

Item No:	Classification:	Date:	Meeting Name:
	Open	28 April 2015	Sub Committee B
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:			
From:		Head of Development Management	

PURPOSE

- 1 To advise Members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

- 2 That Members note and consider the late observations, consultation responses and information received in respect this item in reaching their decision.

FACTORS FOR CONSIDERATION

- 3 Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

3.1 **Item 1 – Application 14/AP/4715 for: Council's Own Development - Reg. 3 KEYWORTH PRIMARY SCHOOL, FAUNCE STREET, LONDON, SE17 3TR**

3.2 **Additional responses**

A letter was received from solicitors acting on behalf of a resident in Sharsted Street. The procedure for dealing with the application was questioned, particularly whether the proposal had been categorised as 'major development' and the requisite statutory consultation undertaken. The Council can confirm that the application was categorised as a major development and the requisite statutory consultation, including the display of site notices and a press advertisement were undertaken. It was questioned whether, because the site includes a playing field (in the view of the solicitors), the consideration of alternative sites had been undertaken in accordance with S.77 of the School Standards and Framework Act 1998. This is a requirement under for the council as the Local Educational Authority under a different regulatory regime- it is not a material planning consideration. Nonetheless, the site does not include a playing field. As noted in the 'Site Location & Description', the site comprises a range of school buildings and associated access and hard and soft play areas. The play areas consist of:

- Grassed area in centre of site (adjacent to Gaza Street)
- Nature woodland for supervised educational purposes, adjacent to 49 Sharsted Street

None of the above consists of a playing field which is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010 as a site which encompasses a playing pitch. It remains the case that there would be no loss of a playing field, thus it is not considered that consultation, or the investigation of alternative sites was necessary under planning legislation.

3.3 Additional material.

A revised Sunlight and Daylight assessment has been submitted by the applicants. Further analysis has been undertaken on the potential impact on dwellings at 54-72 Sharsted Street. The amended text in the Sunlight and Daylight assessment now reads:

“4.4.4 Seven ground floor windows retain between 0.73 and 0.78 times the VSC values in the existing conditions compared with the BRE recommendation of 0.80. However, at ground floor level, large overhanging roof eaves restrict the access to daylight. This means that a relatively modest reduction in VSC results in a large percentage reduction.

4.4.5 To demonstrate this, an additional calculation has been undertaken, in both the existing and proposed situations, without the overhang in place. The results of this additional assessment show that without the overhanging roof eaves, all of the ground floor windows on this property would fully comply with the BRE guidelines, retaining well in excess of 27% VSC.

These results demonstrate that it is predominantly the large overhanging roof eaves, rather than the extension to the school, which restricts sky visibility to these windows.”

The overhang that presently restricts daylight to these properties means that a relatively modest reduction as a result of the development would reduce VSC by a large percentage. Taking out the impact of the overhang shows that VSC levels would have remained above 27%.

3.4 Update to the main officer report:

Paragraph 30 on transport issues should show the percentage of cycling for pupils as 3% not 35%

3.5 Amendments to conditions

The After School Club which would be accessed via Sharsted Street and operate from 3.30 p.m. to 5.55 p.m. Confirmation has been received from the applicant that up to 66 children will attend the after school club. There may be other community uses in the new hall but these would be subject to the 'Community Use Scheme' which will be required to be approved under condition 10.

Consultation with neighbouring residents can be undertaken on details that will need to be submitted pursuant to condition 10 when these are submitted. Taking into account the need to provide access for future users, at the same time as considering the amenity of neighbouring occupiers, it is considered that the entrance doors and gate on Sharsted Street should not be used before 5.30 p.m. or after 9.00 p.m. on any school day.

Officers therefore recommend that condition 17 be amended to:

Upon occupation of the new classroom block/hall hereby permitted, the access gates to/from the school in Faunce Street shall be closed and unavailable for access by pupils (except in the case of emergencies) between 8:15 a.m. and 9:00 a.m. and 3:15 p.m. and 4:00 p.m. on all school (pupil) days. The double entrance doors to the new building and new gate next to 49 Sharsted Street shall not be used before 5:30 p.m. *or after 9:00 p.m.* on any school day.

One of the drawings (proposed site plan) has not been updated following the amendment to the kitchen and bin store onto Sharsted Street. The following condition is recommended for accuracy and to ensure that the development is undertaken in accordance with amendments sought:

Notwithstanding drawing 1046_DWG_PL_603, the bin store and kitchen close to 49 Sharstead Street shall be built in accordance with drawings 1546_DWG_PL_701_REVA, 1546_DWG_PL_710 and 1546_DWG_PL_800_REVB.

Reason:

In the interests of accuracy and local residential amenity in accordance with the National Planning Policy Framework 2015; strategic policy 13 high environmental standards of the Core Strategy 2011 and saved policy 3.2 protection of amenity of the Southwark Plan 2007.

- 3.6 Item 2 - Application 15/AP/0174 for: Council's Own Development - Reg. 3 and Item - 3 Application 15/AP/0190 for: Listed Building Consent BELLENDEN OLD SCHOOL, BELLENDEN ROAD, LONDON, SE15 4DG**

3.7 Additional consultation responses

Additional comments have been received from the applicant on the use of the roof terrace above the single storey extension proposed. This area would be used by older children for typical playground games that require limited equipment and not for ball sports. The children will be supervised. Ball sports and team games will take part on the designated playground on the ground floor which was previously used as playground. Therefore the use of this area is anticipated to generate less noise.

An amended proposed roof plan (1047 PL1054 P5) including the location of the kitchen extract has been submitted. This would be sited on the roof of the existing building approximately 21m from the boundary with the nearest dwellings and thus comply with Defra guidance on the location of kitchen exhaust systems.. It is recommended that the submitted drawing is included as an approved drawing for applications 15/AP/0174 and 15/AP/0190. A condition (condition 10) requiring details of the ventilation system had been included in the recommendation. As this has now been shown on submitted drawings it is recommended that this condition be removed from the planning permission.

3.8 Amendments to conditions:

Condition 10- remove

Conditions 3 and 11

The applicant has requested changes to the wording of conditions 3 and 11 to enable details of various items to be agreed prior to any work on those items and for the possible use of alternative materials for new internal and external works and finishes and works of making good.

It is recommended that Condition 3 be changed to:

Prior to the commencement of any above grade works, drawings at a scale of 1:5 with detailed sections at scale 1:1 including:

- a) Windows;
- b) Doors;
- c) Junctions between existing and new structure;
- d) Brickwork reveals and lintels;
- e) Hit and miss brickwork;
- f) Parapets;

shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the details approved under this condition.

It is recommended that Condition 11 be changed to:

Unless otherwise agreed in writing with the Local Planning Authority, all new internal and external works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition attached to this consent.

3.9 Listed Building Consent Application (15AP0190)

Further clarification/assessment is provided on the proposed alterations to the listed building below:

i. Removal of existing glazed partitions:

While not thought to be part of the original building these are interesting features which reflect the previous class sizes and sub-division of the building. The Heritage Statement advises that they should be the subject of a photographic survey prior to removal and, as requested by English Heritage, a condition is recommended, below, to ensure that details of their treatment are approved by the Council subject to any works (on the partitions) going ahead.

ii. Construction of new internal partitions to form classroom and ancillary accommodation:

Where possible classroom sizes to reflect those that previously existed will be created. Where new partitions are necessary, for example to form group rooms, these will be grouped together. This minimises the impact and reduces the need for services through the building.

iii. Installation of new suspended ceilings and new acoustic treatment to ceilings and walls:

New suspended ceilings are generally proposed within the less sensitive corridor spaces. These introduce a smoother, flatter surface and conceal some services. Acoustic attenuation will be achieved in the classrooms by suspended baffles and plasterboard bulkheads. These will enable original ceiling lines to be read and they will not oversail windows, doors or glazed overpanels.

iv. Installation of new floor finishes:

These are required to meet the requirements of a modern school use. The original floor finishes will be protected by the coverings which will be reversible.

v. Installation of new rooflights into existing flat roof:

These will not be visible from the exterior of the building. They are assessed to have a minor impact on the significance of the building, which are outweighed by the wider public benefits of returning the building to a school use.

vi. Insertion of a platform lift to all floors and introduction of new service risers:

This will affect the floor structure but the removal of floor joists will be localised. Services to support the lift will be grouped together.

vii. Removal of part of 1894 extension (including separate boys and girls staircases) and formation of new staircase:

The 1894 element to be removed is of lesser interest architecturally than the original school building but it features separate boys and girls staircases which previously served the girls classrooms on the first floor and the boys classrooms on the second floor. However these would not be appropriate for the new mixed school in which pupils will have access to all areas. While the new staircase will result in the removal of the separate boys and girls staircases the need for a new single staircase which would meet current fire and accessibility standards is considered to be over-riding. The Heritage Statement recommends that photographic evidence of the separate staircases is taken prior to their removal.

The Heritage Statement submitted with the application indicates photographic evidence should be taken of the main boys and girls' staircases and glazed partitions which are to be removed.

3.10 A new condition (Condition 4) is therefore recommended as follows:

Prior to commencement of demolition/removal of the relevant areas, a photographic survey, 1:20 elevations and details of retention and storage for reuse elsewhere on the site of the 'boys' and 'girls' door surrounds on the ground and first floors of the rear elevation of the existing building be submitted to and approved in writing by the Local Planning Authority. The 'boys' and 'girls' door surrounds shall be provided in accordance with the approved details prior to the completion of the development.

Reason: To preserve the architectural and historic merits of the Listed Building in accordance with policy 3.17 (Listed Buildings) of the Southwark Plan 2007 and policy SP12 (Design and Conservation) of the Southwark Core Strategy 2011.

3.11 Amendment to Recommendation (15AP0190)

1. The Council is not empowered to grant Listed Building Consent to itself for a Council owned Listed Building. Should the Council be minded to approve the application it will be necessary to resolve to grant Listed Building Consent subject to the approval of the Secretary of State. **The recommendation is therefore to ‘Refer to the Secretary of State for Decision.’**

3.12 Item 4 – Application 14/AP/4337 for: Full Planning Permission THE CLIPPER, 562 ROTHERHITHE STREET, LONDON, SE16 5EX

3.13 Summary of further information from the applicant

- 1) The applicant has submitted amended plans showing a revising siting of the residential refuse store. This has been set back from Patina Walk with additional screening provided between the bin store and the pavement.
- 2) Amended elevation plans have also been submitted amending the rear elevation of the proposed building to omit the originally proposed glass blocks and replace them with more traditional windows similar to the remainder of the proposed building.
- 3) The applicant has submitted an addendum (appended) to its previous day/sun light assessment. This provides day light assessment information for all the facing windows in Timbrell Place, without accounting for the existing trees (with the trees in place and in leaf previous results have shown all the windows to pass the BRE tests). The previous assessment omitted the middle bedrooms as they were very close to bedrooms next to them so were expected to get the same results. The updated information showing all the windows predicts that nine windows would be below BRE guidelines using the Vertical Sky Component method. Further detailed assessments using the Additional Daylight Factor (ADF) method show all these windows to pass the BRE tests.

Tables showing these results are included within the appended document.

- 4) The applicant has also provided a summary of the application and the differences from the previously withdrawn scheme which is appended.

3.14 Summary of Additional Representations

- 1) A document has been submitted by the occupier of 15 Filigree Court comprising photographs of the application site taken from properties with Timbrell Place which face the proposed development. This document is appended to this addendum item.

- 2) A further representation (appended) has been submitted by the occupier of 15 Filigree Court in relation to the 3D modelling used for the applicant's sunlight and daylight calculations. This states that the 3D modelling is inaccurate, resulting in the findings of the assessment being inaccurate.
 - Does not take account of window frames
 - The modelled size and shape of the windows are different from the existing windows
 - Inaccurate modelling of bushes and trees
- 3) A further representation (appended) has also been submitted on behalf of the management company for residents in Timbrell Place, Filigree Court and Patina Walk regarding the applicant's day/sun light assessment:
 - Without the trees, the alterations in day light amenity to rooms in Timbrell Place are highly likely to be noticeable to the occupants.
 - Without the trees, the four windows in Timbrell Place also fail the no sky line test.
 - The applicant goes on to use a third daylight methodology – the Average Daylight Factor (ADF). This approach is not generally recommended for existing buildings due to the assumptions usually required. Any irregularities or oversights have the ability to affect the results considerably.
 - In summary four of the windows assessed in Timbrell Place do not meet the primary and secondary daylight methodologies and therefore fail to meet the recommendations as set out in the BRE document.

3.15 Officer comments

As set out in the Officers' report, the impacts of the proposed development upon day light received by residential properties in Timbrell Place will not be significant when the existing trees are in leaf, as these trees already obstruct light and outlook to the adjacent windows, particularly on the lower floors. The flats on the upper floors will be less affected due to their higher outlook. When the trees are not in leaf, there will be impacts, particularly to the two lower floors, though the existing trees and foliage will still provide some obstruction.

The applicant has sought to provide an accurate assessment using the ADF method, and whilst it is recognised that there may be some variants from the stated results due to issues raised such as window sizes, existing trees and foliage, as a matter of judgement and taking into account all the relevant site factors, it is concluded that the resulting impacts upon residential living conditions is not considered to result in such significant harm to justify the refusal of the application.

3.16 Summary of additional/amended conditions

- Amend condition 1 (approved drawings) to include the additional amended plans (611/103E, 104E, 105E and 106A).
- Amend condition 6 (cycle parking) to state that a) residential cycle parking shall be provided as shown on the approved plan (611-103E) and b) further details of cycle parking for the commercial use shall be submitted and approved, and subsequently provided and retained for users of the development.

- Amend condition 9 (residential refuse) to include the amended plan number (611-103E).
- Amended condition 11 (obscure glazed windows) to delete reference to the 'glazed bricks to stairwell').
- Add the following condition:

The development authorised by this permission shall not begin until the local planning authority has received confirmation of an arrangement approved by the relevant Highway Authority for the addition of parking restrictions on Patina Walk adjacent to the two on-site parking spaces within the approved development.

The first occupation of the development shall not begin until those approved works have been completed.

Reason

To ensure that vehicles can conveniently enter and exit the site in accordance with The National Planning Policy Framework 2012 and saved policy 5.2 (Transport Impacts) of the Southwark Plan 2007

3.17 Item 5 - Application 14/AP/4017 for: Full Planning Permission 2 Gladstone Street, London, SE1 6EY

3.18 Update/amendments to the main officer report

Paragraph 5 add:

The adjoining terrace houses on Gladstone Street (numbers 4-48 and 3-35) and buildings within the Colnbrook Street (numbers 2 to 18) are Grade II listed.

Paragraph 11 e) should read:

Design issues and effects on character and appearance of Conservation Areas and setting of Listed Buildings

Paragraph 21- the reference to the site being close to Kennington Park is incorrect, and should be with reference to Geraldine Mary Harmsworth Park.

Add the following to paragraph 21:

The new dwelling would substantially meet the individual room size requirements in the Council's Residential Design Standards as follows:

Room	Proposed Size	Minimum Requirement (SPD 2011)
Living/dining/kitchen	26 m ²	27 m ²
Master bedroom	16 m ²	12 m ²

Single bedroom	8 m ²	7 m ²
Bathroom	5 m ²	3.5 m ²

Add the following text to Paragraph 25:

The setting of the nearby listed buildings on Gladstone Street and London Road would not be affected. No significant extensions are proposed, the restoration of the building, new green roof, conservation rooflights and surface paving/planting would preserve the setting of these neighbouring listed buildings and the adjacent West Square Conservation and would preserve the character and appearance of the St George's Circus conservation area in which the site is situated.

3.19 Additional drawing

The applicant has submitted an external lighting plan (815/200 Rev B), specification for downlights and proposed security measures. The provision of surface and wall mounted lights at the entrance and along the passageway and the new door onto Gladstone Street, which will have a locking mechanism, and 4m high wall on Gladstone Street would provide security for future occupiers and would meet Secured by Design criteria.

3.20 Update to Recommendation:

This additional drawing (815/200 Rev B) should therefore be included in the applicants' drawing numbers and condition 2 on the recommendation.

REASON FOR LATENESS

- The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

REASON FOR URGENCY

- Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting

6. BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

7. APPENDIX 1

Examples of inaccuracies in the 3D modelling used for the sunlight and daylight calculations, submitted to support the planning application for the proposed development on the site of the Clipper pub, ref. 14/AP/4337.

Dear David

From comparing Timbrell place with the 3D model used by Syntegra consulting to calculate the sunlight and daylight into neighbouring properties. It is clear that Syntegra's 3D model of Timbrell place is inaccurate. This would cause the findings of the tests based on the model to be inaccurate.

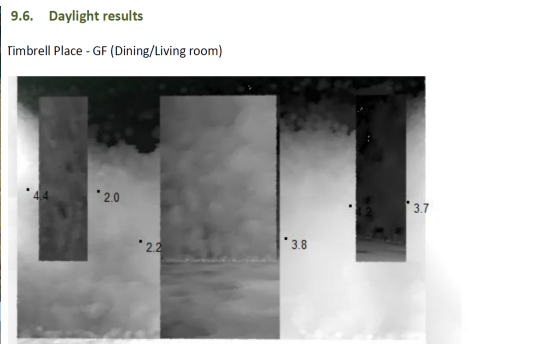
Examples of inaccurate modelling

Substantial inaccuracies in the modelling of the windows

Window frames

The existing windows have large frames which subdivide the glazing into small squares. Syntegra has included the frame area as glazing, instead of modelling the smaller square panels of glazing which exists on site. This obviously allows more light into the rooms so would have an effect on the ADF calculations, the results of which would be more favourable to the applicant.

The door and window of the dining and living room of flat 6 on the ground floor and Syntegra's model of the same door and window



The 3D model of Timbrell place



The modelled size and shape of the windows are different from the existing windows

When Syntegra's model is compared to the existing building, it is clear the shape and size of the windows are different, the photos below show examples of this. The windows marked S5, S6, S7 and S8 on the centre left are modelled as larger than the existing windows. The ground floor window marked S5 centre right has been modelled with a glazed door though the existing is just a window. I have mentioned a number of examples, but further detailed comparison needs to be carried out.

Larger modelled windows would allow more light into the properties than the existing windows. This would affect the ADF results in favour of the applicant.





Inaccurate modelling of bushes and trees

Concern was raised about the inaccurate modelling of the Maple trees. That they had been modelled too large and too tall. Also that the models showed the Maples and trees positioned further along the boundary with the development in full foliage throughout the year, which is not the case with the actual trees.

The trees which lose their foliage in the winter run along the northern boundary of Timbrell place. Their foliage would have an effect on the sunlight and daylight into Timbrell properties during the summer months, therefore the impact of the development would be reduced. In the autumn and winter months there would be no foliage. So the main impact on the sunlight and daylight from that side would be the development.

Syntegra looked at this again. To show the impact during the autumn and winter months, all the trees and bushes around Timbrell place were removed.

Removing all the trees around the site is not accurate as the trees and bushes on the east and west side of Timbrell are evergreen. Further bushes also form the division between the garden areas. These existing trees and bushes reduce the sunlight and daylight into the Timbrell place properties on the eastern and western sides.

Removing these trees and bushes completely from the model, results in figures which show there to be more sunlight and daylight into the properties than there actually is.

This would effect the ADF calculations and the results would be more favourable to the applicant.

Below are images to show the location of the existing trees and bushes.



The information above shows that there are substantial inaccuracies with the Sunlight and daylight calculations which have been submitted by the applicant.

Kind regards

Sky Bone

KF/SF/9290/15

21st April 2015

By EMAIL:

chrisbean@arcplanning.co.uk**LETTER OF OBJECTION****THE CLIPPER, ROTHERHITHE STREET, LONDON SE16 5EX - APPLICATION REFERENCE:
PROPOSED REDEVELOPMENT AND THE DAYLIGHT AND SUNLIGHT IMPACTS UPON NEIGHBOURS AT TIMBRELL PLACE,
FILIGREE COURT AND PATINA WALK**

We write on behalf of our client, Silverwalk Management Ltd who represent the owners and occupiers of Timbrell Place, Filigree Court and Patina Walk adjacent to the development site. We have been contacted by our clients after concerns were raised that the proposed development could infringe on the daylight enjoyment of their properties.

We had originally raised concerns regarding the use of trees within the daylight assessments. The original analysis was carried out with all of the trees in place as solid opaque structures and there was a general agreement that this produced inaccurate baseline conditions. Since then, Syntegra Consultants have undertaken an additional analysis with the removal of all trees, meaning that The Clipper Pub was the only obstruction in front of the property in question, Timbrell Place. The result of this assessment clearly demonstrates that the criterion set out in the primary daylighting methodology (VSC) has not been met on 6/12 (50%) of the windows assessed. The response to the objection letter produced by Syntegra Consulting suggests that a number of rooms 'already failed VSC' in the existing scenario. We assume that by this they mean that the existing levels of VSC are less than 27%. The BRE document in Para 2.2.7 states 'if this VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the VSC with a new development in place, is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice a difference'. Therefore when the existing VSC levels are below 27%, then an alteration of up to 20% is considered to be reasonable. These low light levels which Syntegra Consultants refer to suggest that the retained light is precious and therefore any reduction should be carefully handled. In this instance the alterations in VSC range from 27%-47% (more than double) against the 20% target value or rooms that are already poorly lit, meaning that the alteration in daylight amenity to the rooms behind these fenestrations is highly likely to be noticeable to the occupants within.

The secondary daylight methodology is known as the No Sky Line (or daylight distribution) which takes into account the point in a room, from desktop level, where one can see the sky. This methodology considers the overall daylight levels within a room, including that received from mitigating windows. Of the windows which failed to meet the VSC criteria, 4/6 (66%) will also fail the NSL assessment. It is recommended that a new development causes no more than a 20% NSL alteration to rooms within neighbouring properties. In this instance the NSL shows alteration of up to 50% against a target value of 20% and therefore highly likely to be noticeable to the occupants within. Please note that Syntegra Consultants had originally omitted this assessment from their report (presumably because the results are not favourable) and had only produced the NSL results following our request in a letter dated 2nd April 2015 from GIA.

Four windows on Timbrell Place therefore fail to meet the criteria on both the primary and secondary daylight methodologies. In an attempt to justify the impacts of their scheme, Syntegra Consultants go on to use a third daylighting methodology, The Average Daylight Factor (ADF). This approach is not generally recommended on existing neighbouring buildings due to the body of assumptions usually required. Whilst the Syntegra response attempts to justify the use of ADF, Appendix F of the BRE guidelines is clear in that 'the use of ADF for loss of light to existing buildings is not general recommended.'

The Syntegra Consultants assessment uses a single set of floor plans taken from one flat to be reflective of the entire building, in order to assess the ADF. The Syntegra Consulting report goes further to say 'the internal finishes were assumed as cream walls, mid grey floor and white ceiling'. In addition to this we have been given no information regarding the transmittance values of the windows. The level of transmittance dictates the degree of daylight which can be transmitted into a room, which in turn affects the results of any ADF assessment. The accuracy of the ADF methodology, and therefore its benefit, is based solely on factual evidence and knowing what the internal layouts and finishes will be. Any irregularities or oversights to this regard have the ability to affect the results considerably. In consideration of this, we feel that the correct methodologies include the Vertical Sky Component (VSC) and the No-Sky Line (NSL). Due to the limitations of the developers consultants GIA do not feel that the ADF methodology is relevant in this instance.

gia

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In summary, 4/12 (33.3%) of the windows assessed on Timbrell Place do not meet the primary (VSC) or secondary (NSL) daylight methodologies and therefore fail to meet the recommendations set out in the BRE document. Not only do they not meet the minimum recommendations but the VSC and NSL alterations to rooms that are already poorly lit, are more double of what is recommended by the BRE Guidelines.

Yours sincerely,
For and on behalf of GIA



KEVIN FRANCIS
SURVEYOR
Kevin.francis@gia.uk.com

Bellenden

27 April 2015

Dear Councillor,

The Clipper, 562 Rotherhithe Street, London, SE16 5EX
Planning application number: 14/AP/4337

I am writing to you on behalf of McCulloch Homes regarding its planning application for The Clipper, 562 Rotherhithe Street, London, SE16 5EX. As you will be aware, the application is due to be determined at a meeting of Planning Sub-Committee B on Tuesday 28 April. The application has been recommended for approval by officers, and I wanted to take this opportunity to summarise the proposals and the difference between the planning application and that was previously withdrawn.

Overview

- The application is for the demolition of the existing building and the creation of a four storey building with retail on the ground floor and six two-bedroom homes on the first, second and third floors.
- The new homes would contribute to the housing need in Southwark and provide new retail space on a stretch of Rotherhithe Street which is not well served by retail.

Consultation

- McCulloch Homes has been in conversation with Southwark Council officers for 18 months to help ensure the scheme addresses the concerns raised by a previous application.
- Consultation was also undertaken with the neighbours of the site including a site visit to neighbouring properties in Timbrell Place and Filigree Court to speak to residents and assess the potential impact of the development.

Principle of development

- The public house is currently unused and is within walking distance of another licensed premise, The Blacksmith Arms. The planning officer's report states that **"there is little evidence that this public house has recently served as a valued community facility"**. There have been no attempts to secure the premises as an Asset of Community Value.
- The area surrounding the site is characterised by four and three storey buildings. The adjacent Timbrell Place is of four storeys.
- The immediate stretch of Rotherhithe Street is not well served by retail; the proposed retail offer on the ground floor will benefit local residents.

Proposal

- The new building would be of four storeys and of a design in-keeping with the area.
- All homes will be dual aspect and exceed size requirements.
- Private amenity space will be provided for each home of between six and ten square metres in size.
- The retail unit would reach a BREEAM 'Very Good' rating and the homes would reach at least Code Level 4.

Daylight, Sunlight and Overshadowing

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- A comprehensive Daylight, Sunlight and Overshadowing Report was prepared by Syntegra Consulting which concluded that:
 - In terms of daylight, none of the surrounding properties will be adversely impacted by the proposed development;
 - In terms of sunlight, none of the surrounding properties will be adversely impacted by the proposed development;
 - In terms of overshadowing, the existing amenity area/garden/open space will not be adversely impacted by the proposed development.
- Concerns were raised regarding the initial assessment which was based on the assumption of trees being in leaf. McCulloch submitted a further report which assessed the impact without taking account of the existing trees. This supplementary report showed that the scheme was still acceptable according to BRE daylight requirements.

Transport and access

- The proposed development is not considered to result in any significant increase in traffic.
- Two on site car parking spaces would be provided. A parking survey has been provided by the applicant that demonstrates that need for overspill car parking would be fulfilled on street. Southwark Council's Transport team agrees with the results of the parking survey.

Waste and recycling

- A dedicated refuse and recycling enclosure is proposed to be located within the site boundary adjacent to the car parking area and would easily accommodate the bins needed for general waste and recycling.
- The retail unit would have its own dedicated in-store refuse storage area.

Trees

- The proposals seek to protect the crown canopy of the adjacent Maple trees and avoid any significant root damage to trees adjacent to the site.
- The smaller trees that are adjacent to the rear of the site will be retained.

Changes from the previous withdrawn application

A previous planning application for the site was withdrawn on Wednesday 2 July 2014. Concerns had been raised around the design of the scheme, the impact on trees and the impact of the proposals on neighbouring properties. These concerns are addressed in the following key changes:

- The building has been set back above ground floor level from the boundary with Timbrell Place. This allowed for the scale of the development to be reduced; for the safeguarding of the adjacent Maple trees; and for the reduction of any impacts upon neighbouring properties.
- An updated day/sun light assessment is included with the planning application and demonstrates that the proposals do not adversely impact the neighbouring properties according to BRE guidelines.
- The design has been changed to provide a continuity of appearance and materials between the ground floor and upper floors.

Conclusion

The proposals represent an improvement on the previously withdrawn planning application and a high-

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quality and sustainable development in its own merit. Care has been taken to address the concerns raised around the previous application and the proposals provide much-needed new homes and a new retail unit as part of a development which is in-keeping with its surroundings in terms of scale and design.

The applicant has worked with Southwark Council to improve the scheme in a spirit of cooperation, and the officer's report for the planning application concludes by saying that: "Following consideration of all relevant planning matters and those issues raised in representations, it is concluded that the proposal will provide for a sustainable development, subject to conditions as listed". In addition, consultation has been undertaken with the neighbours of the site – including visiting individual neighbours' properties – to ensure that they were well informed of the proposals and their concerns could be expressed and responded to as much as possible.

I hope that you found this briefing useful and informative, and please do not hesitate to contact me on 020 7234 3330 or thomasatkinson@bellenden.co.uk if you have any questions or would like any further information.

Yours Sincerely,

Tom Atkinson (For and on behalf of McCulloch Homes)

cc David Cliff, Case Officer

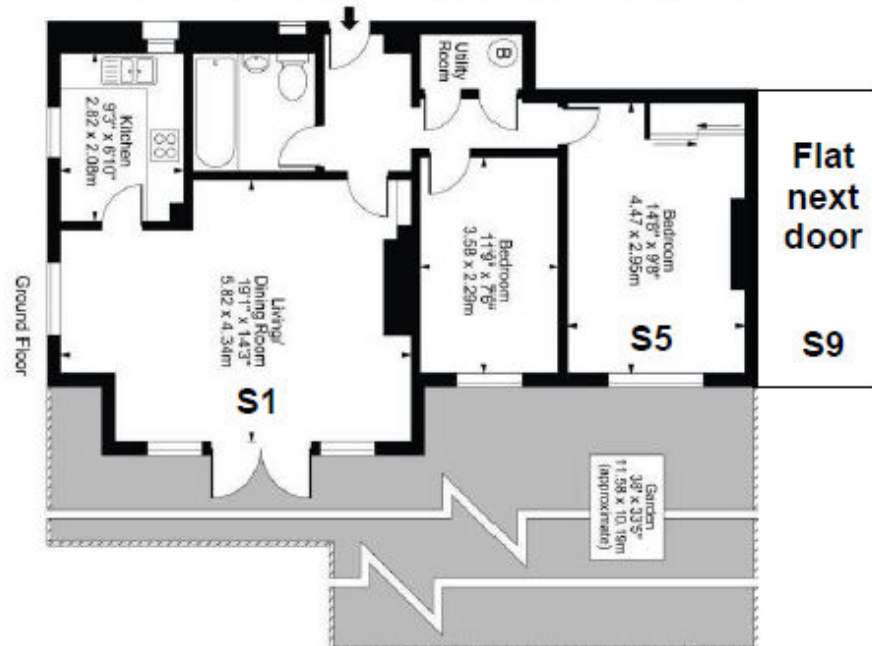
Complimentary report to "The Clipper - Daylight, Sunlight & Overshadowing report REVB"
dated November 2014

Dear Laurence,

20th April 2015

We write today to provide further daylight analysis (without the existing trees) for the project at The Clipper, Rotherhithe Street, London SE16.

For ease of clarity, please find below the numbering of the room for the flats facing the proposed scheme as previously calculated.

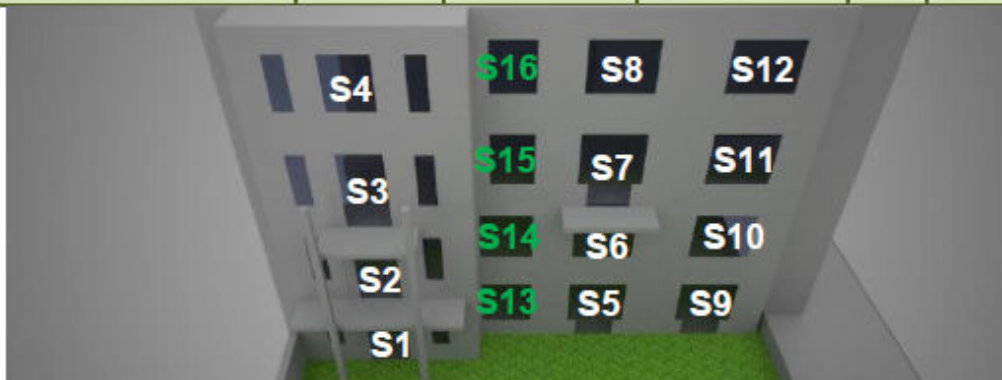


Timbrell Place

In our first complimentary report we omitted the middle bedrooms as they are really close to bedrooms next to them (S5-S6-S7-S8) and we expected to get the same results.

For clarification we have now included them in the assessment as shown below.

Daylight assessment (without trees)					
Building	Target surface	VSC (existing) >27%	VSC (proposed) >27%	Ratio	Result
Timbrell Place - GF - Dining	Surface 1	15.74	9.19	0.58	Major
Timbrell Place - FF - Dining	Surface 2	22.26	14.75	0.66	Moderate
Timbrell Place - SF - Dining	Surface 3	37.82	30.95	0.82	Negligible
Timbrell Place - TF - Dining	Surface 4	39.43	37.06	0.94	Negligible
Timbrell Place - GF - Bedrooms	Surface 5	28.29	18.84	0.67	Moderate
Timbrell Place - FF - Bedrooms	Surface 6	20.61	10.95	0.53	Major
Timbrell Place - SF - Bedrooms	Surface 7	37.82	29.70	0.79	Negligible
Timbrell Place - TF - Bedrooms	Surface 8	38.58	35.77	0.93	Negligible
Timbrell Place - GF	Surface 9	30.21	20.45	0.68	Moderate
Timbrell Place - FF	Surface 10	35.38	25.73	0.73	Minor
Timbrell Place - SF	Surface 11	38.64	31.40	0.81	Negligible
Timbrell Place - TF	Surface 12	39.38	36.62	0.93	Negligible
Timbrell Place - GF - Bedrooms	Surface 13	23.84	15.25	0.64	Moderate
Timbrell Place - FF - Bedrooms	Surface 14	28.11	19.18	0.68	Moderate
Timbrell Place - SF - Bedrooms	Surface 15	32.98	25.90	0.79	Minor
Timbrell Place - TF - Bedrooms	Surface 16	33.50	30.64	0.92	Negligible

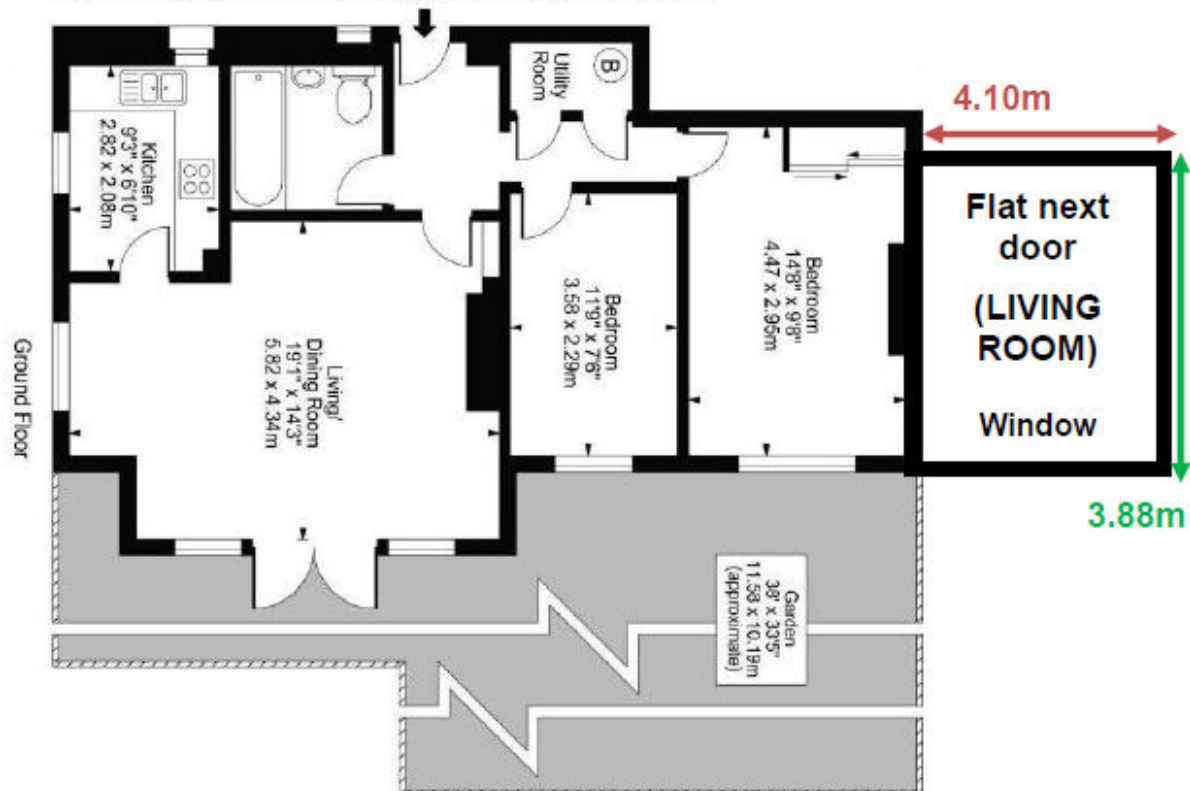


As can be seen in the above table, the following rooms will be impacted by the proposed scheme:

- Ground floor: S1-S13-S5-S9
- First floor: S2-S14-S6-S10
- Second floor: S15 (It should be noted that this impact is only minor and the ratio is falling short of 0.01% i.e 0.79% instead of 0.80% in order to meet the BRE criteria)

However, as mentioned in our first complimentary report, the reduction in the VSC to less than 80% does not necessarily mean the room will be poorly lit. ADF is much more representative of the actual illuminance that the occupants will experience.

A typical internal layout was used for Timbrell Place as shown below to establish the window positions and room layouts. No floor plans were obtained for the room next door, however, we have assumed the following dimensions based on the size of the building.



The results of the ADF test are shown below including the NSL results:

ADF calculations (without trees)								
Building	Target surface	ADF (criteria)	ADF (existing)	ADF (proposed)	Result	NSL (existing)	NSL (proposed)	Ratio
Timbrell Place - GF - Dining	Surface 1	1.5%	2.0%	1.5%	PASS	1	1	1
Timbrell Place - FF - Dining	Surface 2	1.5%	3.0%	2.3%	PASS	1	1	1
Timbrell Place - GF - Bedroom	Surface 13	1.0%	3.2%	1.7%	PASS	1	0.50	0.50
Timbrell Place - FF - Bedroom	Surface 14	1.0%	3.7%	2.4%	PASS	1	0.81	0.81
Timbrell Place - GF - Bedroom	Surface 5	1.0%	4.8%	2.7%	PASS	1	0.55	0.55
Timbrell Place - FF - Bedroom	Surface 6	1.0%	2.7%	1.1%	PASS	1	0.59	0.59
Timbrell Place - GF - Living	Surface 9	1.5%	4.1%	2.3%	PASS	1	0.71	0.71
Timbrell Place - FF - Living	Surface 10	1.5%	4.4%	3.0%	PASS	1	0.85	0.85
Timbrell Place - SF - Bedroom	Surface 15	1.0%	3.8%	3.1%	PASS	1	1	1

If we assume that S9 and S10 are both living rooms the ADF criteria is then 1.5% and as shown above the proposed ADF are well above this target, respectively 2.3% and 3.0%.

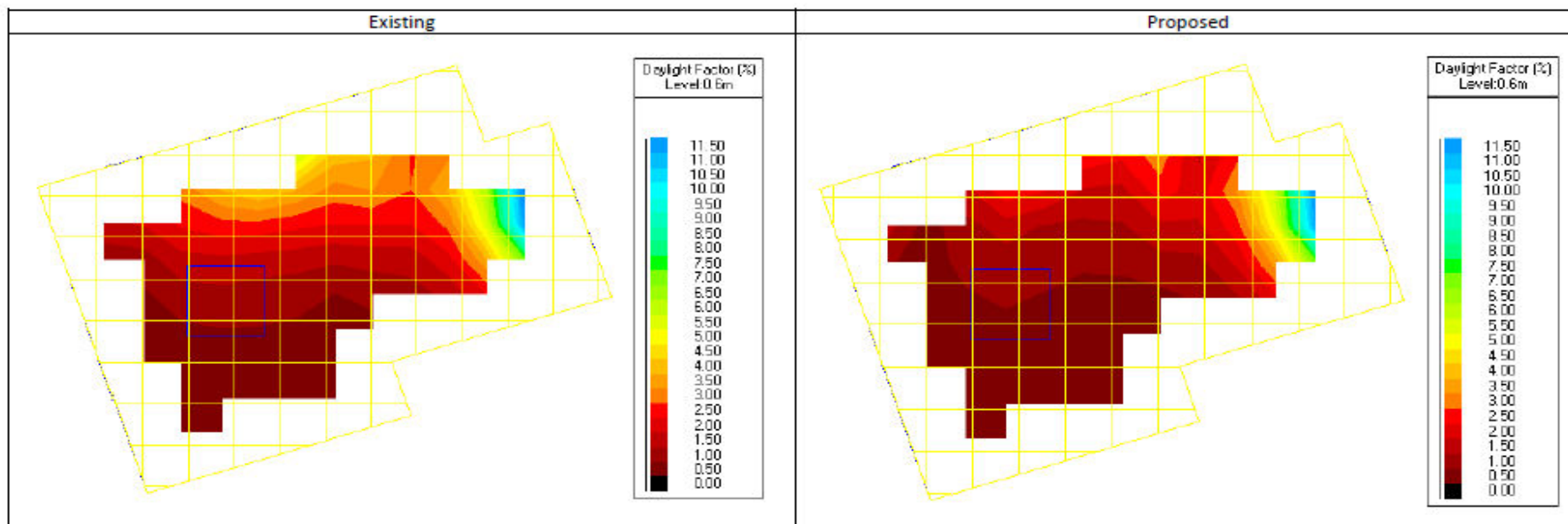
→ All the rooms meet or surpass the ADF criteria.

All the rooms at Timbrell Place facing the proposed scheme will continue to receive adequate levels of internal daylight as per the British Standard. It is therefore the conclusion of this report that the development can be considered acceptable for planning in daylight terms.

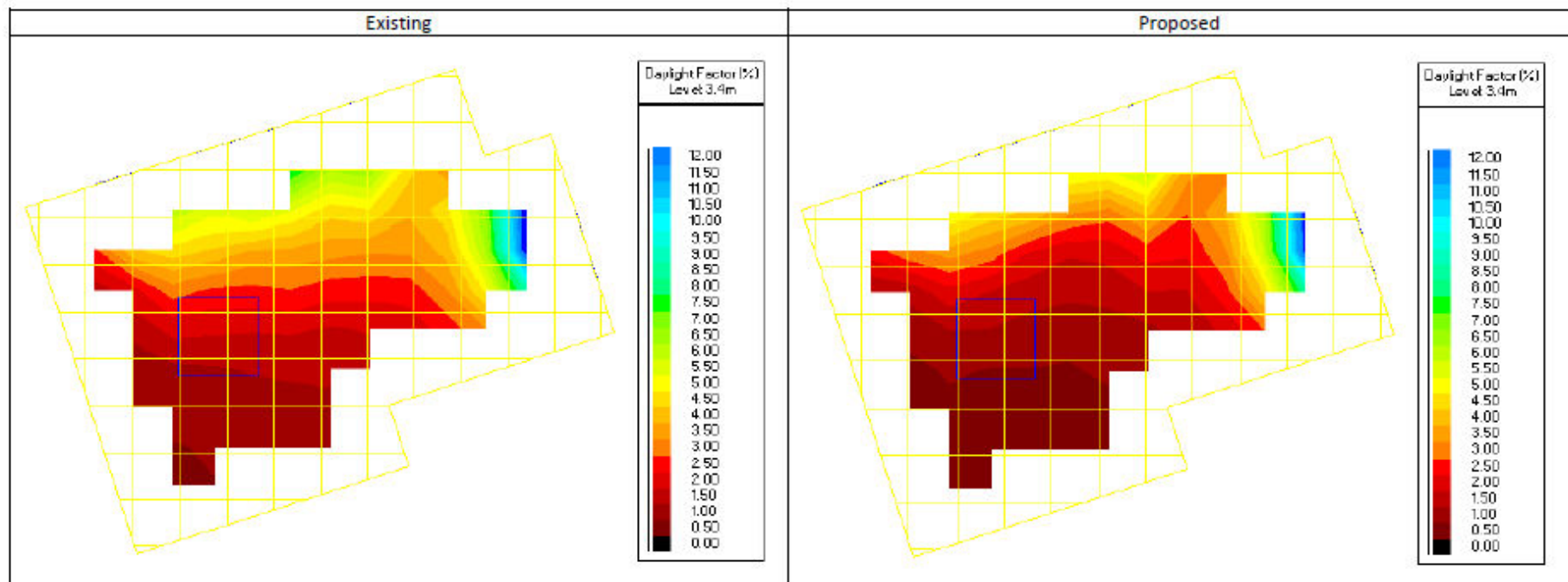
Overall, there are some daylight reductions beyond the BRE guidelines, however, 100% of the rooms facing the proposed scheme will experience adequate levels of daylight using the ADF measurement.

Florian Cassandro
Sustainable Design Engineer
Syntegra Consulting Ltd

Surface 1 - Timbrell Place - GF - Dining

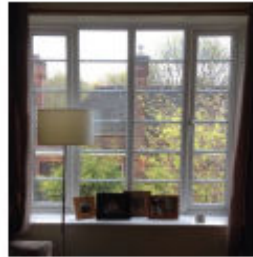


Surface 2 - Timbrell Place - FF - Dining

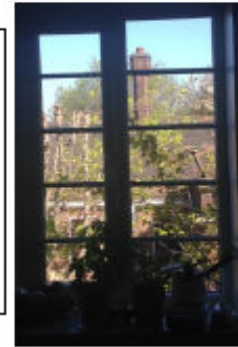


The outlook of the residents of Timbrell place and Filigree court

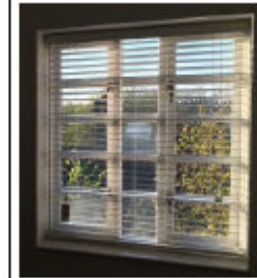
Flat 27 – The living room has a single window which faces the proposed development. The kitchen has a west facing window. The top bedroom has a single window which faces the proposed development.



Flat 28 – All the windows and glazed doors in the flat face the proposed development. This includes the kitchen, living room and two bedrooms on the upper level. The flat is single aspect, there are no windows facing south, west or east.



Flat.29 – The living room is single aspect with the glazed door and windows facing onto the proposed development. The upper bedroom also looks over the proposed development and is single aspect.



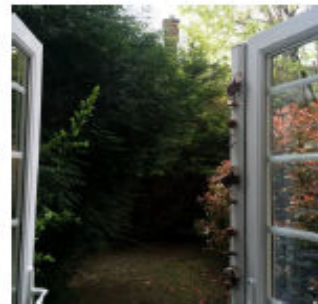
Flat 15 - The main glazed doors and windows in the living room face the proposed development. There is also a secondary window in this room. The bedrooms are single aspect and face the proposed development.



1 Filigree Court – The living room window faces onto the proposed development as well as two bedrooms.



Flat 5 – The living room is single aspect and has glazed doors facing onto the proposed development.



Flat 6 – The main living room door faces the proposed development. There is also a window on the eastern side. The two bedrooms have one window each which faces the proposed development, they are single aspect.



The location of the flats at Timbrell place

