

Planning Sub-Committee A

Tuesday 21 March 2017

7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street,
London SE1 2QH

Supplemental Agenda No.1

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Date: 22 March 2017

Item No: 7	Classification: Open	Date: 21 March 2017	Meeting Name: Planning Sub-Committee A
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Newington and Grange	
From:		Director of Planning	

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 of each 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:

Item 7.1 – Application 16-AP-3623 for: Full Planning Permission – 18 Amelia Street, London, SE17 3PY

- 3.1 Objection from representative of Family Mosaic development at 2-16 Amelia Street, summary of objection:
 - Object principally to loss of daylight and sunlight though overlooking is also a concern.
 - The daylight report implies that the need for a bigger hotel outweighs the adverse effect of the loss of light to our development. We disagree with this as the quality of permanent housing should outweigh that of a hotel with transitory movement.
 - As a bigger hotel is proposed the impact of the increase number of people/traffic/noise/deliveries will need to be kept to a reasonable level to avoid disturbance to neighbouring residential properties.
- 3.2 Summary of changes made to the suggested conditions following the publication of the main agenda:
 - Condition 3 (Green roof details) – change from pre-commencement to prior to commencement of above grade works.

- Condition 6 (BREEAM) – requirement for a pre-assessment report omitted as an acceptable pre-assessment report was submitted with the application.
- Condition 11 (Flood Response Plan) – reworded
- Additional condition: (pre-commencement) Submission for approval of detailed drawings of the building's key architectural features.
- Additional condition (compliance): All of roof to be finished with a 'green roof', i.e., including over the rear 4-storey part.

Item 7.2 – Application 16/AP/4727 for: Full Planning Permission – 176-178 Bermondsey Street, London, SE1 3TQ

Amended description of the development

- 3.3 Description of the development should be; Demolition of existing building and replacement with a new part four storey, part three storey and part two storey building plus basement level for use as 7 rooms of visitor accommodation, (C1) ground floor restaurant (A3) and basement bar (A4) together with plant, green roof and other associated works.

Errata

- 3.4 Members are also asked to note that paragraph 5 final sentence on page 49 should read; "All seven rooms are double bedrooms."
- 3.5 Further correspondence has been received from objectors raising the following points.
- 3.6 Objection - *The proposed restaurant bar is aimed at a multiple business.*

Response - The end user is not a planning matter and can not be seen as a reason for with holding planning permission.

- 3.7 Objection - *Given the Council's support for the neighbourhood forums proposed limit on size of new retail space the scale of the application should be reduced.*

Response - The Neighbourhood plan policy does not carry any weight at this stage. The Council has indicated some sympathy for the policy but state that the policy would need to be justified using evidence of existing unit sizes.

- 3.8 Objection - *Total demolition of existing front elevation.*

Response - The application has been reviewed by the Council's design officers and is considered to meet the requirements of the NPPF and the Council's wider design policies and guidance.

- 3.9 Objection - *Basement construction.*

Response - There are no policies restricting basement construction. The extension of the existing basement area is addressed by condition, but is not seen as a reason to refuse planning permission.

Changes to Conditions

- 3.10 Delete condition 11 – refers to residential accommodation noise levels
- 3.11 Amend condition 13 – hours of operation to match those given to the restaurant/ bar opposite no. 177 Bermondsey Street

The use hereby permitted for A3 and A4 purposes shall not be carried on outside of the hours 0730 to 2300 on Monday to Saturday or 7300 to 2230 on Sundays and public holidays.

Reasons:

As stated in the report.

Reason for urgency

4. 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 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 and would inconvenience all those who attend the meeting

Reason for lateness

5. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the committee agenda was printed. They all relate to an item on the agenda and members should be aware of the objections and comments made.

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