

Planning Sub-Committee B

Tuesday 31 October 2017

6.30 pm

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

Supplemental Agenda No. 1

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	Addendum report – late observations, consultation responses and further information.	
	Tabled at the meeting.	

Contact Beverley Olamijulo on 020 7525 7234 or email: Beverley.olamijulo@southwark.gov.uk

Webpage: www.southwark.gov.uk

Date: 7 November 2017

Item No: 7	Classification: Open	Date: 31 October 2017	Meeting Name: Planning Sub-Committee B
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Cathedrals	
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 7.2 – Application 17/AP/2071 for: Full Planning Application – The Real Greek, Riverside House, 2a Southwark Bridge Road, London SE1 9HA

- 3.1 There are corrections references of documentation received as detailed in the recommendation on Appendix 3 for this item; page 39 of the committee report. The corrected documentation is detailed in the recommendation sheet included as Appendix 1 to this addendum. All of the drawings referenced in this Appendix 1 were on the planning register and fully consulted on.

- 3.2 That the references to the drawings received and in condition 1 be substituted from:

Proposed plan and elevation (area 1)
Proposed plan and elevation (area 2)
Proposed section.

To:

Drawing 51270/1N - The Real Greek - Bankside- Area 1
Drawing 51270/1N - The Real Greek - Bankside- Area 2
Drawing 51270/1N - The Real Greek - Bankside Section EE

- 3.3 A correction to condition 2 so it reads:

The development hereby permitted shall be completed within 6 *months* of the decision date.

Reason:

As allowed and required under Section 91 of the Town and Country Planning Act 1990, the standard 3 year period being inappropriate in this case because of the need to remove unauthorised works

3.4 An additional condition is recommended as follows:

The ramp shown on drawings 51270/1N- The Real Greek- Bankside- Area 1 and 51270/1N The Real Greek Bankside- Area 1 shall be installed before the completion of the terrace hereby permitted.

Reason:

To protect highway safety in accordance with the National Planning Policy Framework 2012 and saved policy 5.2 transport Impacts of the Southwark Plan 2007.

Item 7.3 – Application 17/AP/2072 for: Full Planning Application – The Real Greek, Riverside House, 2a Southwark Bridge Road, London SE1 9HA

3.5 Recommendation sheet in the committee report is incorrect, the correct one is attached as Appendix 2 to this addendum.

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

APPENDICES

No.	Title
Appendix 1	Recommendation – 17/AP/2071
Appendix 2	Recommendation – 17/AP/2072

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	Tim Mullany	Reg. Number	17/AP/2071
Application Type	Full Planning Application	Case Number	TP/ADV/1396-2A
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Removal of unauthorised external works and reinstatement of 2no. terraces with 5no new umbrellas, new planters and glazed screening

At: THE REAL GREEK, RIVERSIDE HOUSE, 2A SOUTHWARK BRIDGE ROAD, LONDON, SE1 9HA

**In accordance with application received on 24/05/2017 16:03:37
and revisions/amendments received on 18/10/2017**

and Applicant's Drawing Nos. Site Location Plan, As Existing Left Hand Side of Building, As Existing Right Hand Side of Building, RH-11-04 Existing Shop Front Elevations, RH-11-01– Existing Layout 28.06.2011, Photograph P1 Scheme Previous to Unauthorised Works, 51270/1N - The Real Greek - Bankside - Area 1, 51270/1N - The Real Greek – Bankside - Area 2, 51270/1N - The Real Greek - Bankside Section EE, Design and Access Statement and Planning Statement

Subject to the following three conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: Proposed plan and elevation (area 1), Proposed plan and elevation (area 2), Proposed section

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be completed within 6 months of the decision date.

Reason

As allowed and required under Section 91 of the Town and Country Planning Act 1990, the standard 3 year period being inappropriate in this case because of the need to remove unauthorised works.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, 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

Statement of positive and proactive action in dealing with the application

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.

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	Tim Mullany	Reg. Number	17/AP/2072
Application Type	Advertisement Consent	Case Number	TP/ADV/1396-2A
Recommendation	Grant permission		

Draft of Decision Notice

EXPRESS CONSENT has been granted for the advertisement described as follows:

Display of non-illuminated advertisement on x5 umbrellas

At: THE REAL GREEK, RIVERSIDE HOUSE, 2A SOUTHWARK BRIDGE ROAD, LONDON, SE1 9HA

In accordance with application received on 24/05/2017 16:03:37

and Applicant's Drawing Nos. Site Location Plan, As Existing Left Hand Side of Building, As Existing Right Hand Side of Building, RH-11-04 Existing Shop Front Elevations, RH-11-01– Existing Layout 28.06.2011, Photograph P1 Scheme Previous to Unauthorised Works, 51270/1N - The Real Greek - Bankside - Area 1, 51270/1N - The Real Greek – Bankside - Area 2, 51270/1N - The Real Greek - Bankside Section EE, Design and Access Statement and Planning Statement

Subject to the following condition:

Time limit for implementing this permission and the approved plans

- 1 Consent is granted for a period of 5 years and is subject to the following standard conditions:

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for the measuring of the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason:

In the interests of amenity and public safety as required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 as amended.