

Planning Committee

Wednesday 21 March 2018

6.00 pm

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

Supplemental Agenda No.1

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Item No: 7.1 & 7.2	Classification: Open	Date: 21 March 2018	Meeting Name: Planning Committee
Report title:		Addendum report Late observations, consultation responses, and further information	
Ward(s) or groups affected:		Cathedrals & Livesey	
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 17/AP/4042 for: Full Planning Application – Former LESOCO Campus, Ufford Street, London SE1 8LE

4. One additional response has been received in relation to this application, stating that the officers report is inaccurate in its description of the properties in Burrows Mews. The objector states that there are living areas on the ground floor of 2, 4, 5 and 6 Burrows Mews.

Officers response:

To the best of our knowledge, based on site inspections, planning records, and access to publically accessible information on line (eg RightMove), the situation is as follows:

- No. 2 Burrows Mews (which *does* have ground floor clear-glazed windows fronting Burrows Mews) is sufficiently far away from the application site to not have its outlook affected. Hence the report refers to “*the affected Burrows Mews properties*”.
- No. 4 Burrows Mews does not have ground floor windows fronting Burrows Mews.
- No. 5 Burrows Mews has one ground floor clear-glazed window fronting Burrows Mews, but the room is a bathroom and thus not habitable.
- No. 6 Burrows Mews has a ground floor window, the lower three-fifths of which is obscure-glazed. The planning history suggests the window serves a commercial unit. Although planning applications to convert it to a flat have been made in the past, those applications have been refused or withdrawn. On that basis it is reasonable to conclude that the ground floor room within no. 6 Burrows served by this window is not in residential use, or not lawful residential use. The most recent set of drawings on file also show that the room in question also has a window which looks out to the east giving dual aspect.

Conditions

5. The Council's Flood and Drainage team have requested that one additional condition be added to the decision notice, as follows:

No works shall commence until details of a surface water drainage scheme, that achieves a reduction in surface water run-off for storm events up to a 1% Annual Exceedance Probability (AEP), has been submitted to (2 copies) and approved in writing by Local Planning Authority. The surface water drainage scheme should incorporate Sustainable Drainage Systems (SuDS), in accordance with the recommendations of the Southwark Strategic Flood Risk Assessment (SFRA), the London Plan (2016). The SuDS hierarchy within the London Plan should be followed in the development of the surface water drainage scheme, with a preference for SuDS measures that control surface water at source.

Reason:

To minimise the potential for the site to contribute to surface water flooding in accordance with Saved Policy 3.9 Water of the Southwark Plan 2007, Strategic Policy 13 High environmental standards of the Core Strategy 2011 and guidance in the Sustainable Design and Construction SPD (2009).

6. Following further negotiations with the applicants agents, minor changes are recommended to the triggers in a number of conditions:

Condition 3 (Bird and bat boxes)

The trigger for submission be amended from 'prior to commencement' to 'prior to any works commencing 'above grade'.

Condition 12 (BREEAM certification) should now read:

Before the first occupation of the development hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards have been met.

Reason:

To ensure the proposal complies with The National Planning Policy Framework 2012; Strategic Policy 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.3 (Sustainability) and 3.4 (Energy Efficiency) of the Southwark Plan 2007.

Condition 14 (Wheelchair accessible hotel rooms)

Should now be categorised as a 'compliance condition' (ie no information is required to be submitted)

Conclusion of the Director of Planning:

7. The additional consultation response, and the minor changes to the draft decision notice, do not raise any new matters of substance which would affect the recommendation, which remains that planning permission should be granted subject to conditions and the completion of an appropriate legal agreement.

Item 7.2 – Application 17/AP/4546 for: Full Planning Application – 180 Ilderton Road, London SE15 1NT

Additional information from the applicant on the existing uses and existing rent levels.

8. The applicant has provided some additional information on the activities carried out within the existing building. These comprise of artist workshops, designers, photographers, musicians, animators, sculptors and joiners, some of which are

occupied by those where their art or making is not their main job. Some of the existing space is empty and some is used for storage.

9. The existing rents are £19.47 per sqft for the artists spaces and £22.09 per sqft for the creative users.

Additional representations received from the adjoining landowner to the south (40-50 Hatcham Road and 182-196 and 202 Ilderton Road) who have objected to the scheme.

10. Request that the following be made clear in the addendum report to Committee:

1. A similar set back from the shared boundary wall, of a minimum of 3 metres, is appropriate for future development on the neighbouring site.

Officer response: Whilst the council has not received any plans for the redevelopment of this site, it is considered that a similar form of set back would be acceptable in principle subject to further design considerations as part of that emerging scheme.

2. Similar massing/height to that proposed under the application is supportable on this neighbouring site and the development does not need to reflect the reduced massing indicatively illustrated in the application submission.

Officer response: The massing indicated in the application documents is just indicative and would not preclude that landowner from bringing forward an alternative scheme with a different form and massing subject to further design considerations.

3. A similar arrangement of obscured glazing/windows fixed shut to 1.8m on the future northern elevation of the neighbouring site is also considered appropriate mitigation to overcome any overlooking concerns.

Officer response: This would be considered reasonable and fair.

4. It is also appropriate for the principal windows serving bedrooms on this elevation to be obscure glazing/fix shut to 1.8m, as is the arrangement with the current application.

Officer response: This would be considered reasonable and fair. The main habitable windows should however be orientated to face away from the shared boundary.

Revised third floor plan

11. The applicant has slightly revised the layout of the flat 3.10 on the third floor so that the kitchen window now faces onto the street (Ilderton Road) rather than on the southern elevation. This is considered to comprise of an improvement to the layout of the flat and it is therefore recommended that this revised plan be accepted.

Omission to table in paragraph 6 of the main report

12. The table provided here gives the figures in square metres.

Additional head of term for the s106 agreement

13. To require that Glenn Howells Architects be kept as lead project architect until building completion.

Amendments to conditionsCondition 2 (drawing numbers)

14. To delete the following existing plan numbers which do not need to be included in the approved plan numbers condition:

002 01
051
220
221
222

15. To correct the following plan numbers to read:

001 01
097 02
100 MEZ 10
103 02
L100 01

Condition 3 (contamination)

16. To add in the words "excluding demolition" to allow the building to be demolished first, to establish if there is any unexpected contamination.

Condition 4 (foundation design) and 7 (archaeological evaluation)

17. To add the words "demolition to ground level slab only" to allow the existing building to be demolished to slab level before the requested information on foundation design and evaluation is submitted..

Condition 8 (trees)

18. To add in the words "excluding demolition" to allow for the building to be demolished first, before details of new tree planting are submitted.

Condition 9 (archaeological evaluation)

19. This is a duplicate condition and accordingly it can be deleted.

Condition 10 (construction plan)

20. To add the words "based on the principles set out in the Framework CEMP prepared by Motion dated 24/11/17 submitted with the application" to reference the construction plan already submitted by the applicant.

Condition 12 (section details)

21. This is a duplicate condition and accordingly it can be deleted.

Condition 15 (landscaping)

22. To delete the following duplicated words "shall be submitted to and approved in writing by the local planning authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use".

Condition 18 (biodiversity roofs)

23. To delete the following unnecessary words “Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans”.

Condition 26 (internal noise levels)

24. To delete the following unnecessary words as there are no Class A3 or A5 uses proposed “Party walls, floors and ceilings between A3 or A5 uses commercial premises and residential dwellings shall be designed to achieve a minimum weighted standardized level difference of at least 55dB DnTw+Ctr. For A4 premises and D1/D2 premises such as churches, concert halls, community space for hire, or for B2/B8 industrial premises, this should be based on an acoustic assessment but at least 60dB DnTw+Ctr. The partition's acoustic performance shall be permanently maintained thereafter”.

Comments from the Director of Planning

25. Taking into account the additional information and correspondence, the revised third floor plan and the minor amendments to the conditions, the recommendation remains that planning permission be granted with conditions, subject to the completion of a legal agreement.

REASON FOR URGENCY

26. 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

REASON FOR LATENESS

27. 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