

Planning Committee

Tuesday 6 November 2018

6.30 pm

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

Tabled Items

List of Contents

Item No.	Title	Page No.
3.	Notification of any items of business which the chair deems urgent	1 - 61
	<ul style="list-style-type: none">• Members' Pack• Addendum Report	

Contact

Everton Roberts on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk
Webpage: <http://www.southwark.gov.uk>

Date:

Welcome to Southwark Planning Committee

6 November 2018

MAIN ITEMS OF BUSINESS

Item 8.1 - 17/AP/3885 – AYLESBURY ESTATE,
LAND BOUNDED BY ALBANY ROAD,
PORTLAND STREET, WESTMORELAND ROAD
AND BRADENHAM CLOSE, LONDON SE17

Item 8.2 - 17/AP/3846 - AYLESBURY PLOT 18
WITHIN LAND BOUNDED BY THURLOW
STREET TO THE EAST, DAWES STREET TO
WEST, INVILLE ROAD TO THE SOUTH AND
PLOT 9 (A/B) OF THE AYLESBURY
REGENERATION TO THE NORTH, LONDON
SE17

Item 8.3 – 17/AP/3757 - 60A AND 62 HATCHAM
ROAD AND 134-140 ILBERTON ROAD,



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

Item 1 – AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, WESTMORELAND ROAD AND BRADENHAM CLOSE, LONDON SE17S.73 & AYLESBURY PLOT 18 WITHIN LAND BOUNDED BY THURLOW STREET TO THE EAST, DAWES STREET TO WEST, INVILLE ROAD TO THE SOUTH AND PLOT 9 (A/B) OF THE AYLESBURY REGENERATION TO THE NORTH, LONDON SE17

Vary/remove conds/minor alterations

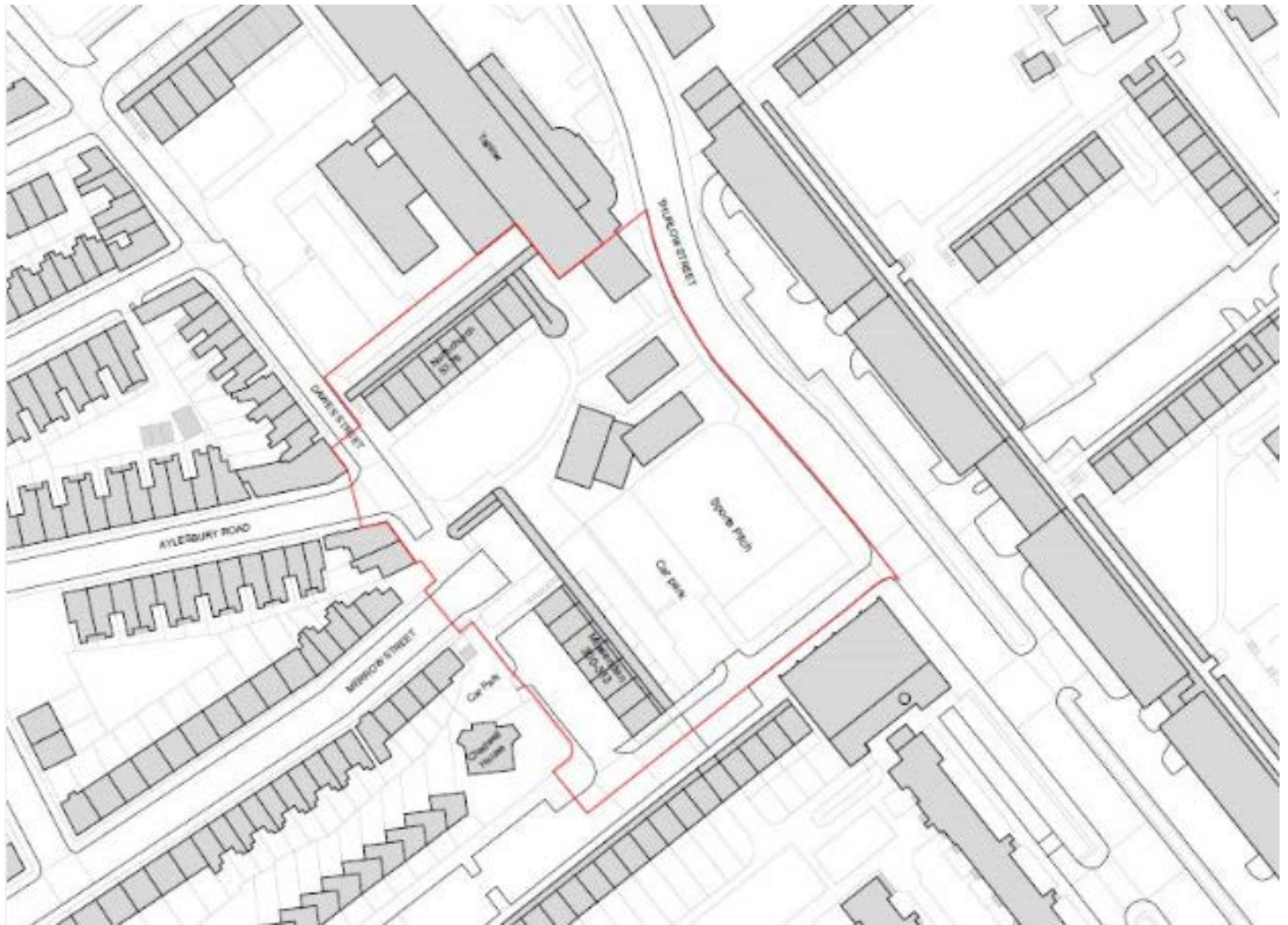
Application 17/AP/3885 & 17/AP/3846

- Minor material amendments to planning permission 14/AP/3843 for Demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m - 72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works. The proposed amendments include:
 - Provision of an additional 12 units (including three townhouses in place of the Gas Pressure Reduction Station);
 - Revisions to unit and tenure mix;
 - Internal reconfiguration and elevational alterations;
 - Minor alterations to landscape layouts, amenity space and roof space.
-
- Minor material amendment to planning permission 16/AP/2800 for 'Approval of Reserved Matters pursuant to Condition 1 (access; layout; scale; appearance; and landscaping) to provide a mixed-use development at 'Plot 18' (Phase 2A) comprising 122 residential units (C3), retail (A1/A3/A4) and a community facility (library D1) in a part 15, part 7 and part 4/6 storey building (known as the North Block); a health centre (D1) and early years facility (D1) in a 4 storey (plus basement) building (known as the South Block); public realm; landscaping; cycle parking and car parking. The proposed amendments include:

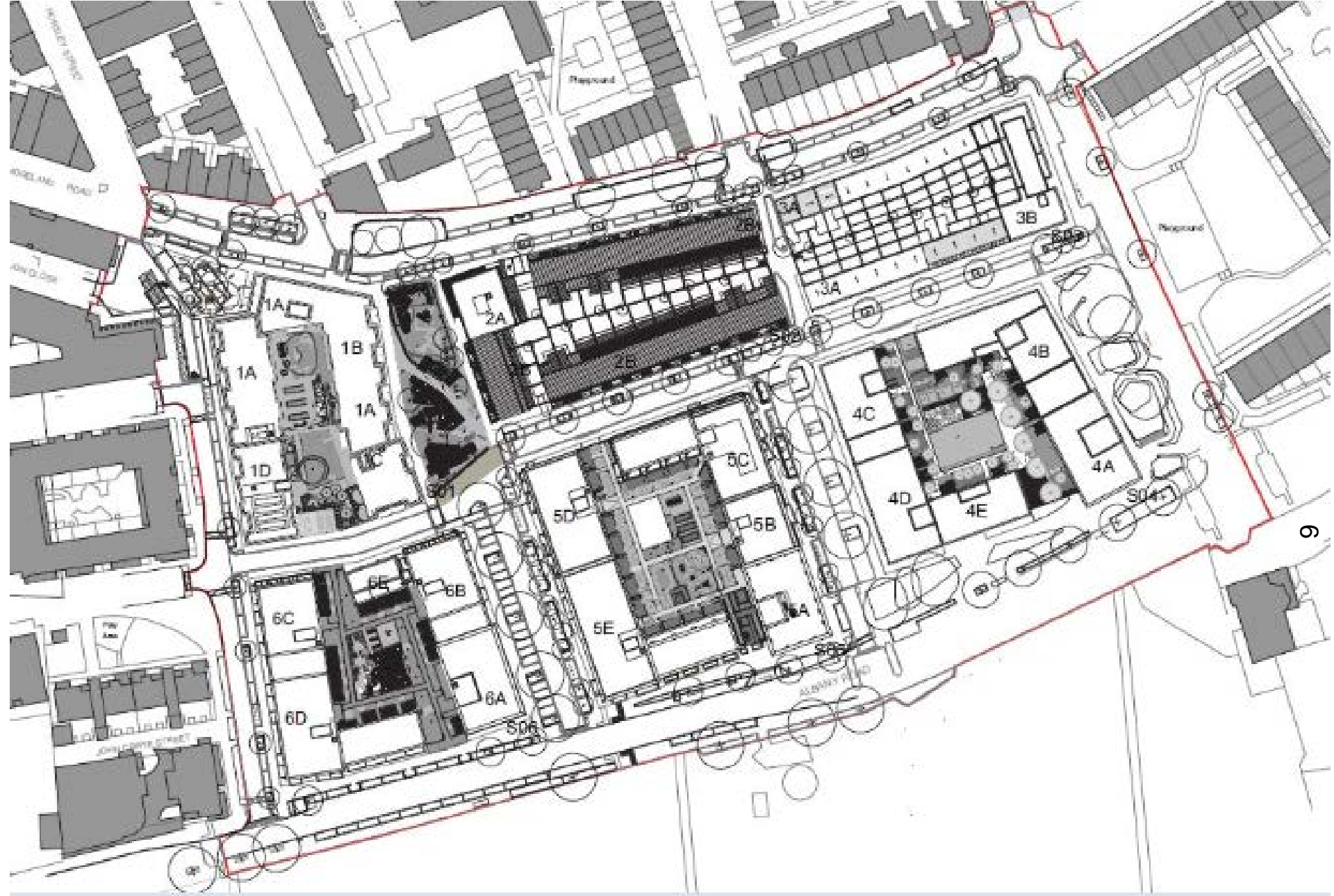
Changes to the tenure mix;
Re-positioning of Block 3; and
Minor elevational alterations.

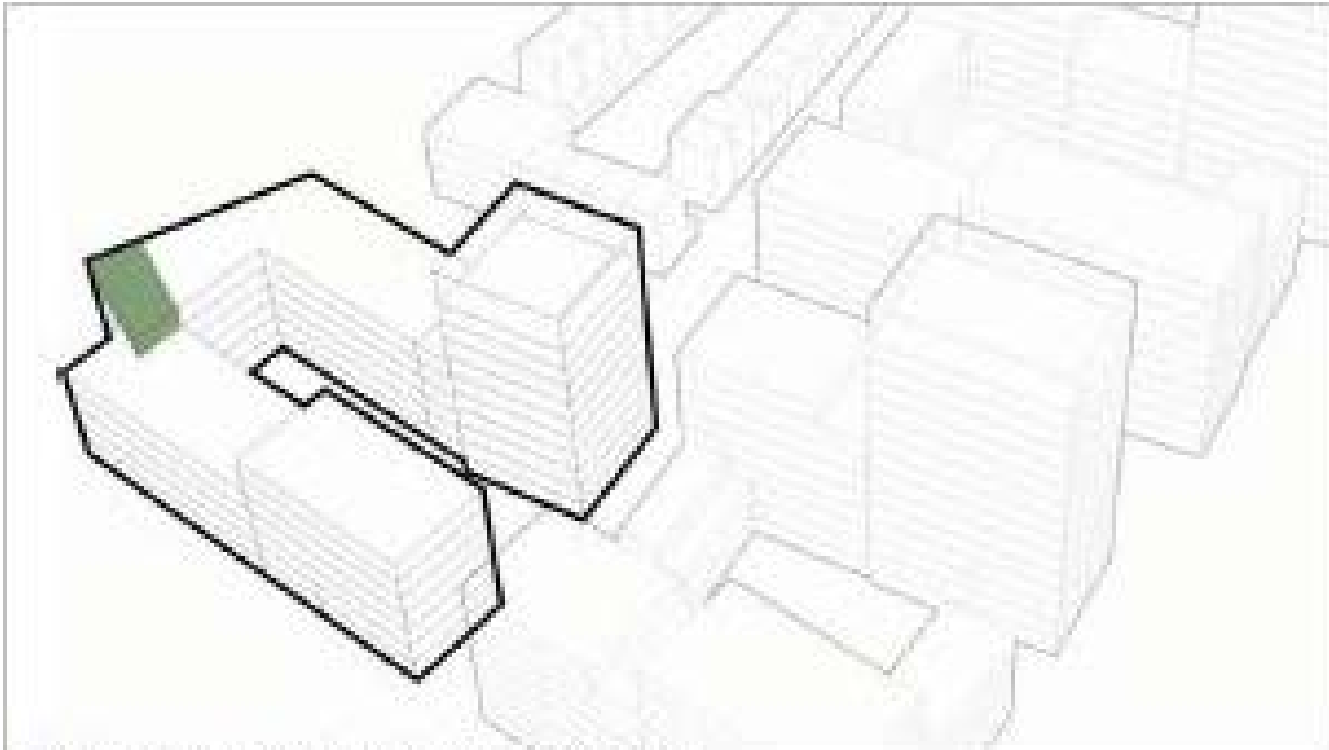
N











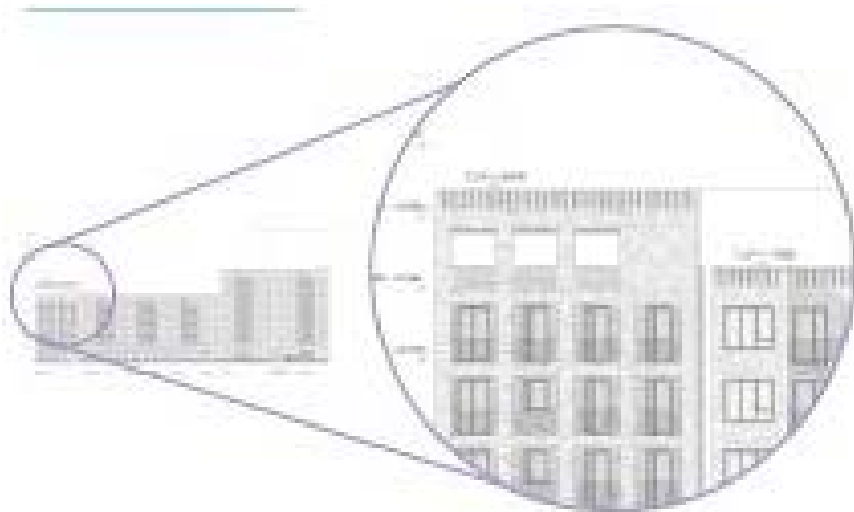
Block 1 Accessible Diagram in context of PDR showing additional building location



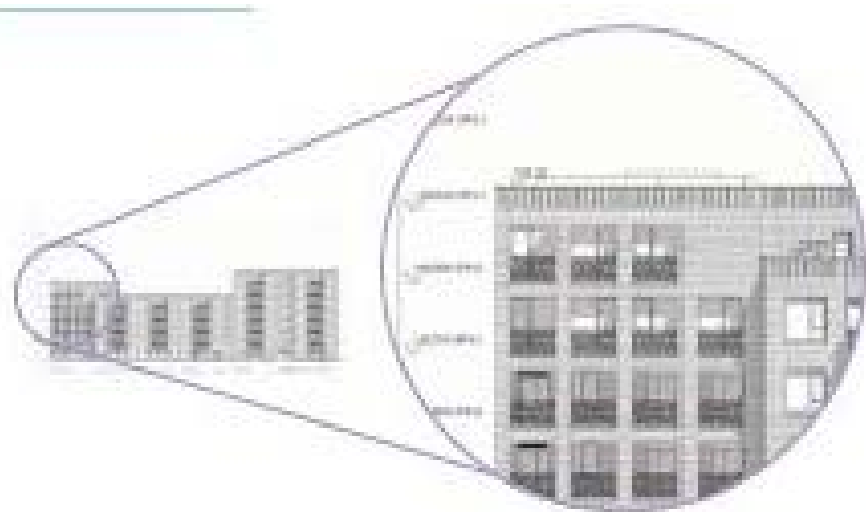
View of Block 1 Urban Core, Planning Approval



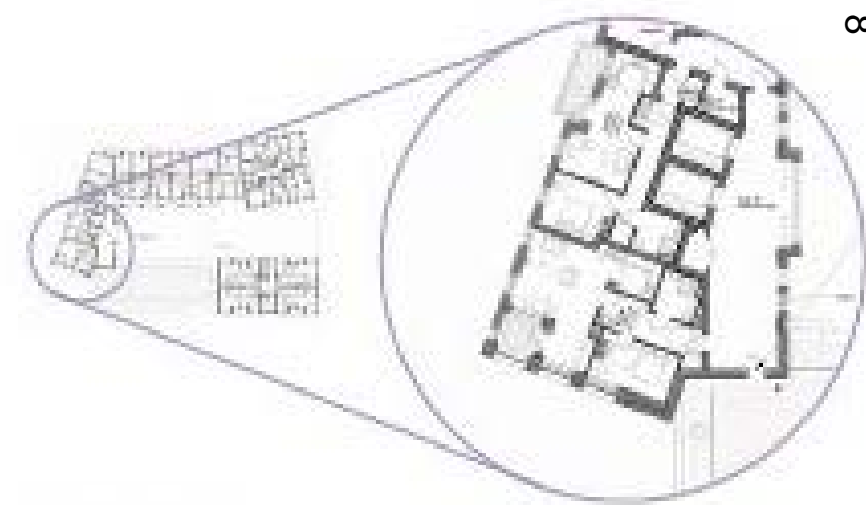
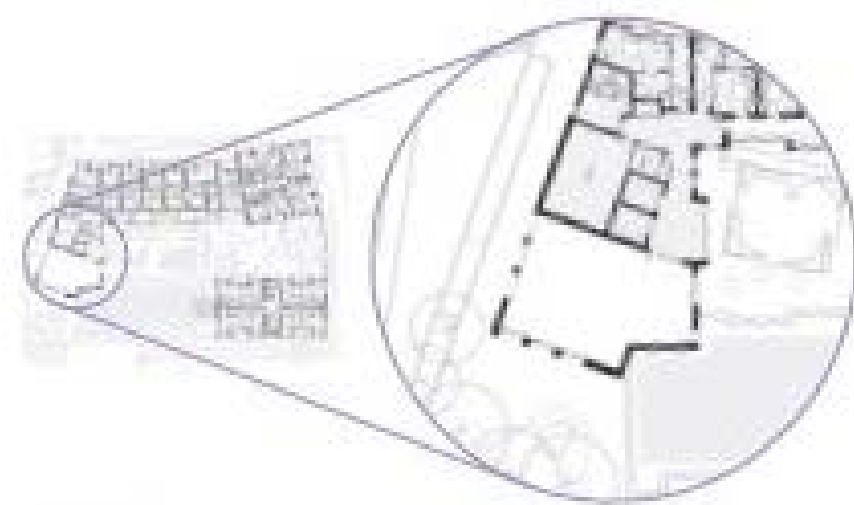
View of Block 1 Urban Core, Assembled



West Elevation - Planning Approval



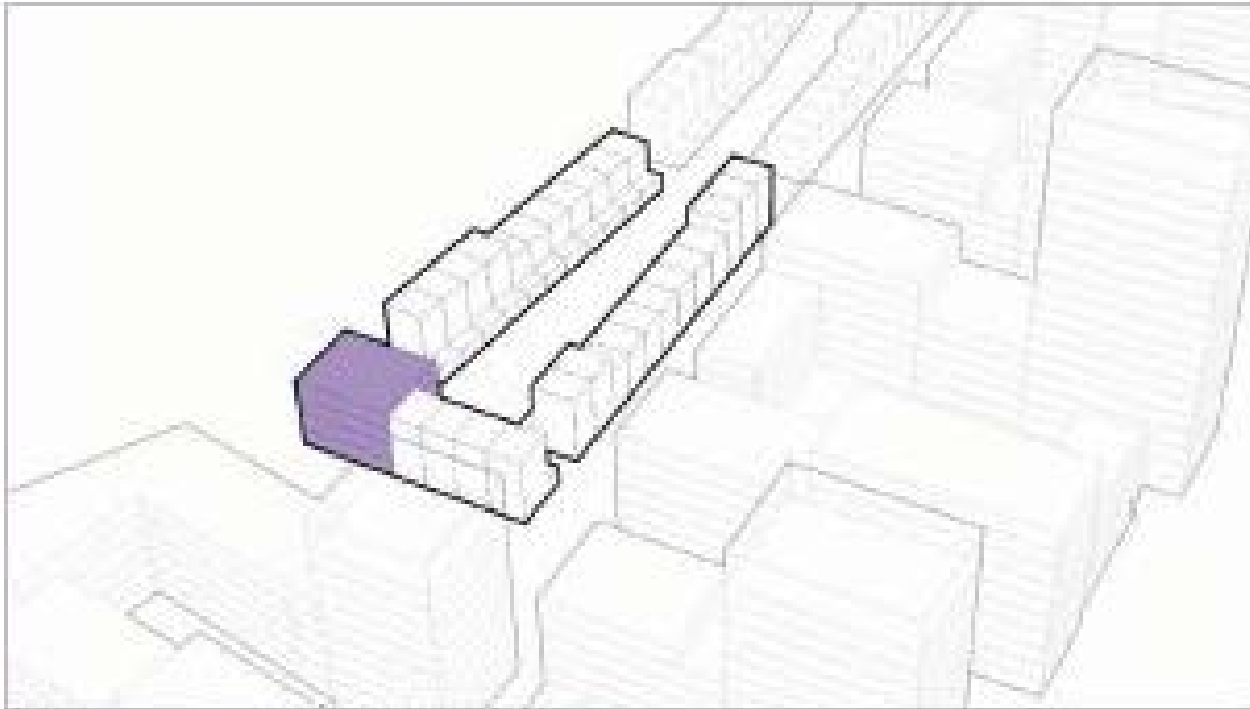
West Elevation - Approved



∞







View 2 of the proposed building on a context of 1:2500 General LID Development Revision



View of building 25 LID Development - Planning Approval

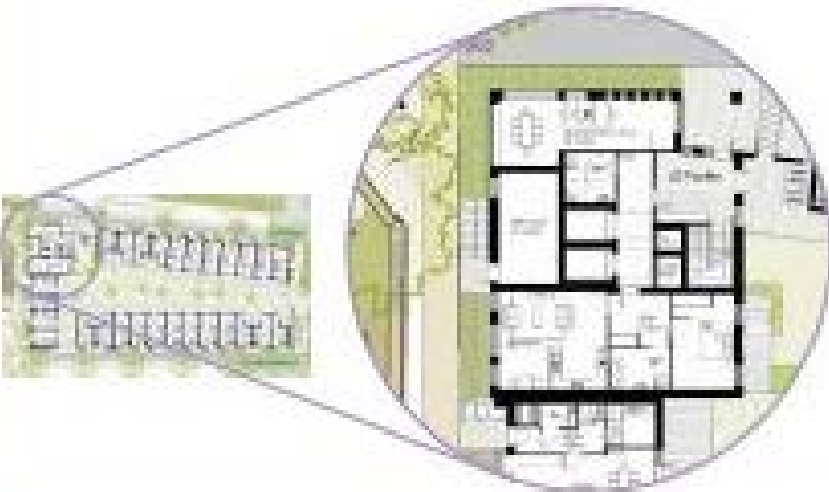


View of building 25 LID Development - Approved

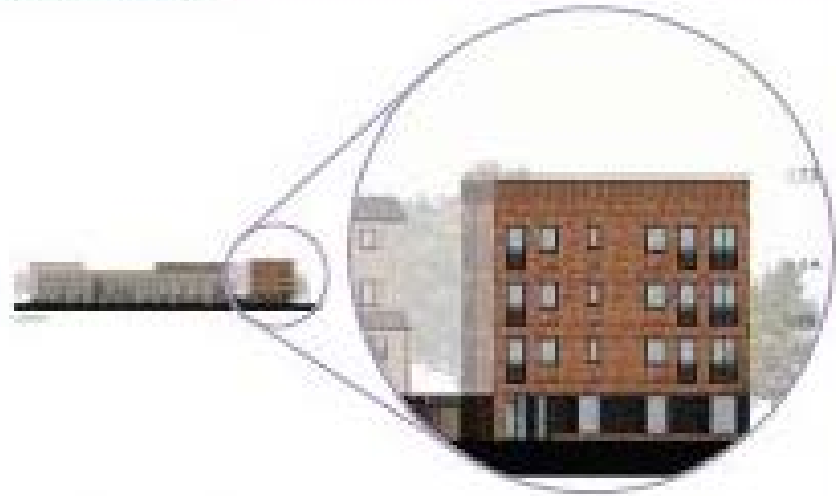
S06 - PLANNING APPROVED



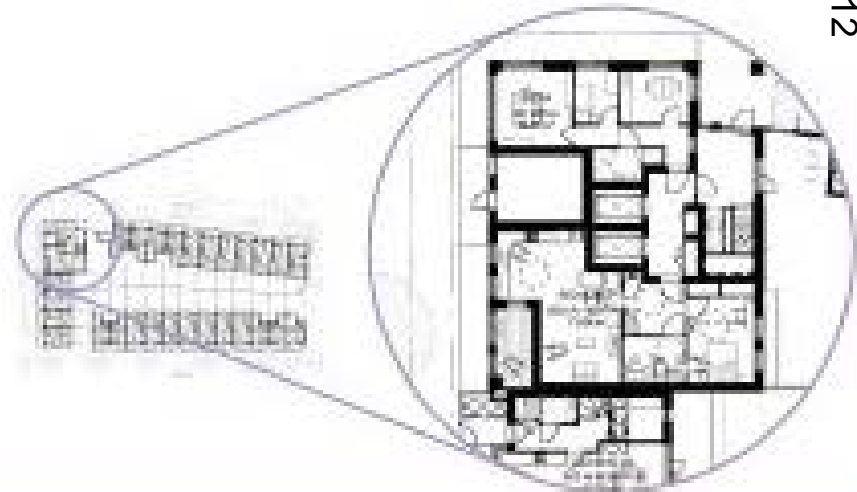
North Elevation - Planning Approved



S06 - S72 AMENDMENTS



North Elevation - Amended

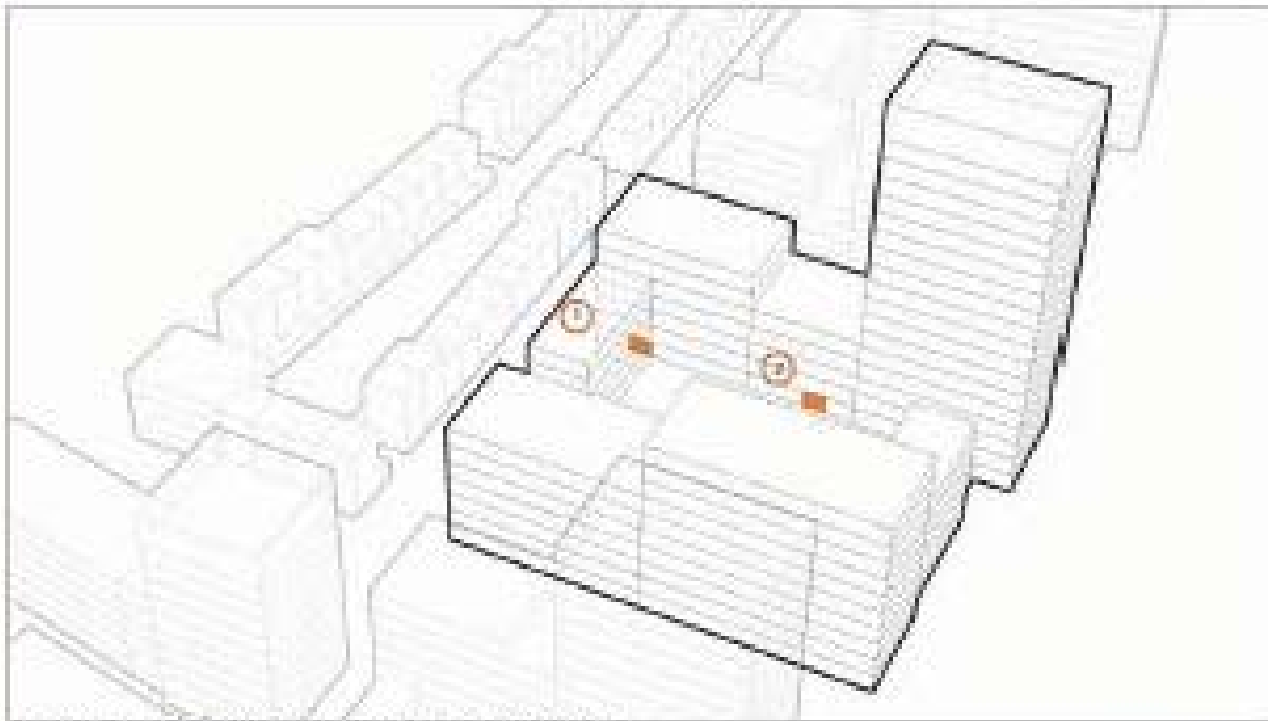


12



13





1) Illustration of proposed height of 102 sleeping person unit



2) Illustration of exterior of Block 02 (Anwar) 1



3) Illustration of unit view of Block 02 (Anwar) 2

505 - PLANNING APPROVED



East Elevation - Planning Approval



505 - 572 AMENDMENTS



East Elevation - Amended



505 - PLANNING APPROVED



Exterior Elevations, Planning Approval



505 - SFP AMENDMENTS



Exterior Elevations, Amended



16



17

twice additional accommodation.
situation following removal of recessed



18

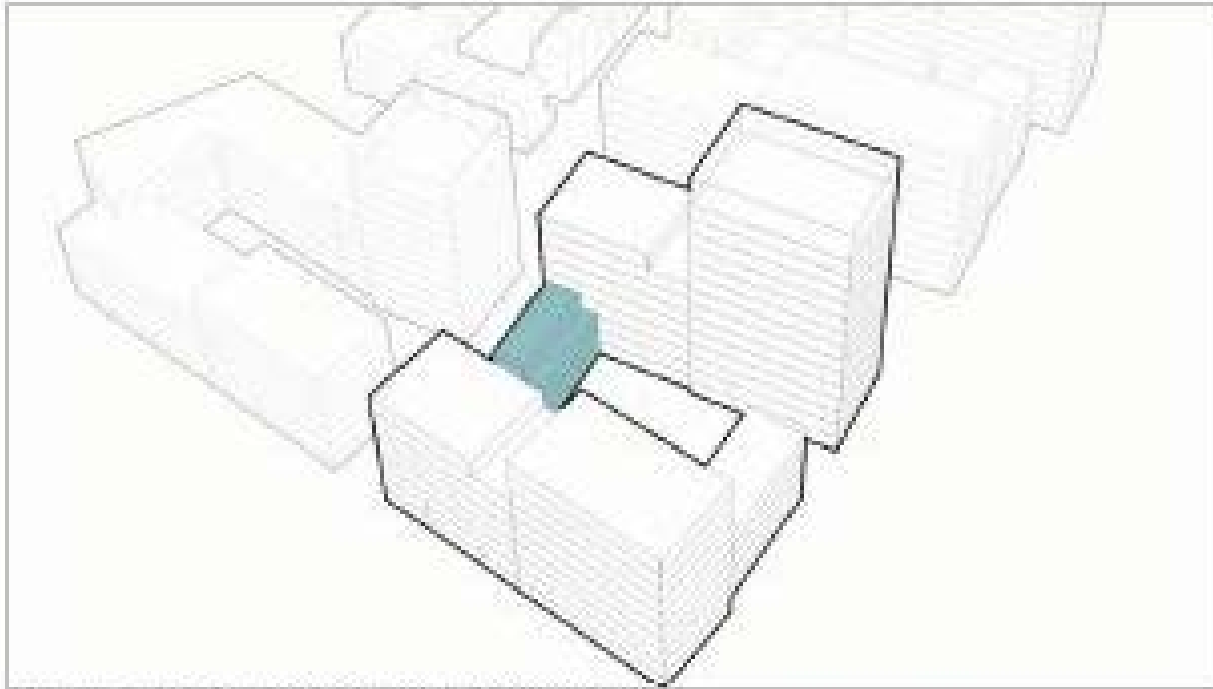


Fig 11 - Proposed design - aerial view of 120 showing additional 2 low-rise blocks



View 1 - Proposed design - aerial view of 120 showing additional 2 low-rise blocks



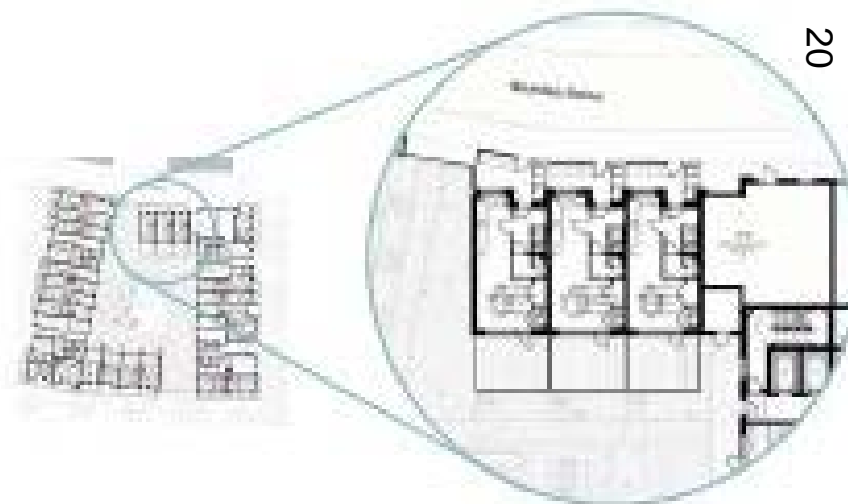
View 2 - Proposed design - aerial view of 120 showing additional 2 low-rise blocks



North-Gardenie - Planning Approval



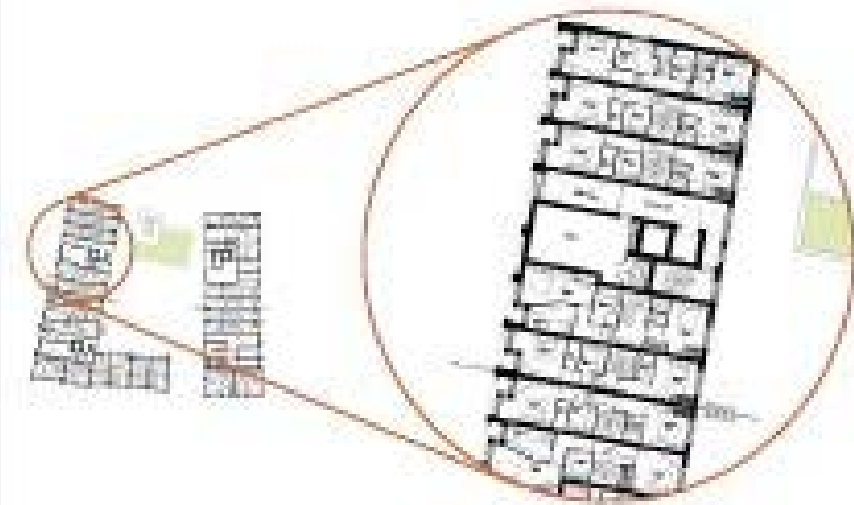
North-Gardenie - Approved



20



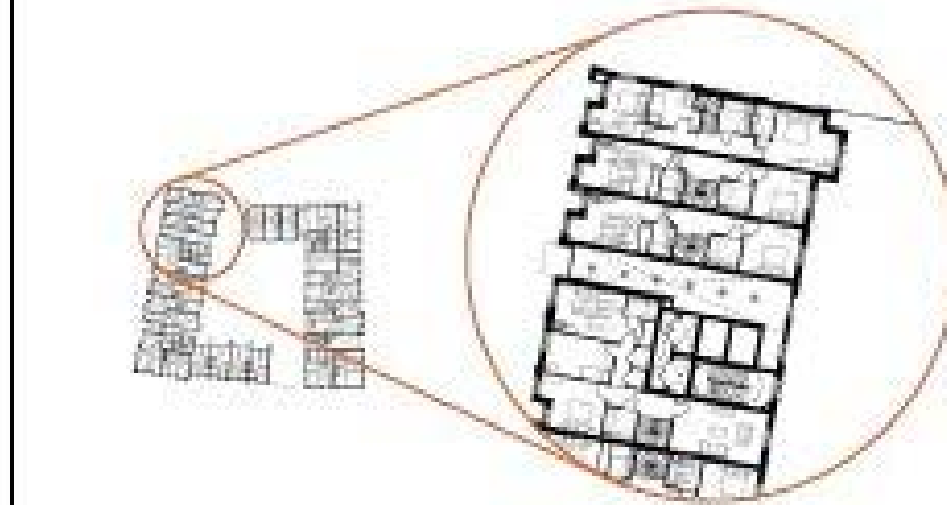
Wood Staircase - Planning Application



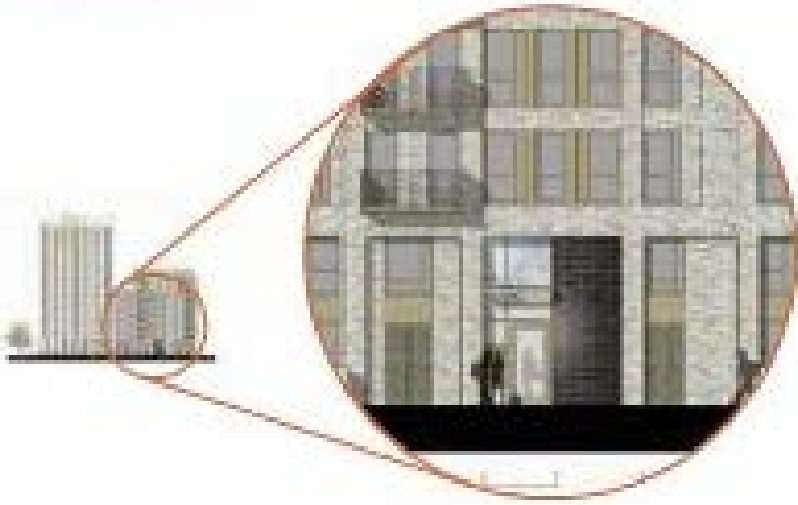
Wood Staircase - Planning Application



Wood Staircase - Amendment



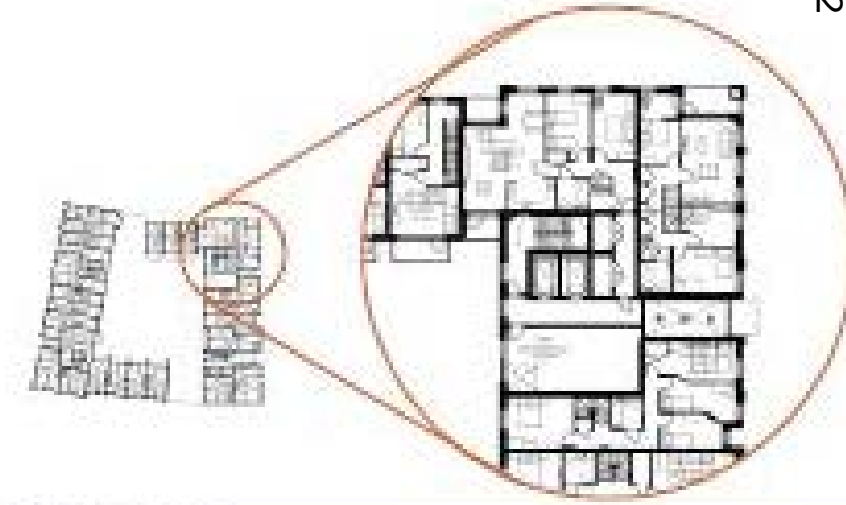
Wood Staircase - Amendment



East Elevation - Planning Approval

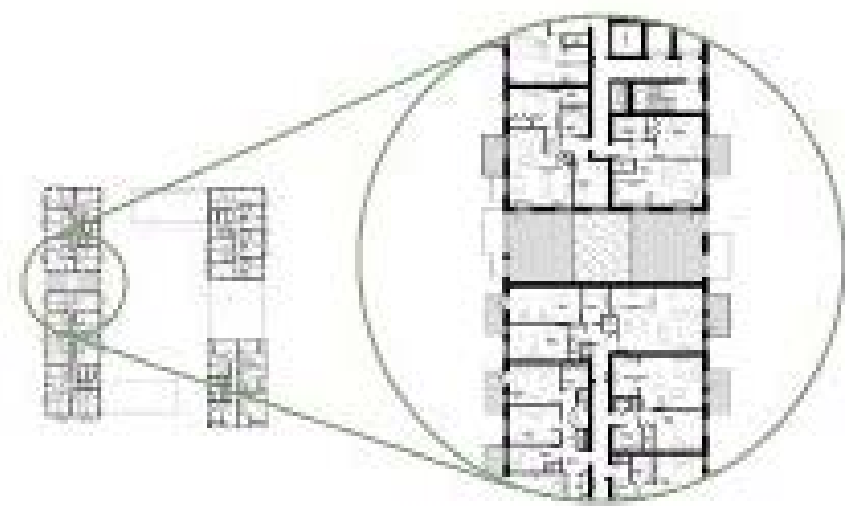


East Elevation - Amended

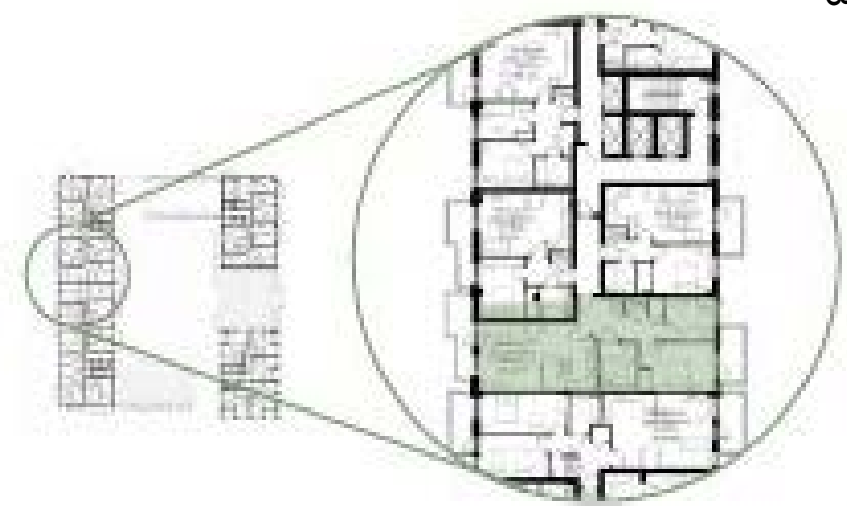




Unit Location - Planning Approval



Unit Location - Approved







2023 Planning Application Reference: 1/23/01/1/001

NHH P18 SW

PLANNING



AYLESBURY REGENERATION

Noting Hill Housing Group | Lincoln Borough of Southwark

ARCADIS | ARCON | WSP

Materials Key

- 1.0 Brick - Light
- 1.1 Red/white Glaze
- 1.2 Colours in Context & Surround - Polished white naturalised stone
- 2.0 Coloured Travertine - Polished white naturalised stone
- 2.1 Brick - Light
- 2.2 Red/white Glaze - Contrasting pressed metal panels, PPG Brick, Colour 845, 801
- 2.3 Red/white Glaze - Polished metal vertical mullions, PPG Brick, Colour 845, 801
- 3.0 Brick Type 3 (Block 3, 5th Storey)
- 3.1 Brick Type 4 (Block 3, 5th Storey)
- 3.2 Glaze Brick roof
- 3.3 Red/white Glaze - Metal vertical Mullions, Powder coated Brick, Colour 845, 801
- 3.4 Coloured Travertine Composite - Polished white naturalised stone
- 3.5 Perforated Brick - Contrasting Brick Type 3
- 3.6 Red/white Glaze - Travertine
- 3.7 Red/white Glaze - Travertine
- 3.8 Red/white Glaze - Travertine
- 3.9 Polished metal vertical mullions, mirror white
- 4.0 White/Grey Aluminium Composite, Colour 845, 801
- 4.1 Coloured Travertine - Polished white naturalised stone
- 4.2 Red/white Glaze Brick
- 4.3 Red/white Glaze - Travertine Glaze Brick, Colour 845, 801
- 4.4 Metal Mullions - Powder coated Brick, Colour 845, 801
- 4.5 Metal Cladding - Metal, Powder coated/Brush, Colour 845, 801
- 4.6 Glass Cladding/entrance canopy - Glass, PPG Brick, Colour 845, 801
- 4.7 Glass - PPG Brick, Colour 845, 801
- 4.8 Travertine Composite - Travertine



26

	Approved FDS	% by Hab rm	Approved Plot 18	% by Hab rm	Approved cumulative	% by Hab rm	Proposed FDS	% by Hab rm	Unit Difference FDS	Proposed Plot 18	% by Hab rm	Unit Difference Plot 18	Proposed cumulative	% by Hab rm	Unit Difference cumulative
Social rent units	304	39%	46	44.2%	350	40%	348	43%	+44	17	19%	-29	365	40.4%	+15
Shared ownership units	102	12%	10	7.1%	112	11%	211	21%	+109	6	4%	-4	217	19.4%	+105
Private market units	424	49%	66	48.7%	490	49%	283	36%	-141	99	77%	+33	382	40.2%	-108
Total units	830		122		952		842		+12	122		0	964		+12

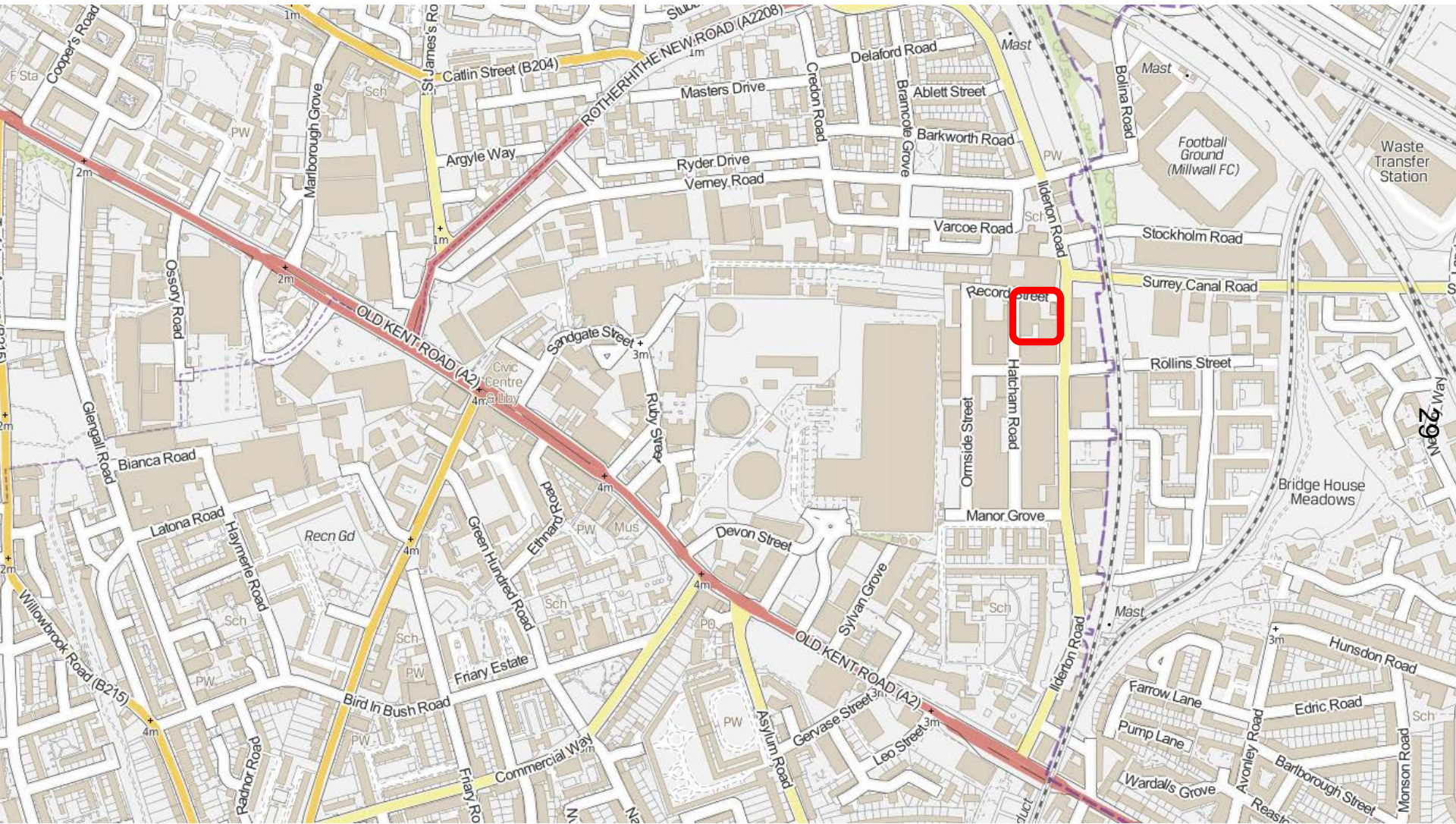
27

Item 2 – 60A AND 62 HATCHAM ROAD AND 134-140 ILDERTON ROAD, LONDON SE15 1TW

Full Planning Application

Application 17/AP/3757

- Revised description: 'Application for full planning permission for mixed use redevelopment comprising: demolition of existing buildings and construction of a building ranging in height from four to nine storeys to provide 1,179 sqm (GIA) of commercial space (use class B1) at ground floor, 86 residential dwellings above (30 x 1 bed, 39 x 2 bed and 17 x 3 bed), with associated amenity areas, cycle and disabled car parking and refuse/recycling stores.'
- (This application represents a departure from strategic policy 10 'Jobs and businesses' of the Core Strategy (2011) and saved policy 1.2 'strategic and local preferred industrial locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location -strategic).
- Previous description: 'Demolition of existing buildings and construction of a building ranging in height from four to nine storeys to provide 1,185sqm (GIA) of commercial space (Use Class B1) at ground floor, 86 residential dwellings (30 x 1 bed, 39 x 2 bed and 17 x 3 bed) above with associated amenity areas, cycle and disabled car parking and refuse/recycling stores.'





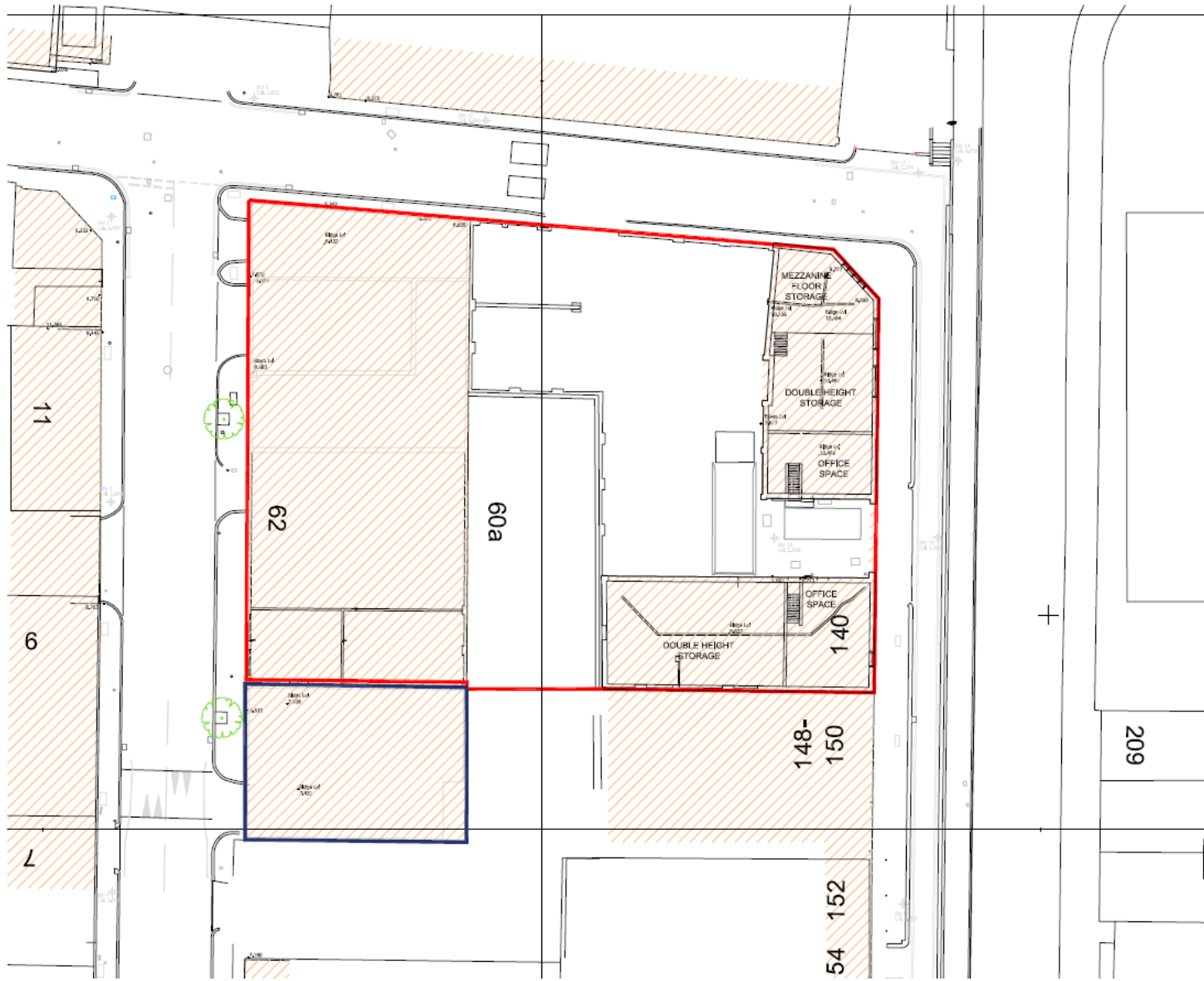


62 Hatcham Road,
London SE15 1

31

Alan Camp Architects Ltd, 18-19 St James London SE1 7DF Tel: 020 7607 1000, Fax: 020 7607 1001, info@alancamp.com			
To:	AK	Drawn:	MB/17
By:	AK	Checked:	AK
Date:	11/03/16	Scale:	1:1000 (BAC)
PROJECT: FIRST FLOOR PLAN			
Notes: 1. All dimensions are in millimetres unless otherwise stated. 2. All dimensions are to the centre of the element unless otherwise stated. 3. All dimensions are to the finished level unless otherwise stated. 4. All dimensions are to the external face of the element unless otherwise stated. 5. All dimensions are to the external face of the element unless otherwise stated. 6. All dimensions are to the external face of the element unless otherwise stated. 7. All dimensions are to the external face of the element unless otherwise stated. 8. All dimensions are to the external face of the element unless otherwise stated. 9. All dimensions are to the external face of the element unless otherwise stated. 10. All dimensions are to the external face of the element unless otherwise stated.			

No.	Date	Description	Drawn by	Checked by
1	12/02/16	ISSUE FOR PLANNING	AK	AK
2	12/02/16	UPDATED BOUNDARY LINE - LAND GRAB	AK	AK



32

Ⓞ



Record Street, eastern section



Record Street, northern section



Record Street, northern section



Hatcham Road



Ilderton Road looking north





BRICK BUILDING
SOUTHWARK
FOR MORE INFORMATION
CONTACT US ON
071-727 7662
071-277 8419

kfh.co.uk
Kintleth Folkard & Hayward
TO LET
020 7639 3034

36







DRAFT OLD KENT ROAD AAP

Indicative masterplan for the Hatcham and Ilderton Road sub area



40

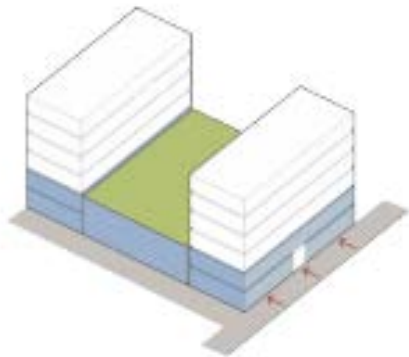
(Emerging policy, limited weight)

DRAFT OLD KENT ROAD AAP

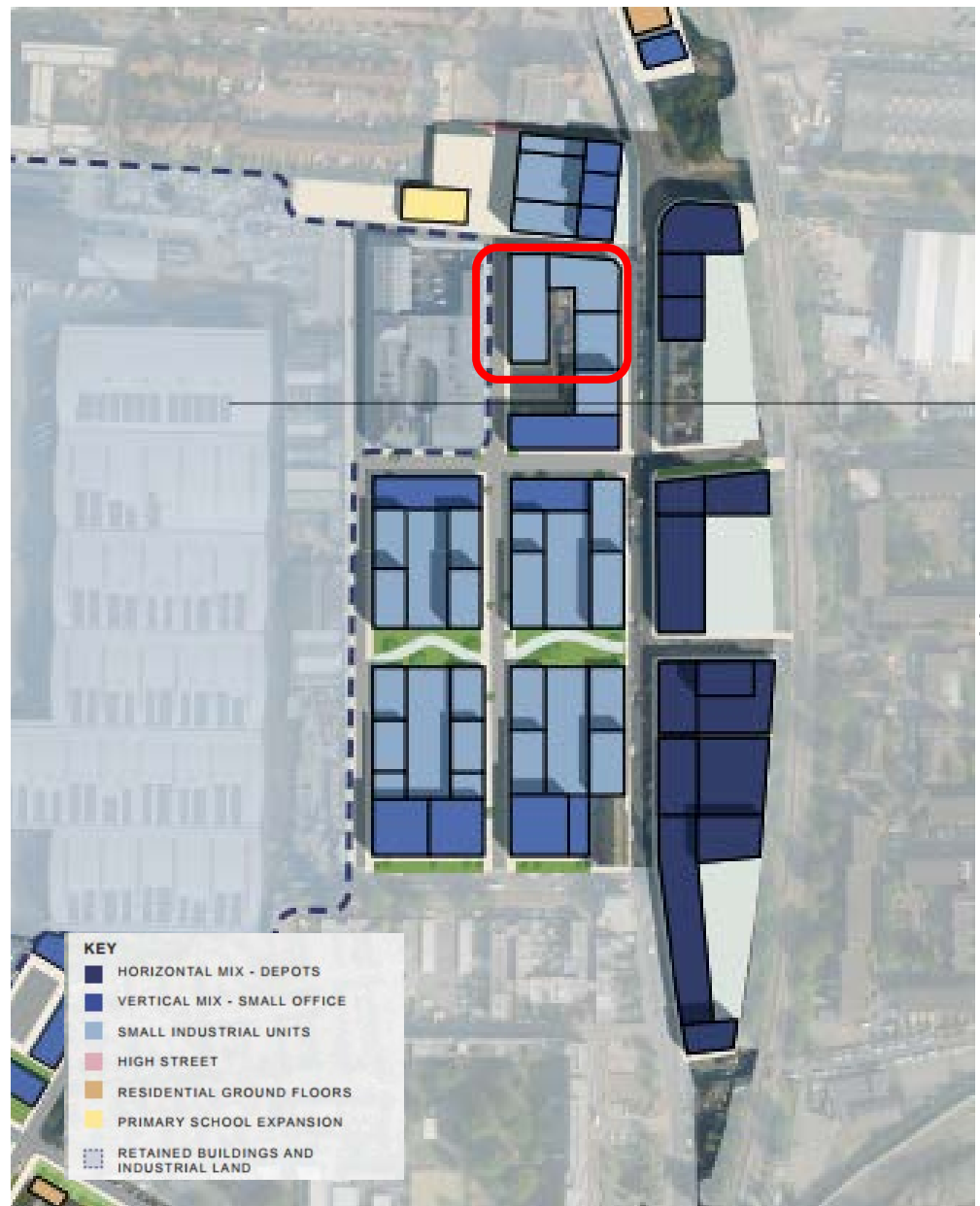
Required land use for the site

HORIZONTAL/VERTICAL MIX: Small industrial units
The street frontages on ground and first floor should provide space for offices, showrooms, staff facilities, studios etc. Ceiling heights should be a minimum of 4m at ground floor. The central space should be a minimum of 7m high. The number of columns on plan should be reduced to an absolute minimum. Individual units should be accessible off street via roller shutter doors. Residential amenity space should be provided on the rooftop.

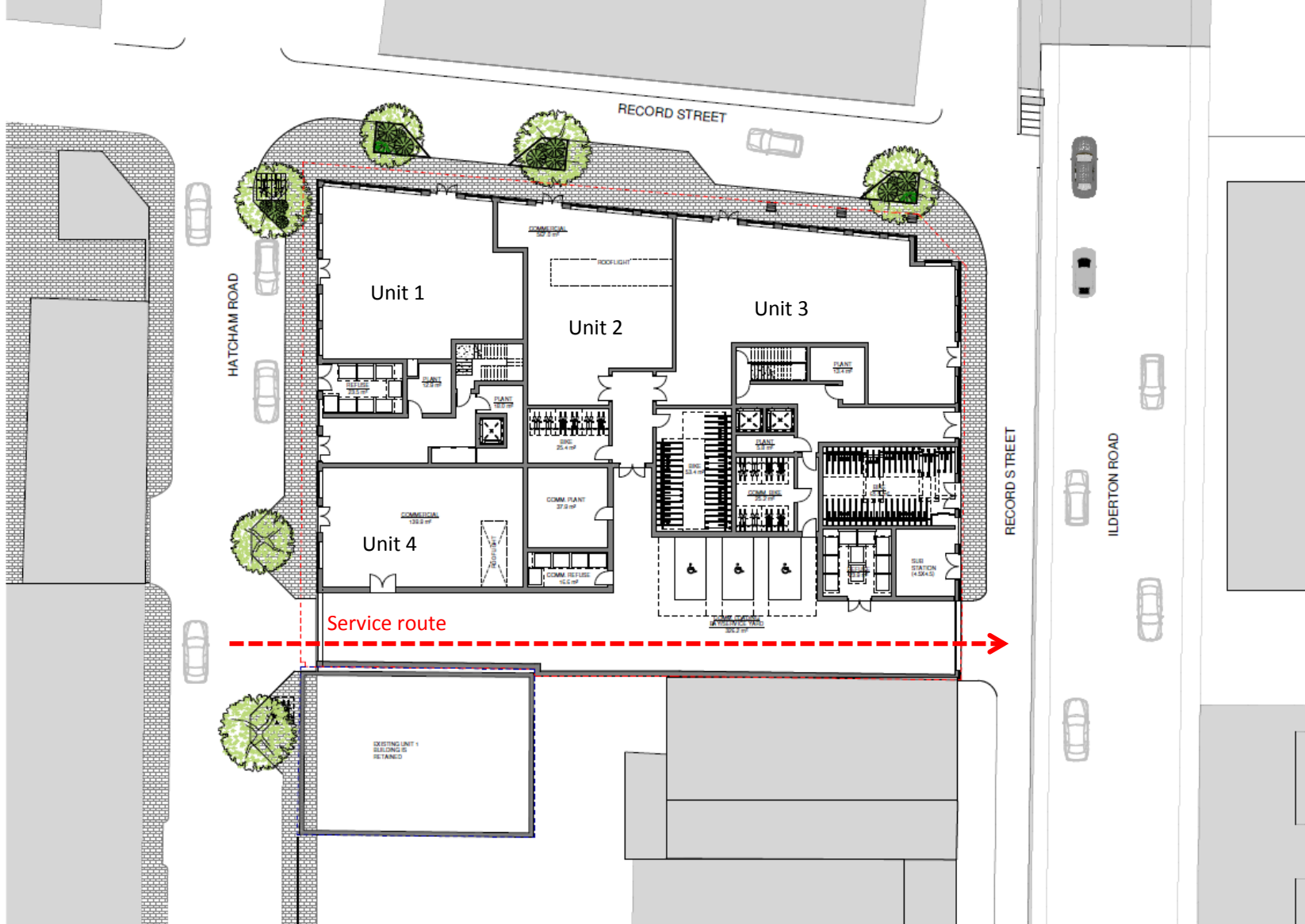
Suitable uses: *Light industrial uses (Class B1c use) and maker spaces within the central space.*



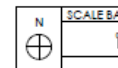
(Emerging policy, limited weight)



- KEY**
- HORIZONTAL MIX - DEPOTS
 - VERTICAL MIX - SMALL OFFICE
 - SMALL INDUSTRIAL UNITS
 - HIGH STREET
 - RESIDENTIAL GROUND FLOORS
 - PRIMARY SCHOOL EXPANSION
 - RETAINED BUILDINGS AND INDUSTRIAL LAND



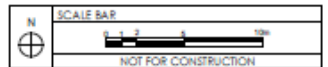
Ground Floor
GA-P-L00



Project Name: [REDACTED] Client: [REDACTED] Location: [REDACTED] Date: [REDACTED]	
Scale:	1:100
Author:	[REDACTED]
Checked:	[REDACTED]
Drawn:	[REDACTED]
Project Manager:	[REDACTED]
Project Engineer:	[REDACTED]
Project Architect:	[REDACTED]
Project Designer:	[REDACTED]
Project Draftsman:	[REDACTED]
Project Checker:	[REDACTED]
Project Approver:	[REDACTED]
Project Date:	[REDACTED]



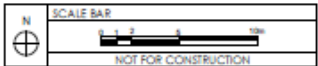
First Floor
GA-P-L01



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/10/18	ISSUE FOR PERMIT	AC
2	10/10/18	ISSUE FOR PERMIT	AC
3	10/10/18	ISSUE FOR PERMIT	AC
4	10/10/18	ISSUE FOR PERMIT	AC
5	10/10/18	ISSUE FOR PERMIT	AC
6	10/10/18	ISSUE FOR PERMIT	AC
7	10/10/18	ISSUE FOR PERMIT	AC
8	10/10/18	ISSUE FOR PERMIT	AC
9	10/10/18	ISSUE FOR PERMIT	AC
10	10/10/18	ISSUE FOR PERMIT	AC



Second to Third Floor
GA-P-L02-03

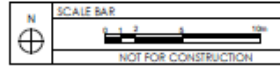


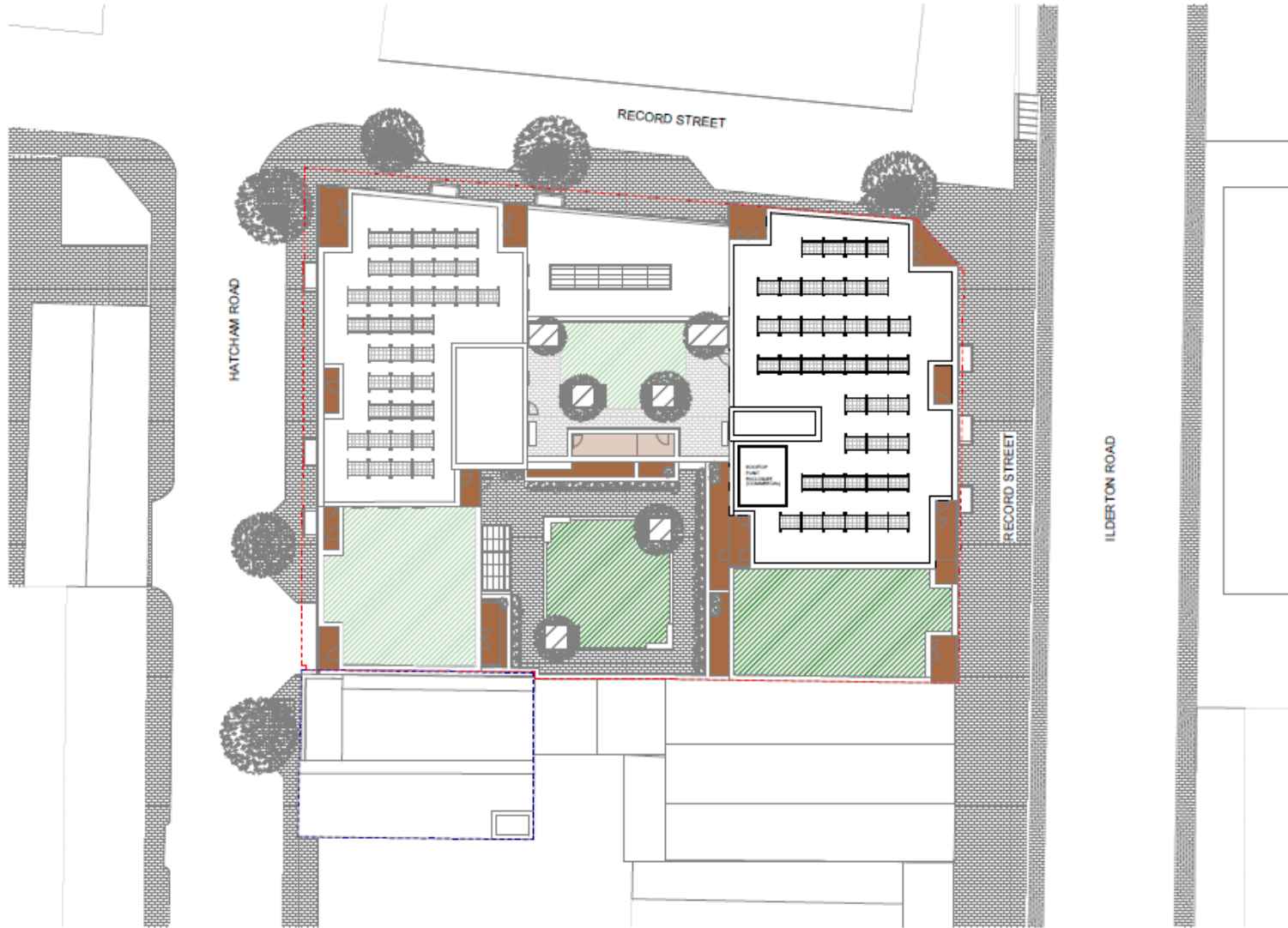
ALAN CAMP ARCHITECTS	
100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000	

1	Room	100
2	Room	100
3	Room	100
4	Room	100
5	Room	100
6	Room	100
7	Room	100
8	Room	100
9	Room	100
10	Room	100
11	Room	100
12	Room	100
13	Room	100
14	Room	100
15	Room	100
16	Room	100
17	Room	100
18	Room	100
19	Room	100
20	Room	100
21	Room	100
22	Room	100
23	Room	100
24	Room	100
25	Room	100
26	Room	100
27	Room	100
28	Room	100
29	Room	100
30	Room	100
31	Room	100
32	Room	100
33	Room	100
34	Room	100
35	Room	100
36	Room	100
37	Room	100
38	Room	100
39	Room	100
40	Room	100
41	Room	100
42	Room	100
43	Room	100
44	Room	100
45	Room	100
46	Room	100
47	Room	100
48	Room	100
49	Room	100
50	Room	100
51	Room	100
52	Room	100
53	Room	100
54	Room	100
55	Room	100
56	Room	100
57	Room	100
58	Room	100
59	Room	100
60	Room	100
61	Room	100
62	Room	100
63	Room	100
64	Room	100
65	Room	100
66	Room	100
67	Room	100
68	Room	100
69	Room	100
70	Room	100
71	Room	100
72	Room	100
73	Room	100
74	Room	100
75	Room	100
76	Room	100
77	Room	100
78	Room	100
79	Room	100
80	Room	100
81	Room	100
82	Room	100
83	Room	100
84	Room	100
85	Room	100
86	Room	100
87	Room	100
88	Room	100
89	Room	100
90	Room	100
91	Room	100
92	Room	100
93	Room	100
94	Room	100
95	Room	100
96	Room	100
97	Room	100
98	Room	100
99	Room	100
100	Room	100



Fourth and Fifth Floor
GA-P-L04-05



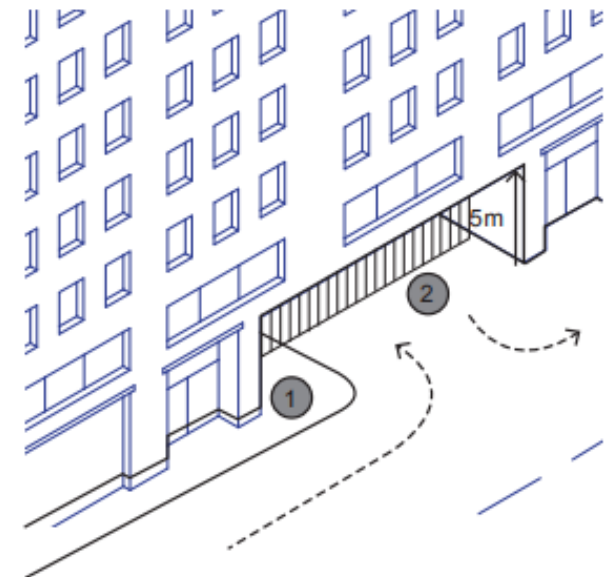


Roof Plan
GA-P-R09

DRAFT OLD KENT ROAD AAP

Design guidance for Hatcham and Ilderton Road

ELEVATION EXAMPLE

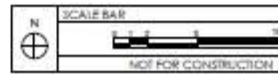


47

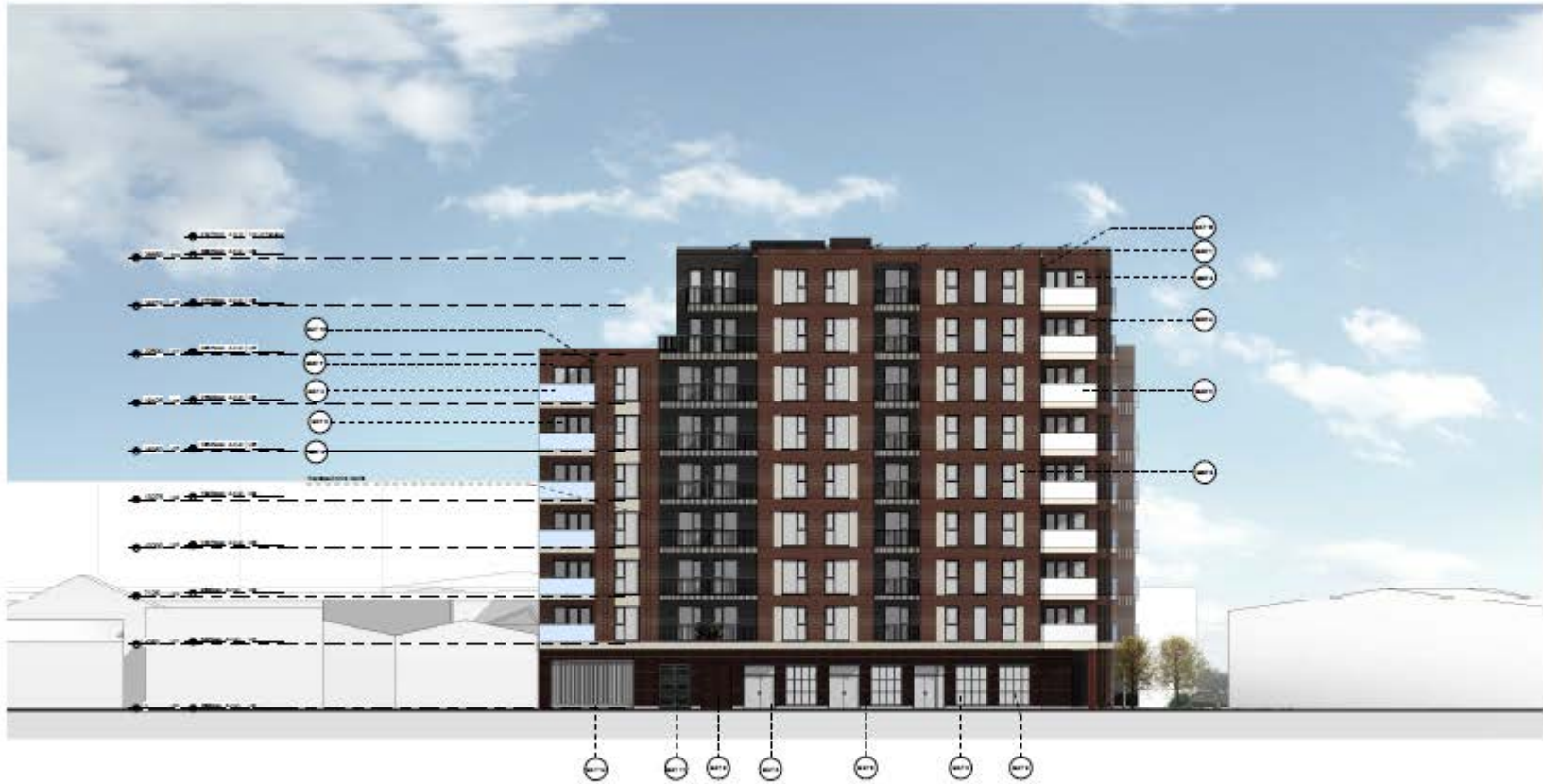
(Emerging policy, limited weight)



Elevation 01
GA-E-01



Record Street elevation (north)



Elevation 02
GA-E-02

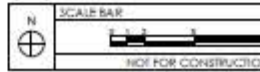


Record Street elevation fronting Ilderton Road (east)

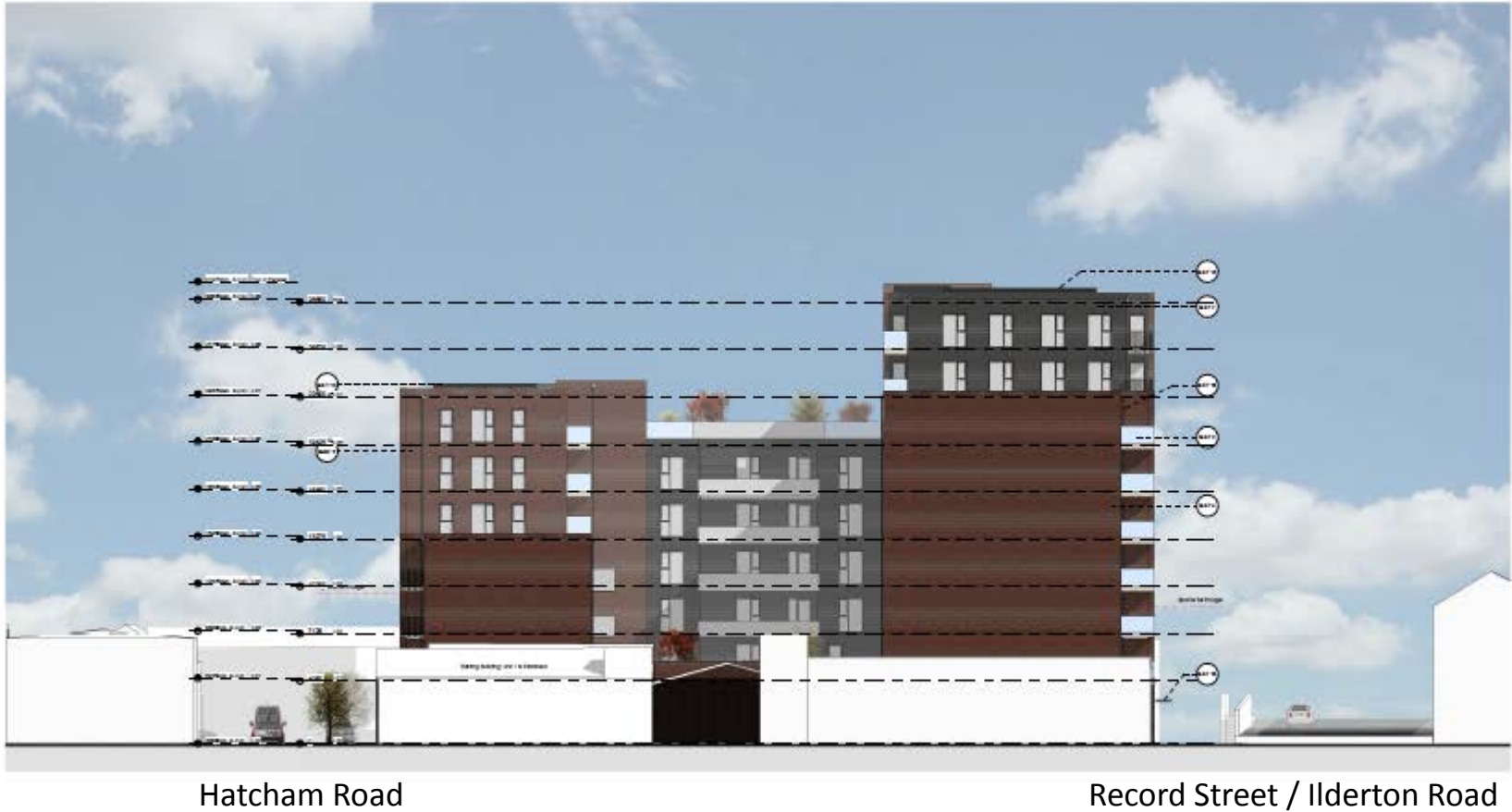


50

Elevation 04
GA-E-04



Hatcham Road elevation (west)



Elevation 03
GA-E-03



East / West section (south facing)



Initial elevation design - street view from Record Street
source: ACA

1

2

3

4

5

6

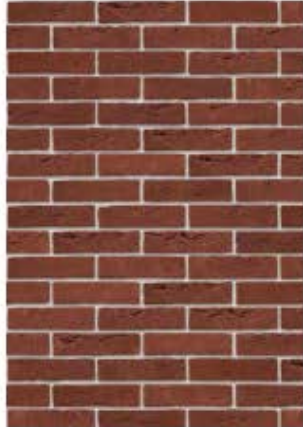
7

8

9

10

52



Red Brick with white joint for 1F onwards



1 Black Brick with light grey joint create a separation between the massing.

2 Minimalistic corner balconies reduce the mass of the building.

3 Full height window provides high level of natural lighting

4 Recessed GRC panel in line with window frame

5 Rainwater pipes are positioned in the back of the balconies so the elevations are clutter free.



Black bricks with white joint



6 PPC steel balustrade to match metal rainwater pipes and windows

7 Recessed GRC panel in line with window frame

8 Black brick lined, recessed balconies to highlight the depth of the balcony and massing.

9 GRC panels wraps around the entire building separating the commercial and residential.

10 Protuding brick detail

11 C section metal lintel used for commercial windows and canopy to provide a distinctive look for ground floor referring to industrial warehouses.

12 Contrasting brick work

13 Different window design for commercial spaces. Window design resembles the industrial heritage of the area.

Initial elevation design - street view from Record Street
source: ACA

1

2

3

4

53

6

7

8

9

10

60A AND 62 HATCHAM ROAD AND 134-140 ILBERTON ROAD



- 86 new residential units
- 26 affordable units (18 social rent, 8 intermediate, 36% by hab room)
- Increased provision of B1(c) commercial workspace (1,179 sqm), including 10% affordable workspace
- Significant uplift in jobs
- Dedicated off street servicing
- Mixed use site that delivers the master-planning and aspirations of the draft Old Kent Road Area Action Plan: New housing, increased workspace, car free

54

Item No: 7.3	Classification: Open	Date: 6 November 2018	Meeting Name: Planning Committee
Report title:		Addendum report 1 Late observations, consultation responses and further information	
Ward(s) or groups affected:		Old Kent Road	
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

Item 7.3 – Application 17/AP/3757 for: Full Planning Application – 60A AND 62 HATCHAM ROAD AND 134-140 ILBERTON ROAD, LONDON SE15 1TW

Additional Consultation Responses

3. A consultation response has been received from Transport for London since the publication of the Committee Report.

Cycle parking

4. Concerns were raised regarding the proposed cycle parking in relation to the use of two-tier racks and Sheffield stands, and the number of doors to access the commercial storage and crime prevention.
5. Officer response: Officers agree that the importance of quality and accessible cycle parking is a priority this is why we ask for detailed design in condition. The placement of on street cycle parking will be considered within the S278 agreements.

Controlled Parking Zone

6. A suggestion was made that LBS would need ta controlled parking zone to ensure the development is actually car-free.
7. Officer response: We agree that the Hatcham Road area requires changes to traffic and parking management and has carried out a feasibility on this which is in the process of being assessed internally. The new residents will not be entitled to parking permits.

Disabled parking provision

8. Concerns raised regarding potential increase of disabled parking provision if need arises.

9. Officer response:

Officers are satisfied with the proposal in respect to disabled parking generally we do not encourage allocating kerbside to blue badge unless we have a specific request from a resident as blue badge can park on the highway.

Strategic Industrial Land designation

10. The issue of SIL release was raised.

11. Officer Response: The GLA and LBS have now agreed an approach to phasing the release of protected industrial land for mixed use development in the Old Kent Road Opportunity Area. The application site is agreed to be in the first phase of released sites. A letter was received from the Deputy Mayor for Planning, Regeneration and Skills, dated 17th September 2018 which confirms the “agreed means for Southwark, the GLA and TfL to deliver the scale of change and quality we want to see for Old Kent Road. This agreement is very welcome, and I believe places us in the best position to continue to make the case for BLE funding to government.” The letter goes on to identify detailed matters that still need to be addressed, but the Deputy Mayor states that he is “confident these final matters can be fully resolved over the coming months”. This letter is publicly accessible on our website. Members should however note that even with this agreement in place the draft OKR AAP and New Southwark Plan (NSP) would still need to be subject to an EiP and approval of the Secretary of State before they become the adopted development plan position. It should also be noted that there have been a number of objections to the proposed release of industrial land from third parties which would need to be considered at the EiP.

Financial contributions towards buses

12. A financial contribution of £282,940 (£3290 x 86 units) has been requested for improvements to bus services.

13. Officer response: Officers agree with TfL that an increased and improved bus services are needed to accommodate growth in the Old Kent Road Opportunity Area prior to the arrival of the Bakerloo Line Extension (BLE). LBS Officers are working with TfL to produce a phasing plan which will ensure this happens. It will require contributions from developers to pay for additional bus services. The LBS Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (2015) is clear and transparent in what it expects development to deliver for local people and these contributions need to be subject to the same rigour. In addition, as the collecting and enforcing authority for the Section 106 Agreement, LBS need to know that the contributions requested pass the Section 106 tests and are fair and proportionate and reasonably related to mitigating the impacts of each individual scheme. If this is not confirmed according to a clear evidence base setting out exactly what is required and what can be accommodated, any contributions may be subject to challenge. LBS officers are therefore working with TfL to set out a strategy that is deliverable and coherent and can be seen by local people and developers alike to addressing concerns about overcrowded buses.

14. A financial contribution of £658.15 per unit for bus provision totalling £56,600.90 has been offered to TfL in line with the previously approved development at 180 Hatcham Road.

Cycle hire

15. A financial contribution of £17,200 (£200 x 86 units) for cycle hire was requested.

16. Officer response: Officers have worked with the developer on this and have recommended the introduction of Brompton Lockers to provide a convenient in house cycle hire facility with at least two lockers providing EV charging. This will allow residents and workers of the site to access convenient cycle hire using a quality model of bike that can be flexible in use.

Highway infrastructure contributions

17. The following financial contributions for highways infrastructure was requested:

- Bus priority on local roads = £250 x 86 units = £2150
- Bus stands and infrastructure = £100 x 86 units = £8,600
- Healthy Streets = £4200 x 86 units = £361,200.
- Legible London = £30 x 86 units = £2,580

18. Officer response: Infrastructure requirements are covered under CIL. We are working with TfL on a surface transport delivery plan with estimates and priorities. Developers are also making contributions to public realm improvements and will be delivering improvements in the vicinity of the development within their S278 agreement.

Update to Financial Contributions table

19. The application would be supported by the following s106 obligations

Planning Obligation	Mitigation	Applicant Position
Archaeology	£11,171	Agreed
Affordable housing monitoring	£3,411	Agreed
Carbon Offset – Green Fund	£102,618	Agreed
Delivery and service bond	£8,800	Agreed
Public open space	£88,150	Agreed
Transport for London Buses	£56,600.90	Agreed
Transport for London Legible signage	£2580	Funded through CIL
Bus priority on local roads	£2150	Funded through CIL
Bus stands and infrastructure	£8,600	Funded through CIL
Transport for London Healthy Streets	£361,200	Funded through CIL
Child play space shortfall	£ 30,758.70	Agreed
Admin fee	2%	Agreed

Prematurity

20. 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. 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 too be premature.

Clarification on single aspect units

21. For clarity, the following table sets out the tenure of the 32 east or west facing single aspect units within the proposed 86 units:

Tenure	Number of single aspect units
Market	26 of 60 (43%)
Social rent	6 of 16 (37%)
Intermediate	0 of 8 (0%)

Amendments and Corrections

22. The following corrections are noted to the Officer's Report:
23. The wrong (former) site plan was attached on page 179 that illustrated the previous site boundary. As discussed in the committee report, the site plan boundary was revised following land negotiations. The correct site plan is attached Appendix 1.
24. Paragraph 1 is amend to include: "The Applicant entering into an appropriate legal agreement by no later than 29th April 2019".
25. Paragraph 8 states that 1,185sqm of B1 floorspace will be provided. This is the former figure. The correct figure is 1,179sqm of B1 floorspace is proposed.
26. Paragraph 110 incorrectly states that 58% are dual aspect. 63% of the units are dual aspect;
27. In paragraph 123, it was incorrectly stated that there was a studio unit proposed. No studio units are proposed.
28. Paragraph 140 incorrectly stated that the proposed scheme "would unacceptably impact daylight and sunlight levels." This corrected sentence is: "would not unacceptably impact daylight and sunlight levels."

Additional / Revised plans

29. Following further discussions with officers regarding servicing and the ground floor commercial floorspace, a revised ground floor plan (GA-P-L00 Rev13) has been submitted to the council that provides access to the proposed on-site service route from Unit 2 on the ground floor. This revision will improve the servicing flexibility within the ground floor layout.
30. The revised plan is attached as Appendix 2 of this addendum.
31. Further revised plan numbers are as follows due to incorrect numbers on the draft recommendation: *17.373-P-201 REV B - ROOF LANDSCAPE MASTERPLAN* and *2488_SC-SoA-P8 - Schedule of Areas/Tenure/GIA*

Additional / Revised Conditions

32. An amendment to condition 17 to include reference to practical completion is proposed to ensure the fit out of commercial workspace is delivered at the same time as residential accommodation. This condition should read as follows:

"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 (c) 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.”

33. A new condition to limit the proposed commercial floor space to B1(c) from B1(a – c) is proposed to ensure the delivery of policy compliant workspace. It is recommended that this should read as follows:

“Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders), the Class B1 use hereby permitted shall only be for Class B1(c) uses.

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.”

REASON FOR URGENCY

34. 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

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

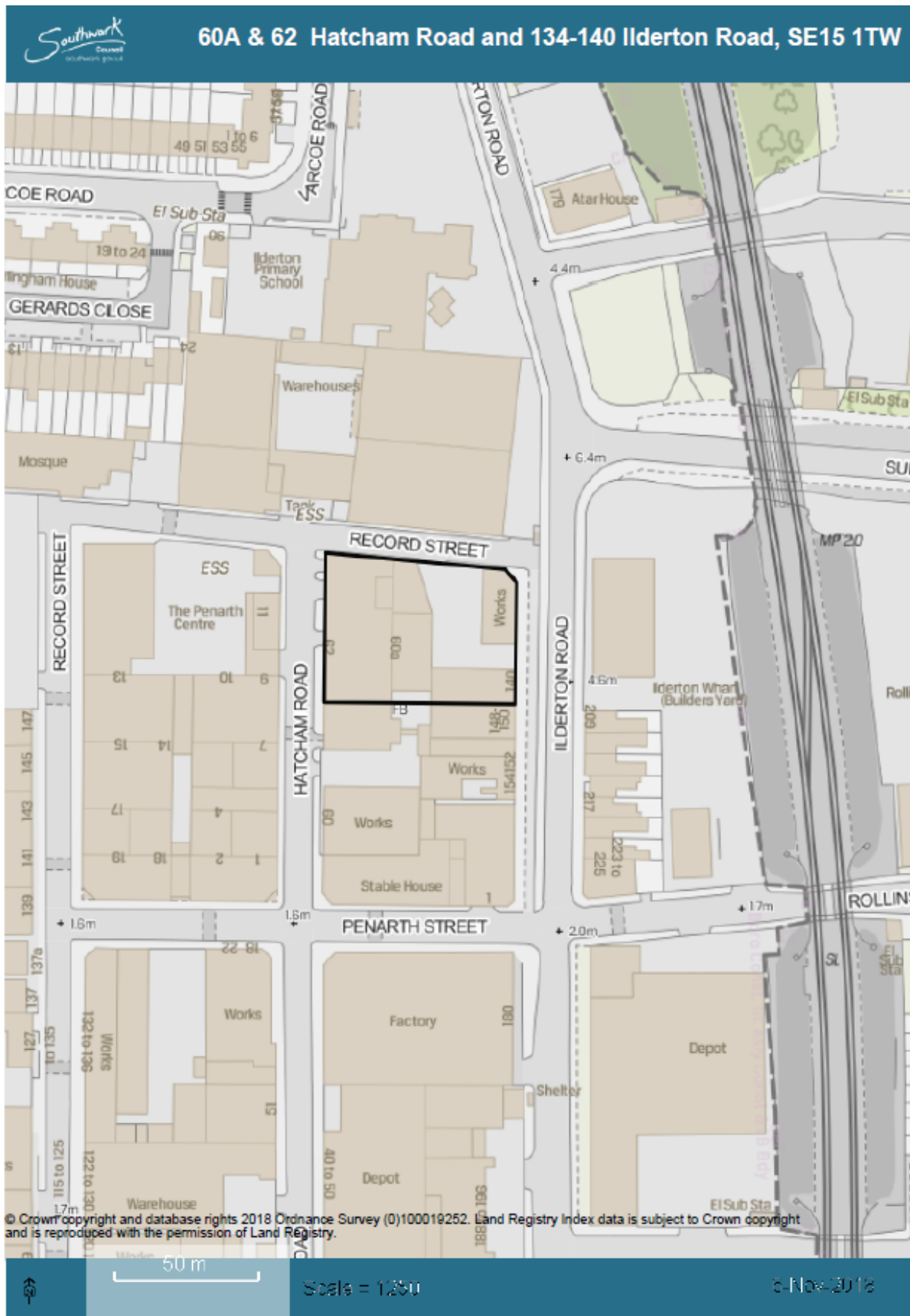
BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

APPENDICES

No.	Title
Appendix 1	Correct site for 60A AND 62 HATCHAM ROAD AND 134-140 ILBERTON ROAD, LONDON SE15 1TW
Appendix 2	Revised ground floor plan (GA-P-L00 Rev 13) for 17/AP/3757

Appendix 1: Correct site for 60A AND 62 HATCHAM ROAD AND 134-140 ILBERTON ROAD, LONDON SE15 1TW



Appendix 2: Revised ground floor plan (GA-P-L00 Rev 13) for 17/AP/3757, 60A AND 62 HATCHAM ROAD AND 134-140 ILBERTON ROAD, LONDON SE15 1TW



Ground Floor
GA-P-L00

