

# Planning Committee

Tuesday 9 June 2015

7.00 pm

Room G02, 160 Tooley Street, London SE1 2HQ

## Supplemental Agenda No.1

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#### Contact

Victoria Foreman on 020 7525 5485 or email: [victoria.foreman@southwark.gov.uk](mailto:victoria.foreman@southwark.gov.uk)  
Webpage: <http://www.southwark.gov.uk>

Date: 9 June 2015

<b>Item No:</b> 5.	<b>Classification:</b> Open	<b>Date:</b> 9 June 2015	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum</b> Late observations, consultation responses, and further information.	
<b>Ward(s) or groups affected:</b>			
<b>From:</b>		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 5.1 - WEDGE HOUSE, 32-40 BLACKFRIARS ROAD, LONDON SE1 8PB**
  - 3.2 Further information from the Head of Development Management  
As set out in paragraph 79 of the officer report, the GLA consider that the proposals would not harm the setting of the heritage assets. Officers consider that the harm to the heritage asset (Christ Church Gardens) is limited to the impact on its setting by the prow of the proposed building that is visible over the listed church when viewed from the churchyard. If the Council considers that there is some harm to the heritage assets, then there is a strong presumption against granting planning permission. Taking in account the public interest benefits of the proposal including:
    - the contribution of £10,000 towards improving the Georgian gate piers which Historic England consider to be in poor condition currently;
    - the contribution of £50,000 towards improving the gardens; and
    - the wider benefits of the development including the improved design with the active ground floor uses on Blackfriars Road, a publicly accessible sky bar, and the widened footway on Colombo Street;

It is considered that, notwithstanding the special regard which must be given to the very limited harm to the assets, the public interest and benefits of the development outweigh the harm to the setting of the heritage asset.

### 3.3 Additional Condition

Inclusion of the following condition in accordance with para. 128/129 of the committee report:

Prior to the commencement of above grade works details of a revised travel plan, covering each element of the hereby approved development, shall be submitted to and approved in writing by the Local Planning Authority. This should include a commitment for monitoring of targets at 1, 3 and 5 years post first occupation and a commitment to update the Travel Plan following each survey. The cycling modal share target within the revised travel plan shall be increased to 10%.

At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

#### Reason

In order that the use of non-car based travel is encouraged in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007.

### 3.4 Recommendation: Remains for approval

#### **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 sub-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/enforcements and would inconvenience all those who attend the meeting

#### **BACKGROUND DOCUMENTS**

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