

# Planning Committee

Monday 29 October 2018

7.00 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1  
2QH

## Supplemental Agenda No.1

### List of Contents

Item No.	Title	Page No.
<b>3.</b>	<b>Notification of any late items of business the chair deems urgent</b>	
	Addendum report and Members' pack – tabled at the meeting.	1 - 100

# Welcome to Southwark Planning Committee

29 October 2018

## MAIN ITEMS OF BUSINESS

Item 8.1 18/AP/0897 – Ruby Triangle Site, Land Bounded by Old Kent Road, Ruby Street and Sandgate Street, London SE15 1LG

Item 8.2 18/AP/0896 45 – 47 – Tanners Street, London SE1 3PL



Councillor Martin Seaton (Chair)



Councillor Lorraine Lauder MBE (Vice Chair)



Councillor Cleo Soanes



Councillor Hamish McCallum



Councillor Kath Whittam



Councillor Adele Morris



Councillor James McAsh



Councillor Jason Ochere



LONDON PLANNING AWARDS 2016/17  
WINNER - BEST PLANNING AUTHORITY

# Item 1 – Ruby Triangle Site, Land Bounded by Old Kent Road, Ruby Street and Sandgate Street, London SE15 1LG

Full Planning Application

Application 18/AP/0897

- Full planning permission is sought for demolition of existing buildings and structures on the site, and redevelopment consisting of three buildings at maximum heights of 17 storeys (including mezzanine) ( +64.735m AOD), 48 Storeys (+170.830m AOD) and 40 storeys (including mezzanine) (+144.750m AOD), plus single storey basement under part of the site. Development would provide 1,152 residential dwellings (Class C3), retail, business and communal spaces (Classes A1, A2, A3, A4, B1(a),(b),(c) and D1), public sports hall and gym (Class D2), public and private open space, formation of new accesses and alterations to existing accesses, energy centre, associated car and cycle parking and other associated works.

2

**OLD  
KENT  
ROAD**

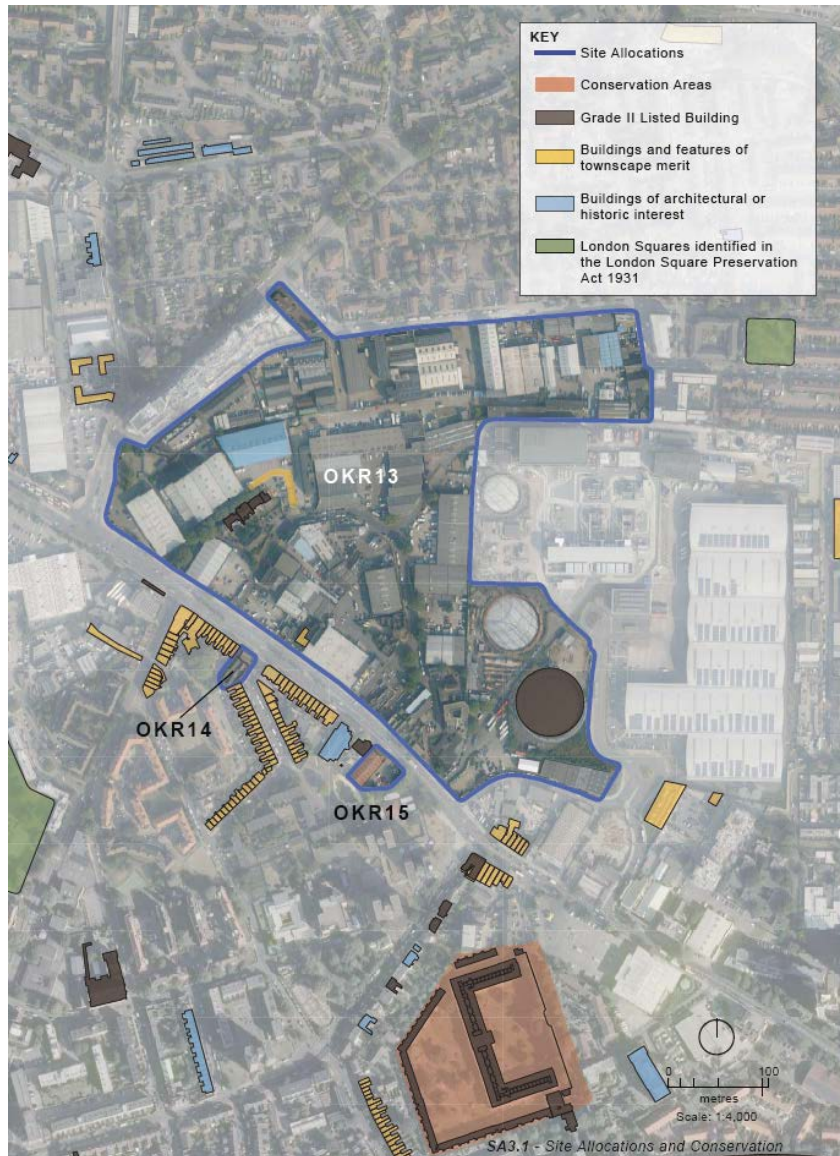
SUB AREA 3

**SANDGATE  
STREET,  
VERNEY ROAD  
AND OLD  
KENT ROAD  
(SOUTH)**

3



# Emerging Planning Context

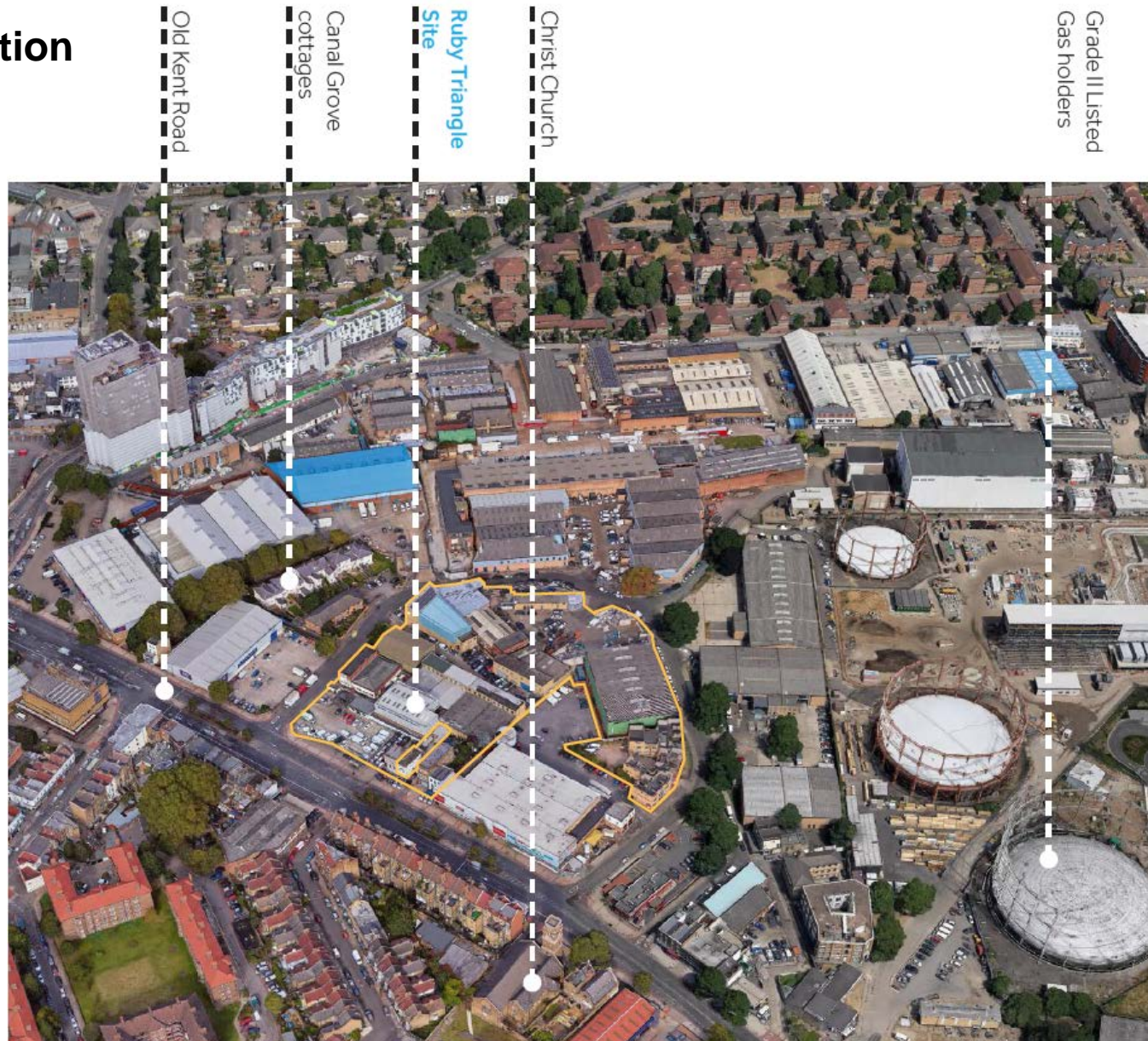






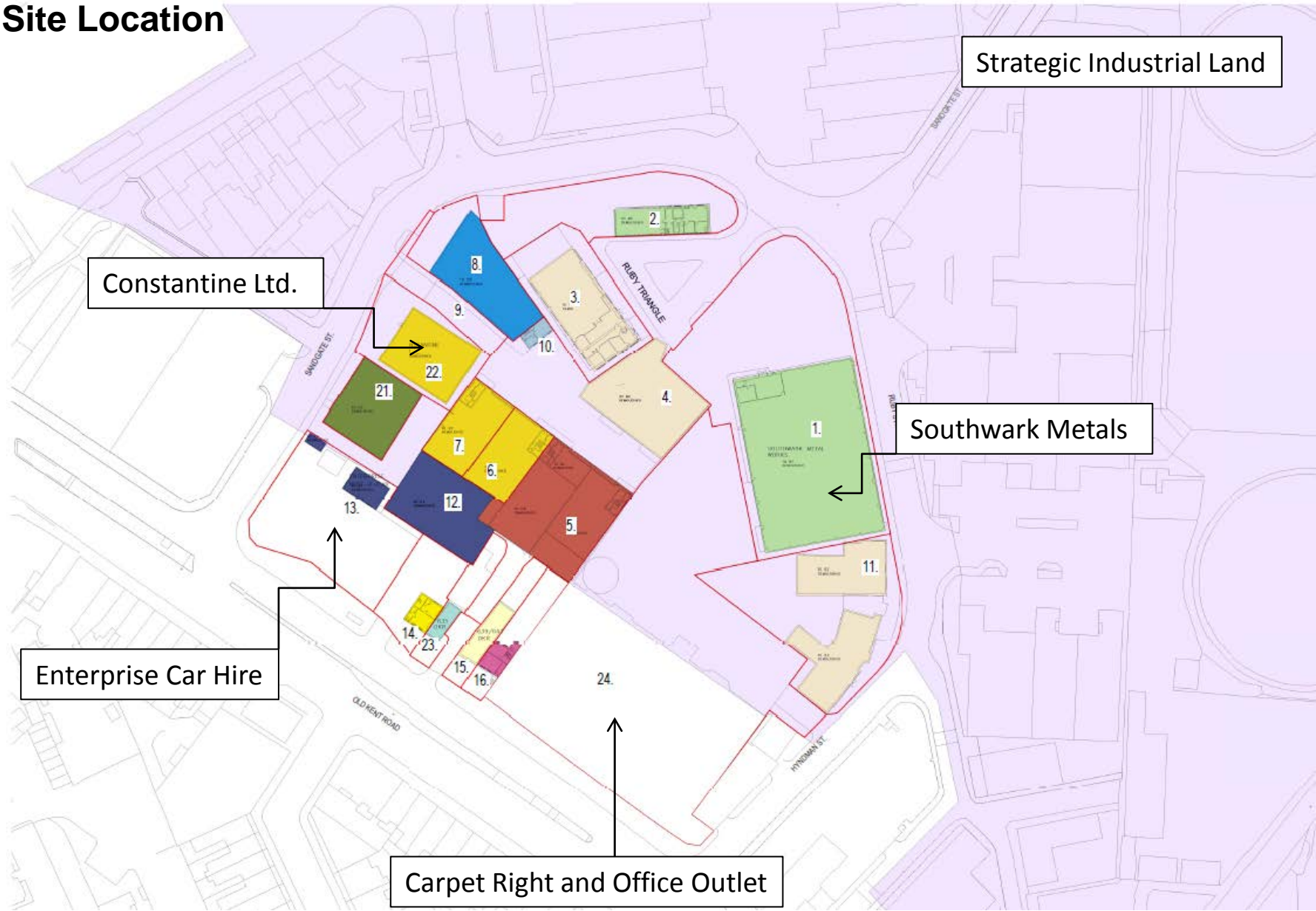
5

# Site Location





Site Location

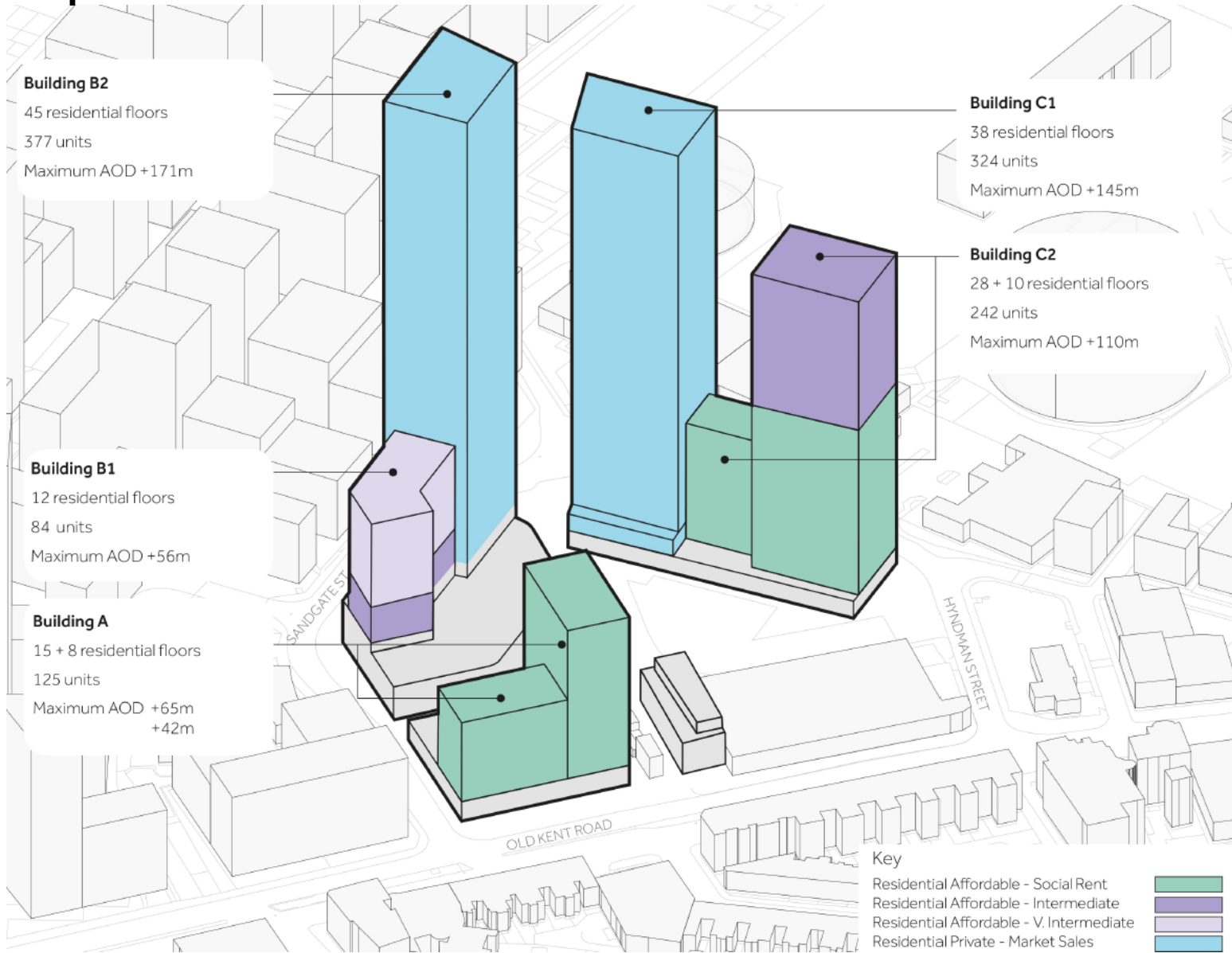


# The Proposals

- 1,152 new homes
- 451 new affordable homes (40.5%)
- New public sports hall and fitness facility
- New purpose built workspace (10% affordable)
- A new park and improved connectivity
- Retail frontage onto Old Kent Road
- Re-provision of Enterprise car hire business
- Re-provision of church
- Cycle Hub
- Business Incubator

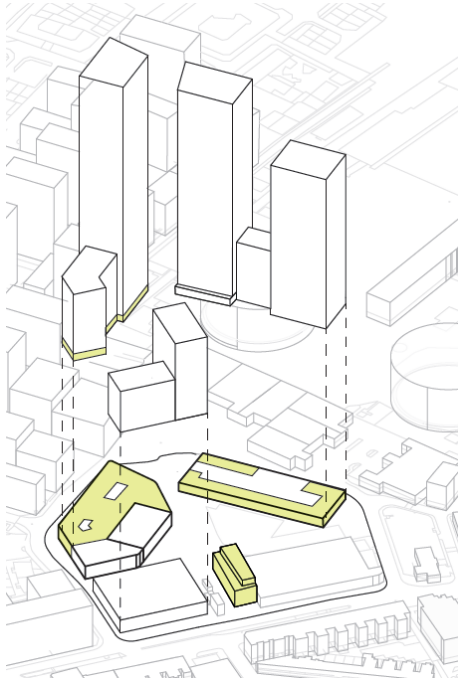


# The Proposals

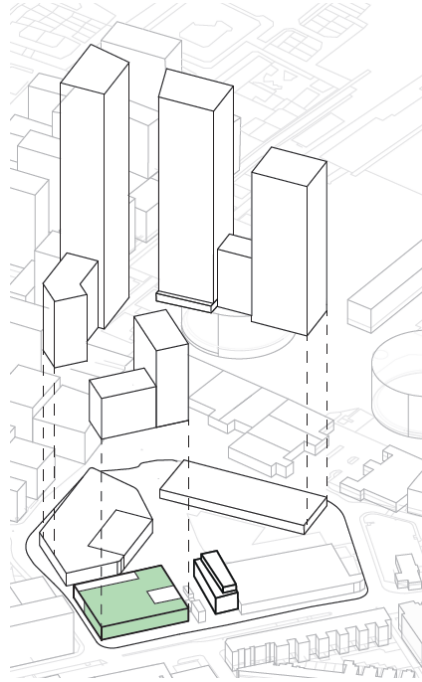




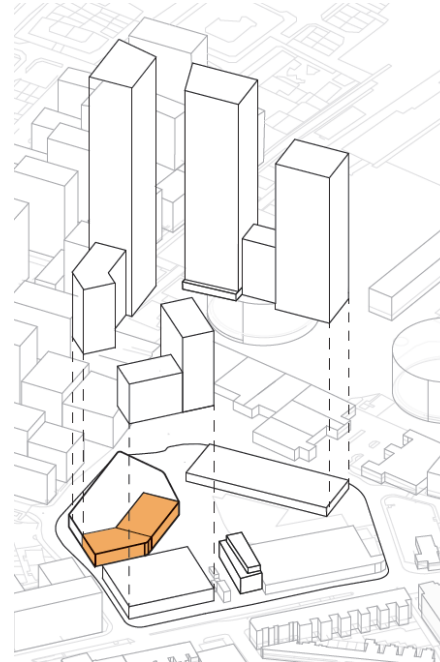
# The Proposals



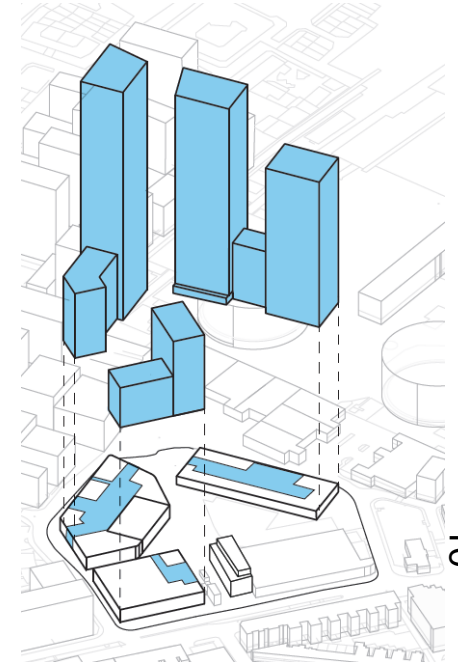
Work Space



Retail



Sports Hall



Residential

**Existing: 8,316.95 sqm B class floor space**

**Proposed: 5,328 sqm B1 (a-c)**

**Net loss: 2,988.95 sqm  
(2,049.95 in SIL)**

- **5,328 sqm work space**  
**B1 (a, b and c)**
- **541 sqm affordable work space**
- **481 sqm business incubator space**
- **Car free, except 27 wheelchair accessible parking spaces**

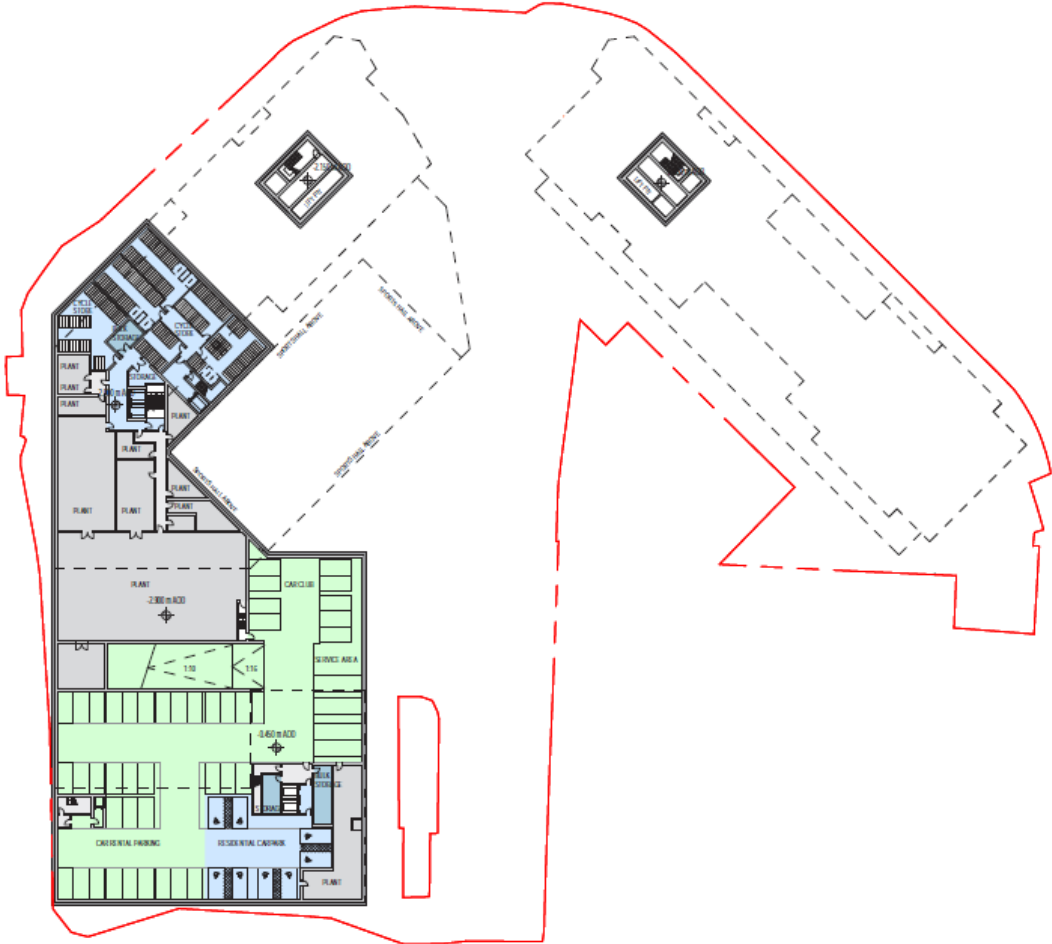




# Thirtieth Floor Plan

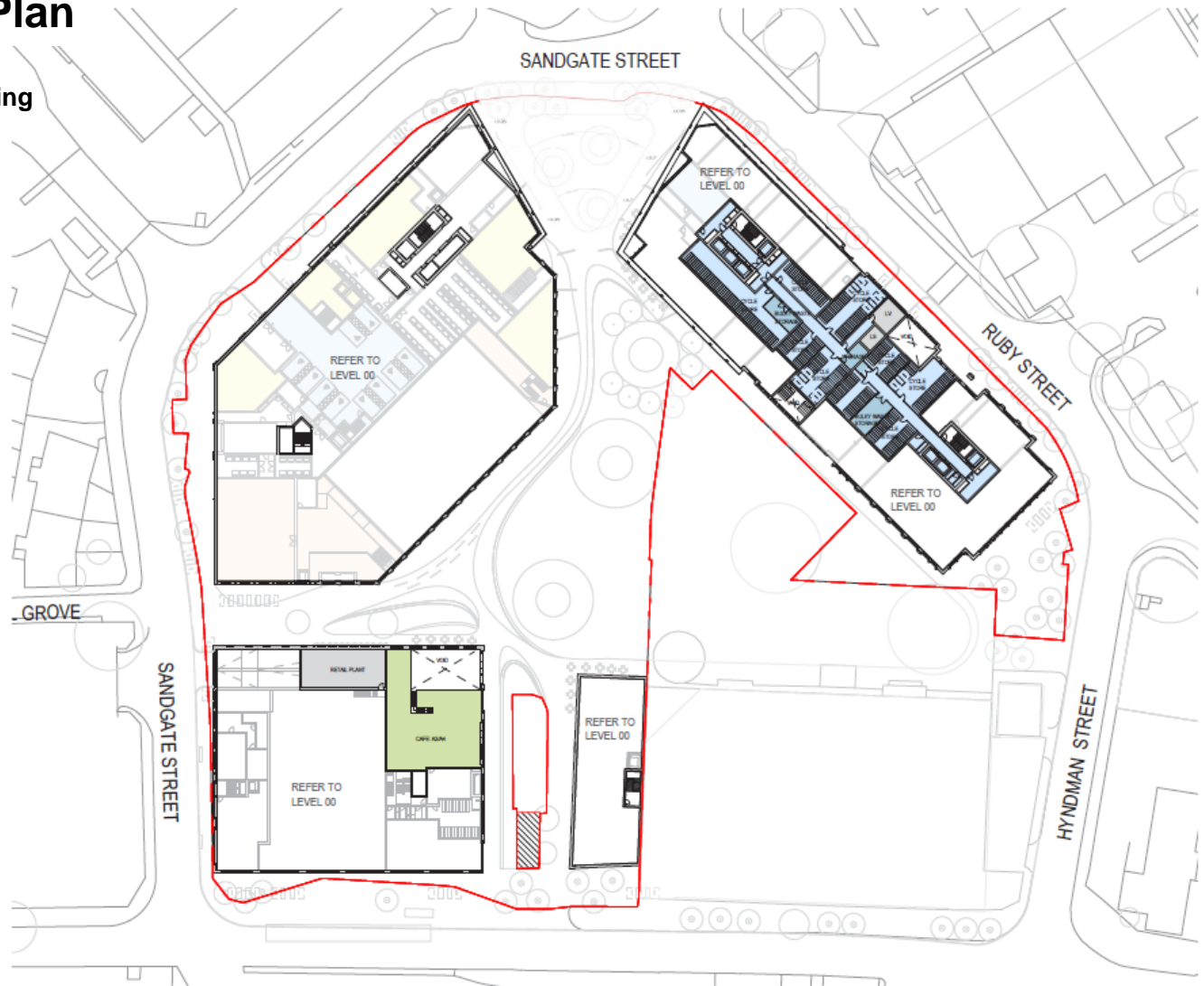
Key

	Affordable - Social Rent
	Affordable - Intermediate
	Voluntary Intermediate
	Private/Market Sale



# Mezzanine Floor Plan

- 1,425 residential cycle parking spaces
- 161 sqm bulk storage



# First Floor Plan

## Housing Mix:

- 0.7% studios (0 affordable)
- 44.8% 1 bed (42.8% of the affordable)
- 43% 2 bed (39.2% of affordable)
- 11.5% 3 bed (18% of affordable)



# Second Floor Plan

- 10.4% fully wheelchair adaptable
- Minimum privacy distances exceeded
- 100% meet floor space requirements
- 70% exceed floor space requirements
- 94% of rooms tested meet BRE guidelines for ADF
- 2.55m floor to ceiling heights (living rooms and bedrooms)
- 50% dual aspect
- Average of 8 units per core



## 16





# Tenth Floor Plan

Key

	Affordable - Social Rent
	Affordable - Intermediate
	Voluntary Intermediate
	Private/Market Sale



## 18



# Thirtieth Floor Plan

Key

- Affordable - Social Rent
- Affordable - Intermediate
- Voluntary Intermediate
- Private/Market Sale



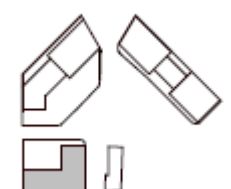
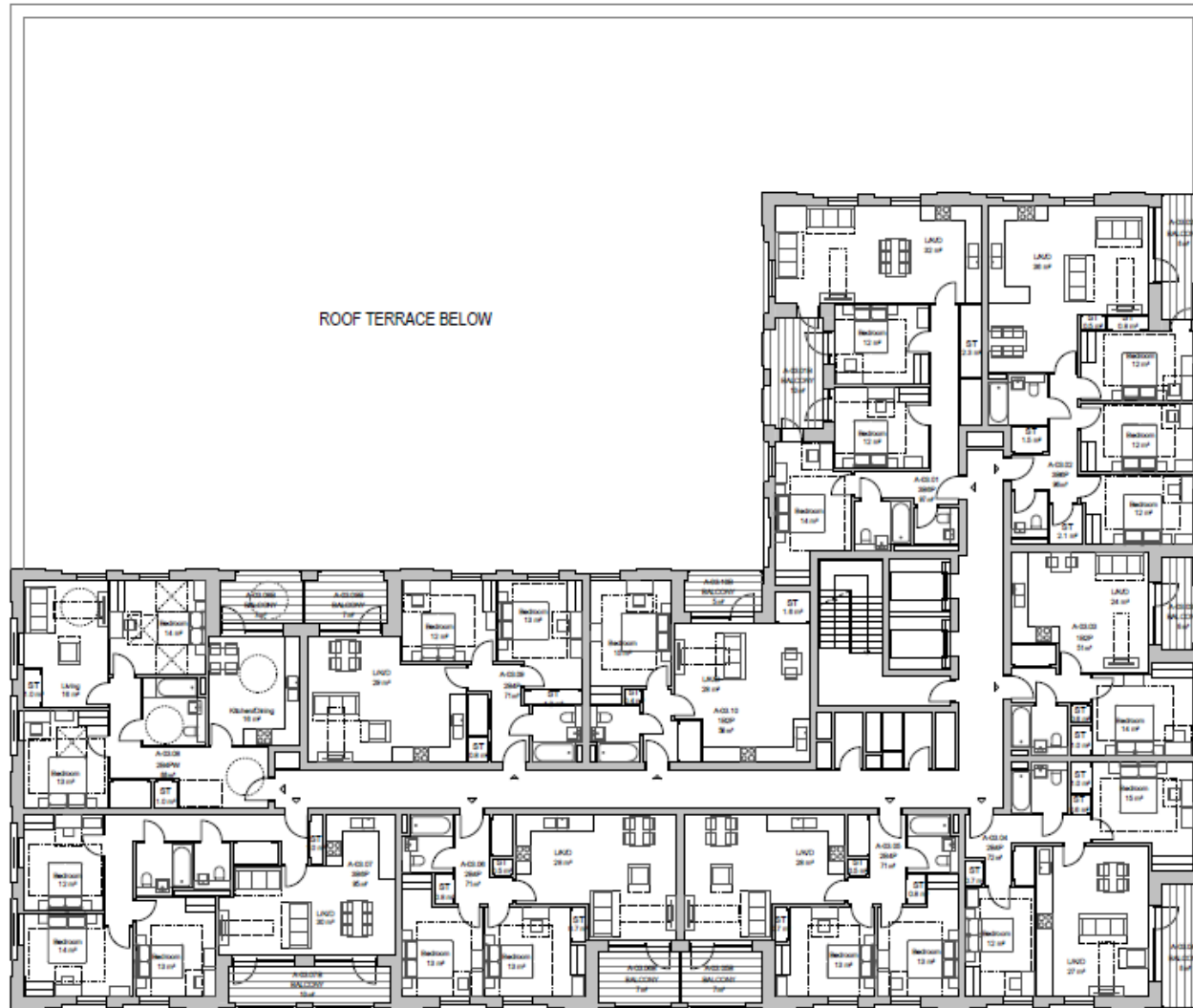


# Fortieth Floor Plan

- Key**
- Affordable - Social Rent
  - Affordable - Intermediate
  - Voluntary Intermediate
  - Private/Market Sale

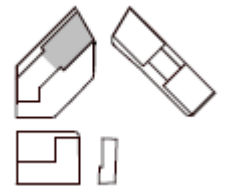
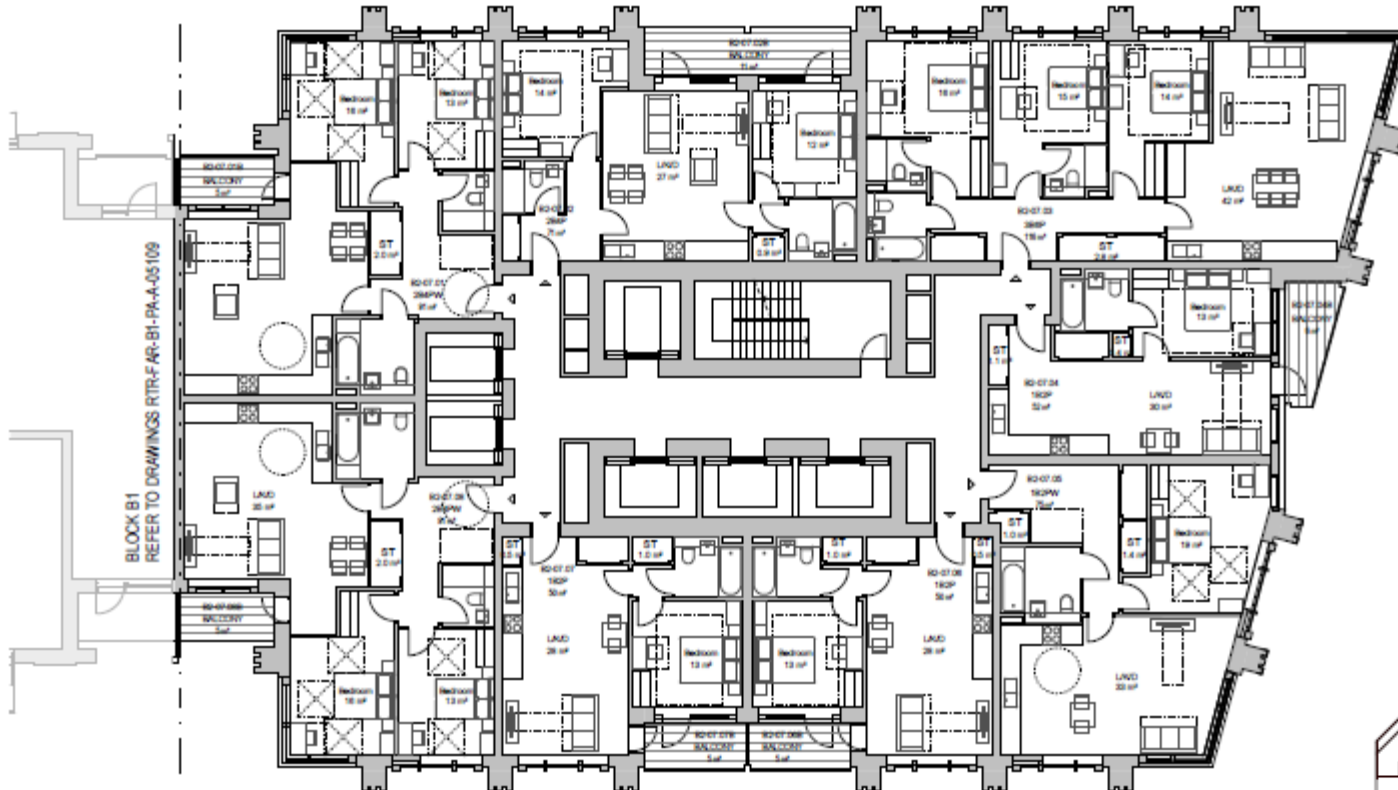


# Typical Layouts



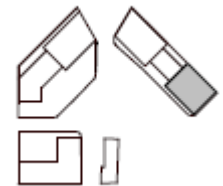
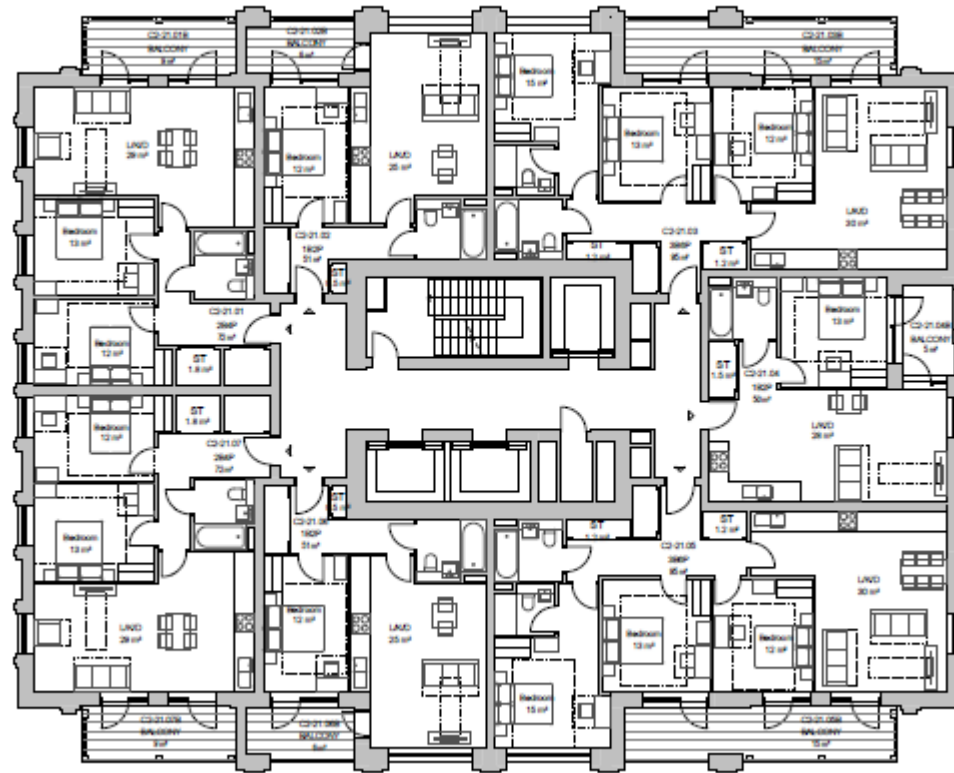
**Block A Floors 2-7  
(Social Rented)**

# Typical Layouts



**Block B2 Floors 7-13  
(Private)**

# Typical Layouts



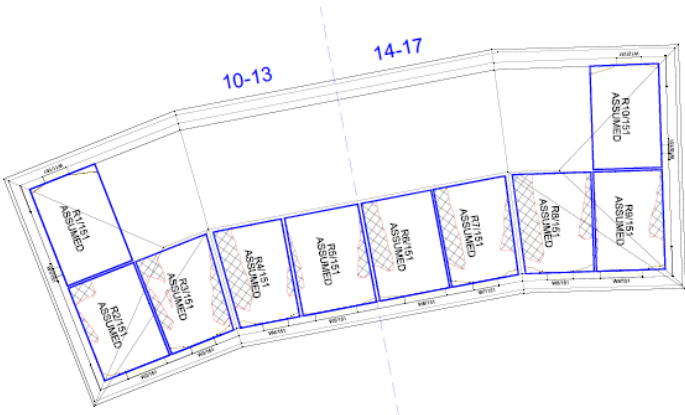
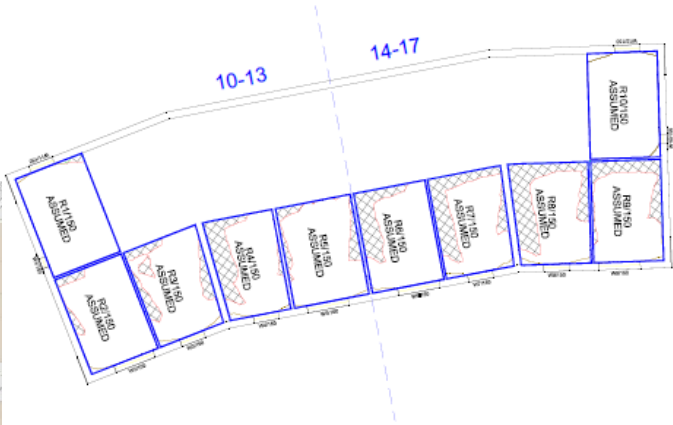
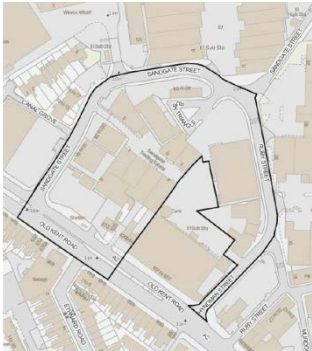
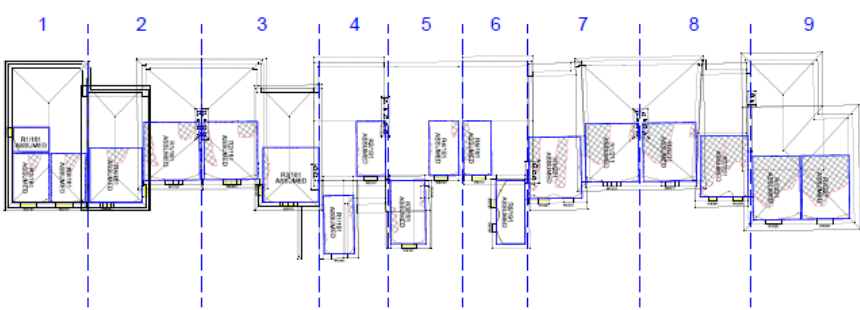
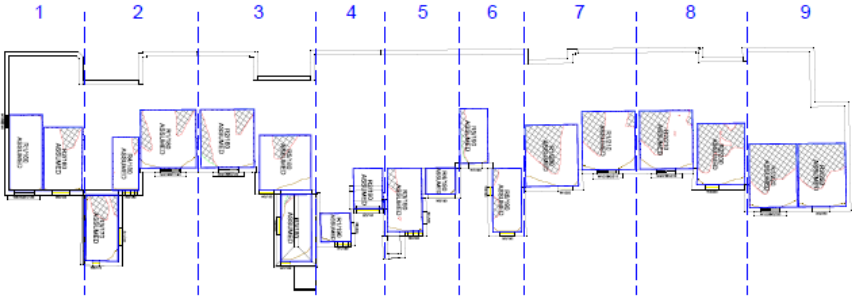
**Block C2 Floors 18-26  
(Intermediate)**



- **Minimum privacy distances exceeded**
- **Most surrounding properties would not experience any harmful loss of daylight or sunlight**
- **There would be no harmful overshadowing of rear gardens at 1-17 Canal Grove**
- **Mitigation will reduce wind speeds to safe and comfortable levels**
- **Noise attenuation during construction and operation**
- **No concerns relating to air quality**



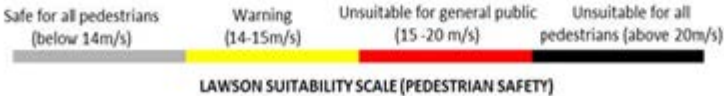
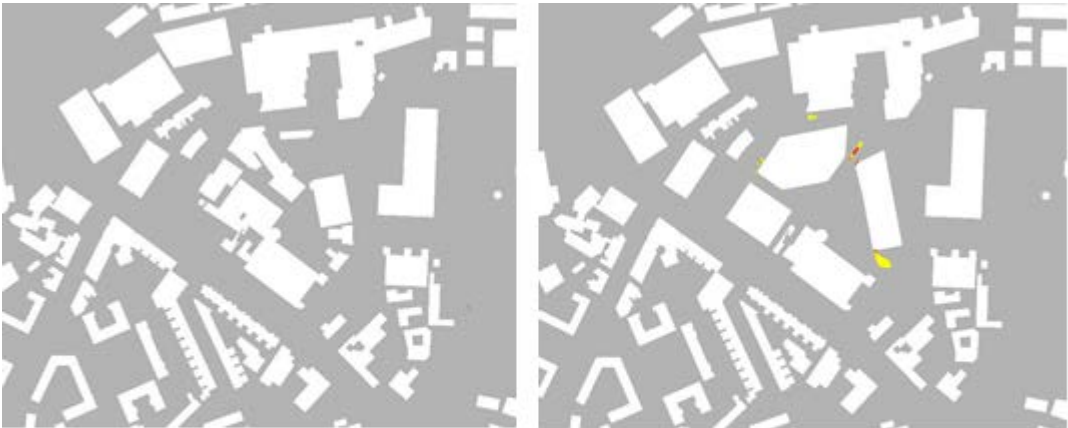
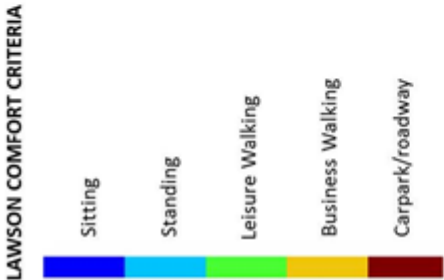
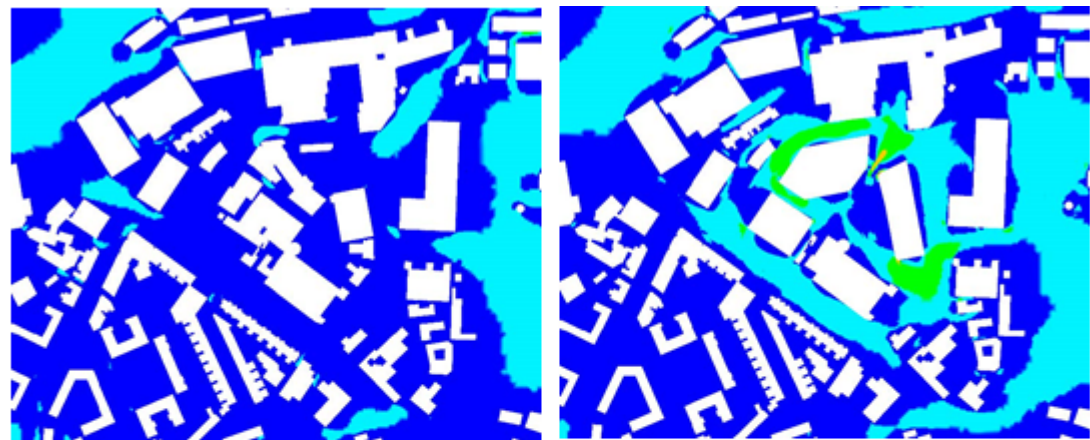
# Impact on Neighbouring Properties



Daylight Distribution Contours 1 -17 Canal Grove



# Impact on Neighbouring Properties



Wind Impacts on Public Realm

# Landscape

- 4,301 sqm new publicly accessible open space
- 3,792 sqm park
- 3,327 sqm new communal terraces



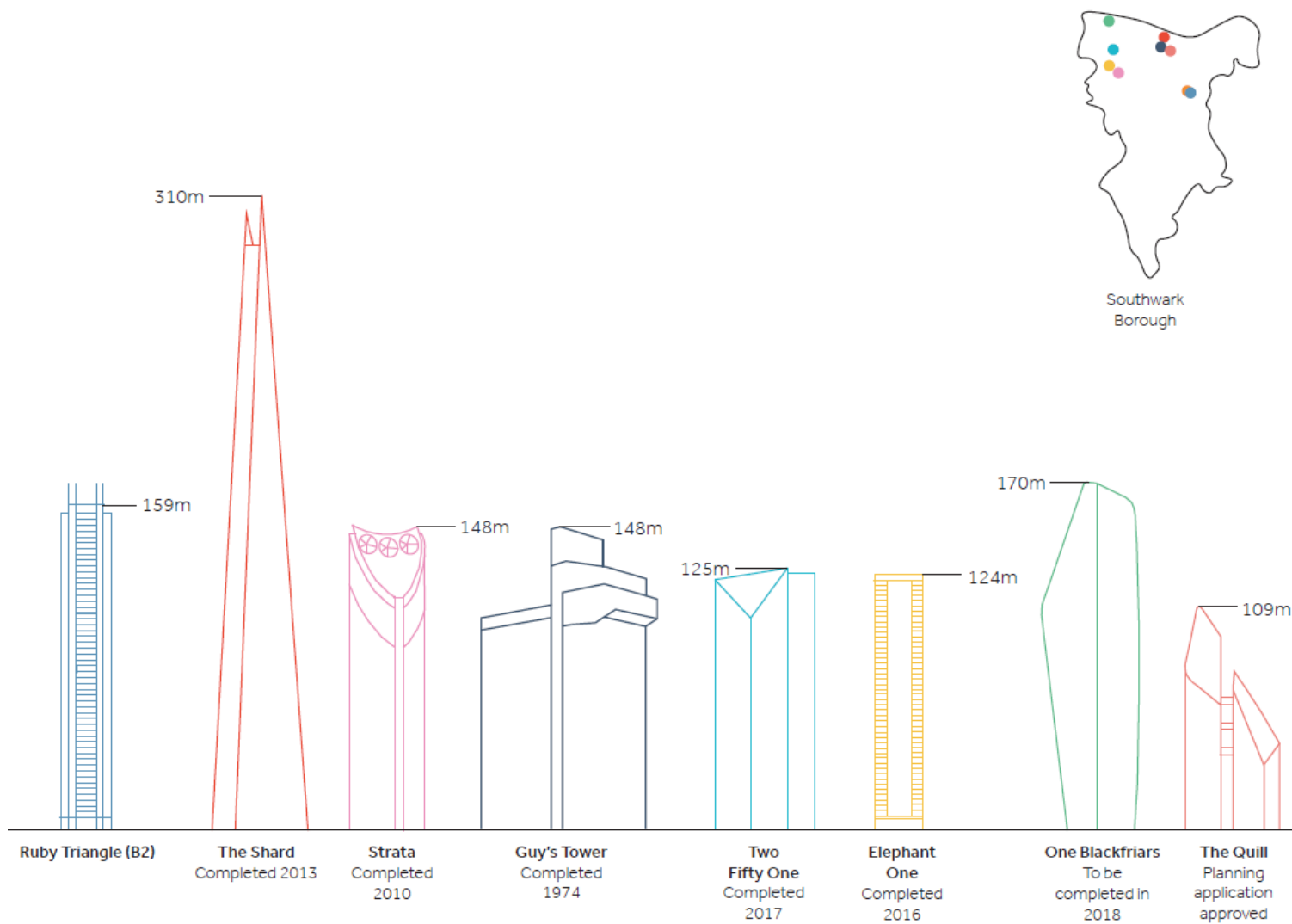


# Architecture and Design



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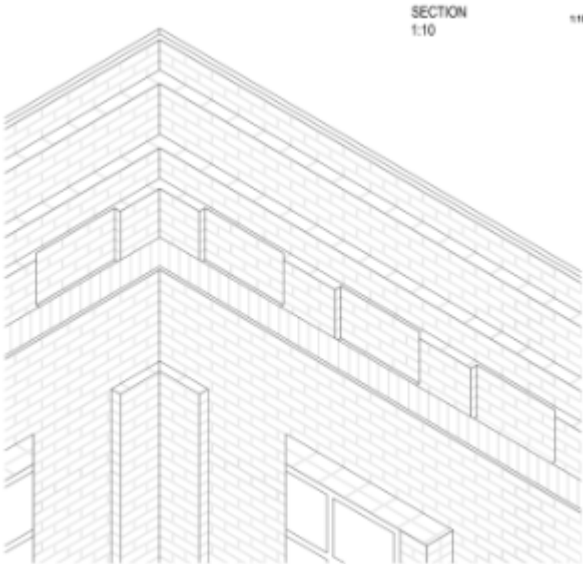
# Building Heights



Old Kent Road/ Sandgate  
Street Buildings  
(Buildings A and B1)



Building A South West Elevation



Building A Top Detail



Building A Base Detail

30



## Building A (from Old Kent Road)



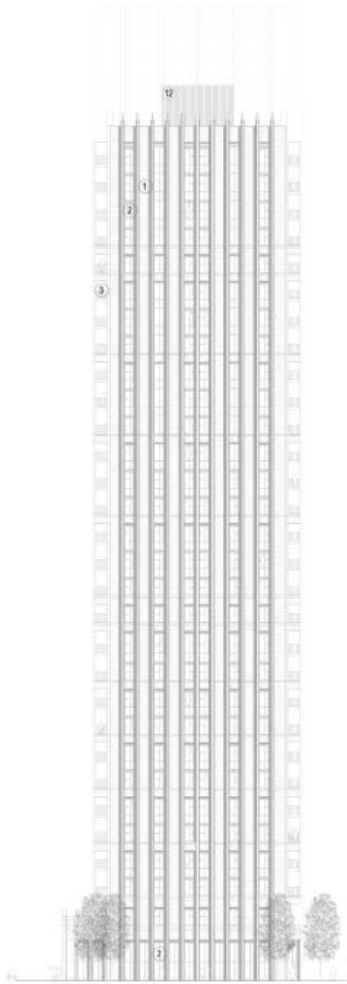
## Buildings A and B1 (from Sandgate Street)



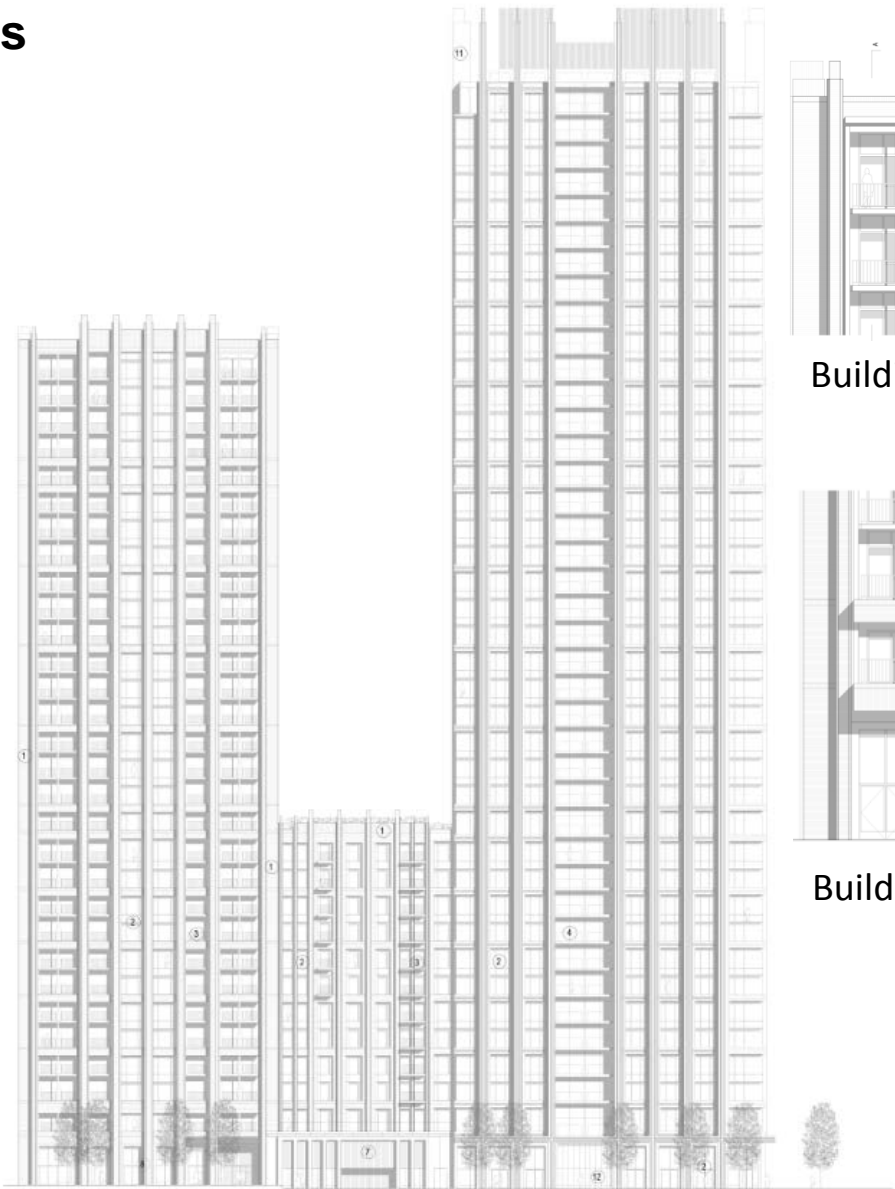


# Ruby Street Buildings

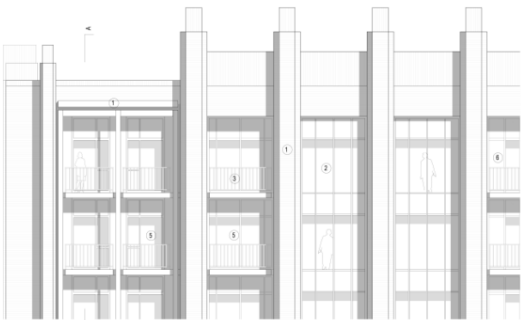
## (Building C2)



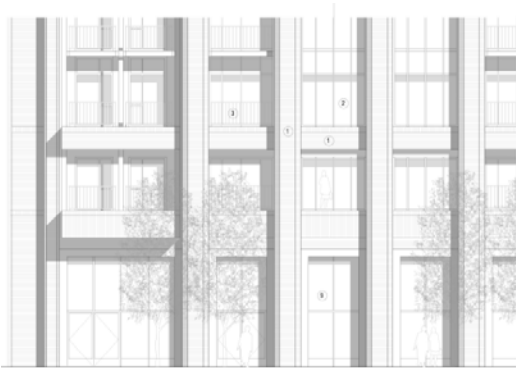
Building C2 South Elevation



Building C2 (and C1) East Elevation

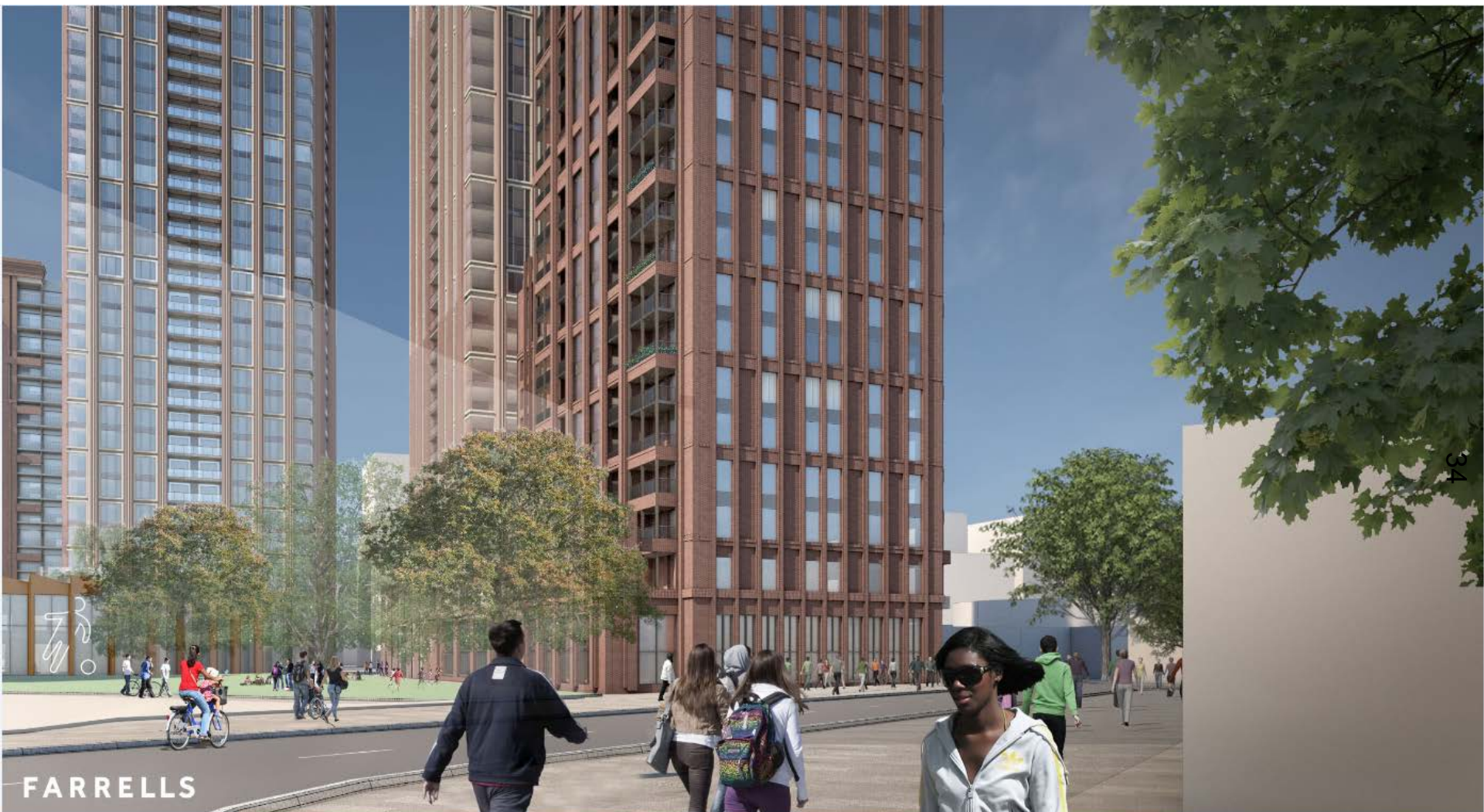


Building C2 Top Detail

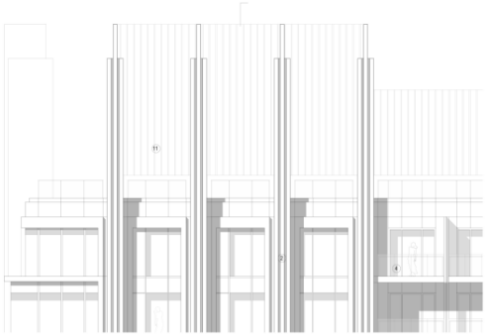


Building C2 Base Detail

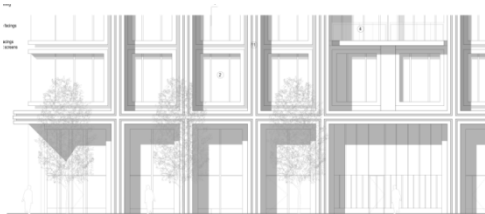
## Building C2 (from Hyndman Street)



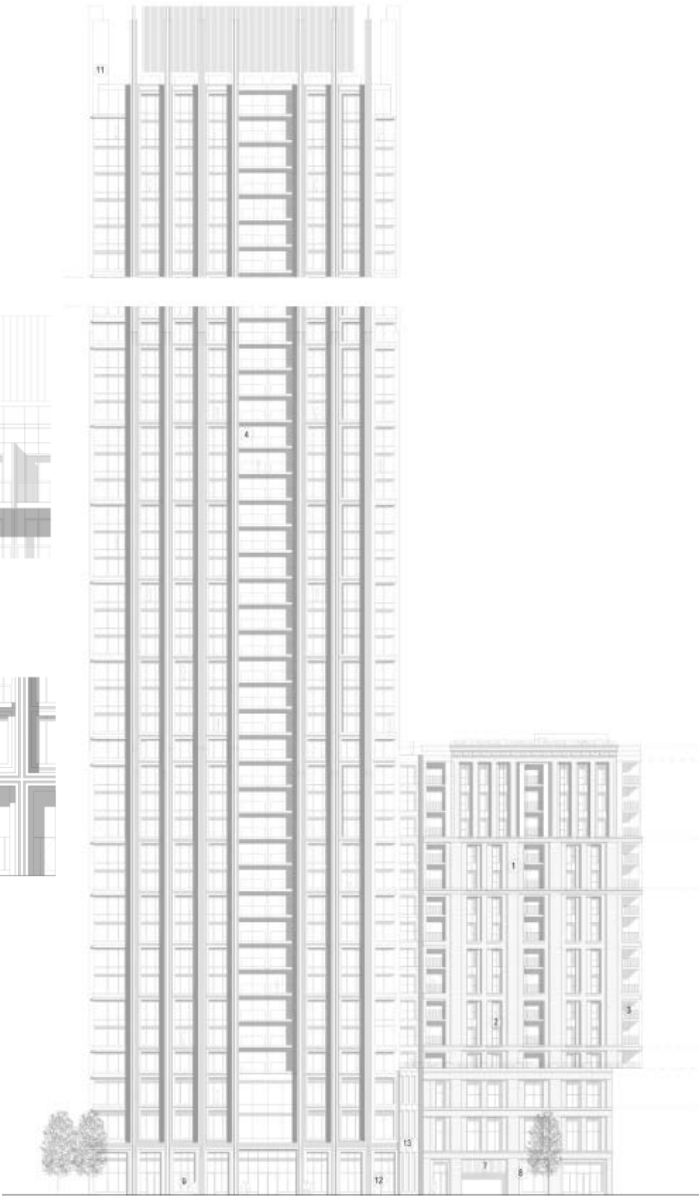
# Ruby Triangle Towers (Buildings B2 and C1)



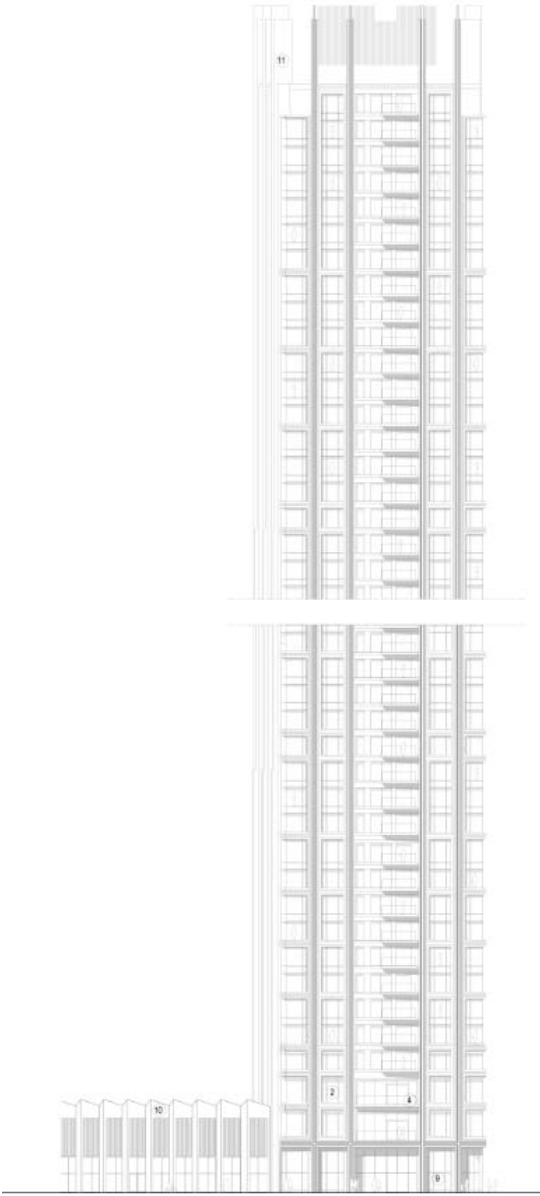
Building B2 Top Detail



Building B2 Base Detail



Building B2 North Elevation



Building B2 East Elevation



## Buildings B2 and C1 (from the north)





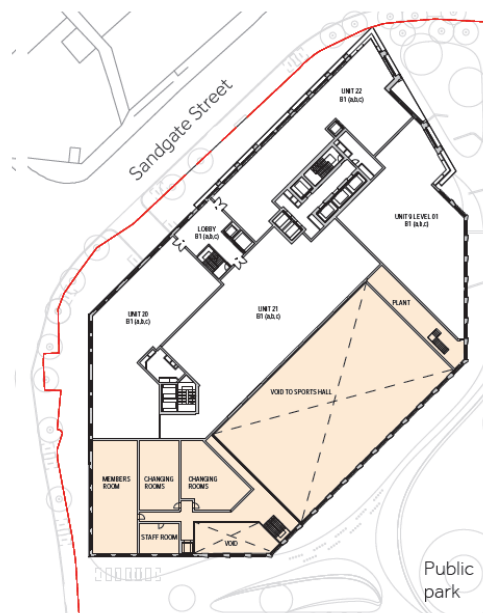
## Buildings B2 and C1 (from the new park)



# Public Sports Hall and Fitness Facility



Sports Hall: Ground floor



Sports Hall: First floor





# 639-641 Old Kent Road



Existing 639-641 elevation facing Old Kent Road



Existing Western facade



Aerial views from the South



# 639-641 Old Kent Road



Sketch view of proposed North Elevation



Sketch view of proposed South Elevation

PC metal framed glazed window/ door and mansard roof elements



Sketch view of proposed West Elevation

New brick building

PC Metal/corten steel balcony

Separating vertical band between new and old

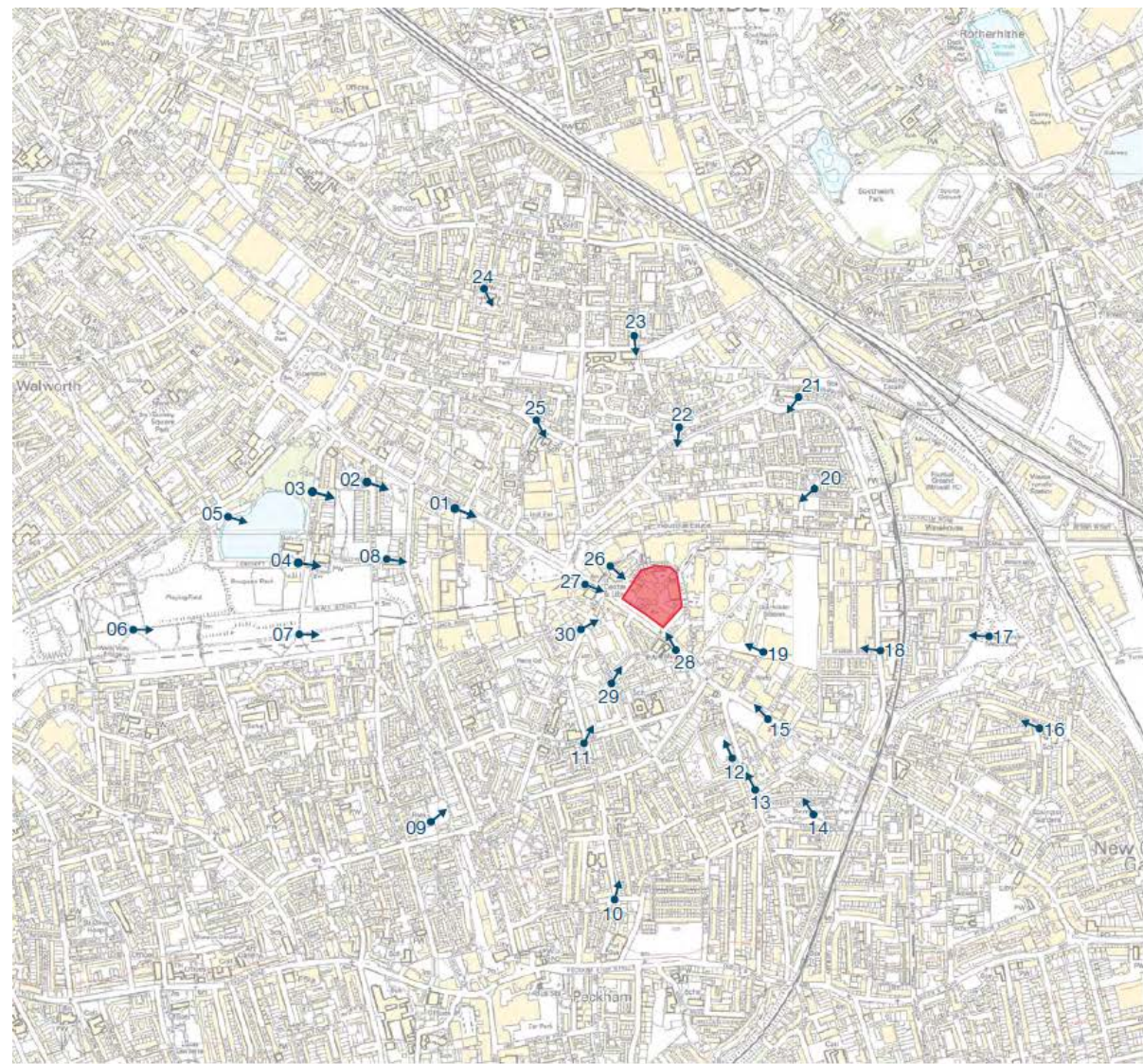
Uniting mansard extension across whole of plot

Existing (639 OKR) brick





# Townscape



41



Old Kent Road / Sylvan Grove





Old Kent Road / Sylvan Grove



43



## Listed Gas Holder





# Peckham Park Road



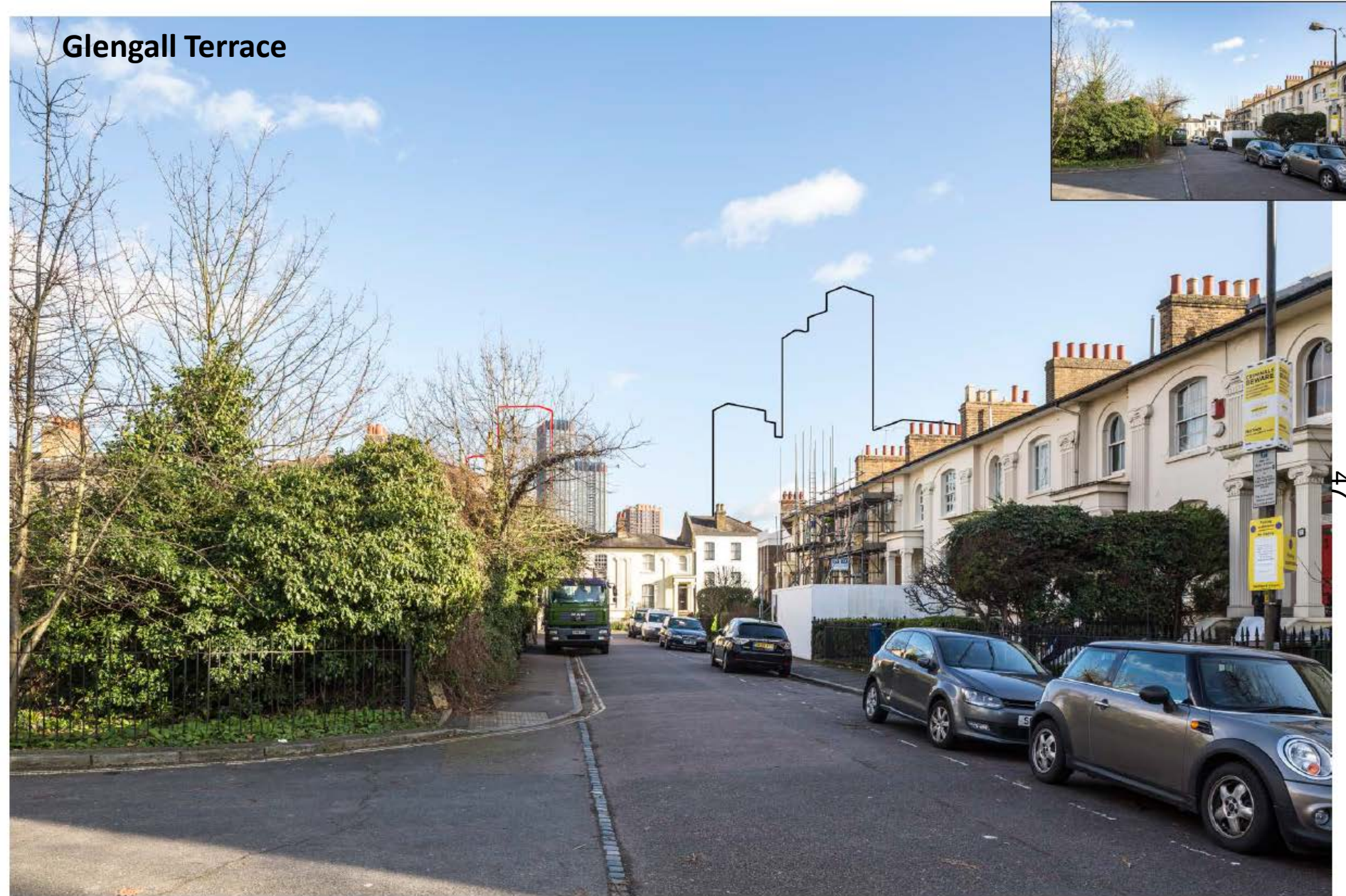
45

# Burgess Park Lake





# Glengall Terrace



47



Goldsmith Road/ Friary Road



48



Caroline Gardens



49



## Clifton Crescent / Brimington Park



50



## Hundson Road (Lewisham)



51



Canal Grove



52



Borough View – One Tree Hill



53

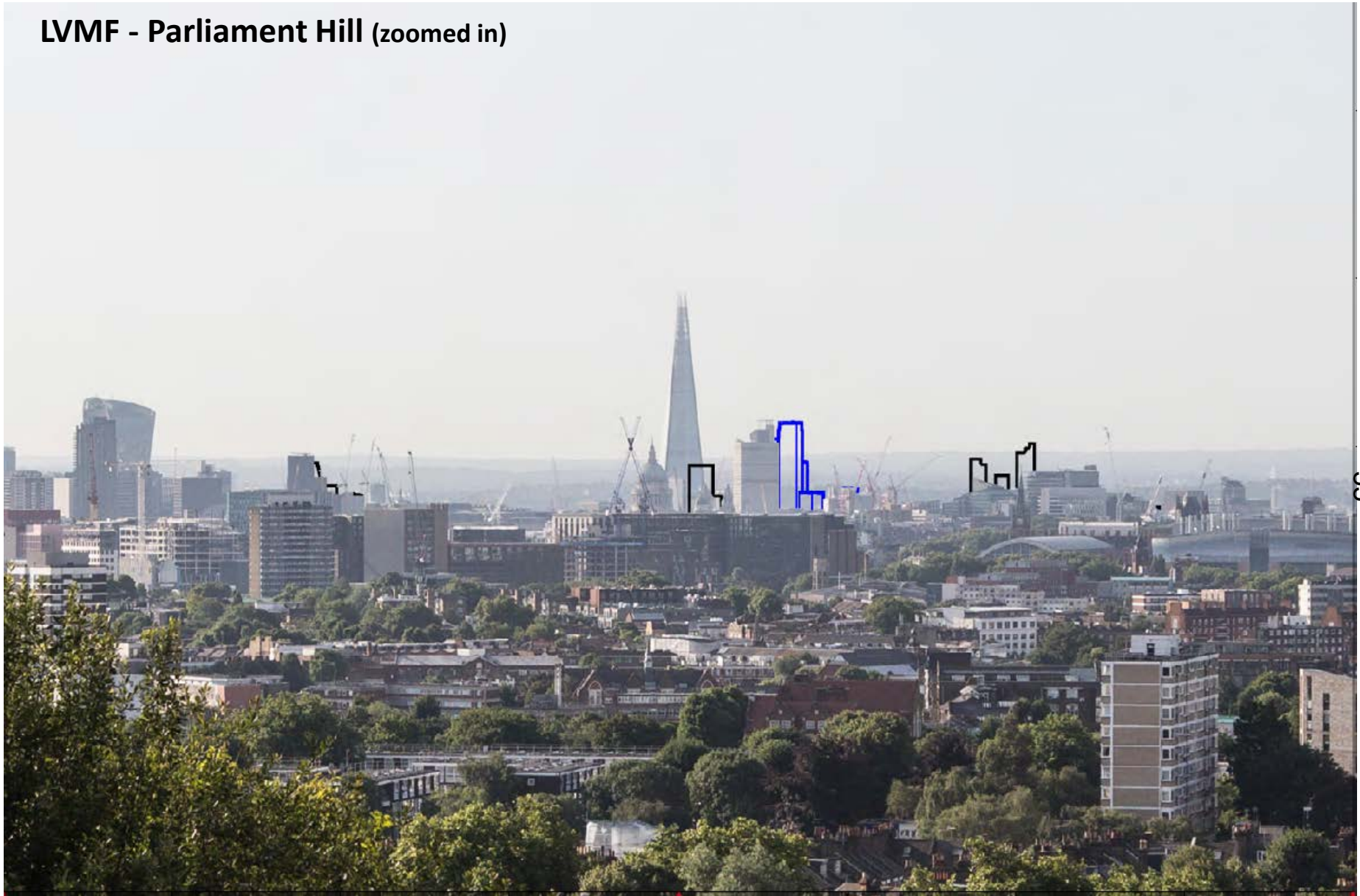


LVMF - Parliament Hill





## LVMF - Parliament Hill (zoomed in)



55

# Energy

## Be Lean

- High performance façade and window design
- Solar control
- Low air permeability
- Centralised energy efficient gas fired boiler
- Low energy lighting

## Be Clean

- Gas fired CHP
- Future connectivity to SELCHP

## Be Green

- PV panels

Non domestic carbon reduction of 27%

Domestic carbon reduction 32%

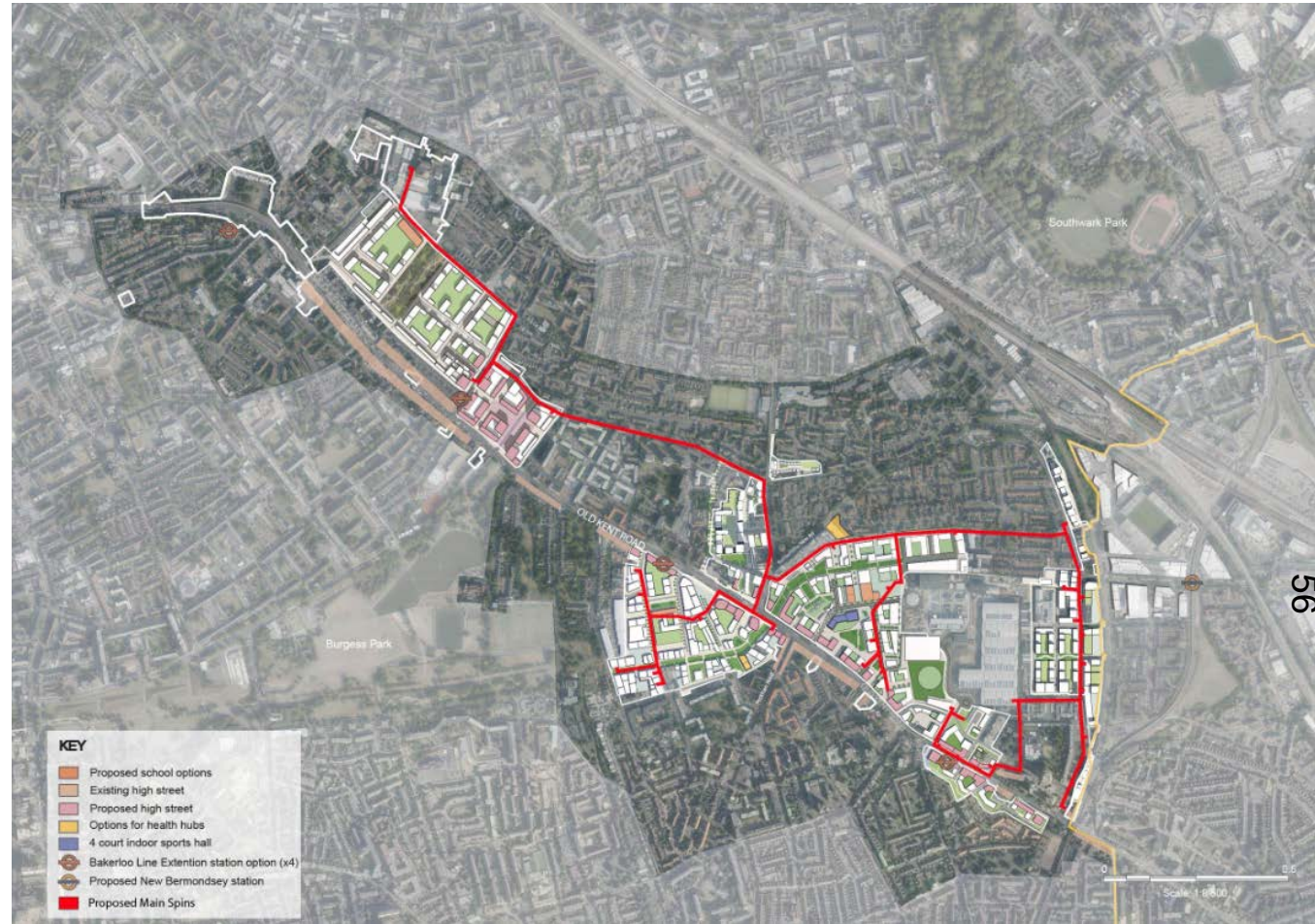
Carbon offset fund £1,445,532

Over heating and Cooling

BREEAM

Ecology

SUDs



Evolving District Heat Network Scheme LBS and Veolia

## Item 2 – 47-49 TANNER STREET, LONDON SE1 3PL

### Full Planning Application

### Application 18/AP/0897

- Redevelopment of the site involving the provision of a 7-storey building, with basement, incorporating the retention of the existing 3-storey warehouse, for B1(a) Office Use. Together with associated landscaping, cycle parking and the demolition of an existing detached ancillary store building.

57





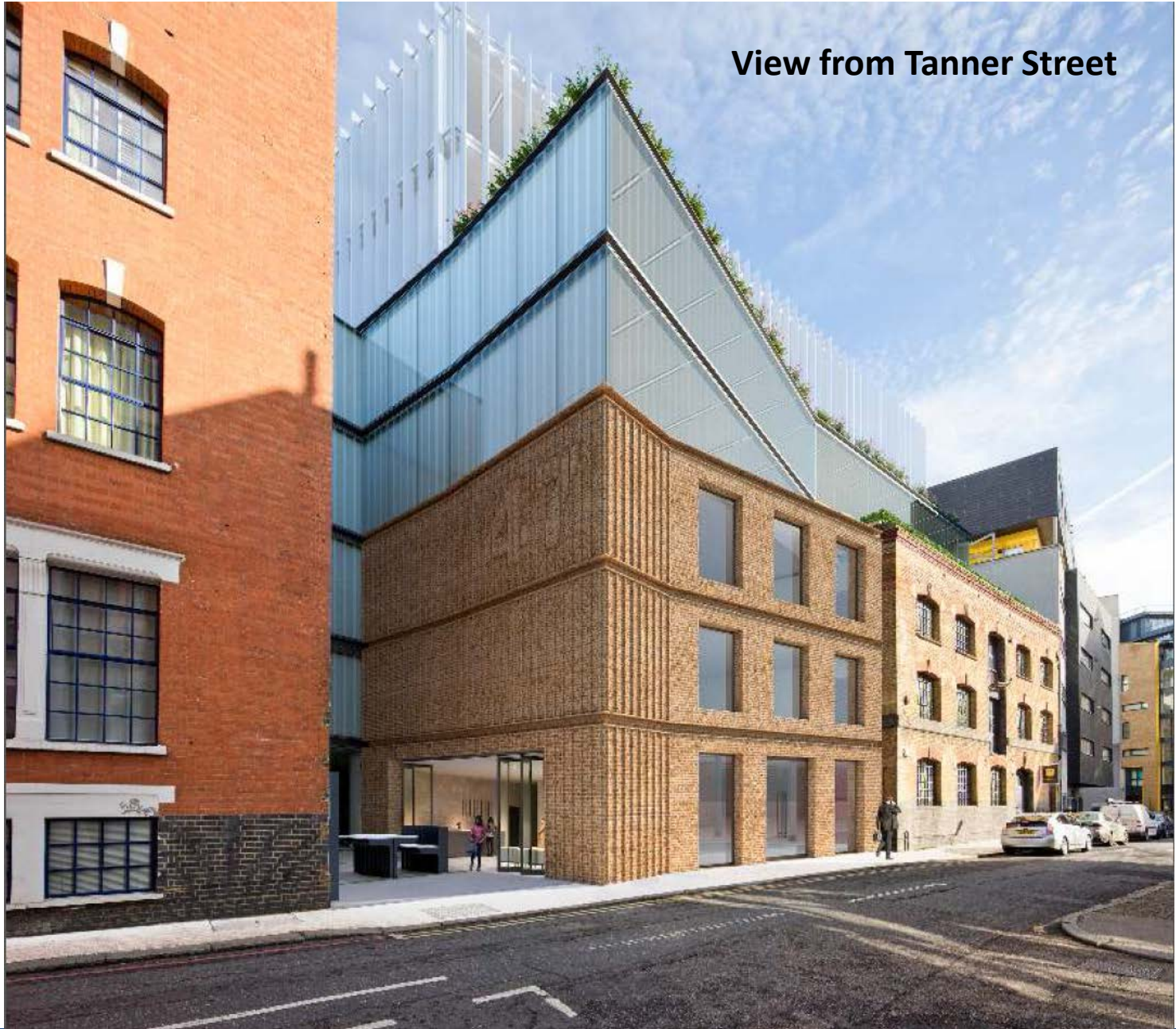








View from Tanner Street

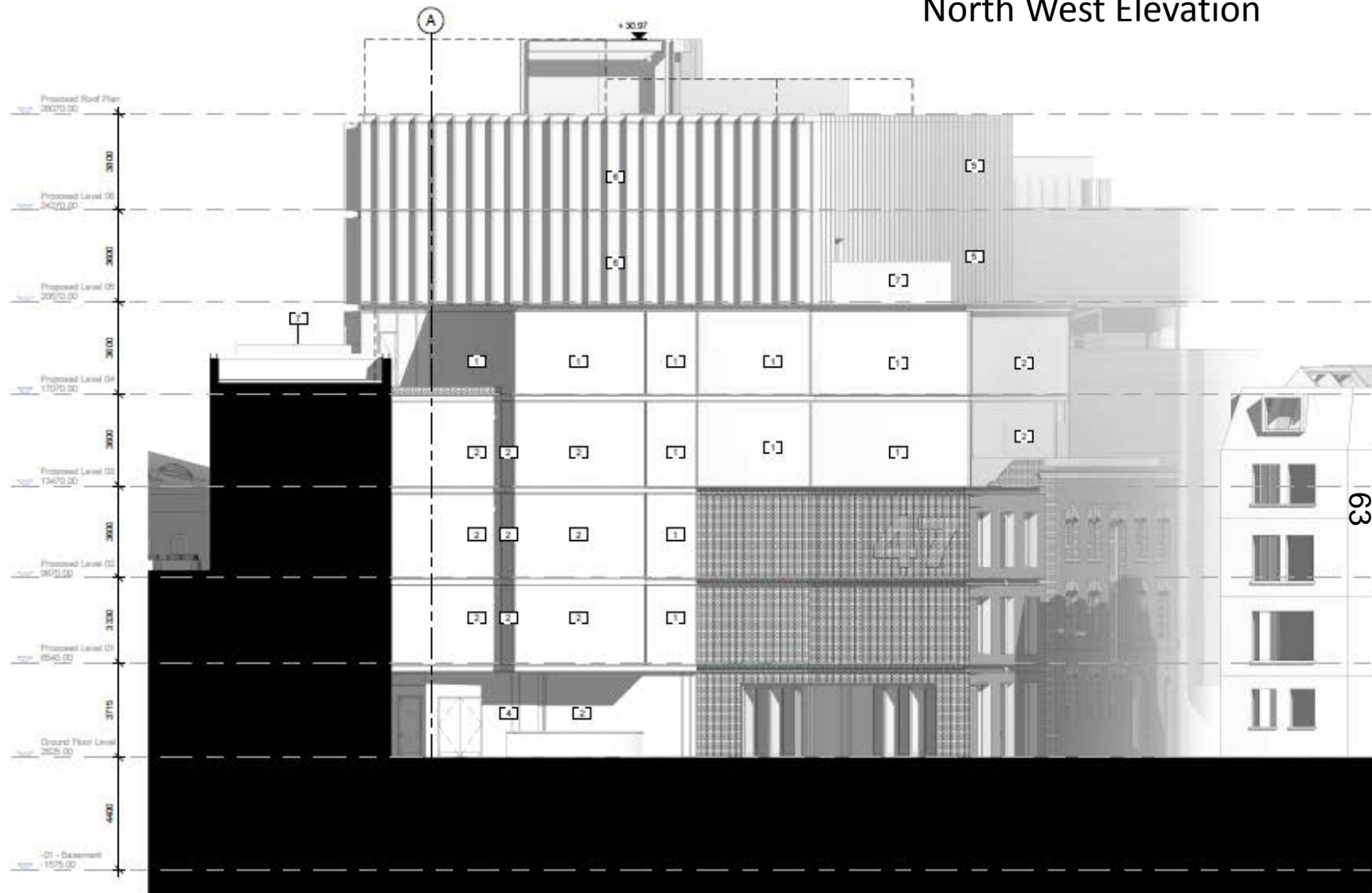




# Tanner Street Elevation

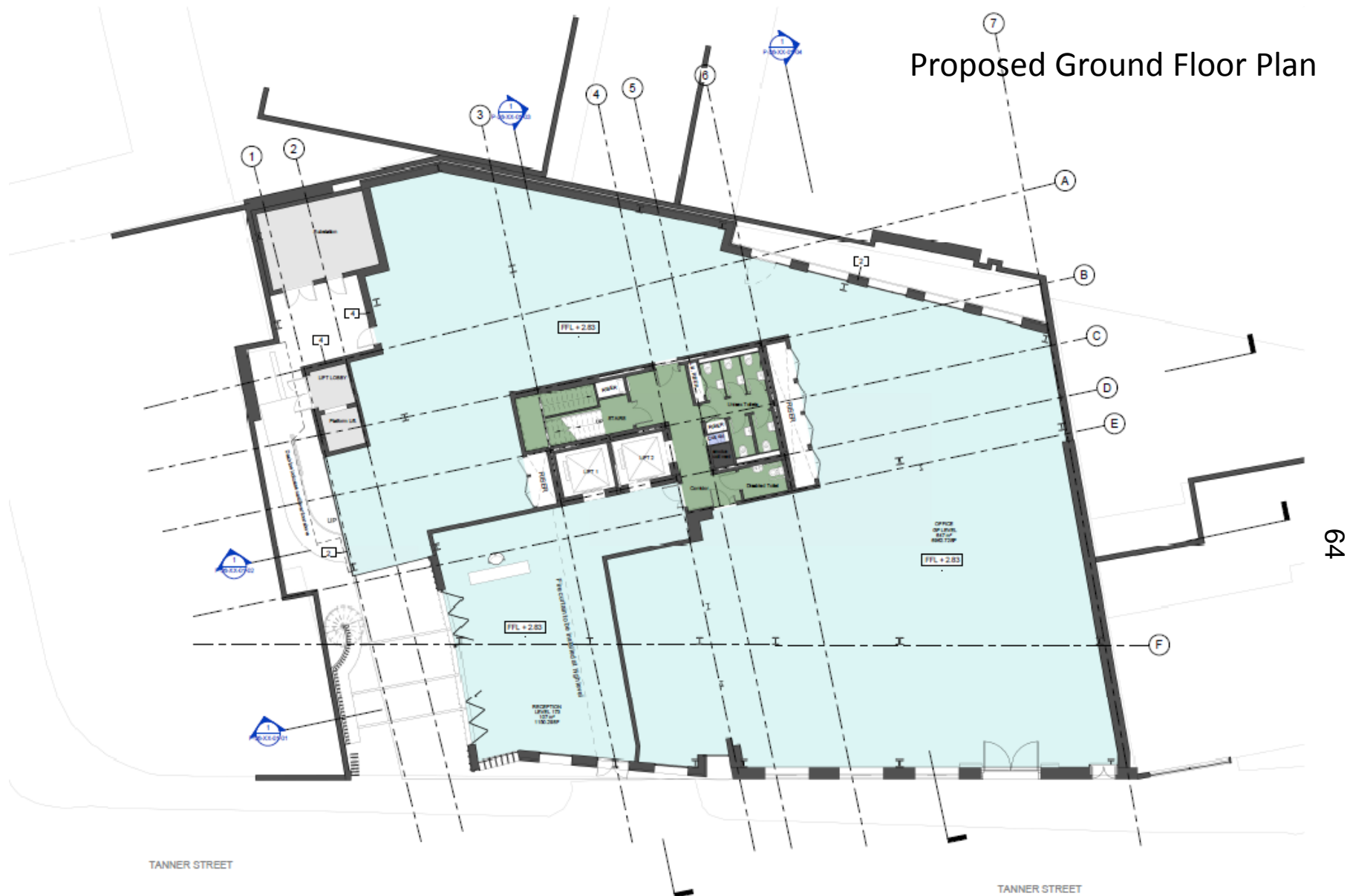


# North West Elevation

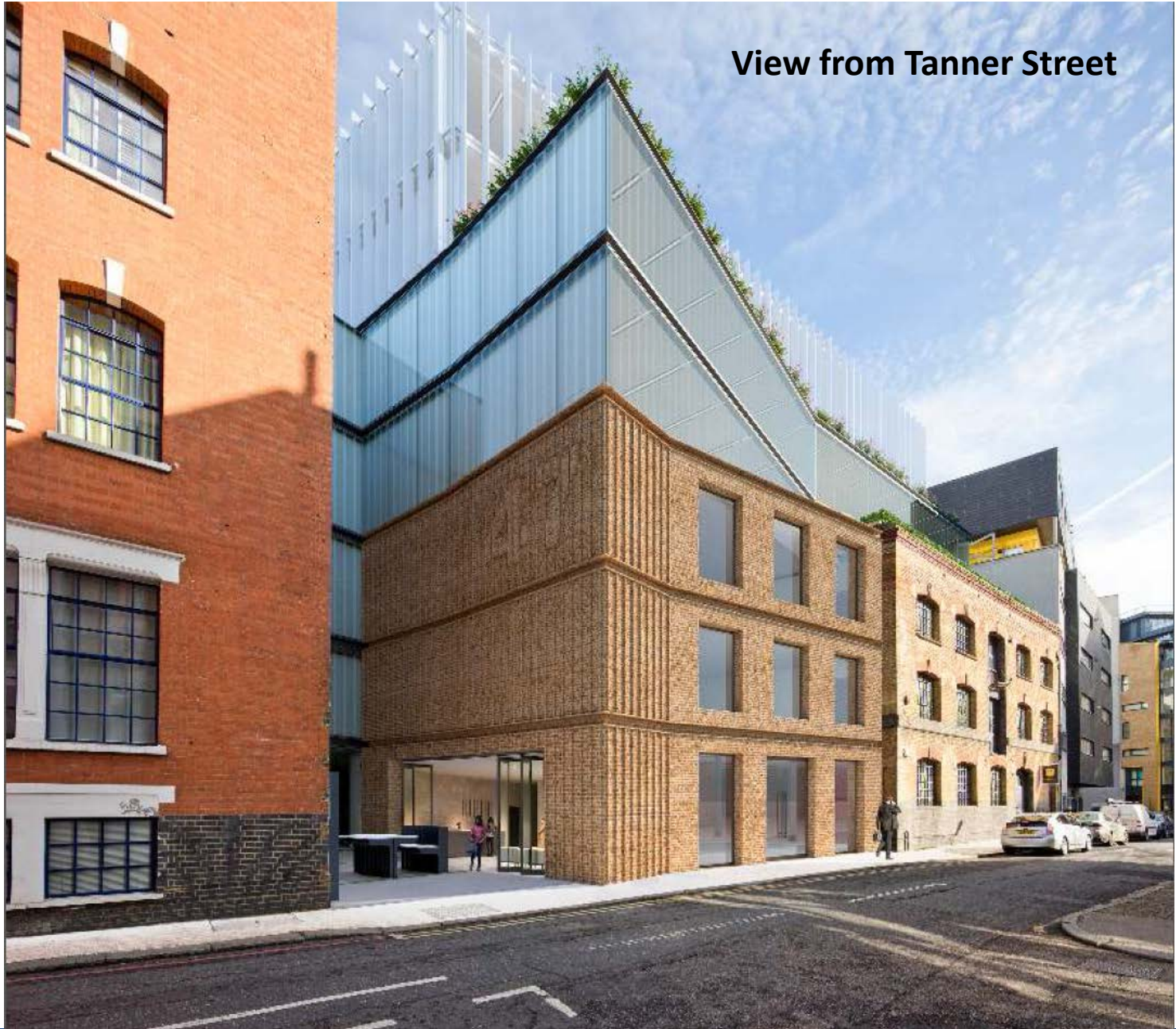




# Proposed Ground Floor Plan



View from Tanner Street

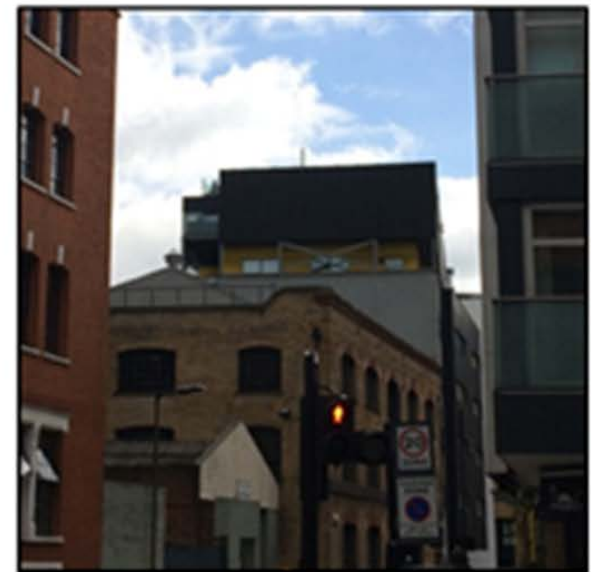
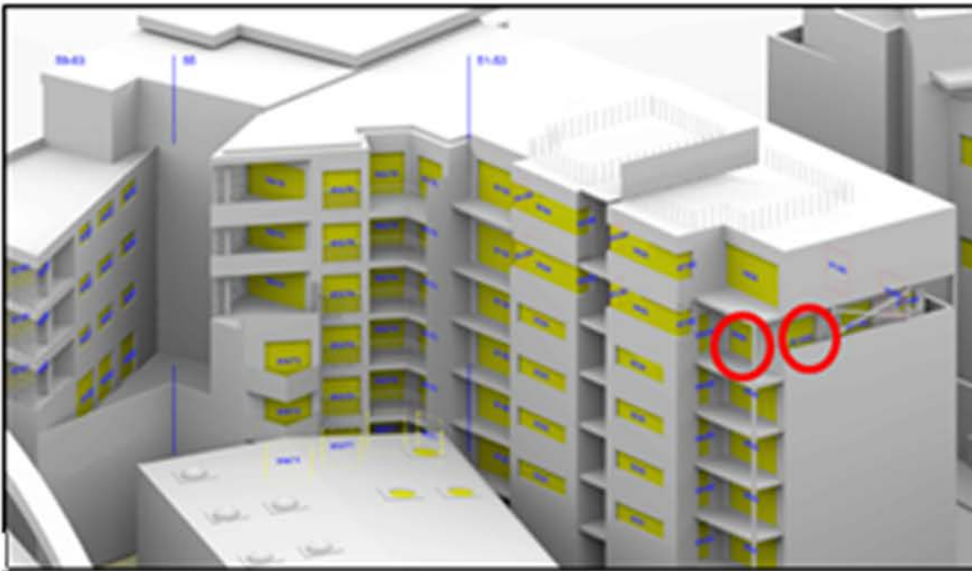
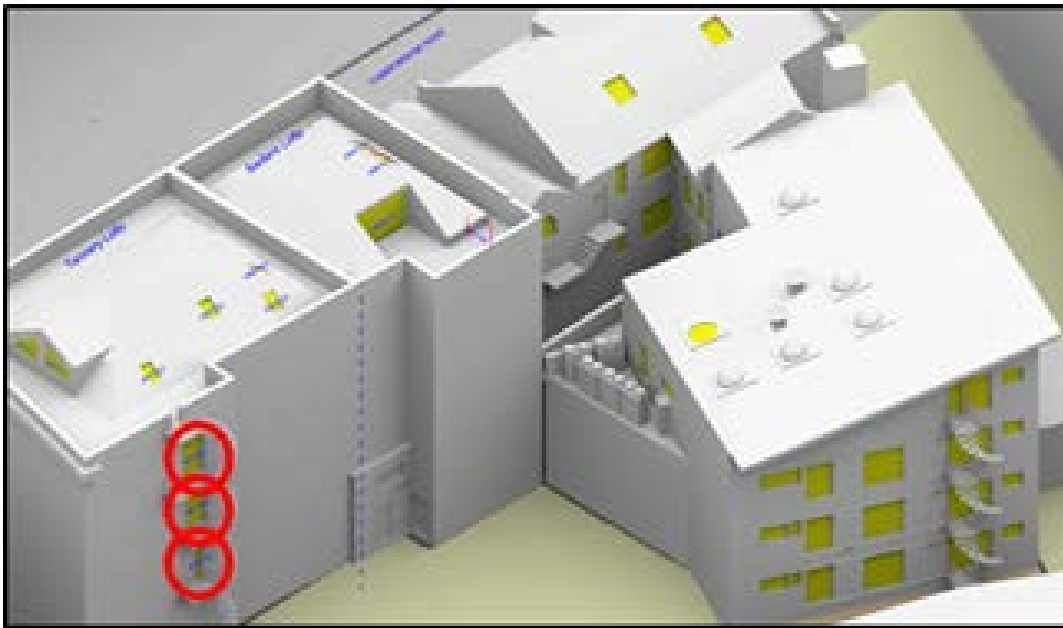




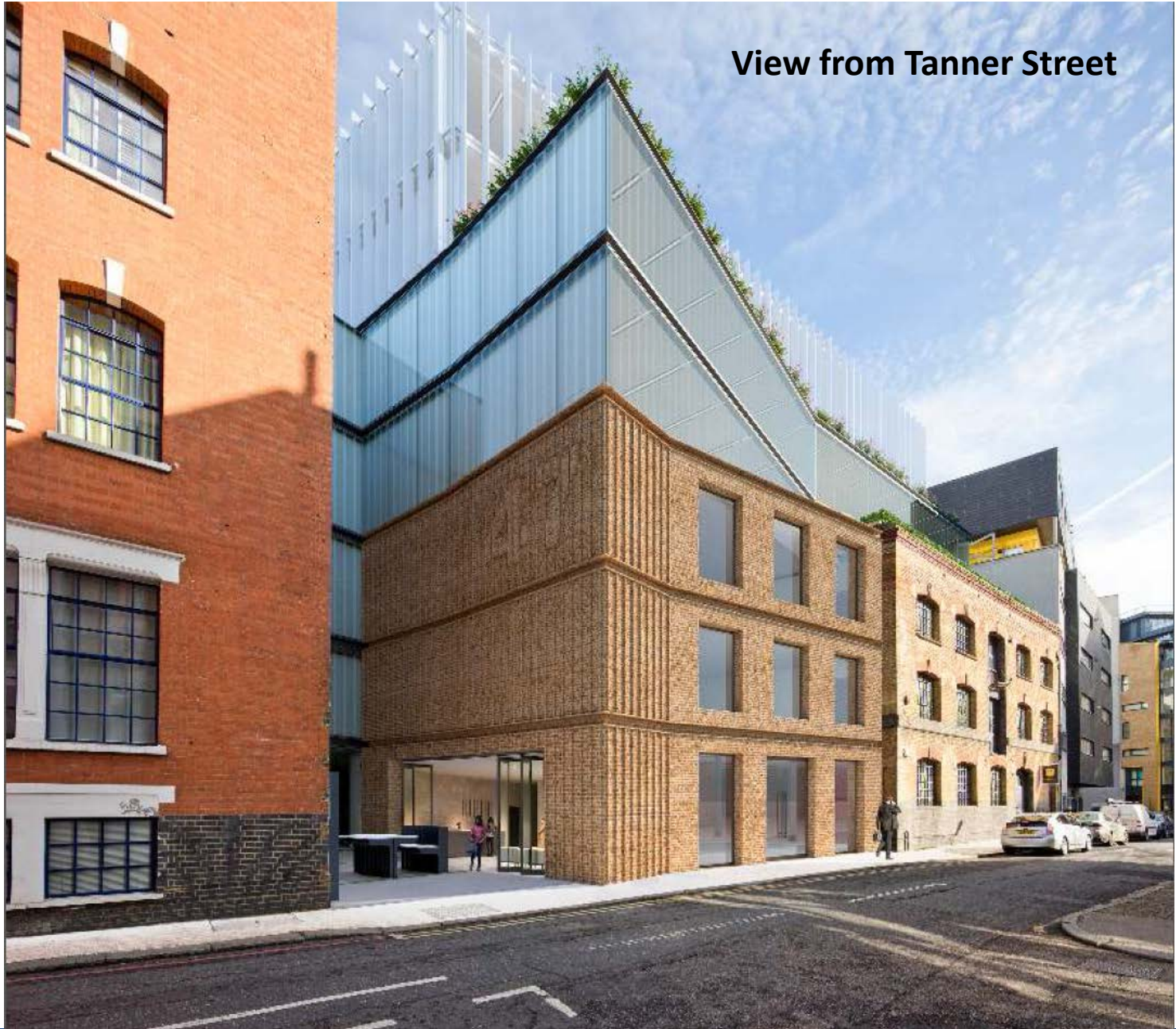








View from Tanner Street



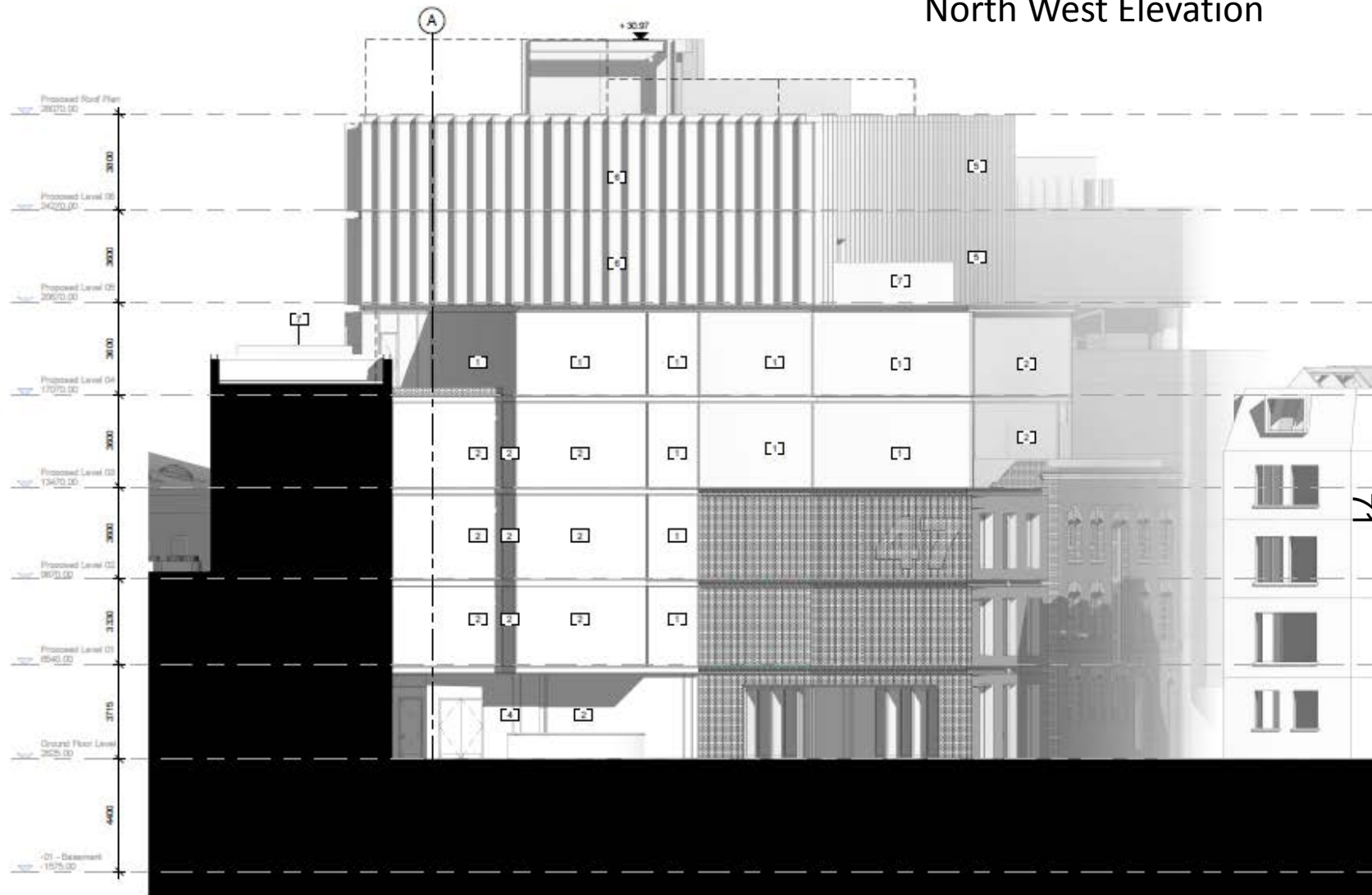


# Tanner Street Elevation



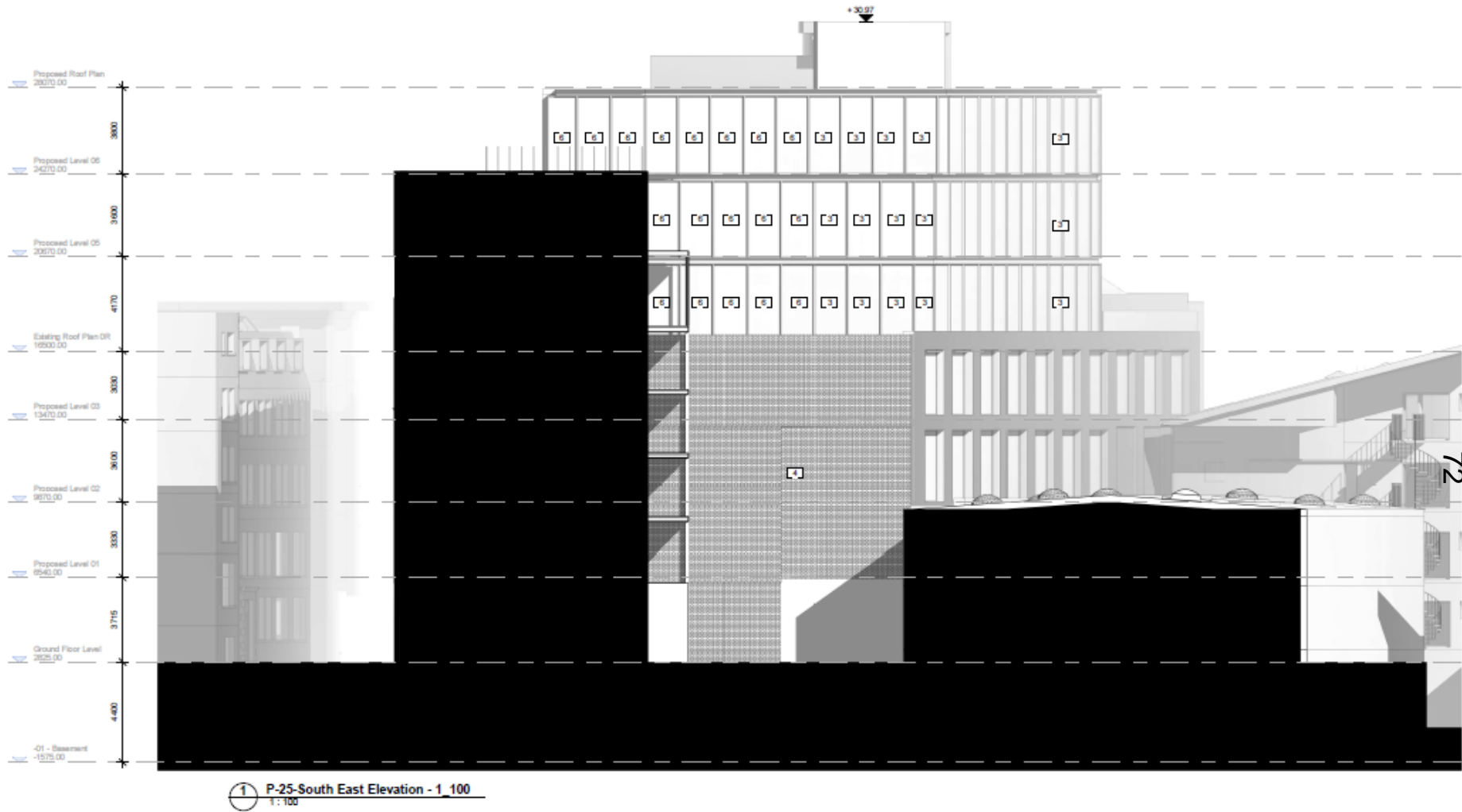
1 P-25-Tanner Street Elevation - 1 100  
1 : 100

# North West Elevation

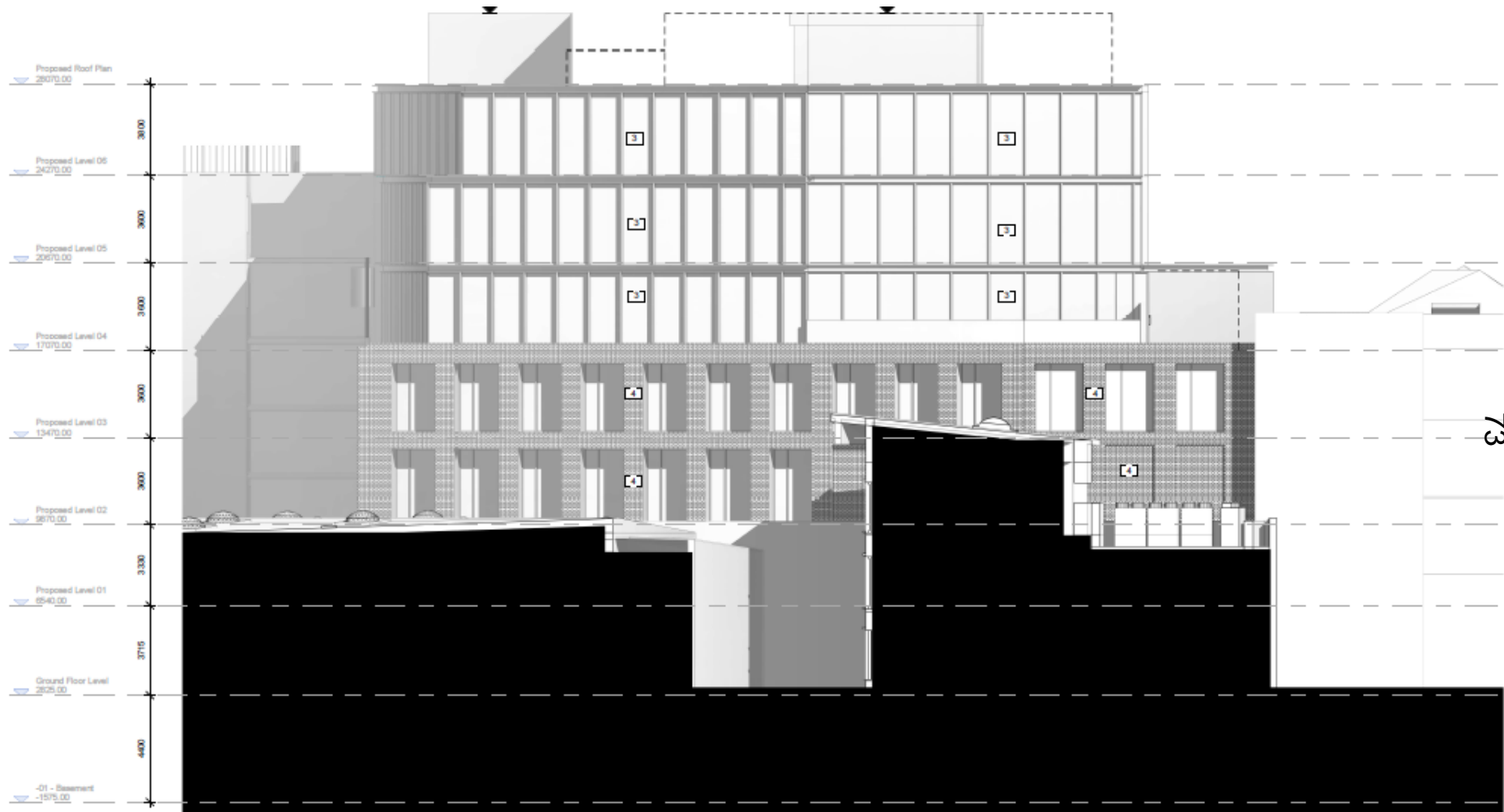




# South East Elevation

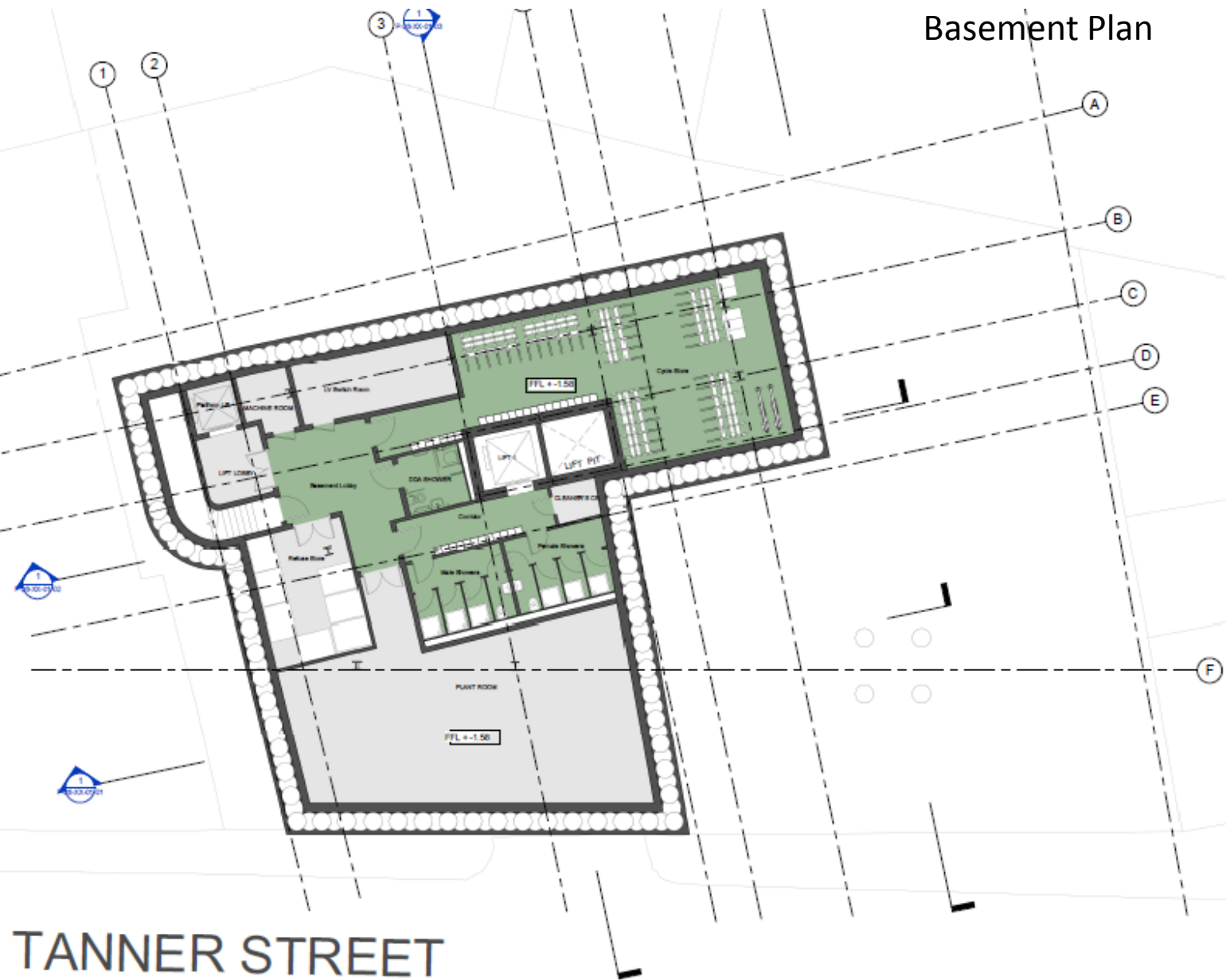


# North East Elevation

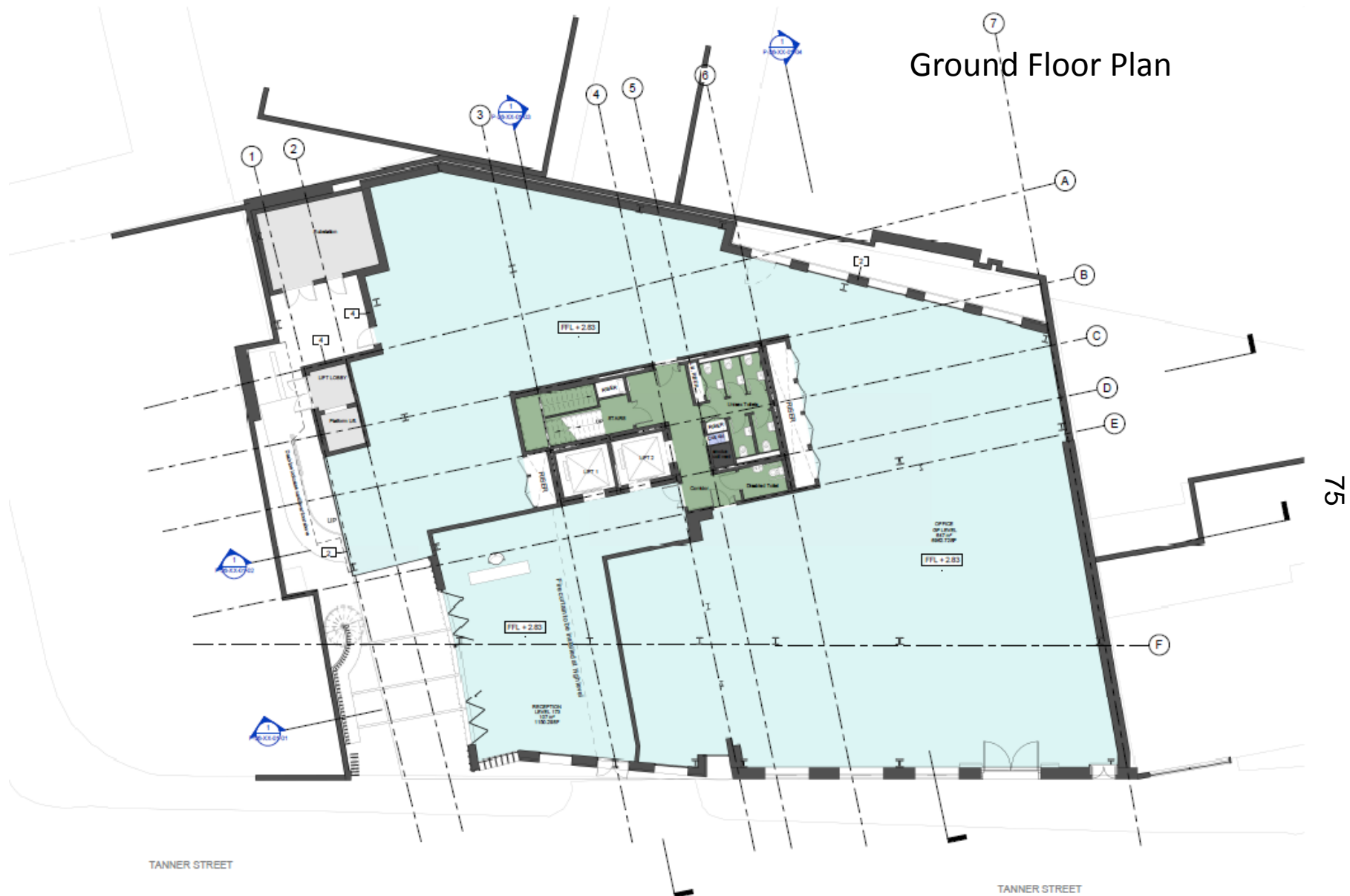




## Basement Plan

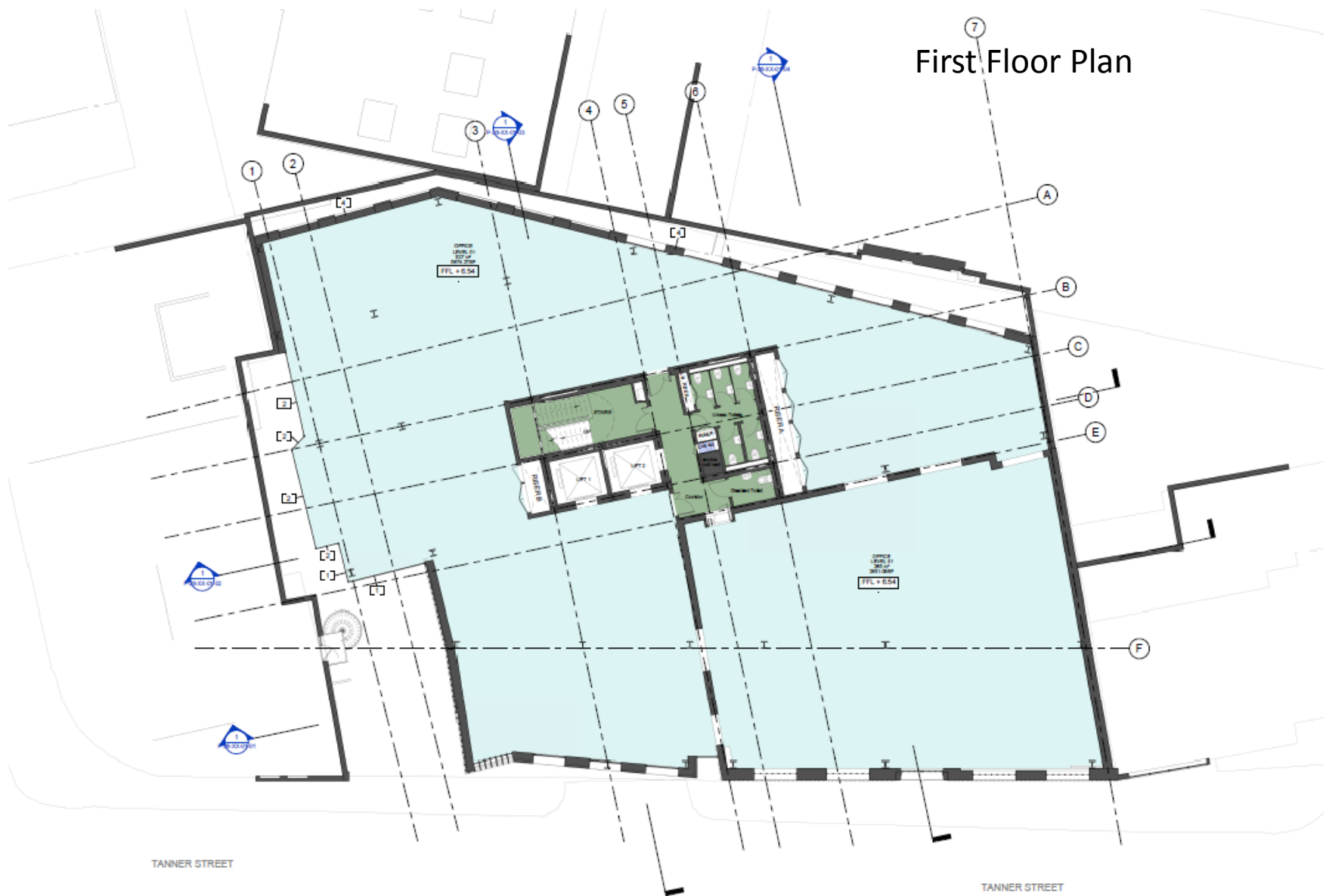


# Ground Floor Plan



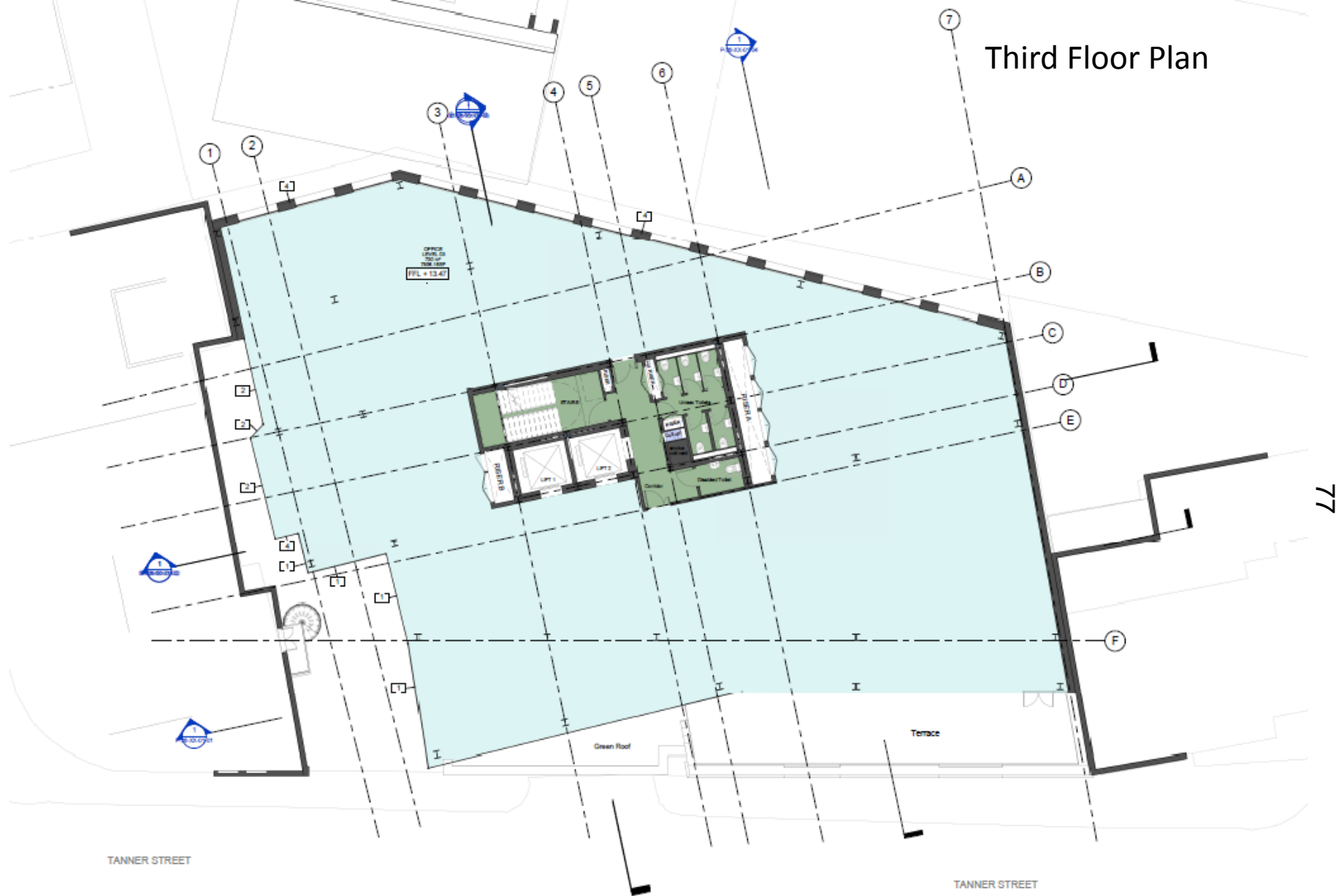


# First Floor Plan



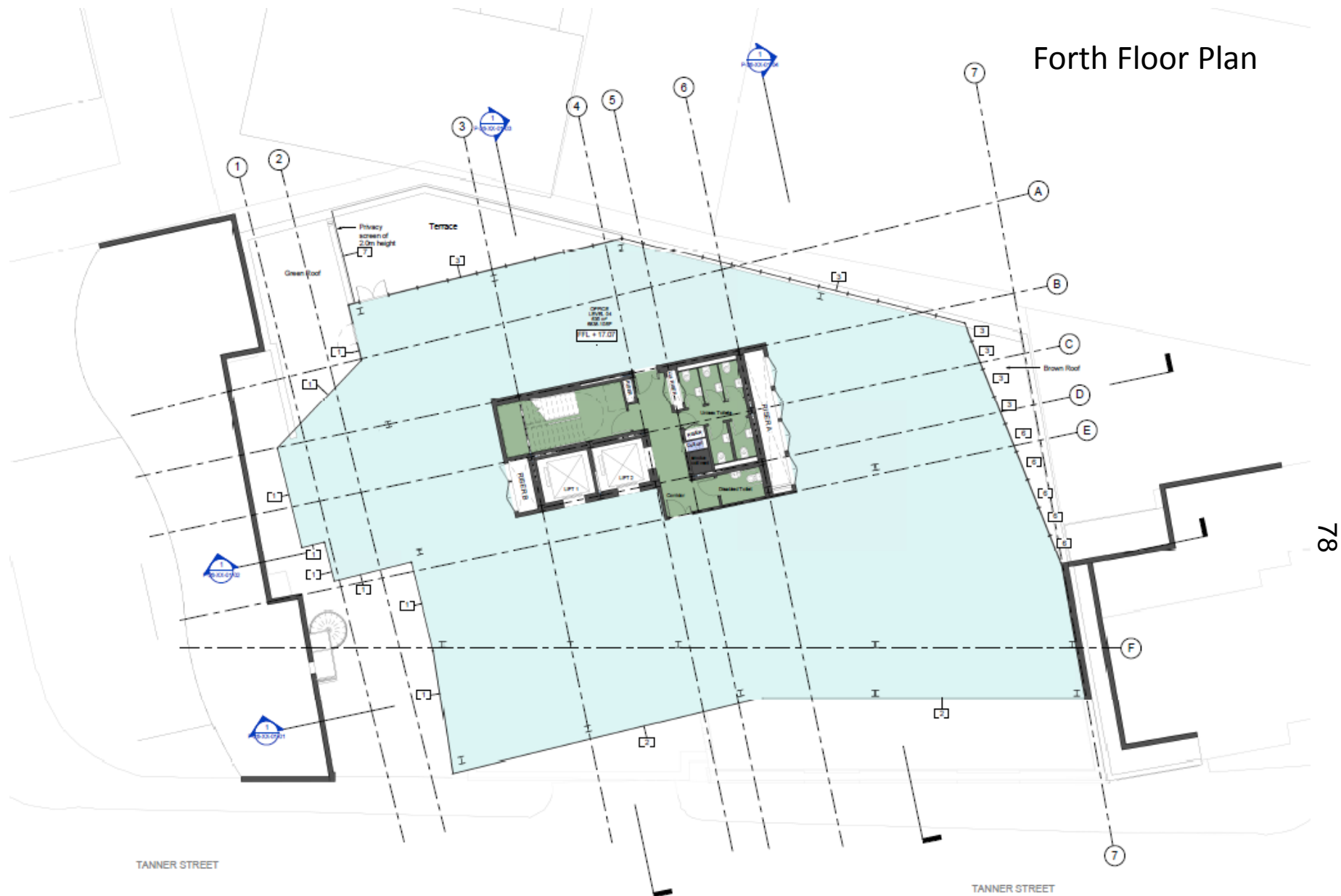
76

# Third Floor Plan

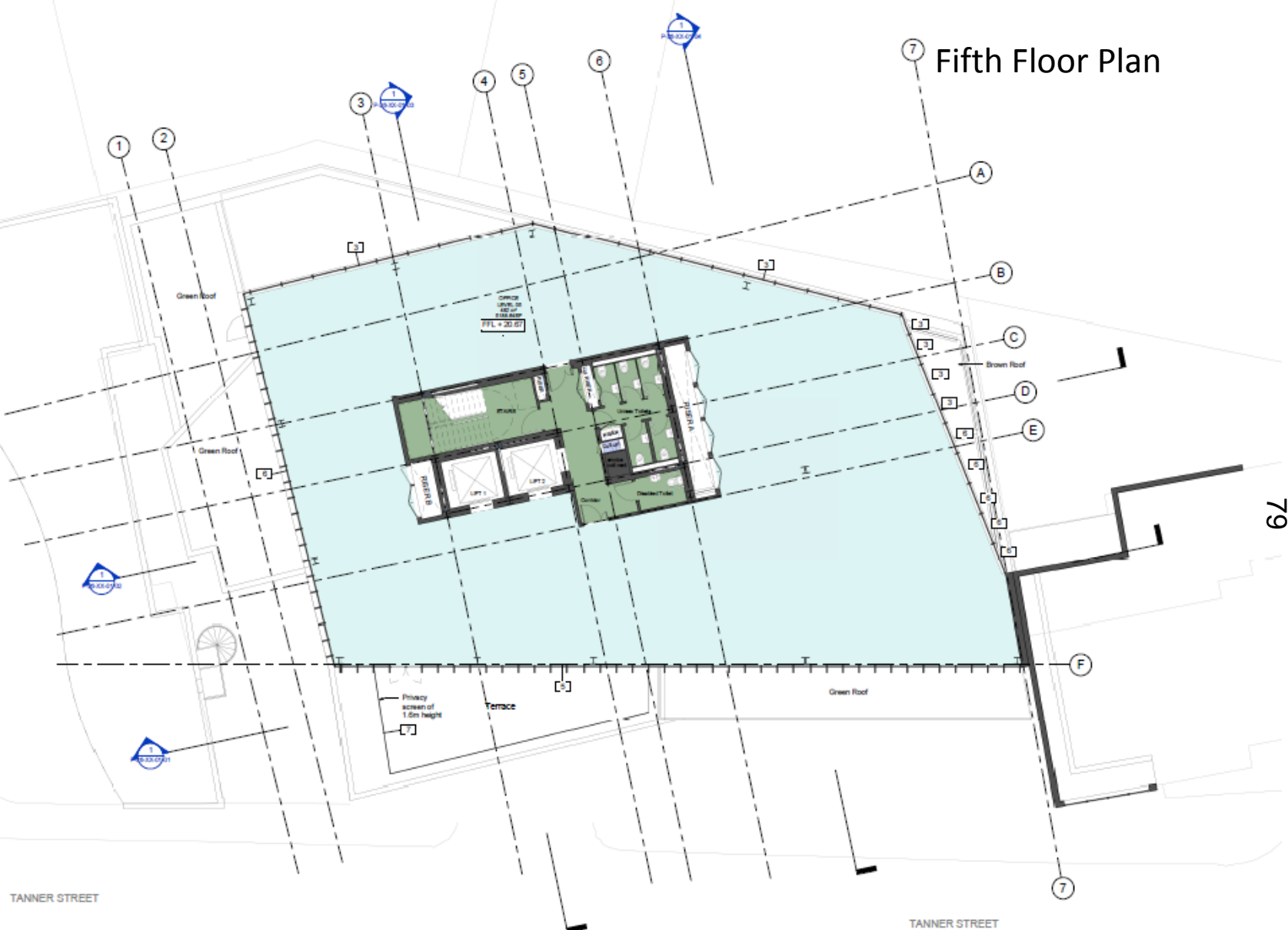




## Forth Floor Plan



# Fifth Floor Plan



## Sixth Floor Plan

TANNER STREET

08





<b>Item No:</b> 6.1; 6.2 and 6.3	<b>Classification:</b> Open	<b>Date:</b> 29 October 2018	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum report 2</b> Late observations, consultation responses, and further information	
<b>Ward(s) or groups affected:</b>		St George's, Borough & Bankside and Old Kent Road	
<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

**Item 8.1 – Application 18/AP/0897 for: Full Planning Application – Ruby Triangle Site, Land Bounded by Old Kent Road, Ruby Street and Sandgate Street, London SE15 1LG**

### Additional Consultation Responses

3. Five further objections have been received since the publication of the Committee Report. This brings the total number of consultation responses to 48, with 13 in favour, 32 against, 1 petition against and two comments that are neither in favour nor against the development. One is an update to a previous objection received on behalf of members of the Vital OKR business association.
4. The first additional objection is from a member of the public and reads as follows:  
  
“I also do not support the 48 and 40 storey buildings which is too high for this residential area. The buildings would be blocking direct sunlight over neighbouring buildings and at 170m + height (this would be 3rd tallest residential building in London) it would look out of scale in the local area.  
  
No objection for 17 storey building and commercial space mentioned in the proposal.”
5. Officer Response: As addressed in the Committee Report, the tall buildings proposed do represent a substantial shift in the scale of the area. However, they have been assessed against planning policy, including the London Plan (2016) requirements for tall buildings, and the architectural design proposed is of an exemplary standard. Furthermore, a full assessment of the impact of these tall buildings on the character of the area and the London skyline, including assessment of the impact on the settings of sensitive heritage assets, has been undertaken through the submitted Townscape and Visual Impact Analysis. Of the views tested, seven were found to have a potentially harmful impact, but on balance Officers’ recommendation is that this harm would be less than substantial and would be outweighed by the wider regeneration benefits of the proposals. As such, this complies with the requirements of the NPPF 2018.

6. In relation to the impact on daylight and sunlight to neighbouring residential properties, the submitted analysis demonstrates that most properties would not experience a harmful degree of change, beyond that defined as acceptable by the Building Research Establishment (BRE). There would be a small number of properties that would experience change in excess of the BRE guidelines, but the resultant level of daylight and sunlight is considered to remain adequate for a dense urban location. The analysis of potential overshadowing of neighbouring gardens demonstrates that all would remain compliant with BRE guidelines. This is discussed in further detail below.

7. The second objection, also from a member of the public, can be summarised as follows:

The scheme constitutes gross over-development of the site and it will set a precedent for future planning applications for the Old Kent Road Opportunity Area. The density would be nearly four times the upper limit of 200-700 habitable rooms per hectare. As such, the scheme is not 'high density', but 'super-density'.

8. Policy D6 of the draft London Plan (2018) requires special scrutiny of proposals that exceed the guidelines. There are no justifications in this proposal on this site for this excessive over-development beyond the desire to maximise the quantity of residential units.
9. Very high buildings and super-high densities pose particular problems for residents and tenants including management, the pressures on open space, health implications for residents, social isolation and so on.
10. Officer Response: The high density of the proposals is acknowledged in paragraph 282 of the Officer's Report. This sets out that whilst the proposals do exceed the density expected in the Urban Zone as defined under Strategic Policy 5 of the Core Strategy, this policy also states that within Opportunity Areas and Opportunity Area cores the maximum densities may be exceeded where developments are of an exemplary standard of design. It is also noted that there is a pressing need to optimise the use of land in London, particularly within Opportunity Areas, and this is supported by London Plan (2016) Policy 3.4, Optimising Housing Potential.
11. The third late objection is from the Southwark Green Party. Their objection raises the following specific objections:

1. Excessive density of housing and inadequate detail on natural light within each housing unit: The density proposed would be four times the density permitted under the maximum of 700 habitable rooms per hectare. There is no information on whether any of the proposed dwellings comply with the BRE's minimum daylight requirements. 50% of the new homes would be single aspect. 10% of windows would be north facing (where there is least light).
2. Loss of daylight to residents of Canal Grove Cottages: The daylight residents of properties in Canal Grove would be adversely affected as a result of the development. There are legal provisions to protect the 'right to light' of existing property owners but this does not seem to have been considered in the planning application documents.
3. Air pollution: Tall buildings next to a transport corridor (Old Kent Road) with high levels of air pollution will increase the effect of trapping pollutants and contribute to worsening air quality. The new residents of the proposed buildings will be moving into a pollution hot spot; existing residents will see their quality of life negatively impacted.
4. Inadequate provision of green space: The green space proposed is inadequate in size given the number of new residents in the new developments. 50% of the proposed 'pocket park' in front of the building is not owned by the developer and



therefore there is no way of ensuring that the land would be used for the park proposed. A large part of the green space provision is on raised areas. These would be inappropriate as play areas for children because of access issues, safety concerns and discomfort caused by wind intensity. Southwark Council's Residential Design Standards SPD (2015) state that units designed as family units should be provided at the ground level.

12. Many of the proposals in the Design and Access Statement involve the use of sites which are not owned by the developer and no evidence is provided of how the developer would secure the green space provision on those sites:

- Half of the 'pocket park' in front of the buildings is not owned by the developer
- The gas works structures which are to be incorporated into a park, are not adjacent to the site and not owned by the developer.

5. Loss of industrial land: The site is designated by the Mayor of London as a Strategic Industrial location (SIL) and the loss of industrial workspace is contrary to the local plan.

13. Officer Response: The high density of the proposals is acknowledged in paragraph 282 of the Officer's Report. Whilst the proposals do exceed the density expected in the Urban Zone as defined under Strategic Policy 5 of the Core Strategy, this policy also states that within Opportunity Areas and Opportunity Area cores the maximum densities may be exceeded where developments are of an exemplary standard of design. It is also noted that there is a pressing need to optimise the use of land in London, particularly within Opportunity Areas, and this is supported by London Plan (2016) Policy 3.4, Optimising Housing Potential. Paragraphs 309 to 310 set out the results of daylight / sunlight assessment levels within the proposed accommodation. This demonstrates that 94% of the proposed rooms would meet the Average Daylight Factor standards recommended in the Building Research Establishment (BRE) guidelines. Where rooms are non compliant, this is usually a result of having a recessed balcony, or there being a balcony on the floor above.
14. The loss of daylight to the Canal Grove residents is addressed in detail in the Officer's report. It is acknowledged that there would be a detrimental impact to some of the rooms and windows tested, and this is discussed in further detail below. Members are advised that the 'Right to Light' is a common law matter and not a material planning consideration.
15. In relation to air quality, the likely impacts of the proposals are set out in paragraphs 386 -391 of the Officers Report. The submitted Environmental Statement and Air Quality Assessment conclude that the impacts of both construction and operation of the proposed development would not be significant, and mitigation measures would be secured through the Construction Environment Management Plan (a Section 106 requirement). An Air Quality Neutral Assessment shows that the proposed development would be compliant with building and transport emission benchmarks for NOx and PM10. The Council's Environmental Protection Team have assessed the proposals and raised no concerns relating to air quality.
16. The provision of green space has been carefully assessed by Officers and is considered appropriate. The area of the park outside the applicant's control has not been included in any calculations relating to open space. This would be delivered through the redevelopment of the neighbouring site which would be expected to comply with the draft Old Kent Road Area Action Plan.
17. It is common for communal amenity space and play areas for residents to be provided on upper levels of the buildings, which makes access for residents on upper levels easier. Detailed design of these spaces would address concerns about safety, wind levels etc., and this would be controlled by a planning condition. Initial wind assessments demonstrate that safe and comfortable conditions could be achieved.

The gas works structures are very close to the site all be it not immediately adjacent. The applicant has secured these structures and has arranged for their safe storage off site.

18. The loss of industrial land is also discussed at length in the Officer's report. Whilst it is acknowledged that there would be a net loss of 2,988.95 sqm of B class floor space, it is considered that the wider regeneration benefits of the scheme would outweigh the harm caused by this loss.
19. The fourth further objection received is from the Southwark Law Centre. This can be summarised as follows:
  1. The scheme is contrary to adopted and emerging policy;
  2. The Officer's recommendation is undermined by flawed evidence;
  3. Prematurity;
  4. Overshadowing and loss of amenity to Canal Grove properties;
  5. Church and Equalities Issues; and
  6. Design Review Panel.
20. Officer Response:
  - 1. The scheme is contrary to adopted and emerging policy.
  - 2. The Officer's recommendation is undermined by a flawed evidence base.
21. The adopted and emerging policy position is set out in the main report. In response to the individual bullet points raised:
22. The Officers Report does not specifically mention draft London Plan Policy SD1, but that policy cross references draft London plan Policies E6 and E7 which are considered at paragraphs 240 to 243 of the main report.
23. Southwark Law Centre raise the issue of loss of yard space in the development and state that as yard space is not included in calculations for as existing and proposed floorspace the Officer's Report is flawed. The draft new London Plan states at paragraph 6.4.5 that there *"should be no overall net loss of industrial floorspace capacity across London in designated SIL....Floorspace capacity is defined here as either the existing industrial and warehousing floorspace on site or the potential industrial and warehousing floorspace that could be accommodated on a site at 65% plot ratio."*
24. Since initially consulting on the plan GLA have introduced an additional paragraph to the plan in respect of servicing needs. This states that *"Development proposals should ensure that sufficient yard space is provided having regard to the operational requirements of the proposed use"*. Paragraph 398 of the main report identifies that access arrangements for this development are considered to be acceptable.
25. The change in industrial floorspace is set accurately set out in paragraphs 17-18, table 5 and paragraphs 232-243 of the Officer's Report.
26. The job calculations are based on standard methodologies.
27. The Local Plan and the Draft London Plan require the management of Strategic Industrial Land to be strategically coordinated. The AAP and ongoing discussions with the GLA and neighbouring boroughs are part of this process.
28. There is a draft policy in the New London Plan that has been amended since the initial consultation was completed. Policy E7 E (3) now requires that intensified industrial uses are completed before the residential component is occupied, rather than requiring them to be completed and operational. A condition has been added

that requires the units to be fitted out before the residential component in the relevant phase is occupied.

29. The scheme is not contrary to London Plan Policy 5.17. London Borough of Southwark will be providing a compensatory provision on land that it is purchasing that would meet the maximum throughput that the current site provides. This compensatory provision will be secured in the final version of the Old Kent Road Area Action Plan.
30. The scheme is not contrary to policy H6 of the draft London Plan. Policy H6 requires schemes that don't achieve a 50% level of affordable housing on Strategic Industrial Land to be subject of a viability assessment. This scheme has been the subject of a viability assessment that shows it is providing the maximum amount of affordable housing. (Paragraph 73 main report)

- **Prematurity**

31. The most up to date development plan pertinent to the Old Kent Road area is the 2016 London Plan. This identifies the Old Kent Road Opportunity Area as having significant potential for housing lead growth (paragraph 191 of the main report). The AAP has been developed in response to this adopted plan and has sought to address the emerging policy position of the draft New London Plan including the increased housing target for the opportunity area. This scheme is not considered to undermine either the strategic or local plan making process, and reflects the adopted statutory development plan position of the 2016 London plan and the direction of travel of the 2016 and 2017 draft AAPs and the 2018 draft New London Plan. It is not therefore considered to be premature.

#### **4. Overshadowing and loss of amenity for Canal Grove residents**

32. The BRE guidelines are guidelines that require the application of judgement in relation to context. The report identifies that whilst the majority of properties in the area would not experience a harmful change some would, and those most affected would be the Canal Grove Cottages. Paragraphs 331 to 369 of the main report set out the impacts, officers are of the view that whilst there is some harm caused the overall benefits of the scheme outweigh that harm.

#### **6. Churches and Equalities Issues**

33. These issues are thoroughly considered at paragraphs 204 to 220 of the main report.

#### **7. Exclusion of the Design Review Panel from planning process**

34. The Design Review Panel's role in planning process is advisory. They reviewed the scheme in January 2018 and provided detailed comments in February 2018. Since that review significant changes have been made to the scheme in response to those comments as set out in paragraphs 469 to 493 of the main report.
35. The fifth further objection had been submitted on behalf of the members of the Vital OKR business association. The objections raised can be summarised as follows:
36. The proposals are not in accordance with adopted plans and do not meet policy in terms of waste facilities, industrial accommodation, business floorspace and community uses. Proper regard has not been paid to the needs of existing occupiers of the buildings and yards on site.
37. The draft London Plan policy requires development on this site to provide a quantum of suitable industrial accommodation equal or greater than what is currently on site. The draft New Southwark Plan requires developments (in locations including opportunity areas) to 'retain or increase the amount of employment floor space on-site'. The proposals would result in a net loss of about 56% from the current total of



approx 12,182 sq m (within building and operational yards). [NOTE: This calculation does not accord with Officer's calculation as it takes into account existing yard space rather than GIA floorspace.] Even compared only with the within-building B class accommodation currently on site, 8,317 sq m, the loss is 36%.

38. In terms of the design of the B class floor space, the following issues are noted:
- There is inadequate goods vehicle loading provision;
  - There is no provision for commercial bins;
  - Only one goods lift is shown;
  - Doors do not appear wide enough for good delivery;
  - There is no operational yard space provision in the scheme.
  - There are no locations for air extracts and noise / emission generating equipment
  - There is no disabled parking for workers, nor business visitor / customer parking.
  - Many of the B class units have compromised plan and they are all relatively small;
  - Many units have compromising ceiling heights (some appear to be as low as 2.5m, others 3m).
  - Most units have window arrangements that would compromise much light industrial use.
  - There are mentions of imposing restrictions on the timing of goods vehicle access such as would compromise industrial use flexibility.
39. The Strategy for relocation / re-provision for businesses should be secured prior to determination not as part of the subsequent S106 Agreement rather than prior to determination.
40. The 'affordable' B1 space is pitched at the top end of the current range of market rents for industrial / workshop space.
41. Officer Response: The weight accorded to various planning policy documents and the degree to which the proposed scheme would be in accordance with them is set out in detail in the Officer's Report. Similarly a full assessment of the net loss of B class floor space has been set out in the Officer's Report, which acknowledges a net loss of 2,988.95 sqm (2,046.95 sqm in the designated Strategic Industrial Land). This does not include the existing yards, which have been included in the calculation above. As in the Officer's report, Members are advised that this needs to be weighed against the wider regeneration benefits of the scheme.
42. A condition is recommended below in relation to the fit out of all B1 space in any phase of the proposed development requiring full details and particulars to be submitted for approval by the Local Planning Authority. This would include bin storage. This should address the detailed design concerns raised above. There is also a condition that requires details of ventilation and extract systems. In terms of issues relating to the yard space and goods vehicle loading provision, Officers are of the view that the proposal to service these units from on street loading bays is sufficient.
43. In relation to the affordability of the affordable workspace, Southwark Studios, a local affordable workspace provider have confirmed that they have an agreement in principle with the applicant in relation to the heads of terms for the affordable work space. These agreed terms would substantially improve the offer as reported in the Officer's Report. These terms would be secured through the Section 106 Legal Agreement are as follows:
- Rent - £8 per square foot, based on Gross Internal Area (price valid for 6 months).
  - Rent review - Five yearly RPI linked.
  - Lease - 30 years.
  - Use -B1 artists studios.
  - Rent free period - 12 months.

- Alienation - Tenant permitted to grant licences of studio/workspace that do not create a relationship of Landlord and Tenant.
- Service charge - Levied in adherence to RICS with a maximum cap of 50 pence per square foot.
- Insurance - Southwark Studios to provide their own third party liability. Landlord to insure building and recharge on proportionate basis.
- Break Clause - Lessee entitled to operate a break clause after 5, 10 and 20 years.
- Legal costs - Each party to bear its own.
- Fit Out – To be paid for by the applicant, with specification agreed between both parties

### **Officer Visit to Canal Grove Cottages**

44. On the evening of 23<sup>rd</sup> October Officers visited the residents of a number of the properties in 1-9 Canal Grove to discuss concerns about the application. The primary concern for these residents is the loss of daylight and sunlight to their properties that would result from the proposals. The results of the submitted daylight and sunlight assessment in relation to these properties are set out in paragraphs 338, 339, 341, 356, 357, 359, 360, 361, 362 and 363 of the Officer's Report.
45. Other concerns raised by these residents included the impact of construction work on their properties, some of which have already experienced subsidence, probably caused by the large mature plane trees to the north of the properties; and congestion on Sandgate Street and the lack of controlled parking in the area.
46. Officer Response: In relation to overshadowing of the Canal Grove Cottages back gardens, over 50% of each garden area would retain in excess of 2 hours available sunlight on the 21st March, meeting the recommendations of the BRE guidelines. The back gardens would experience no change in access to afternoon sunlight with the proposed development in place.
47. In relation to sunlight and daylight, the detailed results of the submitted assessment are set out in the Case Officer's report. The table below summarises the *most significant* impacts on the Canal Grove properties in relation to daylight and/or sunlight losses.

	<b>VSC</b>	<b>NSL / DD</b>	<b>APSH</b>
4 Canal Grove	Negligible Impact	Negligible Impact	5 windows serving 4 rooms that are relevant for sunlight assessment. Of these, 3 of the 4 rooms are fully BRE compliant in terms of any alteration in the sunlight amenity. 1 ground floor room would experience alterations in sunlight amenity beyond BRE Guidelines.
5 Canal Grove	7 windows would experience reductions in VSC beyond the BRE recommended levels, which are likely to serve 5 rooms comprising kitchen, bedrooms and bathrooms. Bathrooms can be discounted and	All rooms on ground and first floor will meet the advisory levels recommended in the BRE Guidelines. The window serving the bedroom at second floor level would retain a VSC of 24% (0.64 times former VSC value), which is considered a good level of retained	7 windows serving 5 rooms that are relevant for sunlight assessment. Of these, 4 of the 5 rooms are fully BRE compliant in terms of any alteration in the sunlight amenity. 1 ground floor room would experience alterations in sunlight amenity beyond BRE Guidelines. The room retains an annual APSH of 11% and winter APSH of 2%.

	bedrooms have lower requirements for daylight.	daylight amenity in an urban location.	
6 Canal Grove	Negligible Impact	Negligible Impact	6 windows serving 4 rooms that are relevant for sunlight assessment. Of these, 3 of the 4 rooms are fully BRE compliant in terms of any alteration in the sunlight amenity. 1 ground floor room would experience alterations in sunlight amenity beyond BRE Guidelines. The room retains an annual APSH of 15% and winter APSH of 3%.
7 Canal Grove	6 windows would experience reductions in VSC beyond the BRE recommended levels, which are likely to serve 4 rooms comprising kitchen, bedrooms and bathrooms. Bathrooms can be discounted and bedrooms have lower requirements for daylight.	All 4 rear rooms tested in the property can still benefit from direct skylight at working plane height to over 50% (half) of the total room area, which is considered an adequate level of daylight amenity in an urban location.	6 windows serving 4 rooms that are relevant for sunlight assessment. Of these, 2 of the 4 rooms are fully BRE compliant in terms of any alteration in the sunlight amenity. 2 ground and first floor rooms would experience alterations in sunlight amenity marginally beyond BRE Guidelines. The rooms would retain an annual APSH of 21% and 24% and winter APSHs of 4 and 5%.
8 Canal Grove	6 windows would experience reductions in VSC beyond the BRE recommended levels, which are likely to serve 4 rooms comprising kitchen, bedrooms and bathrooms. Bathrooms can be discounted and bedrooms have lower requirements for daylight.	2 of the 4 rooms on ground and first floor would still benefit from direct skylight at working plane height to over 60% of the total room area, which is considered an adequate level of daylight amenity in an urban location 2 remaining rooms on ground and first floor would experience reductions to over half their present daylight values. One is a bedroom, which has lower requirements for daylight.	Negligible Impacts
10-13 Canal Grove	4 out of 12 windows would meet the recommended VSC levels of the BRE Guidelines. 8 windows would experience reductions in VSC beyond the BRE recommended levels, which are	5 out of the 8 rooms would meet the advisory levels recommended in the BRE Guidelines. The remaining 3 rooms would still benefit from direct skylight at working plane height to over 70% of the total room area, which is considered a good level of daylight	12 windows serving 10 rooms that are relevant for sunlight assessment. Of these, 7 of the 10 rooms are fully BRE compliant in terms of any alteration in the sunlight amenity. 3 first floor rooms would experience alterations in sunlight amenity marginally beyond BRE Guidelines. The rooms would retain an annual



	likely to serve 8 rooms comprising kitchen, bedrooms and bathrooms. Bathrooms can be discounted and bedrooms have lower requirements for daylight.	amenity in an urban location	APSH of 23% and 24%. All rooms would retain winter APSHs in excess of 5%.
14-17 Canal Grove	4 out of 12 windows would meet the recommended VSC levels of the BRE Guidelines. 8 windows would experience reductions in VSC beyond the BRE recommended levels, which are likely to serve 8 rooms comprising kitchen, bedrooms and bathrooms. Bathrooms can be discounted and bedrooms have lower requirements for daylight.	2 out of the 8 rooms will meet the advisory levels recommended in the BRE Guidelines. The remaining 6 rooms can still benefit from direct skylight at working plane height to over 60% of the total room area, which is considered a good level of daylight amenity in an urban location.	8 windows serving 8 rooms that are relevant for sunlight assessment. Of these, 4 of the 8 rooms are fully BRE compliant in terms of any alteration in the sunlight amenity. 4 first floor rooms would experience alterations in sunlight amenity marginally beyond BRE Guidelines. The rooms would retain an annual APSH of 22% to 24%. All rooms would retain winter APSHs in excess of 5%.

48. The draft Construction Management Plan submitted with the application addresses a number of these concerns, particularly in relation to noise during construction and demolition, working hours for construction and demolition, good housekeeping, construction traffic management, deliveries, wheel washing and road cleaning, security, emergency planning and response, control of dirt, dust and noise pollution, vibration control and community relations. A final version of the Construction Management Plan will be required by the Section 106 Legal Agreement. As stated in paragraph 384 of the Officer's Report, construction noise and vibration monitoring would be carried out in accordance with the Council, with the levels to be agreed by the Council in advance. A statement has been received from the applicant in relation to these concerns, confirming the following:
49. The applicant would conduct a structural survey, in conjunction with the owners, to establish the current structural integrity of the buildings, notably the extent of the subsidence. This will be conducted by a RICS registered building surveyor and will be done prior to the commencement of works on site.
50. During the construction phase, the applicant would monitor the structural integrity of the Canal Grove Cottages to ensure there is no adverse impact from the construction works.
51. To minimise potential noise, vibration and dust nuisance, site specific best practice measures would be implemented and adhered to by Contractors. The Principal Contractor will monitor and control levels of noise and vibration from the site. This is an absolute requirement in compliance with the requirements by the London Borough of Southwark.
52. A summary of best practice measures is provided below:
- Prior to the commencement of site works, a baseline monitoring of movement & vibration will take place;

- Careful selection of Works methods and plant to be used in order to minimise noise at source as far as reasonably practicable;
  - Switching off plant and vehicle engines when not in use;
  - Regular maintenance and servicing of vehicles, equipment and plant;
  - Appropriate handling and storage of materials;
  - Adhering to operational hours;
  - The use of hoarding around the perimeter of the Site and temporary acoustic barriers, where appropriate;
  - External cocooning to perimeter scaffold areas
  - Breaking out of concrete structures would be undertaken using low noise and vibration techniques where possible;
  - Damping down surfaces during dry weather;
  - Implementing measures to reduce dust emissions during transport [for example, sheeting the sides of vehicles carrying fine material];
  - Using dust screens and covers and the appropriate location of dusty materials storage;
  - In order to reduce dust to a minimum during the demolition works water will be sprayed on the buildings and resulting rubble etc. throughout the demolition, loading and crushing works.
  - This will be done using both hand held water hoses and “dust boss” fine mist spray machines.
53. During each phase of construction, there will be a person of contact made clear on the hoarding should there be any emergencies. There will be regular newsletters and a web site to keep people informed on forthcoming site activities. There will also be regular site forums where people can discuss matters of interest and concern with the developers and contractors.
54. In relation to car parking, as stated in paragraph 145 of the Officer's Report LBS are looking into the creation of a CPZ in this area and there will be a clause in the Section 106 Legal Agreement to prevent residents and occupiers of the new development from obtaining residents parking permits.
55. In relation to traffic and congestion, many of the current issues will be resolved when the Council's depot is consolidated onto the IWMF site. Furthermore, as set out in paragraph 405 of the Officer's Report, a Delivery and Service Plan bond is proposed in order to ensure that on-street servicing and deliveries do not negatively impact on the highway network.

### **Amendments and Corrections**

56. The following corrections are noted to the Officer's Report:
57. Paragraph 1 should read “The Applicant entering into an appropriate legal agreement by no later than 29<sup>th</sup> April 2019”.
58. Block C has been designed to ensure that the residents of the social and intermediate housing in Building C2 have full access to communal amenity space. This was reflected in Table 19 in the Case Officer's report, but not updated in table 20. As such, Table 20 should read as follows:

	<b>Balcony shortfall (sqm)</b>	<b>Balcony shortfall, taking account of extra internal living space (sqm)</b>	<b>Communal terrace proposed (sqm)</b>	<b>Private and Communal amenity shortfall (sqm)</b>
Building A (125	300 shortfall (Maximum	166 shortfall	995	None (+829 over

apartments)	total required 1,250)			requirements)
Building B1 (84 apartments)	179 shortfall (Maximum total required 840)	118 shortfall	919	None (+801 over requirements)
Building B2 (377 apartments)	2,401 shortfall (Maximum total required 3,770)	741 shortfall	1,043	None (+302 over requirements)
Building C1 (324 apartments)	2,227 shortfall (Maximum total required 3,240)	664 shortfall	0	664 shortfall
Building C2 (242 apartments)	543 shortfall (Maximum total required 2,420)	344 shortfall	370	None (+26 over requirements)
<b>Total</b>	5,650 shortfall (Maximum total required 11,520)	2,033 shortfall overall	3,327	<b>664 (Building C1)</b>

59. As a result of this revision, the shortfall of communal amenity space is 664 sqm, which is slightly higher than that stated in paragraph 317 of the Officer's Report (638 sqm). Although overall, there is an over provision of communal terrace space, the shortfall in Building C1 requires a financial contribution in lieu. As Blocks A and B provide in excess of the 50sqm communal amenity space required by Southwark's Residential Design Standards SPD, this does not need to be added to the overall shortfall in communal amenity space. Block C however, falls 24 sqm short of this requirement. When added to the 664 sqm shortfall in building C1, this comes to a total communal amenity space shortfall of 688 sqm. As set out in paragraph 315 of the Committee Report, any shortfall in communal amenity space is charged at a rate of £205 per sqm. The overall communal amenity space contribution that would be secured through the Section 106 Agreement is therefore £141,040 not £161,540 as stated in paragraph 317 of the Officer's Report. This amendment also applies to paragraph 555 of the Officer's Report, which sets out the Section 106 financial contributions that would be secured.

### **Design Evolution and Southwark Design Review Panel**

60. The Chair of Planning Committee has asked Officers to provide further detail in relation to the design evolution of the proposals.

#### **Design Evolution through Pre Application Discussions**

61. The applicant agreed a Planning Performance Agreement with LBS Officers prior to submission of the application. The following formal meetings were held between October 2017 and March 2018 to inform the evolution of the design proposed. Informal meetings, conversations and email exchanges also took place during this time and the scheme was reviewed by the Southwark Design Review Panel (further details below).
62. **Pre Application meeting 1:** Initial proposal reviewed. LBS ask the developer to add a sports hall to the proposals and to retain the best of the existing buildings fronting onto OKR. LBS also request careful consideration of the massing of the scheme, particularly in relation to the northern boundary of the site and the Grade II listed Canal Grove cottages. LBS also raise significant concerns about indicative elevational proposals and architectural style which will need complete redesign.



63. **Pre Application Meeting 2:** Sports hall added and massing adjusted to pull the buildings away from the northern boundary. Existing buildings on OKR frontage retained. LBS request daylight and sunlight assessment requested to inform design development. LBS raise concerns about active frontages, particularly around Sandgate Street and Ruby Street. LBS raise concerns about quality and accessibility of cycle parking. LBS continue to raise significant concerns about emerging elevational proposals and architectural style and request redesign.
64. **Pre Application Meeting 3:** Ongoing discussions about massing, particularly in relation to listed cottages, active frontages and detailed design. Although active frontages have increased, Officers requested further improvements. LBS continue to raise concerns about emerging elevational proposals.
65. **Pre Application Meeting 4:** 8 storey block on top of the Sports Hall podium in south western part of Block B omitted in response to concerns about listed cottages. Basement enlarged to allow more active frontages at ground level. Cycle hub and mezzanine floor introduced to allow for more innovative cycle parking solutions. Significant changes to elevational proposals have been made, that are encouraging, but Officers request further work. Officers also request more work space, particularly at first floor level.
66. The Southwark DRP reviewed the scheme after meeting 4.
67. **Pre Application Meeting 5:** The architects present their response to DRP concerns, all of which would be further developed throughout the rest of the process. The basement was further enlarged to improve active frontages at ground floor. More work space was proposed at first floor level. The elevational proposals and public realm were improved considerably. All would be subject to ongoing design development both pre and post submission.
68. **Pre Application Meeting 6:** Focus on detailed and elevational design. Ongoing, informal review of elevational proposals was also undertaken outside the main pre application meetings and, following the guidance of officers, the architects undertook a huge amount of work to produce a very high quality, well resolved elevational strategy. The ground floor elevational strategy was also given a great deal of thought and attention, to ensure it will contribute to aspirations for a strong, well articulated high street. This included working at a variety of scales to examine the elevational treatment, from long views to detailed working models of sections of the facades.

### **Southwark Design Review Panel Comments and Responses**

69. The Applicant presented a relatively early version of their proposals to the Southwark Design Review Panel (DRP) during the pre application process, on 15 January 2018. The DRP report was received on 2 February 2018. The Panel raised a number of concerns relating to urban rationale, public realm, technical justification and quality of design. The comments the Panel made, and the changes proposed to the scheme in response are summarised below.
70. Whilst the Panel noted that the draft OKR AAP identifies areas of higher density around key nodes, they questioned whether this justifies buildings of the scale proposed, and whether the site was able to accommodate buildings of this scale. They noted that a key justification for buildings of scale is that they should deliver key public benefits and exemplary design. The panel questioned whether either of these is being met with the current design.
71. **Officer Response:** The scheme delivers significant regeneration benefits, including a substantial contribution to the borough's housing stock, including affordable housing, a significant uplift in the number of jobs on the site, the creation of high quality, flexible workspace, a new public sports hall and gym and a new park. The heights proposed are proportionate to these benefits to the area and the design is of

- exceptional quality. This is supported by the emerging Old Kent Road Area Action Plan, which contains a strategy for tall buildings, with which these proposals fully conform.
72. The Panel stressed the importance of the existing streets, spaces and places immediately around the site which will remain the main ways to access and appreciate this site both in the shorter and longer term.
  73. **Officer Response:** The ways in which the scheme addresses the surrounding streets and spaces was revised considerably during pre application discussions in order to achieve successful active frontages. This was also an ongoing area of discussion during the application process, particularly in relation to increasing the quantum of work space.
  74. The Panel felt that a proposal which includes two substantial towers should be accompanied by exceptional quality of design and urban design. In order to demonstrate this, the Panel requested a detailed and thorough urban rationale for the proposed urban form and heights.
  75. **Officer Response:** The material submitted in support of the application, including a number of detailed physical models, detailed drawings and full Townscape and Visual Impact Analysis demonstrates that the towers would be of exceptional design quality and that a thorough urban design rationale has been developed, as requested. This material was not available at the time of the DRP as the design was still evolving.
  76. The Panel highlighted the contribution of the public realm to any scheme that includes tall buildings. The Panel raised substantial issues over the quality of the quality and generosity of the public realm and asked the Applicant to develop this further and to demonstrate with plans and cross sections how these important public spaces will be used and experienced.
  77. **Officer Response:** The quantum of public realm offered (3,792sqm new park set within a total public realm offer of 4,301sqm) is generous. The submitted material includes plans and cross sections as requested. The landscape design has developed significantly since the DRP.
  78. When they considered the approach to the two existing retained buildings, the Panel felt they added charm and interest to the proposal. They should be considered, not only in the context of the elevation of Old Kent Road frontage, but also as an integral part of the public realm in and around the site.
  79. **Officer Response:** The retained buildings have been considered in exactly this context, as requested. As described below, during the course of the application they have been completely redesigned, and the results of this are very high quality, both in relation to the Old Kent Road frontage and the public realm proposed within the application site.
  80. In respect of the ground floor uses, the Panel questioned the fragmented nature of the design and the distribution of the commercial uses. They felt the arrangement and distribution of 'artist' studio space felt like an afterthought and could struggle for suitable occupants if it is not consolidated in one location, is bright and airy, and demonstrates that it responds to the needs of the end-users. They asked for a robust and convincing strategy for the marketing and use of this space as well as more information about its detailed design to better understand how it will relate to the street scape and the public realm;
  81. **Officer Response:** The design of the ground floor has been significantly revised since the DRP and is now much less fragmented. This has continued to evolve throughout the pre application and application processes. The quantity and clustering of workspace has also improved and more detail has been provided. A marketing strategy for all commercial uses will be required by the Section 106 Legal Agreement.

Southwark Studios has been engaged as the Affordable Workspace provider and will be party to further Section 106 negotiations to ensure specification is right.

82. The Panel did not accept the architect's assertion that the sports hall would animate the public space – the combination of the need for rebound screen and the requirements for safeguarding will lead to views in and out of the sports hall being obstructed
83. **Officer Response:** This concern has been carefully considered, but it is felt that with careful design and attention to detail, the sports hall *would* provide a very successful frontage onto the new park, and along with the cycle hub would give a sense of identity to this space based around activity and healthy living. Detailed drawings, including the internal layout of the sports hall and gym facility would be required by planning condition.
84. The Panel commented on the predominance of car parking and service spaces on the ground floor facing both the street and the open space which, together with the sports hall, could present large expanses of inactive frontage, affecting the quality of the public realm.
85. **Officer Response:** Since the DRP, the proposed basement has been enlarged to accommodate more of these 'back of house' functions and enable more active frontage to be created at street level. Whilst there is still ground floor car parking in Blocks B and C, this is a relatively small proportion of the frontage and the architectural design mitigates for any harmful impact this could have on the pedestrian experience.
86. The Panel asked the Applicant to ensure that studies into the sunlight/daylight and wind and micro-climate impact of the proposal both on existing and future occupiers as well as the public realm are prepared and presented to them.
87. **Officer Response:** Although it was not possible for these studies to be presented to the DRP, these detailed studies have all been completed and can be found in the submitted Environmental Statement
88. In terms of the detailed architectural design the Panel were not able to endorse the proposal. They raised significant concerns over the initial design for the block on the Old Kent Road. As a key building on the Old Kent Road the proposed design lacked distinction and composition to demonstrate how it has responded to its context. This is especially evident in the large blank flank at the prominent corner with Sandgate Street. They were not able to comment on the design of the linear blocks on Sandgate Street and Ruby Street because these were not presented in detail. The presentation included very little information about the detailed design of the towers, their materiality, plan-form or architectural composition.
89. **Officer Response:** The detailed design of the scheme has improved significantly since the DRP, in close consultation with Officers. The resultant quality of design is exceptionally high. The blank frontage on the corner with Sandgate Street no longer exists. The linear blocks have been broken up. The building fronting onto Old Kent Road is now the jewel in the crown of this proposal, with very careful attention to detail and sophisticated architectural expression. The level of detail submitted in relation to the towers is very thorough, with detailed drawings of varying scales, models and visualisations all employed to communicate the quality proposed. Planning conditions requiring further detailed drawings, material samples and full scale mock ups of parts of the facades will ensure this quality is delivered.
90. The Panel also raised significant concerns over the quality of the accommodation and in particular the predominance of single-aspect units and the unacceptably high level of single-aspect north facing units. They asked the architects to present the detailed flat layouts and to demonstrate how they will meet and exceed the minimum Residential Design Standards.



91. **Officer Response:** As set out below, Officers have met with the design team and gone through every single floor plan to ensure that residential design quality is of the highest standard possible. The majority of Southwark's indicators for exemplary design are met. Although a relatively high proportion of single aspect units remains, this is mitigated through the design and proportions of the units (including generous floor to ceiling heights), the size and position of openings and the orientation of these units.
92. The Panel challenged the Applicant to address their concerns return to the DRP in advance of submitting a planning application. As set out above, the Applicant has addressed the DRP's concerns, but did not have a second review. Planning and Design and Conservation Officers are satisfied that the issues raised by the DRP have been addressed and the design of the scheme is of an exceptionally high quality.

### **Further Evolution Secured During the Application Process**

93. Application start date: 20<sup>th</sup> March 2018
94. During the course of the application, in addition to negotiating Section 106 contributions, addressing issues relating to the retention and/or relocation of existing businesses and churches on the application site, securing an increased quantum of affordable housing (from 35% to 40.5% by habitable room) and improving the health and well being aspects of the proposals (including the removal of any hot food takeaways) experienced Planning and Design and Conservation Officers also negotiated a number of further changes to the design of the proposals. These are set out below:
95. **Residential Design Quality:** Officers worked with the architects to review every single floor plan and ensure that the residential design quality is the best possible. This included addressing issues such as access to amenity and quantum of amenity space, corridor length and layout, outlook and aspect, stacking of apartments, space standards, size and position of windows, proportions of living spaces, entry into flats, storage etc. The outcome of this work was presented to GLA Officers who confirm their initial concerns in relation to this have been overcome as a result.
96. **Detailed Architectural Design:** Officers have continued to push the architects on aspects of detailed design, including the tops of the buildings, the ways in which the different parts of each building meet, depth and layering of facades and the expression of balconies and fenestration. Materiality has also been an ongoing area of discussion and an extremely high quality palette has been secured that would be subject to planning conditions requiring detailed drawings, material samples and full scale mock ups of facades. The Section 106 would require the retention of Farrells to deliver the scheme (unless we agree otherwise in writing), and officers will continue to work with them to secure the highest design quality.
97. **Rationalisation of work space:** LBS and GLA Officers secured a further redesign of ground, first and second floors to ensure maximum possible provision of B class floor space is provided, all of which is to be designed to B1 (c) specification (light industrial uses appropriate in a residential area). Specification for B1 c space negotiated includes:
- Average floor to floor heights of 5m;
  - The floors would be designed to take light industrial loadings;
  - Soffits would have a capacity of 0.75 kN/m<sup>2</sup> for the services;
  - Private goods lifts to serve upper units;
  - Screed finished with oil resistant and slip resistant epoxy paints;
  - Sound insulation; and
  - Open plan, flexible spaces.
98. The elevational treatments were revised further to reflect this increase in B1 provision and the frontages, particularly at street level were improved as a result.
99. **Retained buildings on Old Kent Road frontage:** Officers insisted that the refurbishment and additions proposed to these buildings should be redesigned

completely during the course of the application as a result of concerns about architectural quality and integrity. The results are very high, exciting little interventions into the heritage of the area and the experience of the Old Kent Road itself. Officers also asked the applicant to include workspace within the retained buildings (artists' studios).

100. **Hot food Takeaways:** All hot food takeaways removed from the application

#### **Additional / Revised Conditions**

101. The condition referred to in the report requiring revised internal layouts of the proposed sports hall and fitness facility to be submitted to and approved by the local authority is missing from the draft decision notice. This condition should read as follows:

##### **"Sports Hall and Fitness Facility**

Prior to the commencement of any above grade work hereby authorised on Block B, detailed plans, sections and elevations of the sports hall and fitness facility shall be submitted to and approved by the Local Authority in writing. The development shall not be carried out otherwise than in accordance with any such approval given. Plans showing the internal layout of the facility should be at a scale of at least 1:50 and should comply with the requirements of the LBS Parks and Leisure team (or equivalent at the time of submission). Sections and elevations should be at a scale of 1:20, and detailed drawings at a scale of 1:5 or 1:10 should also be submitted to demonstrate the appearance, structure and servicing."

##### **Reason :**

In order that the Local Planning Authority may be satisfied that the design of the sports hall and fitness facility will fulfil their requirements for a public facility of this nature and that the detailed design will make an acceptable contribution in terms of materiality and quality of design and detailing in accordance with: The National Planning Policy Framework (2018), Strategic Policy 4, Places for Learning, Enjoyment and Healthy Lifestyles; and Strategic Policy 12, Design and Conservation of the Southwark Core Strategy (2011) and Saved Policies 2.2, Provision of New Community Facilities; 3.11 Efficient Use of Land; 3.12 Quality in Design; and 3.13 Urban Design of the Southwark Plan (2007)

102. Furthermore, in order to ensure appropriate ventilation for the B1 uses proposed, particularly light industrial uses, condition 35 in the draft decision notice should be amended to include reference to work spaces as well as café or restaurant uses. It is recommended that this should read as follows:

##### **"Ventilation / Kitchen Extract**

Prior to the commencement of any business use (use class B1 a, be or c) or cafe or restaurant use (use class A3) on the site full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

##### **Reason:**

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework (2018), Strategic Policy 13 - High Environmental Standards of The Core Strategy (2011) and Saved Policy 3.2 Protection of Amenity of The Southwark Plan (2007)"

103. In order to secure further detail in relation to the full mechanical and engineering fit out of the B1 work spaces proposed, the following additional condition is also recommended:

“Before any work above grade hereby approved begins on any phase of development, full particulars and details of a scheme for the fit out of the premises to an appropriate level for B1 (c) use shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given. This should include details of the mechanical and electrical fit out of the units, showing heating and cooling provision, and the provision of kitchen and toilet facilities. The development shall not be carried out otherwise than in accordance with any approval given, and practical completion of the B1 fit out for each phase shall be at the same time, or before the practical completion of the residential component of the same phase.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with Strategic Policy 1.2 Strategic and local preferred industrial locations of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

**Item 8.2 – Application 18/AP/0896 for: Full Planning Application – 47- 49 Tanner Street, London SE1 3PL**

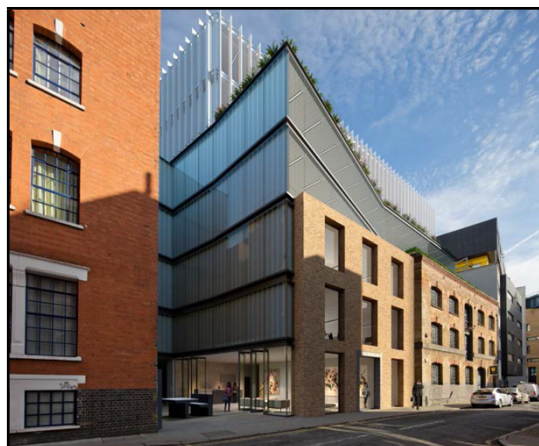
104. The following amendment has been submitted by the applicant:

- Continuation of brick façade into the courtyard at ground, first and second floors. This involves the brickwork wrapping around the corner of the building, replacing the glazed façade as previously shown. No massing or building heights have been increased to achieve the revisions.

105. Officers consider the proposed amendment to be an extremely positive improvement to the subject application. It seeks to reinforce the historic references, enhancing the retention of the warehouse building and demonstrates a highly detailed quality of design.

Amended visualisation:

Previous visualisation:



Additional recommended condition

106. The following condition was omitted during the drafting of the draft decision notice and shall now be added to the recommendation:

**Servicing and Delivery Management Plan**

Before the first occupation of the building hereby permitted, a Service and Delivery Management Plan, detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.



## Reason

To ensure compliance with The National Planning Policy Framework 2018, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

**REASON FOR URGENCY**

107. 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**

108. 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