

Peckham Planning Network (PPN): planning applications etc 15th May 2016

The link to each application is shown. If it doesn't work, you can try entering the case number in the search box here: <http://planbuild.southwark.gov.uk:8190/online-applications> .

Note the deadline for comments often changes as things happen which require more consultation time. This includes where documents are revised and updated when the Council should inform objectors, and invite further comment. It's therefore advisable to ask questions or make objections early, if you have any.

TOWN CENTRE NORTH

95 Peckham Road (former petrol station)

Case number: 16/AP/1393 <http://tinyurl.com/peckhammansions> +

<http://peckhampeculiar.tumblr.com/post/144294805839/plans-for-peckham-road-mansions-submitted>

Demolition of petrol station and building 6 storey housing blocks. 33 flats, inc two social rented and six intermediate homes.

Deadline 8th June

ISSUES: mass & height of buildings for the location? noise problems from church for new flats?

IMPORTANT - Is % of social housing compliant with policy?

108 Peckham High St (current Corals)

Case number: 16/AP/1412 [http://planbuild.southwark.gov.uk:8190/online-](http://planbuild.southwark.gov.uk:8190/online-applications/simpleSearchResults.do;jsessionid=62FC99AE7C8F4C031D946ED2C25B9246?action=firstPage)

[applications/simpleSearchResults.do;jsessionid=62FC99AE7C8F4C031D946ED2C25B9246?action=firstPage](http://planbuild.southwark.gov.uk:8190/online-applications/simpleSearchResults.do;jsessionid=62FC99AE7C8F4C031D946ED2C25B9246?action=firstPage)

Demolish existing building replace with 4 storeys.

Deadline 28 May

ISSUES: heritage value of existing building?

IMPORTANT - Is % of social housing compliant with policy?

1 Rye Lane (new Costa)

16/AP/1787 <http://tinyurl.com/costaplans>

Change of use from retail to coffee shop

Deadline 4th June

ISSUES: loss of retail space; not best use of the space in such visible prime spot.

CENTRAL RYE LANE

95a Rye Lane (Peckham Levels)

16/AP/1551 [http://planbuild.southwark.gov.uk:8190/online-](http://planbuild.southwark.gov.uk:8190/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=STHWR_DCAPR_9566007)

[applications/applicationDetails.do?activeTab=makeComment&keyVal=STHWR_DCAPR_9566007](http://planbuild.southwark.gov.uk:8190/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=STHWR_DCAPR_9566007)

Change of use from car park to workshops etc

Deadline 2nd June

ISSUES: Rye Lane businesses objecting there is too little car parking left at lower levels.

133 Rye Lane (Front of Bussey)

16/AP/1032 [http://planbuild.southwark.gov.uk:8190/online-](http://planbuild.southwark.gov.uk:8190/online-applications/applicationDetails.do?activeTab=summary&keyVal=STHWR_DCAPR_9565433)

[applications/applicationDetails.do?activeTab=summary&keyVal=STHWR_DCAPR_9565433](http://planbuild.southwark.gov.uk:8190/online-applications/applicationDetails.do?activeTab=summary&keyVal=STHWR_DCAPR_9565433)

Development of workspaces etc, upwards extension of 2 floors.

Deadline 14th May (still time to comment)

ISSUES: adjacent businesses objecting about design problems for managing variety of uses of shared external ground spaces.

TOWN CENTRE SOUTH

Bournemouth Close (Between Atwell Estate and Rye Lane, behind the shops)

Application submitted but no case number yet

Erection of new shops for relocation of hairdressers from Blenheim Grove station development, called 'Peckham Palms'.

Deadline not issued yet

ISSUES: impact on amenity of local residents in Atwell Estate; viability for the businesses being relocated?
Design aesthetics?

199/201 Rye Lane (loss/relocation of Post Office)

Post Office consultation on closure

<https://www.facebook.com/PeckhamVision/posts/1103462719676590>

email to: comments@postoffice.co.uk.

Deadline 18th June

19th May 4-6.30pm drop-in consultation Peckham Library

ISSUES: No Post Office left in Rye Lane. Too far for many people to walk to other post offices.

Trade Union led campaign against closure:

phone 07711 420 743 email: mole_meade@hotmail.com

213 Rye Lane (Lobos, fish shop and factory)

16/AP/0131 [http://planbuild.southwark.gov.uk:8190/online-](http://planbuild.southwark.gov.uk:8190/online-applications/simpleSearchResults.do;jsessionid=62FC99AE7C8F4C031D946ED2C25B9246?action=firstPage)

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Part demolition & new housing blocks of 7 storeys.

Deadline 19th May

ISSUES: mass & height too much for location – negative impact on two storey houses in Atwell Estate and 2-3 storey Rye Lane buildings.

IMPORTANT - Is % of social housing compliant with policy?

218-222 Rye Lane (Foxtons)

16/AP/1113 [http://planbuild.southwark.gov.uk:8190/online-](http://planbuild.southwark.gov.uk:8190/online-applications/applicationDetails.do?activeTab=summary&keyVal=STHWR_DCAPR_9565531)

[applications/applicationDetails.do?activeTab=summary&keyVal=STHWR_DCAPR_9565531](http://planbuild.southwark.gov.uk:8190/online-applications/applicationDetails.do?activeTab=summary&keyVal=STHWR_DCAPR_9565531)

Application for change of shop front to Foxton's estate agent.

Deadline 14 May (not decided yet)

ISSUES: garish Foxton's shop front in prominent location at southern entry to town centre. Seek to have it toned down including signage.

285 Rye Lane (opposite Pedlers & Old Spike Roastery)

16/AP/1681 [http://planbuild.southwark.gov.uk:8190/online-](http://planbuild.southwark.gov.uk:8190/online-applications/simpleSearchResults.do;jsessionid=62FC99AE7C8F4C031D946ED2C25B9246?action=firstPage)

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Change of use from retail to restaurant

Deadline 4th June

ISSUES: loss of retail? Is this area appropriate for domination by restaurants and estate agents?

FOR APPLICATIONS PROVIDING NEW HOUSING of 10 units or more: see what's said about 'affordable' housing.

In Peckham there should be:

- a minimum of 35% private housing, and of 35% 'affordable' housing.
- of that 'affordable' housing there should 30% for social rent and 70% in the intermediate category (this includes part equity & part rent)
- no 'affordable rent' (at up to 80% market rent). This is specifically prohibited by Southwark's planning policy.

As a quick guide these are illustrations of the approx numbers:

10 units: minimum of 3-4 private, 3-4 'affordable': 1-2 social + 2-3 intermediate

20 units: minimum of 6-8 private, 6-8 'affordable': 2-3 social, 4-5 intermediate

30 units: minimum of 9-12 private, 9-12 'affordable': 3-4 social, 6-8 intermediate

Look for the affordable housing information: click on Related Documents, and then View associated documents. The information should be in each of these documents:

- the application form
- the planning statement
- the affordable housing statement
- the executive summary of the viability assessment (the full report will be issued one week before decision.)

Many developers attempt to pass off 'affordable rent' as social rent eg a phrase such as 'affordable rent at 40% market rents is being offered; this is equivalent to social rent....'. This is not accurate and must be highlighted and challenged.