

## Planning Committee

Monday 16 July 2018

6.30 pm

Ground Floor Meeting Room G02C - 160 Tooley Street, London  
SE1 2QH

## Supplemental Agenda No.1

### List of Contents

Item No.	Title	Page No.
7.	<b>Development Management</b>	1 - 4
	Addendum report: Tabled at the meeting.	

### Contact

Everton Roberts on 020 7525 7420 or email: [everton.roberts@southwark.gov.uk](mailto:everton.roberts@southwark.gov.uk)  
Webpage: <http://www.southwark.gov.uk>

Date: 18 July 2018

<b>Item No:</b> 7.1; 7.2 and 7.3	<b>Classification:</b> Open	<b>Date:</b> 16 July 2018	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum report</b> Late observations, consultation responses, and further information	
<b>Ward(s) or groups affected:</b>		North Walworth and St George's	
<b>From:</b>		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/4651 for: Full Planning Application - Ground Floor, Perronet House Gaywood Estate, Princess Street, London, SE1 6JR**

#### Additional representation received

4. An additional representation has been received from a resident who has already commented on the application, reiterating an earlier request to defer the consultation to allow the applicant to undertake more consultation with residents.
5. Latin Elephant - Since Perronet House is one of the proposed relocation sites, it is in the traders' interest to be able to trade with no restrictions as to the closing of business hours. We understand from the officer's recommendation that the use of the site will be permitted from 0800 to 2100 daily. However we are aware there could be some concerns regarding the market's closing time, suggesting 1800 as closing time. Therefore, we wanted to highlight the importance for traders to be able to operate until 2100, since an earlier time for closing could be detrimental to their footfall and trade for small businesses that could be displaced from the Elephant and Castle Shopping Centre.

### **Item 7.2 – Application 17/AP/3910 for: Full Planning Application – 136-142 New Kent Road, London, SE1 6TU**

#### Clarifications for the report

6. Paragraph 37 states that the applicants are seeking permission for A2 use as part of the flexible use. This is not the case and the applicants have confirmed that they are not seeking permission for A2 uses on site.

7. Paragraph 45 states that a clause preventing more than 50% of the private units from being occupied until the affordable units have been completed. The 50% figure was included in error and it should state that no private units should be occupied until the affordable housing units are completed.
8. At the end of paragraph 127 there is an incomplete sentence this states "TFL have sought a contribution towards the provision of infrastructure for their bike hire scheme as referred to in *paragraph 130*.
9. Paragraph 190 includes reference to GLA's request for early and late stage reviews. The applicants queried the need for a late stage review. However further comments have been received from the GLA that state that as the proposals are going through the viability tested route, a late stage review will be required.

#### Additional Representations

10. An additional representation has been received from residents of Balfour Street and Edison House, one of whom is also the chair of Victory Community Park Friends. They have raised objection in relation to:
  - Density in excess of the maximum range of 1100hrh is not acceptable given the context of the site with lower scale neighbouring development and nearby listed buildings.
  - Impact on amenity of residents of Edison House in terms of loss of daylight, sunlight and privacy.
  - Servicing of the development New Kent Road could impact on pedestrian and cyclist safety. Also requesting that public realm improvements should link with the proposed greening of Munton Road Junction with Balfour Street.
  - Ecology – further attention should be paid to ensuring species choice for landscaping and management of space complements the neighbouring park.

#### *Officer Comment*

- In relation to density Strategic Policy 5 of Southwark's core strategy sets out that within opportunity areas the maximum densities set out may be exceeded when developments are of an exemplary standard of design. The proposed accommodation as set out in paragraphs 109-122 is considered to provide an exemplary quality of design.
- The impact on amenity of neighbouring residents is covered in paragraphs 76-107 of the main report. Reductions in the scale of the proposed buildings have been made and while there would be some loss of light to Edison House, the harm caused is not such to warrant refusal of the proposed development.
- The existing use on site is a tyre fitting and vehicle maintenance site with completely paved front forecourt for car parking with two vehicular crossovers allowing vehicles to cross the existing cycle lanes on New Kent Road. The proposed development would provide 2 wheelchair parking spaces and space for servicing within the front forecourt from New Kent Road. The proposed commercial and residential accommodation will be 'car-free'. As a result it is anticipated that there will be a significant reduction in vehicle trips to and from the site allowing for the removal of the western vehicle crossover. Therefore the proposed development is considered to have a positive impact on pedestrian and cyclist road safety. Public realm improvements for Munton Road and New Kent Road will be secured through section 278 agreement.

- Ecology improvements will be sought by condition including provision of bat roosting features and nest boxes and details of soft landscaping.

11. Council Officers have been made aware of 7 representations from residents of 157-159 New Kent Road which have been sent directly to Council Committee members. These responses have been reviewed by officers, where they have been forwarded to officers, and it has been noted that no new issues are raised.

#### Conditions

12. Following further discussions with consultees and the applicants agents, minor changes are recommended to the following conditions:

Condition 5 – amended to address comments from Flood and Drainage

*Prior to the commencement of development, details of revised surface water management plan, which takes into account the reductions in run off that can be achieved through the detailed design of the green and brown roofs and which targets a discharge rate of 5L/s, shall be submitted to and approved in writing by the Local Planning Authority, and the scheme shall thereafter be carried out in accordance with the approved details.*

#### *Reason*

*To prevent the increased risk of flooding and to improve water quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.*

Condition 30 - *Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.*

#### *Reason*

*In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.*

#### Conclusion of the Director of Planning:

13. The clarifications, 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 and a stage 2 response from the GLA.

14. Conclusion

Having had regard to the additional representations received, officers remain of the view that planning permission should be granted.

### **Item 7.3 – Application 17/AP/4233 for: Full Planning Application – London Southbank University, 103 Borough Road, London SE1 0AA**

15. Three new drawings are to be included on the Decision Notice. The drawing titles for these three drawings are as follows:

- Proposed Publicly Accessible Space – Level 00

- Proposed Publicly Accessible Space – Level 01
- Proposed Publicly Accessible Space – Level 02

16. Recommendation for new condition::

**HOURS BETWEEN WHICH THE CONCOURSE MUST BE PUBLICLY-ACCESSIBLE**

The concourse space and public facilities (comprising the ground floor plaza, designated exhibition space, cafés, and walkways and balconies at first and second floors) hereby permitted, and as denoted in turquoise on the following drawings:

- Proposed Publicly Accessible Space - Level 00
- Proposed Publicly Accessible Space - Level 01
- Proposed Publicly Accessible Space - Level 02

shall be open and fully accessible to the general public between the hours of 08:00 and 22:00 from Mondays to Sundays, including Bank Holidays.

**Reason:**

To ensure that the general public benefits from unfettered access during daytime hours to these spaces, and in order that the closure of the Rotary Street and Thomas Doyle Street public highways necessary to deliver the development hereby permitted are adequately compensated for in public realm terms, in accordance with: The National Planning Policy Framework 2012; Strategic Policies 4 (Places for learning, enjoyment and healthy lifestyles), and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of The Southwark Plan 2007.

**REASON FOR URGENCY**

17. 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**

18. 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**

<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