

Statutory and non-statutory organisations

Environment Agency
Metropolitan Police Service (Designing O
Thames Water

Neighbour and local groups consulted:

21 Jonson House Burge Street London
20 Dawkins Court 2 Garland Close London
42 Harper Road 42 Harper Road LONDON
Flat 8, Royal Standard Apartments 42 Harper Road London
Flat 3 42 Harper Road London
42 Trinity Church Square London SE1 4HY
17 Dawkins Court London SE1 6AY
Flat 4 42 Harper road London
Flat 31 Ellington House London
Flat 4 42 Harper Road london
Flat 31 Ellington House London SE1 6RP
Flat 2, 42 Harper Road London SE16AD
Flat 6 42 Harper Road London
61 Falmouth Road London Southwark

APPENDIX 3

Relevant Planning history

01/AP/0076 - Erection of external escape stair (north elevation) from ground to first floor & associated elevational alterations. Granted 13.02.2001

18/EQ/0431 - Replacement of existing NHS surgery and car park with a proposed mixed-use development comprising a new medical facility over ground and first floor, with 49 no. new dwellings on upper floors. Pre-app advice provided 12.02.2019.

19/EQ/0200 - Follow up advice for pre application 18/EQ/0431: Replacement of existing NHS surgery and car park with a proposed mixed-use development comprising a new medical facility over ground and first floor, with 39 no. new dwellings on upper floors. Pre-app advice provided 10.10.2019

APPENDIX 4

Planning Policies

1. National Planning Policy Framework (the Framework) 2019

Section 2 – Achieving sustainable development
Section 5 – Delivering a sufficient supply of homes
Section 7 – Ensuring the vitality of town centres
Section 8 – Promoting healthy and safe communities
Section 9 – Promoting sustainable transport
Section 11 – Making efficient use of land
Section 12 – Achieving well designed places
Section 14 – Meeting the challenge of climate change, flooding and coastal change
Section 15 – Conserving and enhancing the natural environment
Section 16 – Conserving and enhancing the historic environment

2. London Plan 2021

GG1 Building strong and inclusive communities
GG2 Making the best use of land
GG3 Creating a healthy city
GG4 Delivering the homes Londoners need
GG6 Increasing efficiency and resilience
Policy SD4 The Central Activities Zone (CAZ)
Policy SD5 Offices, other strategic functions and residential development in the CAZ
Policy D1 London's form, character and capacity for growth
Policy D2 Infrastructure requirements for sustainable densities
Policy D3 Optimising site capacity through the design-led approach
Policy D4 Delivering good design
Policy D5 Inclusive design
Policy D6 Housing quality and standards
Policy D7 Accessible housing
Policy D8 Public realm
Policy D10 Basement development
Policy D11 Safety, security and resilience to emergency
Policy D12 Fire safety
Policy D14 Noise
Policy H1 Increasing housing supply
Policy H2 Small sites
Policy H4 Delivering affordable housing
Policy H5 Threshold approach to applications
Policy H6 Affordable housing tenure
Policy H7 Monitoring of affordable housing
Policy H10 Housing size mix
Policy S1 Developing London's social infrastructure
Policy S2 Health and social care facilities
Policy S4 Play and informal recreation
Policy HC1 Heritage conservation and growth

Policy HC3 Strategic and Local Views
Policy HC4 London View Management Framework
Policy G1 Green infrastructure
Policy G6 Biodiversity and access to nature
Policy G7 Trees and woodlands
Policy SI 1 Improving air quality
Policy SI 2 Minimising greenhouse gas emissions
Policy SI 3 Energy infrastructure
Policy SI 4 Managing heat risk
Policy SI 5 Water infrastructure
Policy SI 8 Waste capacity and net waste self-sufficiency
Policy SI 12 Flood risk management
Policy SI 13 Sustainable drainage
Policy DF1 Delivery of the Plan and Planning Obligations
Policy T2 Healthy Streets
Policy T3 Transport capacity, connectivity and safeguarding
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T6 Car parking
Policy T6.1 Residential parking
Policy T6.5 Non-residential disabled persons parking
Policy T7 Deliveries, servicing and construction

3. Core Strategy 2011

Strategic Policy 1 – Sustainable development
Strategic Policy 2 – Sustainable transport
Strategic Policy 4 – Places for learning, enjoyment and healthy lifestyles
Strategic Policy 5 – Providing new homes
Strategic Policy 6 – Homes for people on different incomes
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

4. Southwark Plan 2007 (July) - saved policies

2.1 - Enhancement of community facilities
2.2 - Provision of new community facilities
2.5 - Planning obligations
3.2 - Protection of amenity
3.3 - Sustainability assessment
3.4 - Energy efficiency
3.6 - Air quality
3.7 - Waste reduction
3.9 - Water
3.11 - Efficient use of land
3.12 - Quality in design

3.13 - Urban design
3.14 - Designing out crime
3.28 - Biodiversity
4.2 - Quality of residential accommodation
4.3 - Mix of dwellings
4.4 - Affordable housing
4.5 - Wheelchair affordable housing
5.2 - Transport impacts
5.3 - Walking and cycling
5.6 - Car parking
5.7 - Parking standards for disabled people and the mobility impaired

5. Supplementary planning documents

Sustainable design and construction SPD (2009)
Sustainability assessments SPD (2009)
Sustainable Transport SPD (2010)
Residential Design Standards SPD Technical Update (2015)
Affordable housing SPD (2008 - Adopted and 2011 - Draft)
Section 106 planning obligations and community infrastructure levy (CIL) SPD (2015)
Development Viability SPD (2016)

Emerging planning policy

6. New Southwark Plan

The New Southwark Plan (NSP) was submitted to the Secretary of State in January 2020. The Examination in Public (EiP) for the NSP is taking place between February to April 2021 and the amendments within the Proposed Changes to the Submitted New Southwark Plan will be considered along with the consultation responses received at each stage of public consultation. It is anticipated that the plan will be adopted later 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.

APPENDIX 5

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	Oak Narwana LLP c/o Nexus Planning	**Reg. Number**	20/AP/1407
Application Type	Major application		
Recommendation	GRANT permission	**Case Number**	1255-78

Draft of Decision Notice

Planning permission is GRANTED for the following development:

Demolition of the existing doctors surgery (Use Class D1) and redevelopment of the site for the construction of a new doctors surgery (Use Class D1), with residential development comprising 39 self-contained flats (Use Class C3) above, and associated cycle parking, refuse storage and amenity space.

Falmouth Road Group Practice 78 Falmouth Road London Southwark

In accordance with application received on 18 May 2020 **and Applicant's Drawing Nos.**:

Existing Plans

Proposed Plans
Plans - Proposed P237_DE_01 - PROPOSED DETAILED LAYOUTS - FLAT TYPES 01 received 18/05/2020
Plans - Proposed P237_DE_02 - PROPOSED DETAILED LAYOUTS - FLAT TYPES 02 received 18/05/2020
Plans - Proposed P237_DE_03 - PROPOSED DETAILED LAYOUTS - FLAT TYPES 03 received 18/05/2020
Plans - Proposed P237_DE_04 - PROPOSED DETAILED LAYOUTS - FLAT TYPES 04 received 18/05/2020
Plans - Proposed P237_DE_05 - PROPOSED DETAILED LAYOUTS - FLAT TYPES 05 received 18/05/2020
Floor Plans - Proposed P237_GA_00 - PROPOSED BASEMENT FLOOR PLAN REV P2 received 11/11/2020
Floor Plans - Proposed P237_GA_01 - PROPOSED GROUND FLOOR PLAN REV P2 received 11/11/2020
Floor Plans - Proposed P237_GA_02 - PROPOSED FIRST FLOOR PLAN REV P2 received 11/11/2020

Floor Plans - Proposed P237_GA_03 - PROPOSED SECOND FLOOR PLAN REV P2 received 11/11/2020
Floor Plans - Proposed P237_GA_04 - PROPOSED THIRD FLOOR PLAN REV P2 received 11/11/2020
Floor Plans - Proposed P237_GA_05 - PROPOSED FOURTH FLOOR PLAN REV P2 received 11/11/2020
Floor Plans - Proposed P237_GA_06 - PROPOSED FIFTH FLOOR PLAN REV P2 received 11/11/2020
Floor Plans - Proposed P237_GA_07 - PROPOSED SIXTH FLOOR PLAN REV P3 received 11/02/2021
Floor Plans - Proposed P237_GA_08 - PROPOSED SEVENTH FLOOR PLAN REV P2 received 11/11/2020
Floor Plans - Proposed P237_GA_09 - PROPOSED ROOF FLOOR PLAN REV P2 received 11/11/2020
Elevations - Proposed P237_GA_10 - PROPOSED SOUTH ELEVATION received 18/05/2020
Elevations - Proposed P237_GA_11 - PROPOSED EAST ELEVATION received 18/05/2020
Elevations - Proposed P237_GA_12 - PROPOSED NORTH ELEVATION received 18/05/2020
Elevations - Proposed P237_GA_13 - PROPOSED WEST ELEVATION received 18/05/2020
Plans - Proposed P237_GA_14 - PROPOSED GENERAL SECTION 01 received 18/05/2020
Plans - Proposed P237_GA_15 - PROPOSED GENERAL SECTION 02 received 18/05/2020
Elevations - Proposed P237_SE_01 - PROPOSED STREETSCAPE ELEVATIONS 01-02 received 18/05/2020
Elevations - Proposed P237_SE_02 - PROPOSED STREETSCAPE ELEVATIONS 03-04 received 18/05/2020
Plans - Proposed P237_SP_01 - PROPOSED SITE PLAN received 18/05/2020

Other Documents
Arboricultural statement ARBORICULTURAL REPORT received 18/05/2020
Document STRUCTURAL ENGINEERING BASEMENT IMPACT ASSESSMENT received 18/05/2020
Transport assessment/statement TRANSPORT ASSESSMENT received 18/05/2020
Photographs and photomontages PROPOSED ELEVATIONS received 18/05/2020
Travel plan TRANSPORT - RESIDENTIAL TRAVEL PLAN received 18/05/2020
Planning statement PLANNING STATEMENT received 18/05/2020
Energy statement ENERGY STATEMENT received 18/05/2020
Residential Schedule of Accomodation P237_AS_01 - ACCOMMODATION SCHEDULES received 18/05/2020
Ecology assessment/Nature conservation PRELIMINARY ECOLOGICAL APPRAISAL received 18/05/2020
Document HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT received 18/05/2020
Document DELIVERY AND SERVICING PLAN received 18/05/2020
Document BIODIVERSITY NET GAIN received 18/05/2020
Daylight/Sunlight assessment DAYLIGHT & SUNLIGHT REPORT received 18/05/2020
Flood risk assessment FLOOD RISK ASSESSMENT AND DRAINAGE REPORT received 18/05/2020
Noise impact assessment NOISE IMPACT ASSESSMENT received 18/05/2020
Document STATEMENT OF COMMUNITY INVOLVEMENT received 18/05/2020
Sustainability statement PRELIMINARY ASSESSMENT BREEAM 2018 NEW

CONSTRUCTION received 18/05/2020
Document VENTILATION AND EXTRACTION STATEMENT received 18/05/2020
Air quality assessment AIR QUALITY ASSESSMENT received 18/05/2020
Design and access statement DESIGN AND ACCESS STATEMENT received 18/05/2020

Time limit for implementing this permission and the approved plans

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

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

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

3. No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:
   - A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
   - Site perimeter continuous automated noise, dust and vibration monitoring;
   - Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
   - Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
   - A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
   - Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
   - A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason
To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with 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. Prior to the commencement of any development

a) 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 would 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 that 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.

b) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

c) In the event that 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 offsite 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. Prior to works commencing, including any demolition, an Arboricultural Method

Statement shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

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

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

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

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

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented

in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

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

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

8. No works shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the 'Flood Risk Assessment and Drainage Report' prepared by Price & Myers (ref: 28088 Rev2, dated May 2020). Opportunities to maximise green roofs and permeable paving should also be explored. The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 'sustainable drainage' of the London Plan (2021).

Permission is subject to the following Grade Condition(s)

9. 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.

10. Before any above grade work hereby authorised begins, details of the biodiversity green roofs shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green roofs 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 roofs 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 roofs 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 and Southwark Council agreeing the submitted plans, and once the green roofs are completed in full in accordance to the agreed plans.

Reason:
To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies G1 Green infrastructure, G6 Biodiversity and access to nature and SI 13 Sustainable drainage of the London Plan 2021; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

11. 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.

12. a. Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall achieve the `Secured by Design' accreditation award from the Metropolitan Police.

b. Prior to the first occupation of the units hereby consented, confirmation that Secure by Design certification for that building has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason:
In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.14 (Designing out crime) of the Southwark Plan 2007.

13. Prior to above grade works commencing, material samples 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; 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.

14. Details of bird bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any above grade works hereby granted permission.

No less than six bat tubes and eight swift 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.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with of the London Plan 2021, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

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

15. Prior to the occupation of the development hereby granted permission, a Lighting Plan shall be submitted to and approved by the Local Planning Authority. The recommended lighting specification using LEDs (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 that 70ï¿½ and a timer.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and to ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with of the London Plan 2021, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy..

16. Party walls, floors and ceilings between the surgery and residential dwellings shall be designed to achieve a minimum weighted standardized level difference of 60dB DnTw+Ctr.

Reason
To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the surgery 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.

17. Before any above grade works, details of sound mitigation shall be submitted to the local planning authority for approval. The mitigation shall include how noise from plant affecting the roof top amenity space would be controlled and ensure that the rating noise level from any plant is 10dB below the background (LA90, T) 1m from the window of any noise sensitive receptor.

Reason:
To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery, 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.

18. Prior to above grade works, details of a ventilation strategy to mitigate air pollution exposure to future residents shall be submitted for approval to the local planning authority. The development shall be completed in accordance with any details approved and the ventilation strategy in place before the first occupation of the relevant part of the building.

Reason
In order to ensure that there would not be unacceptable levels of pollution within the proposed dwellings, in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.6 - Air quality of The Southwark Plan 2007.

Permission is subject to the following Compliance Condition(s)

19. The proposal shall achieve a minimum 'very good ' BREEAM rating in accordance with the submitted BREEAM pre-assessment ref:4523-BREEAM 2018 NC Falmouth Road Medical Centre Prelim report-2004- 28jd.docx.

Reason
To ensure the proposal complies with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

20. The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:
Bedrooms - 35dB LAeq T** 30 dB L Aeq T*, 45dB LAFmax T *
Living and Dining rooms- 35dB 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.

21. The appropriate waterproofing measures for the development shall be completed in accordance with the submitted Basement Impact Assessment by Price and Myers dated May 2020 unless otherwise approved in writing.

Reason

The development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan 2007.

22. Notwithstanding the provisions of use class E of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders) the use hereby permitted shall only be used as a E(e) health care use.

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 2.1 Enhancement of Community Facilities of the Southwark Plan 2007.

23. Any deliveries, unloading and loading to the doctor's surgery shall only be between the following hours:
10:00 to 16:00 on Monday to Fridays;
08:00 to 18:00 on Saturdays, and;
No times on Sundays and Bank Holidays.

Reason
To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

Permission is subject to the following Special Condition(s)

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

Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the

preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019

Informatives

1 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.