

# Planning Committee

Tuesday 2 April 2019

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.	<b>Notification of any items of business which the chair deems urgent</b> Addendum report Members' Pack	1 - 35

#### Contact

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Webpage: <http://www.southwark.gov.uk>

Date:

<b>Item No:</b> 6.1 & 6.2	<b>Classification:</b> Open	<b>Date:</b> 02 April 2019	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		St George's & South Bermondsey	
<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 6.1 – Application 18/AP/1577 & 18/AP/4084 for: Full Planning Application & Listed Building Consent – All Saints Annexe (Imperial War Museum) and Land to the Rear Austral Street, London SE11 4SJ**

#### Arboricultural Method Statement to be superceded by updated version

3. An amended Arboricultural Method Statement (Version 3.0) has been received which the Urban Forester has reviewed. The Urban Forester considers the content to be satisfactory such that the earlier version of the Arboricultural Method Statement document listed on the draft Decision Notice as:

'Arboricultural Method Statement' [dated January 2019, produced by Plowman Craven]

shall be replaced with:

'Arboricultural Method Statement' [Version 3.0, dated March 2019, produced by Plowman Craven]

#### Suggested alteration to draft Condition 5

4. In light of the additional information provided within the updated version of the Arboricultural Method Statement, the Urban Forester has advised that three conditions should be imposed in lieu of the currently-proposed Condition 5 (Tree Protection - Further Information and Action).
5. The original Condition 5 reads:

Prior to works commencing, including any demolition, an Arboricultural Method Statement including an Arboricultural Survey shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting

and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to 'BS5837: (2012) Trees in relation to demolition, design and construction' and 'BS3998: (2010) Tree work - recommendations'.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

#### Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with: The National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and Conservation) and 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), Policy 3.13 (Urban Design) and 3.28 (Biodiversity) of The Southwark Plan 2007.

6. The three conditions to replace Condition 5 shall comprise two 'pre-commencement' conditions and one 'compliance' condition.

7. The first condition shall read:

Before any work hereby authorised begins details of the foundation works including changes to levels to be used in the construction of this development, showing how the roots will be protected, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the use of trial holes or trenches to check for the position of roots. The development shall not be carried out otherwise than in accordance with any such approval given. All works shall adhere to BS5837: Trees in relation to demolition, design and construction (2012) and National Joint Utility Group, Guidance 10 - Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

8. The second condition shall read:

Prior to the commencement of the development hereby approved (including any ground clearance, tree works, demolition or construction), details of all tree protection monitoring and site supervision by a suitably qualified tree specialist (where arboricultural expertise is required) shall be submitted to and approved in

writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

9. The third condition shall read:

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the Arboricultural Method Statement. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations. If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

10. All three conditions shall be imposed for the following reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with: The National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and Conservation) and 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), Policy 3.13 (Urban Design) and 3.28 (Biodiversity) of The Southwark Plan 2007.

Suggested alteration to draft Condition 18

11. Condition 18 (Air Conditioning Specification), which as currently-worded reads:

The air conditioning equipment to be installed shall, unless otherwise approved by the local planning authority, comply with the following specification:

- PURY-EP900YSLM-A1 - 'Heat Recovery Outdoor Unit' [Air Conditioning Specification by Mitsubishi Electric]

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

12. Shall be replaced with the following paragraph:

The air conditioning equipment to be installed shall, unless otherwise approved by the local planning authority, comply with the following specification (or a specification that achieves an equivalent performance):

- PURY-EP900YSLM-A1 - 'Heat Recovery Outdoor Unit' [Air Conditioning Specification by Mitsubishi Electric]

13. This change will afford the applicant a reasonable degree of flexibility in terms of the specific air conditioning product they decide to purchase and install.

### **Conclusion of the Director of Planning**

14. The amended conditions have no material impact on the recommendation, which remains that planning permission be granted. There are no proposed changes to the application for Listed Building Consent.

### **Item 6.2 – Application 18/AP/0091 for: Full Planning Application – Dockley Road Industrial Estate, 2 Dockley Road, London SE16 3SF**

15. Following publication of the committee report a further 23 letters of objection have been received. The main points of these objections related to:
- Excessive height scale and massing;
  - Overdevelopment and excessive density;
  - Daylight and sunlight impacts;
  - Transport impacts;
  - Impacts at street level;
  - Amenity impacts.
16. All of these issues have been dealt with in depth in the Committee Report. Several of the letters raised objections to the length and type of re-consultation exercise that was undertaken expressing the view that it was insufficient in duration and that the case officer would not have had sufficient time to consider all of the responses and the concerns raised therein.
17. The re-consultation exercise was undertaken for 14 days which is in line with London Borough of Southwark's standard practices. The consultation included advertisement in the local press (The Southwark News), a site notice and neighbour notification letters.
18. The additional letter responses received as part of this re-consultation process did not raise any new issues that had not already been considered by the case officer and the objections have been dealt with in detail within the committee report. Further objections received since the preparation of the committee report have been reported as part of this addendum and are set out above.
19. Three additional letters of support as well as a petition of support signed by 11 local businesses and 51 members of the public has also been received.

### **REASON FOR URGENCY**

20. 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**

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

# Welcome to Southwark Planning Committee

02 April 2019

## MAIN ITEMS OF BUSINESS

Item 6.1 18/AP/1577 – All Saints annexe,  
(Imperial War Museum) and Land to the rear,  
Austral Street, London SE11 4SJ

Item 6.1 18/AP/4084 - All Saints annexe, (Imperial  
War Museum) and Land to the rear, Austral  
Street, London SE11 4SJ

Item 6.2



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 – All Saints Annexe (Imperial War Museum) and Land to the Rear, Austral Street, London Se11 4SJ

## Full Planning Application - 18/AP/1577

- Construction of a three-storey building for Class D1 use (to provide offices and staff accommodation ancillary to the Imperial War Museum) within the rear yard, to incorporate rooftop plant and photovoltaics, together with the change of use of the existing All Saints Annexe building from Class D1 (ancillary to the museum) use to a mixed Class B1 (office) / Class D1 (ancillary to museum) use. The development will include hard and soft landscaping improvements, the provision of a cycle and refuse store, the provision of one accessible car parking space at the front of the All Saints Annexe building, the rebuilding of the site's boundary wall to Geraldine Mary Harmsworth Park, the realignment of the access road into the site from the Park, demolition of the portakabins and other associated works

## Listed Building Consent - 18/AP/4084

- Listed Building Consent for the demolition of part of the existing boundary wall between the All Saints Annexe and Geraldine Mary Harmsworth Park and the construction of a new wall, incorporating gates and windows, in association with planning application 18/AP/1577



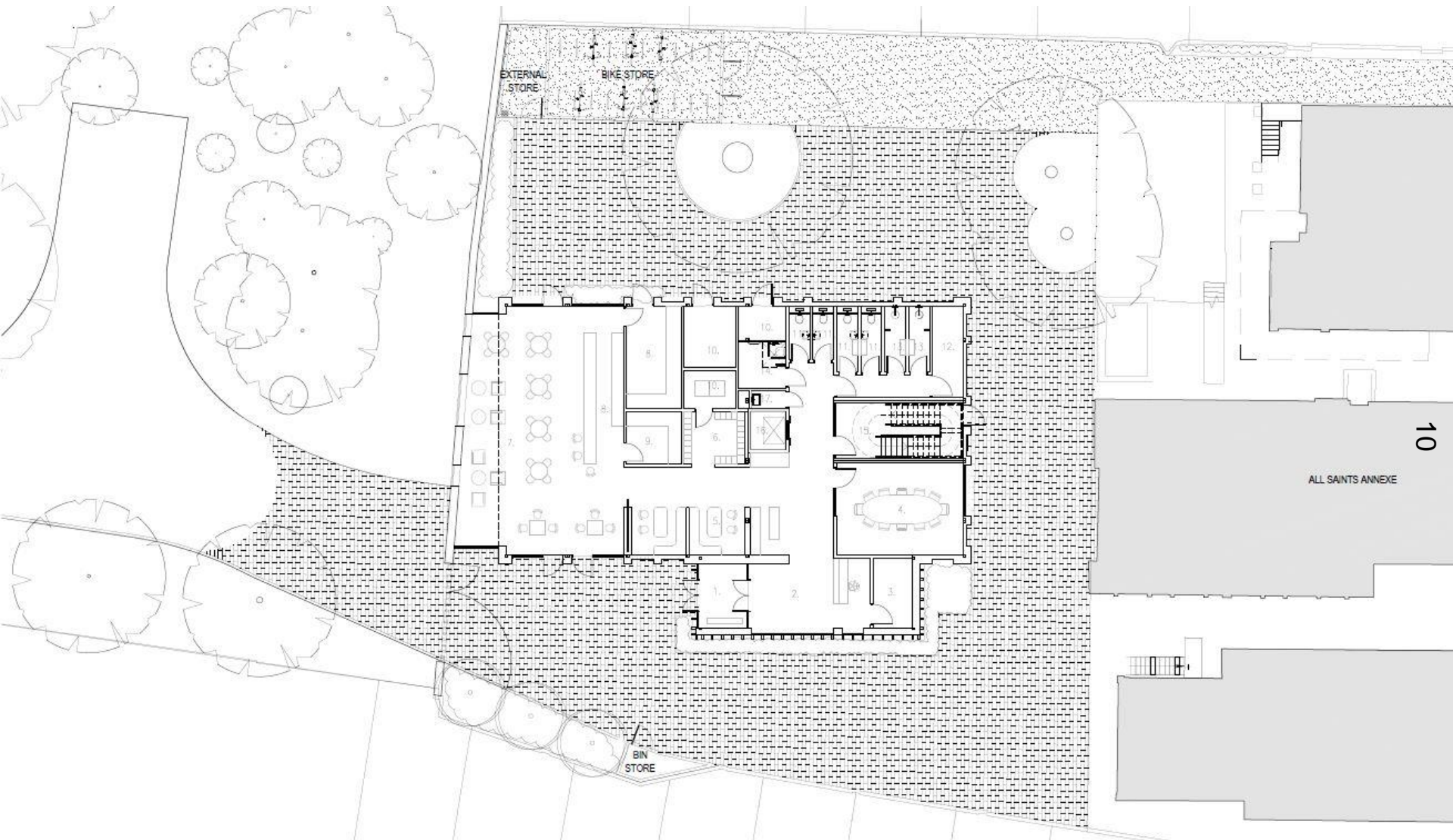
# Listed Building Consent Application 18/AP/4084

The demolition of part of the existing boundary wall between the All Saints Annexe and Geraldine Mary Harmsworth Park and the construction of a new wall, incorporating gates and windows, in association with planning application 18/AP/1577

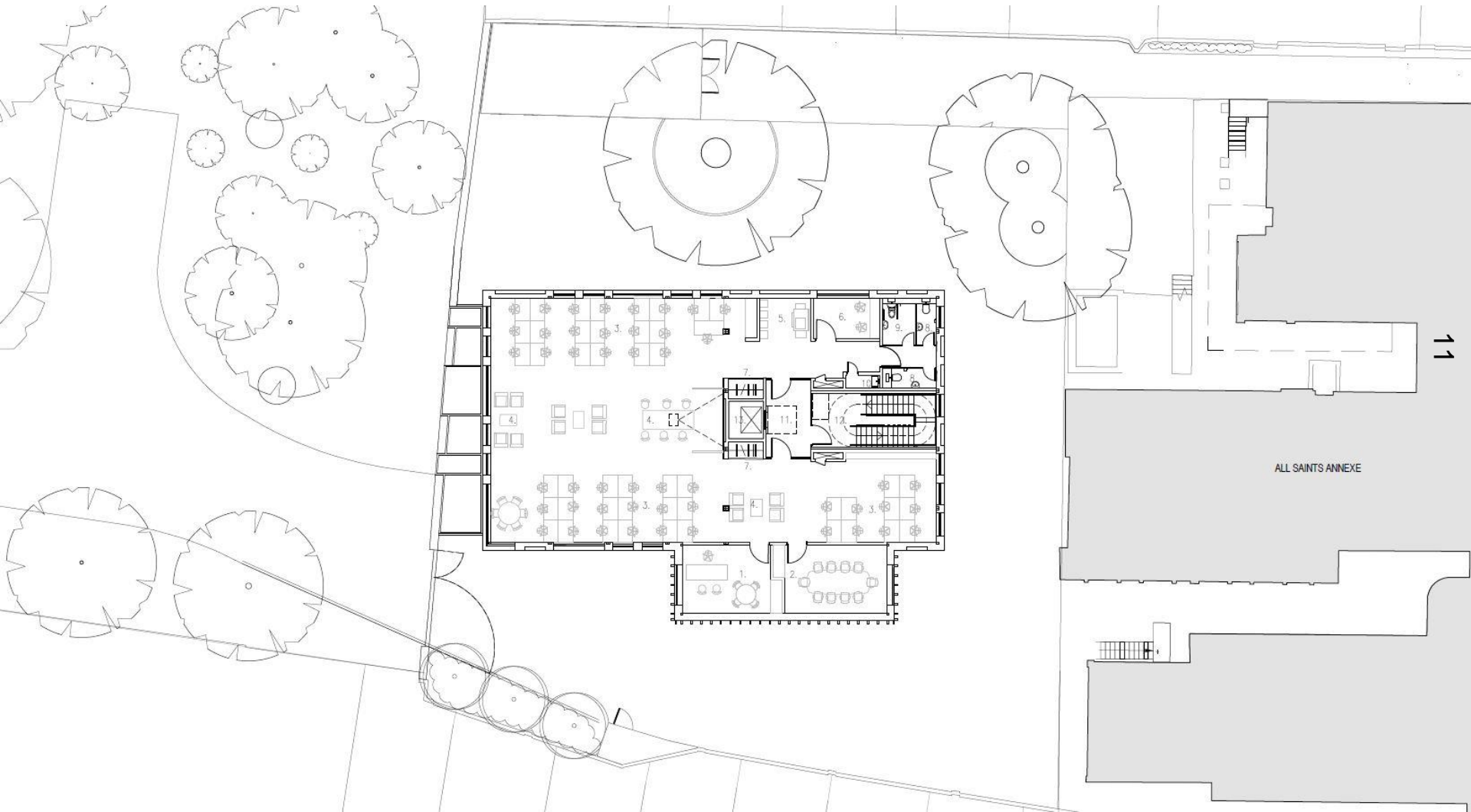




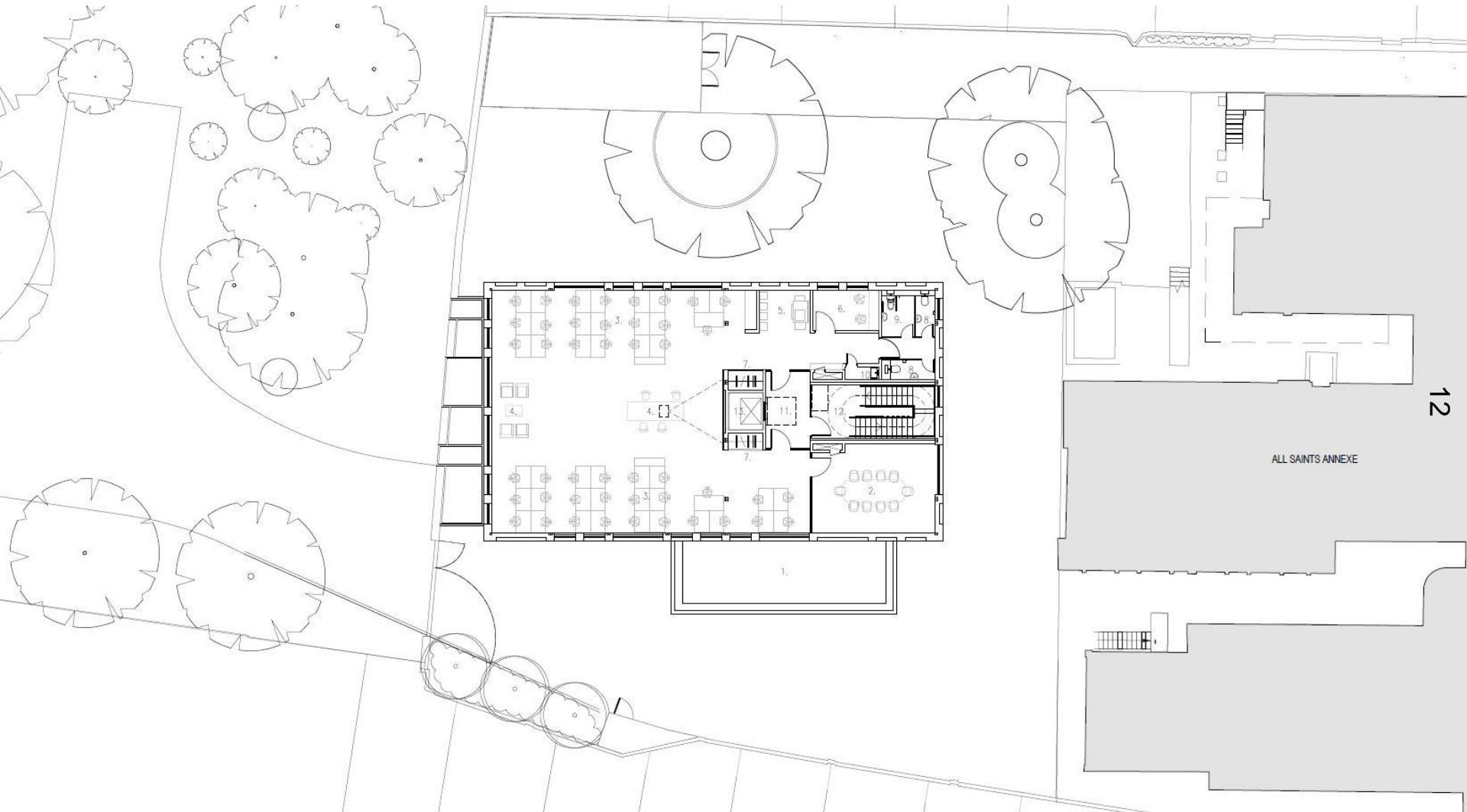
# Ground Floor Plan



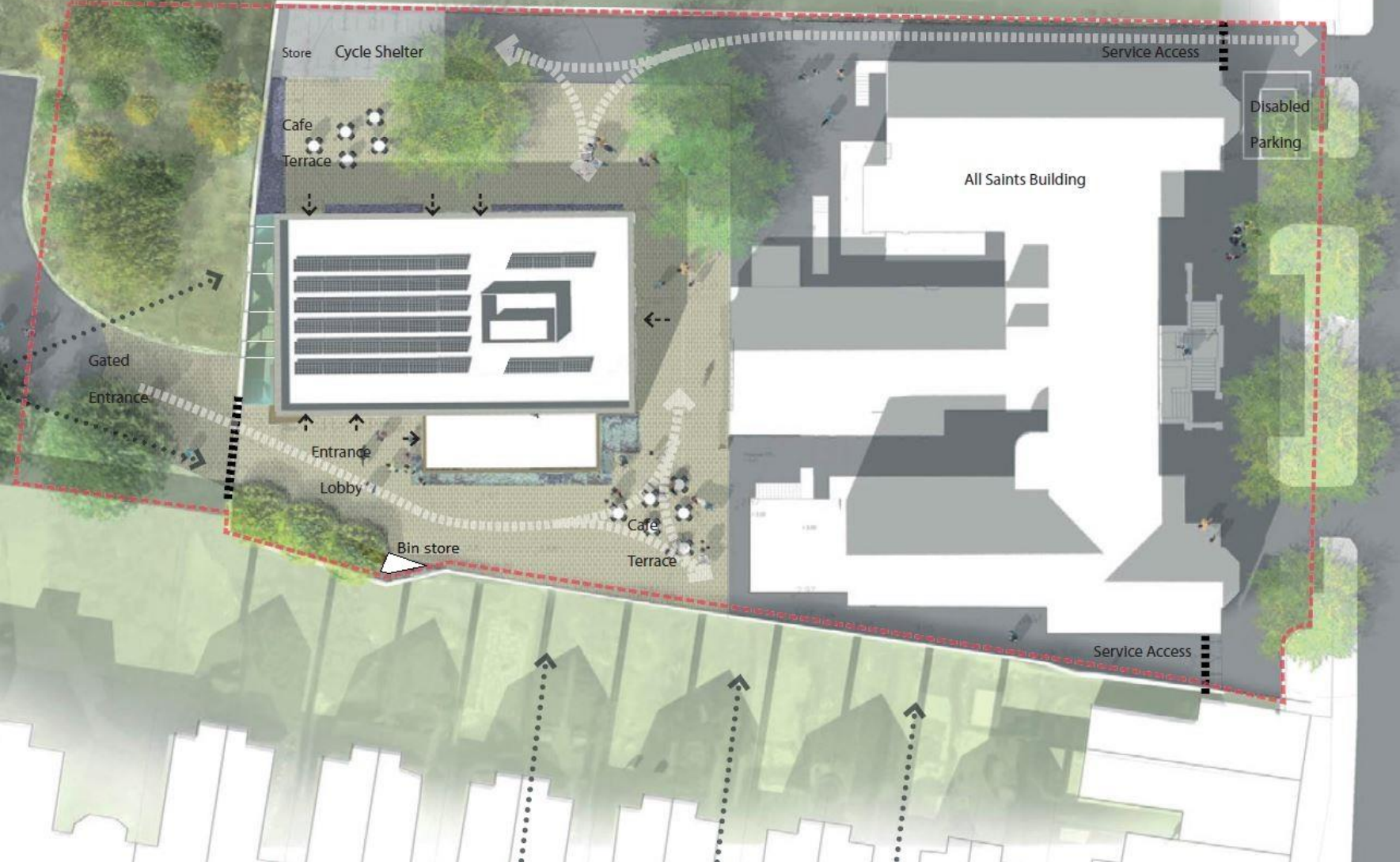
# First Floor Plan



# Second Floor Plan



# Site Layout



13

# North Elevation



# Southwest Elevation





# Southeast Elevation

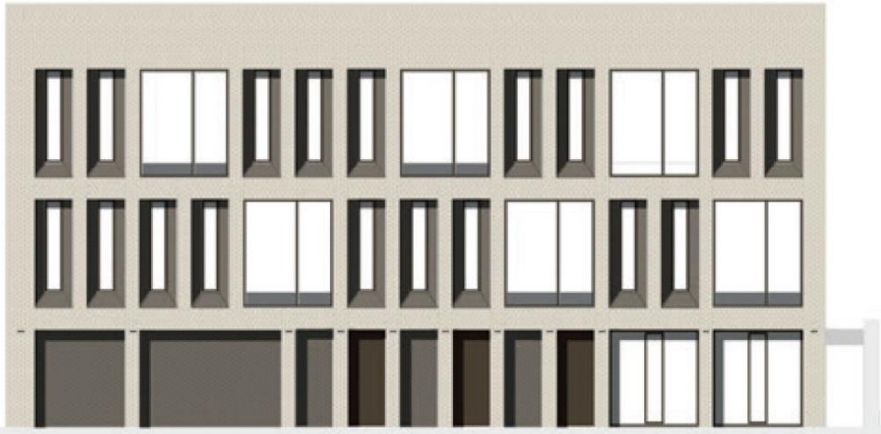


# Northwest (Park Facing) Elevation



17

## Northeast Elevation – Window Comparison



Original proposal

## Southeast Elevation – Window Comparison



Original proposal



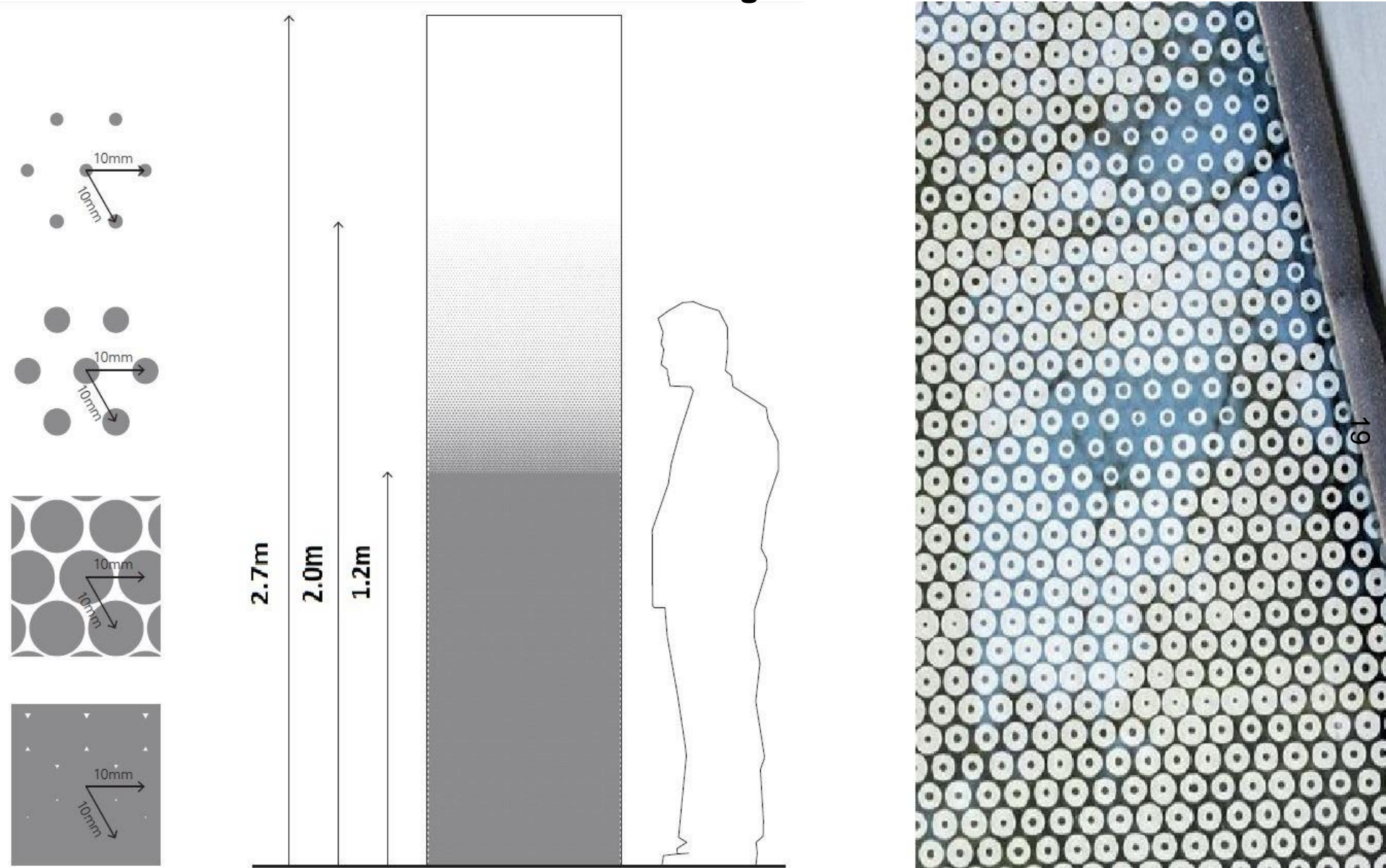
Amended proposal



Amended proposal

18

# Graduated Obscuring Treatment

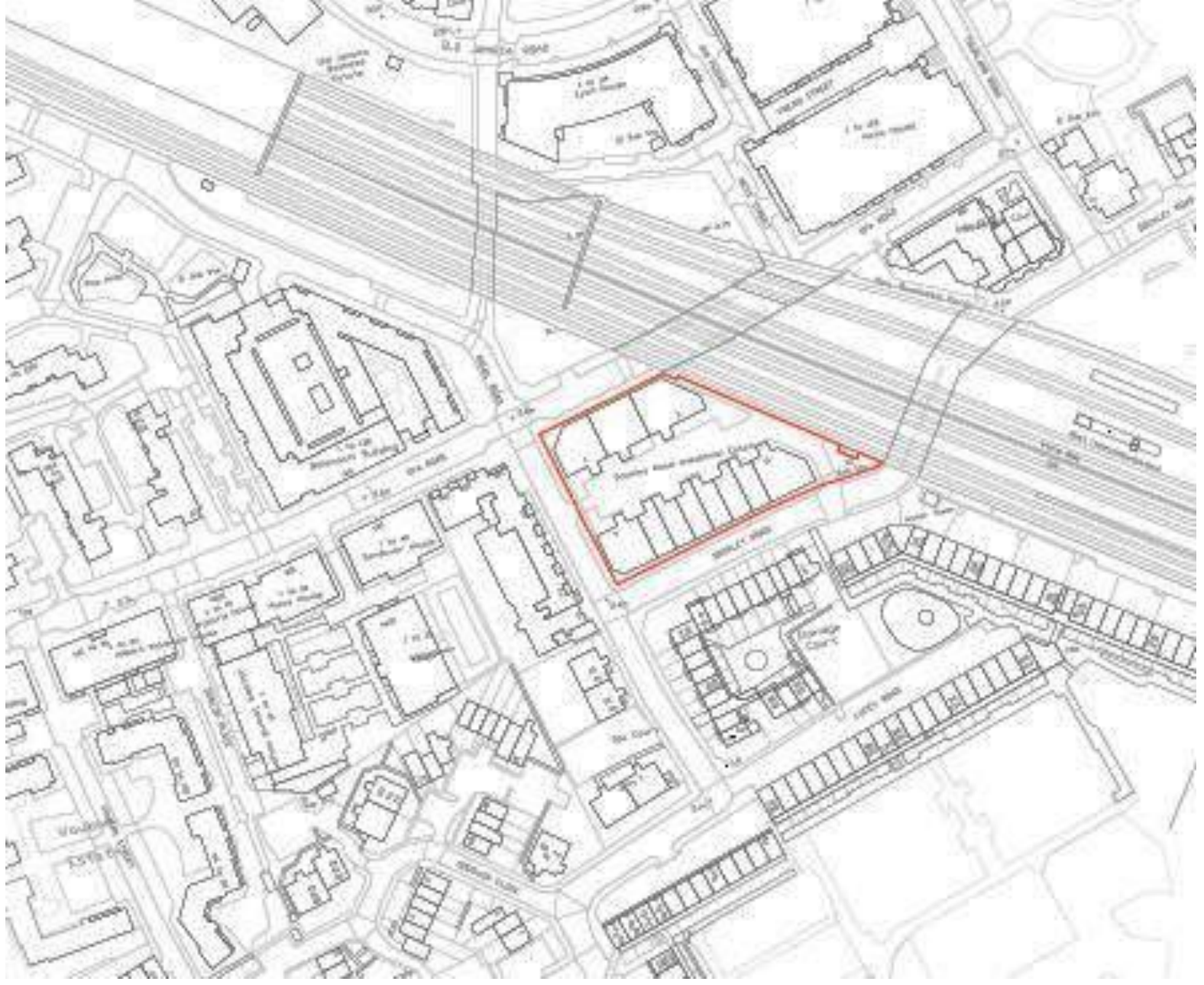




**Item 2 – Dockley Road Industrial Estate, 2 Dockley Road, London SE16 3SF**  
Full Planning Application  
Application 18/AP/0091

- Demolition of the existing industrial units and redevelopment to provide a building ranging from one to nine storeys (32.55m AOD and 29.9m above ground) in height accommodating 1,093sqm of commercial floorspace at ground floor level incorporating industrial use (Use Class B8); retail uses (Use Class A1); and restaurants and cafe uses (Use Class A3) and 111 residential units (Class C3) at upper levels with associated works, including landscaping and 3 disabled car parking spaces.

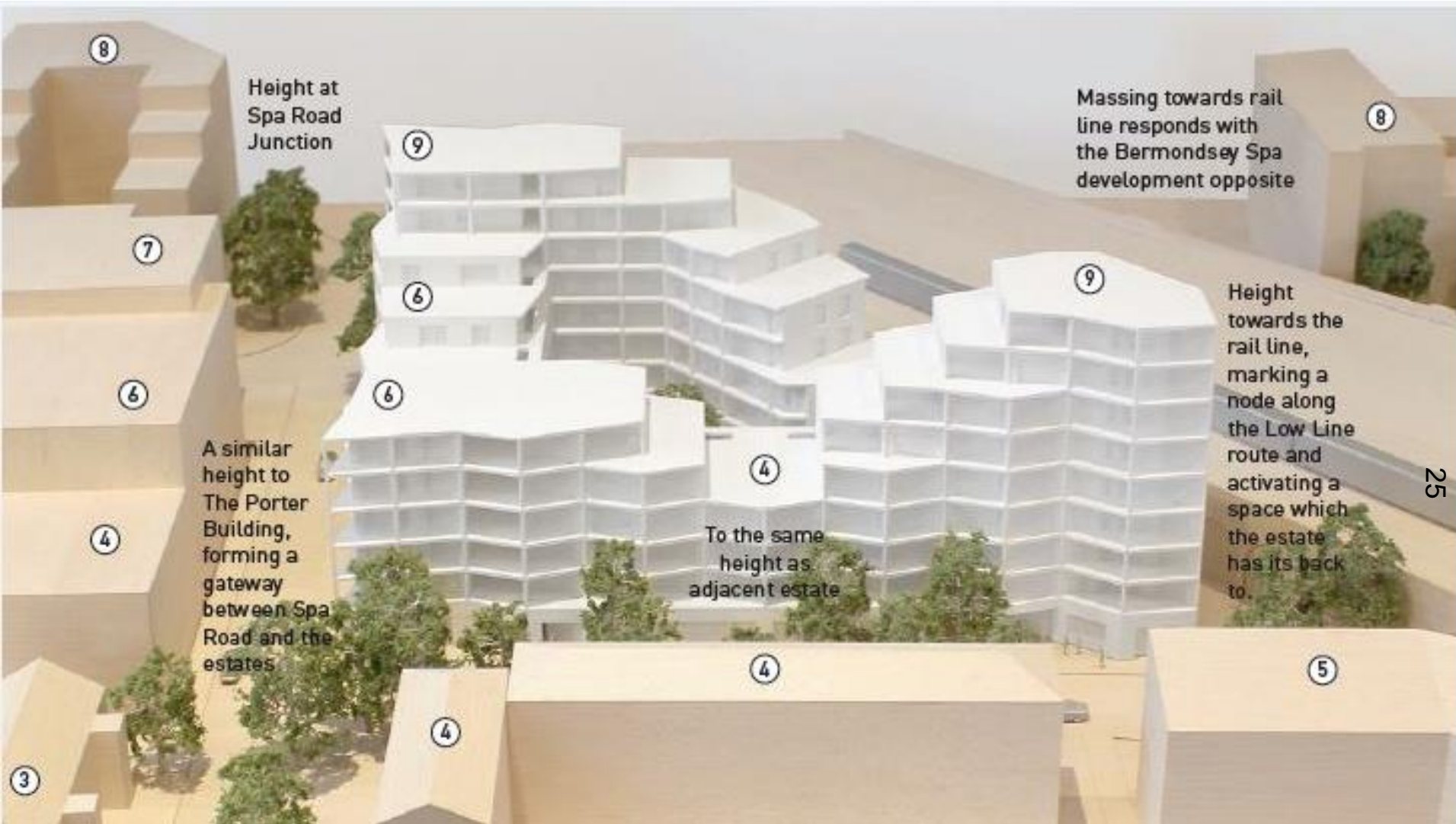
21











# Dockley Elevations



# Rouel Road Elevation

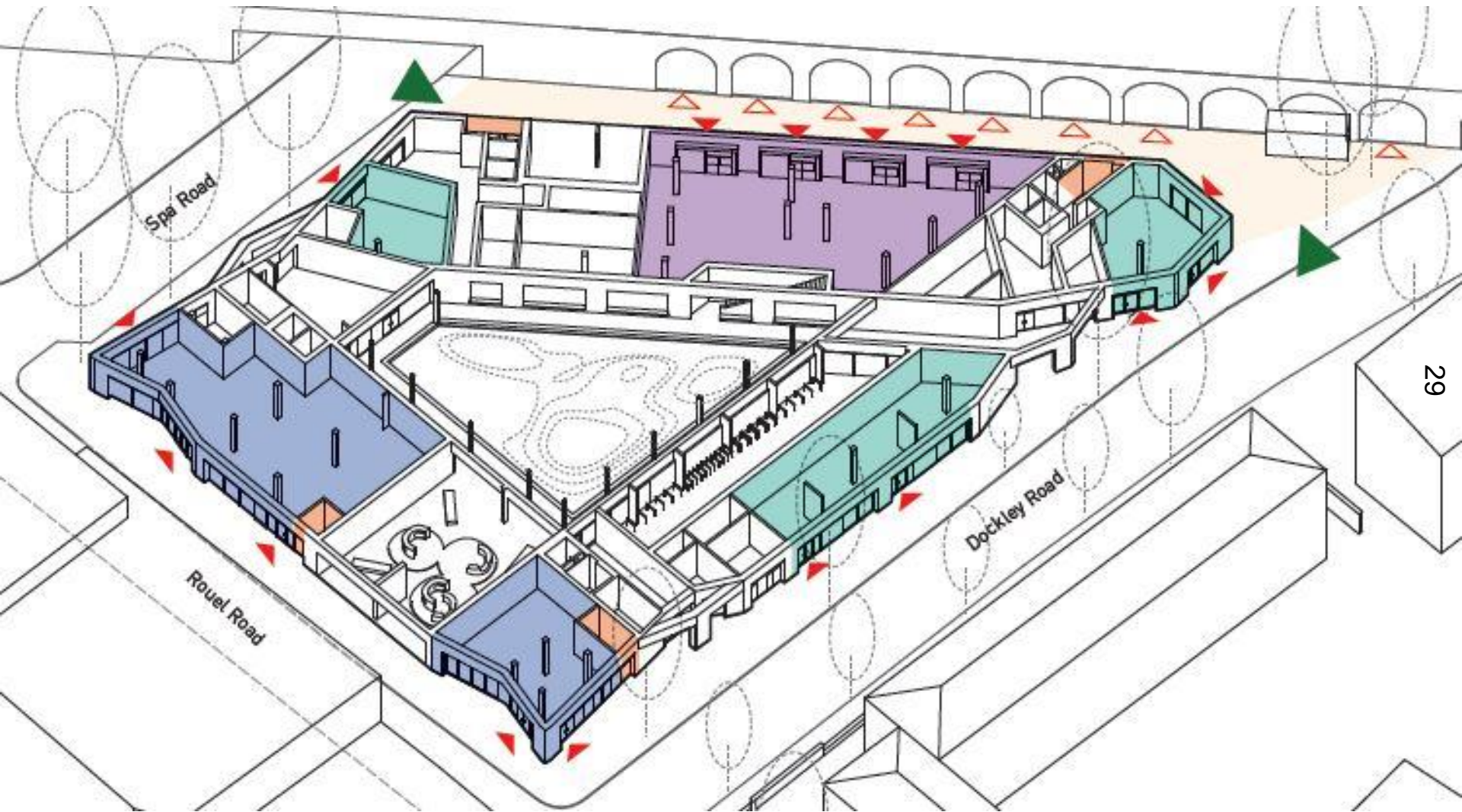


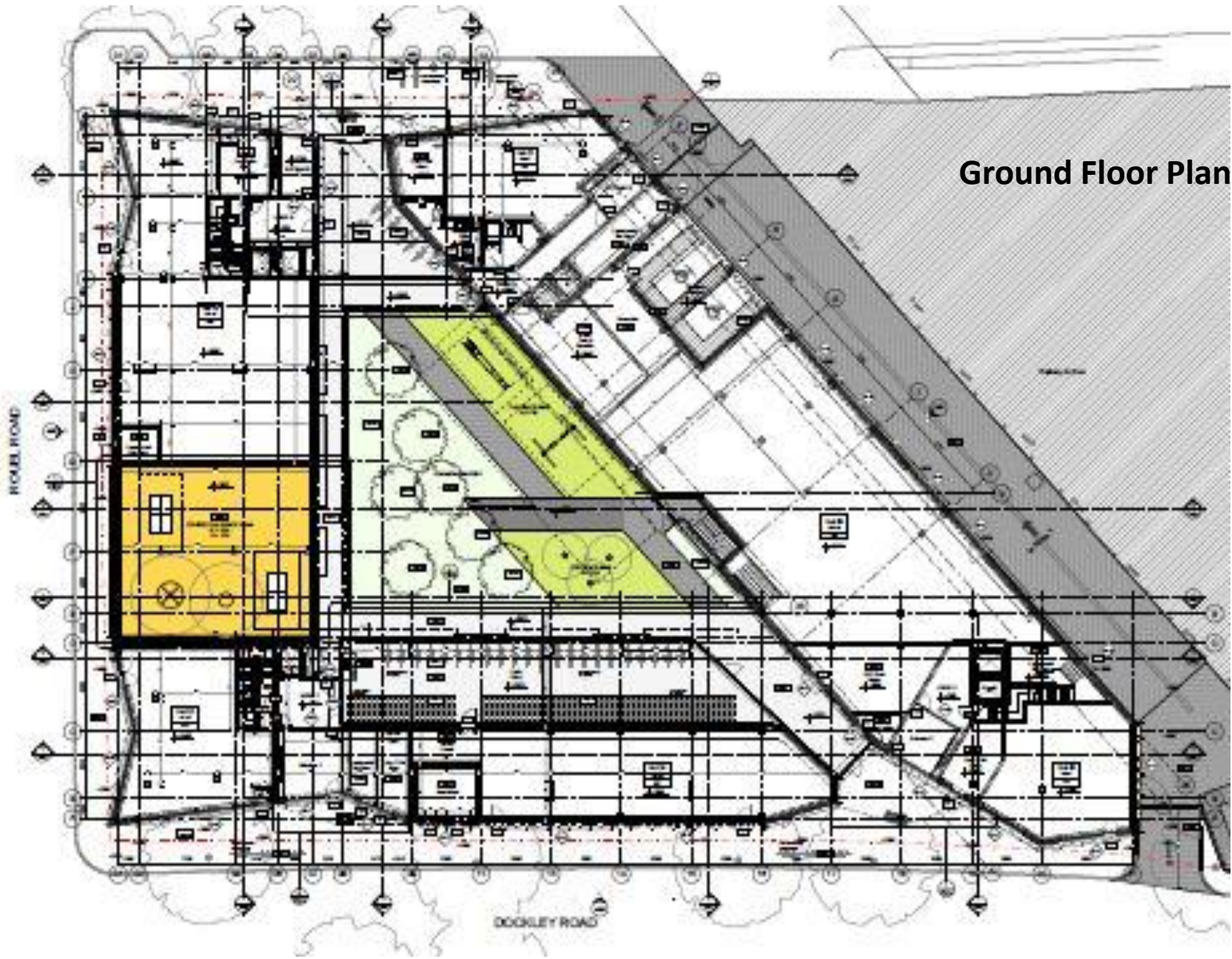
# Detailed Bay Study



28

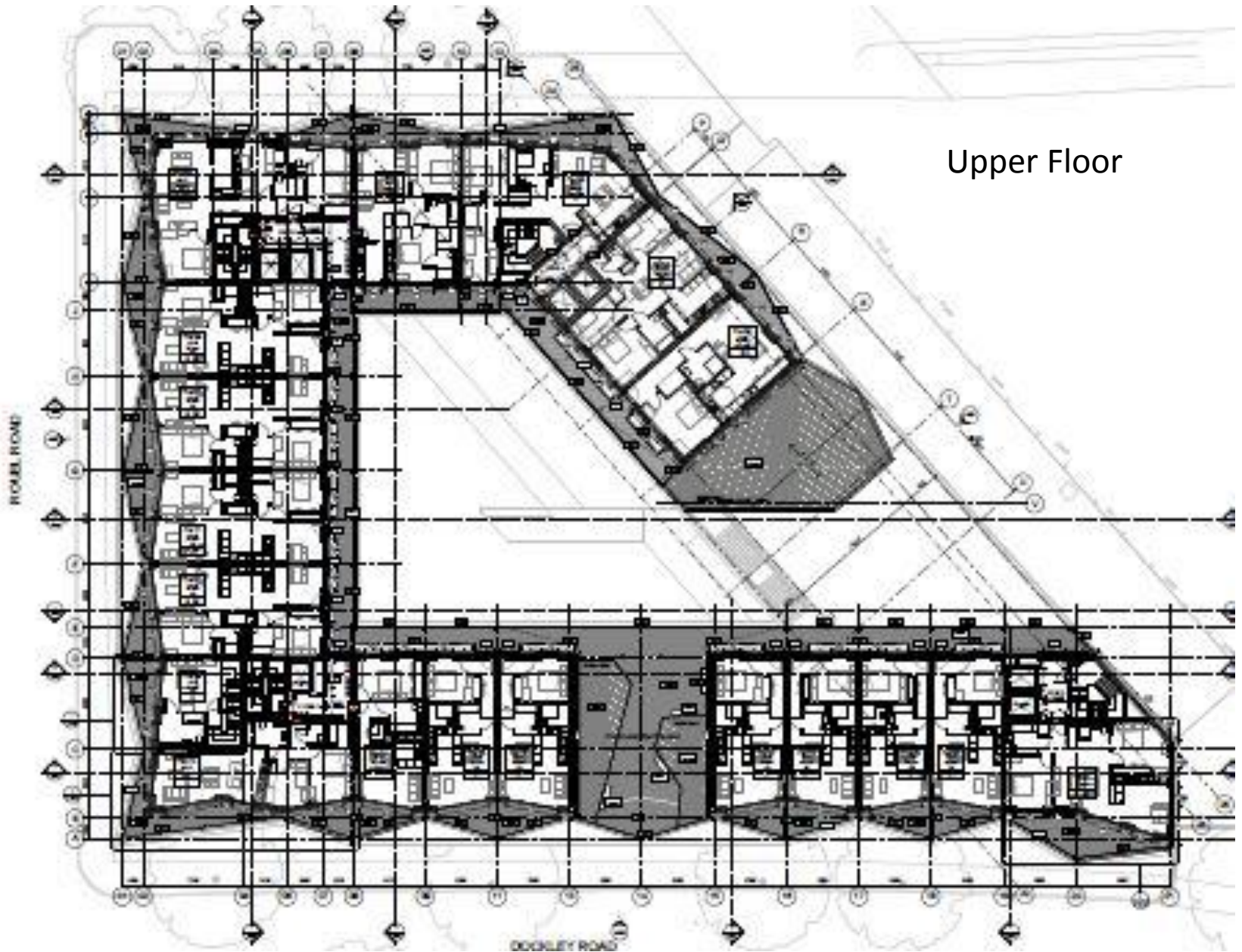
# Ground Floor Arrangement





Ground Floor Plan

30



Upper Floor



# View from Rouel Road



32

# View from Enid Street



33

## Courtyard and playspace



# Covered playspace



35