

Planning Committee

Tuesday 18 December 2018

6.30 pm

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

Tabled Items

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Date: 18 December 2018

Item No: 7.1	Classification: Open	Date: 18 December 2018	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Borough and Bankside	
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 7.1 – Application 17/AP/4230 for: Full Planning Application – 1-5 Paris Garden and 16-19 Hatfields, London SE1 8ND

Additional Consultation Response

3. An objection was submitted on behalf of the Peabody (Stamford Street) Estate Tenants and Residents Association after completion of the officer report. This brings the total number of objections from neighbours and local resident groups to 21.
4. This objection raises the following concerns:
 - *That the tall building proposed does not form part of the 'cluster' envisaged in the Core Strategy and Blackfriars Road SPD;*
 - *That priority should be given for new housing, not offices;*
 - *The predicted increases in vehicular and pedestrian activity are not appropriate along Hatfields;*
 - *Restaurants and bars with late licenses will have a harmful impact on residents in close proximity to Hatfields;*
 - *This scale of development will lead to increases in traffic, noise and air pollution, all of which will be harmful to residential amenity.*
5. These points echo those raised by other objectors and have been addressed in the following sections of the officer report:
 - Design and heritage (paras 50 - 76);
 - Land use/principle of development (paragraphs 41 - 48);
 - Places, walking and cycling (paragraphs 138 and 139) and servicing and deliveries (paragraphs 144 – 150);
 - Impacts on the amenity of surrounding occupiers (paragraphs 103 - 134)
 - Air pollution (paragraph 166)
 - Noise (paragraphs 131 and 132 and Condition 37 which would limit the hours of operation of any restaurants or bars to 23:30 Monday – Saturday and 23:00 on Sundays)

Further detail on Planning Obligations and Community Infrastructure Levy (CIL)

6. Paragraphs 157 to 163 of the officer report outline the range of planning obligations that will be secured as part of the development. The following additional detail is relevant:

Employment

7. The number of employment and training opportunities secured in the s106 would be based on the toolkit in the s106 and CIL SPD and equate to:
- 92 sustained jobs, 92 short courses and 23 construction industry apprentices during the construction phase. The maximum financial contribution required for failure to achieve these targets would be £443,900.
 - 304 sustained jobs for unemployed Southwark residents would be secured in the end phase, with a maximum financial contribution of £1,307,200 for non-compliance.

Public realm and roof gardens

8. This will include the submission of a 'public space and visitor management plan' for each Phase. The terms stipulated in the s106 will include limiting the hours of use of the roof gardens to between 07:00 and 22:00 and a strict limit on the number of days that the roof gardens can be used for 'private' purposes to no more than 14 days per calendar year, including a restriction on the number of weekend days.
9. Both the public realm management plan and the servicing and deliveries management plan that would be secured through the s106 agreement will set out that vehicular access to the new public route would be limited to emergency vehicles at all times and to refuse collection vehicles outside of the hours 08:00 – 19:00, with all other vehicular access prohibited.

Southwark CIL

10. Paragraph 165 states that the proposed development would be subject to Southwark CIL. The total Southwark CIL figure would be £2,668,803.20.

Application 7.1 – Application 17/AP/4231 for Listed Building Consent application at 1-5 Paris Garden and 16-19 Hatfields

Draft Decision Notice

11. As stated in the officer report, the recommendation is that Listed Building Consent is granted subject to the three conditions outlined in the recommendation, please see Appendix 6 of the report circulated with this addendum.

REASON FOR URGENCY

12. 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

13. 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	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

APPENDICES

No.	Title
Appendix 6	Recommendation 17/AP/4231

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Overcourt Ltd	Reg. Number	17/AP/4231
Application Type	Listed Building Consent	Case Number	TP/1234-B
Recommendation	Grant permission		

Draft of Decision Notice

Listed Building CONSENT was given to carry out the following works:

Partial demolition, refurbishment and extensions to 16-17 Hatfields and 1-3 Paris Garden for continued use as offices (Class B1) with flexible use of the ground floor (Classes A1/A2/A3/A4/B1) and restaurant/bar uses (Class A3/A4) at fifth floor level; creation of a new public, landscaped roof terrace at fifth and sixth floor levels; lowering of the existing basement slab; reconfiguration of pedestrian access; ancillary servicing and plant and associated works.

At: 1-5 PARIS GARDEN AND 16-19 HATFIELDS, LONDON SE1 8ND

In accordance with application received on 06/11/2017

and Applicant's Drawing Nos.

Existing plans

A-008, A-009, A-010, A-011, A-012
 A-019, A-020, A-021, A-022, A-023, A-024 (Plans)
 A-005; A-026, A-027, A-030, A-031, A-031, A-033 (Elevations and sections)

Proposed plans

A-010, A-040/Rev01, A-041/Rev01, A-042, A-043, A-044, A-045, A-046, A-047, A-048 (Demolition Plans).
 A-098, A-099/Rev01, A-100/Rev01, A-101, A-102, A-103, A-104/Rev01, A-105/Rev01, A-106/Rev01 (Layout plans)
 A-006; A-201, A-203/Rev01, A-204/Rev01, A-205, A-206, A-207, A-208, A-209; A-250, A-251, A-252/Rev01, A-253, A-254 (Elevations and sections)
 A-301, A-305, A-310, A-311, A-315/Rev01, A-320/Rev01 (Detailed Sections)

Submitted documents

Planning Statement
 Design and Access Statement
 Heritage, Townscape and Visual Impact Assessment
 Basement Impact Assessment

Subject to the following three conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall be begun before the end of five years from the date of this permission.

Reason:

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 2 Schedule of works
 Prior to commencement of works on site the applicant shall submit to the Local Planning Authority for approval in writing a Method Statement and Schedule of Works describing how the historic warehouse and its interior will be incorporated into the development in respect of:
 - i) Extent of Demolition
 - ii) The details of repairs and reconstruction proposed
 - ii) Support, protection and repair of any existing features

iii) Excavation of foundations

The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the historic warehouse building in accordance with the National Planning Policy Framework (2018), Strategic Policy 12 'Design and conservation' of the Core Strategy (2011) and Saved Policies 3.15 'Conservation of the Historic Environment' and 3.17 'Listed buildings' of The Southwark Plan (2007).

3 Measured survey

Prior to commencement of works on site the applicant shall submit a measured survey of the existing listed buildings to Level 3 (in accordance with the 'Understanding Historic Buildings' HE May 2016) as well as a Schedule of Condition of the walls, structural elements, including its foundations, columns, beams and floors to the Local Planning Authority for approval in writing. All existing doors and windows, are to be retained, repaired and refurbished. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the historic warehouse building in accordance with the National Planning Policy Framework (2018), Strategic Policy 12 'Design and Conservation' of the Core Strategy (2011) and Saved Policies 3.15 'Conservation of the Historic Environment' and 3.17 'Listed buildings' of The Southwark Plan (2007).

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