

# Planning Committee

Monday 29 July 2019

6.30 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

## Supplemental Agenda No. 1

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

Date: 29 July 2019

<b>Item No:</b> 7.1	<b>Classification:</b> Open	<b>Date:</b> 29 July 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>		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 7.1 – Application 17/AP/4649 for: Full Planning Application – Iberia House, 2 Hatcham Road, London SE15 1TW**

### FACTORS FOR CONSIDERATION

3. The following corrections and amendments are proposed to the Case Officer's report:

In Paragraph 84, four wheelchair units are being proposed as part of this proposal which would equate to 12%.

One of the other changes introduced since the production of the report is the inclusion of electric vehicle charging points to the servicing bay to encourage the use of electric powered commercial vehicles, to reduce noise and air pollution as well as CO2 emissions. The officer report states that two servicing bays have been included to the rear, this has since become on large flexible servicing bay with the ability to serve as a loading and unloading bay.

### Planning Obligations

4. The applicant has now agreed to all of the planning obligations in the table under paragraph 190 of the Case Officer Report.
5. The only amendment to the table is the tree loss offset contribution – as the trees are proposed to be retained, there would be no requirement to pay the sum indicated.

### CIL payments

6. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.

7. In this instance a Mayoral CIL payment of £193,590 a Southwark CIL payment of £567, 1836 would be required (these are approximate figures). These are pre-social housing relief figures and accordingly would be reduced when the CIL Social Housing Relief claim is submitted after the grant of planning permission.

#### Conditions and plan numbers

8. The plan number IBH-P500-S2-P2 should be corrected to remove 'P3'.
9. That condition 37 is revised to the following:

*The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:*

*Bedrooms - 35dB LAeq T#, 30 dB LAeq T\*, 45dB LAFmax T \**

*Living rooms- 35dB LAeq T #*

*Dining room - 40 dB LAeq T #*

*Night-time 8 hours between 23:00-07:00*

*Daytime 16 hours between 07:00-23:00.*

#### *Reason:*

*To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 4.2 (Quality of Residential Accommodation) of the Southwark Plan 2007.*

#### **REASON FOR URGENCY**

10. 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**

11. 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

29 July 2019

## MAIN ITEMS OF BUSINESS

Item 7.1 17/AP/4649 – Iberia House, 2 Hatcham Road, London SE15 1TW

Southwark Free Wi-Fi password

**Fr33Wifi!**



Councillor Martin Seaton (Chair)



Councillor Kath Whittam (Vice Chair)



Councillor Cleo Soanes



Councillor Barrie Hargrove



Councillor Margy Newens



Councillor Adele Morris



Councillor Damian  
O'Brien



Councillor Catherine Rose

## Item 7.1 – Iberia House 2 Hatcham Road, London SE15 1TW

Full Planning Application      Application 17/AP/4649

DEMOLITION OF THE EXISTING LIGHT INDUSTRIAL BUILDING AND CONSTRUCTION OF A BUILDING RANGING IN HEIGHT FROM 2 TO 9 STOREYS COMPRISING 1302 SQM OF B1 COMMERCIAL AND EMPLOYMENT SPACE AT GROUND AND FIRST FLOOR LEVELS AND 33 RESIDENTIAL FLATS OVER THE SECOND TO EIGHT FLOOR LEVELS (REVISED DESCRIPTION).

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# Existing Site



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# Existing Site



# Site photos



View looking north along Hatcham Road



View looking south from Hatcham road towards Manor Grove



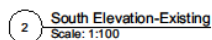
View from Ilderton Road looking west



Surrounding context to the south

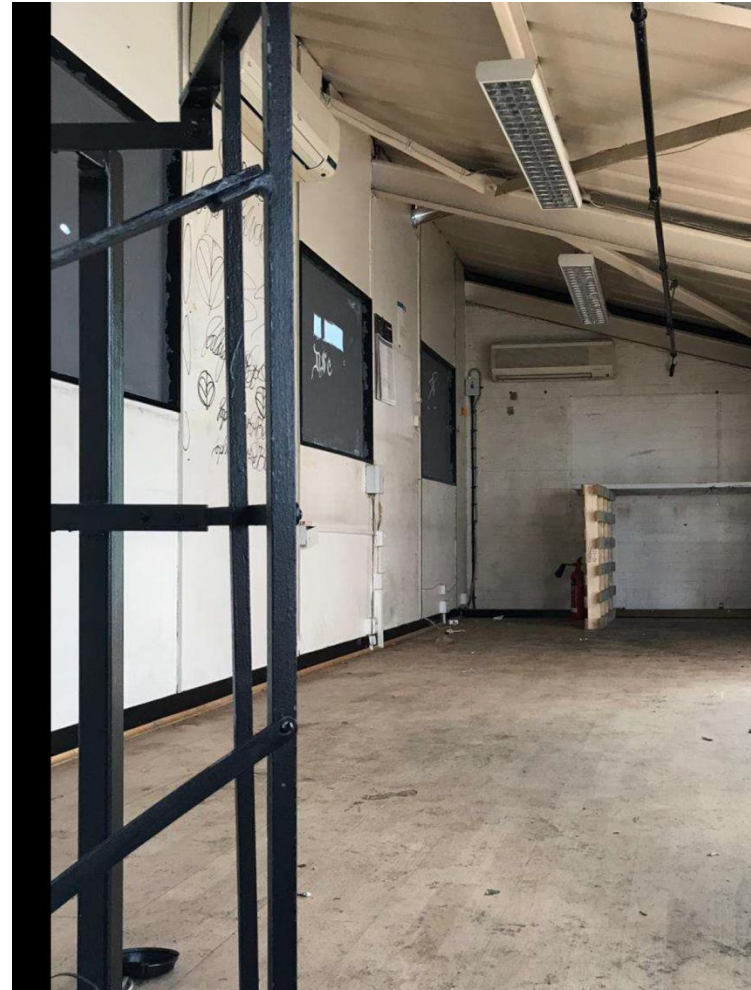


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20	HL	Submitted for comments			24/07/16
21	DL	Drawn	Notes		
14		24/07/16			
15	Ch	Checked	Date	Approved	Date
PENDING					
Client					
<p>Regent Land and Development</p> <p>stephen davy architects</p> <p>Stephen House, Finsbury Street, London EC1R 7NR          Tel: 020 7366 2200 Fax: 020 7366 2201          Email: <a href="mailto:info@davyarchitects.co.uk">info@davyarchitects.co.uk</a>          Website: <a href="http://www.stephendavyarchitects.co.uk">www.stephendavyarchitects.co.uk</a></p>					
Project					
Inlet a House 2 Hatching Road London E8 1TW					
Drawing Ref				Job No.	
1-DL-01-01-22-DL-A-0009				1033	
Purpose of Issue				Scale	
FOR COMMENTS				1:100 @ A	
Drawing Title					
Existing Building-Celling Height					
Project Ref - Drawing No - Station - Revision 1-DL-01-01-22-DL-A-0009-01-01					

# Existing site photos

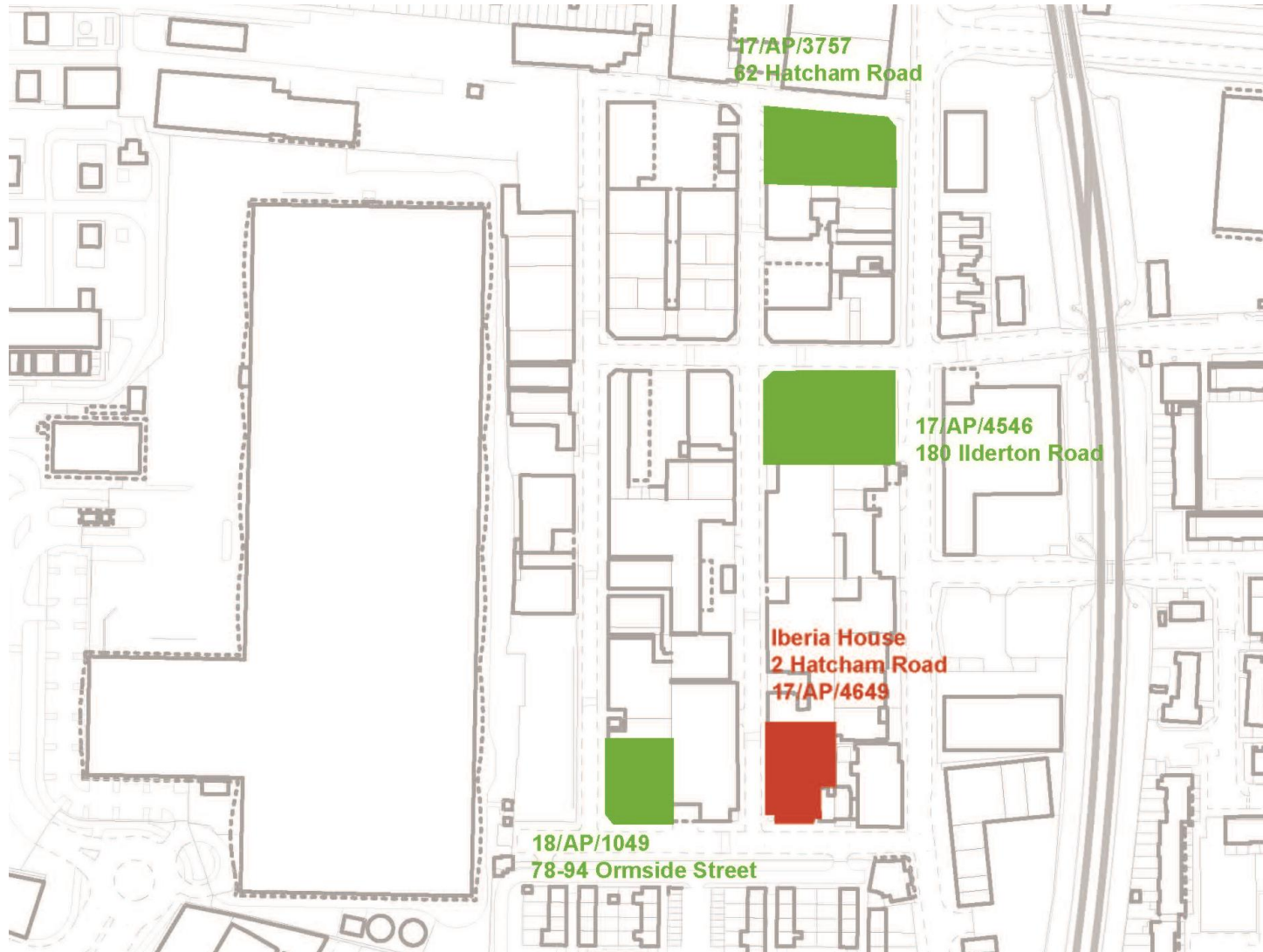


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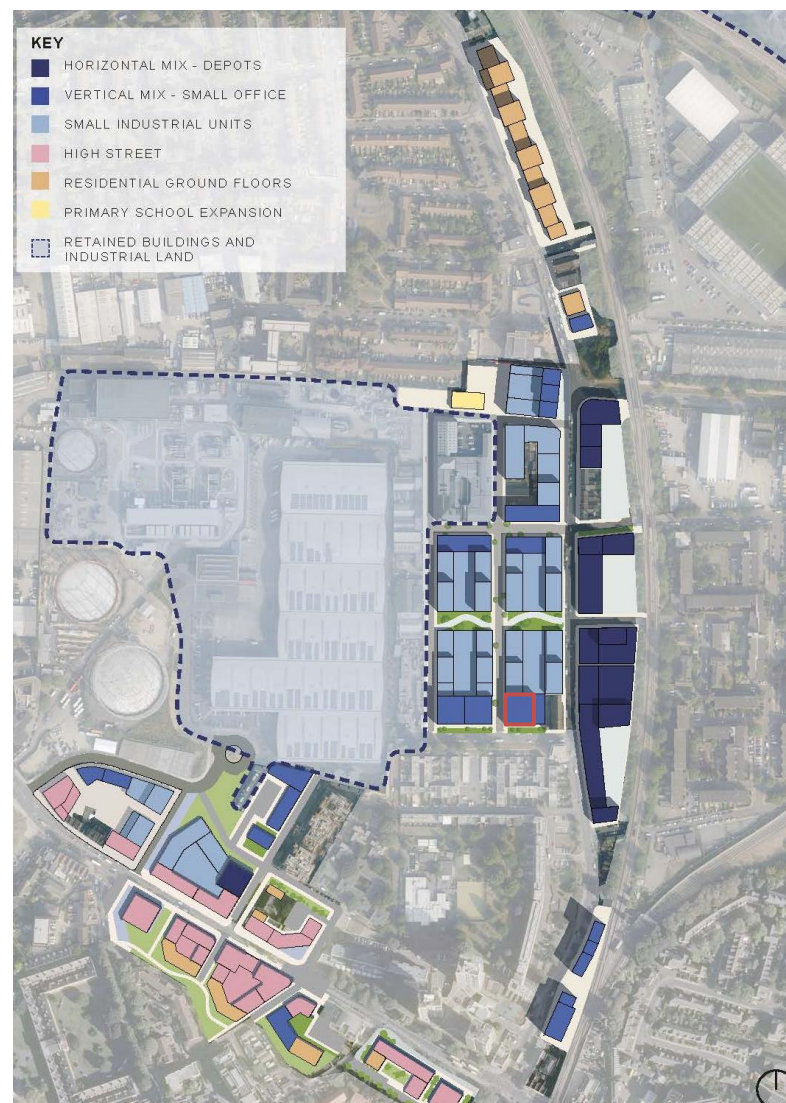




# Surrounding Planning Applications and Approvals

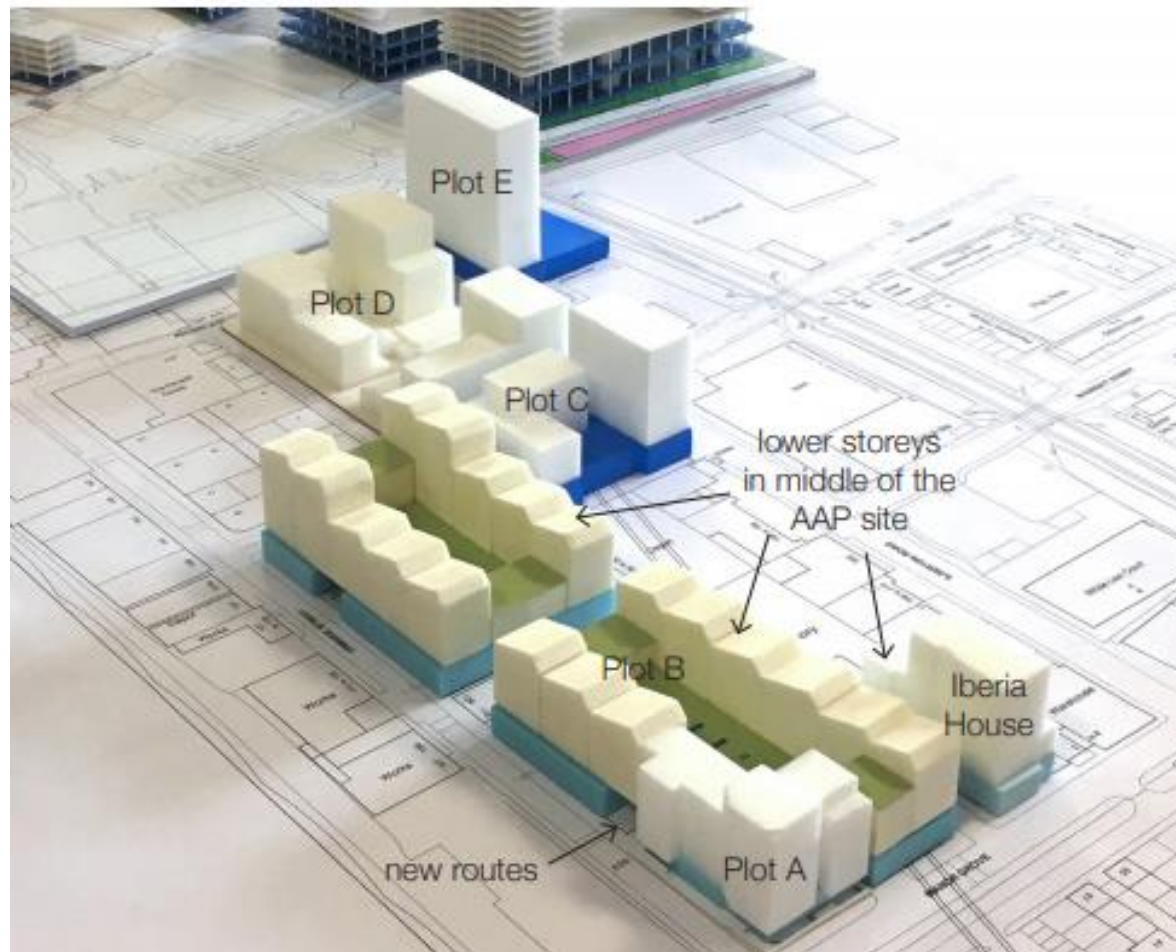


# Draft AAP





# The Proposed Scheme



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# Affordable Homes (Habitable Rooms)

Total habitable rooms: 110

- 71 private
- 39 affordable
- X social (%)
- X intermediate (%)

35.45% affordable housing by habitable room

# Affordable Homes (Units)

Total number of homes 33

- 12 affordable homes in total
- 8 social rent homes
- 4 intermediate homes

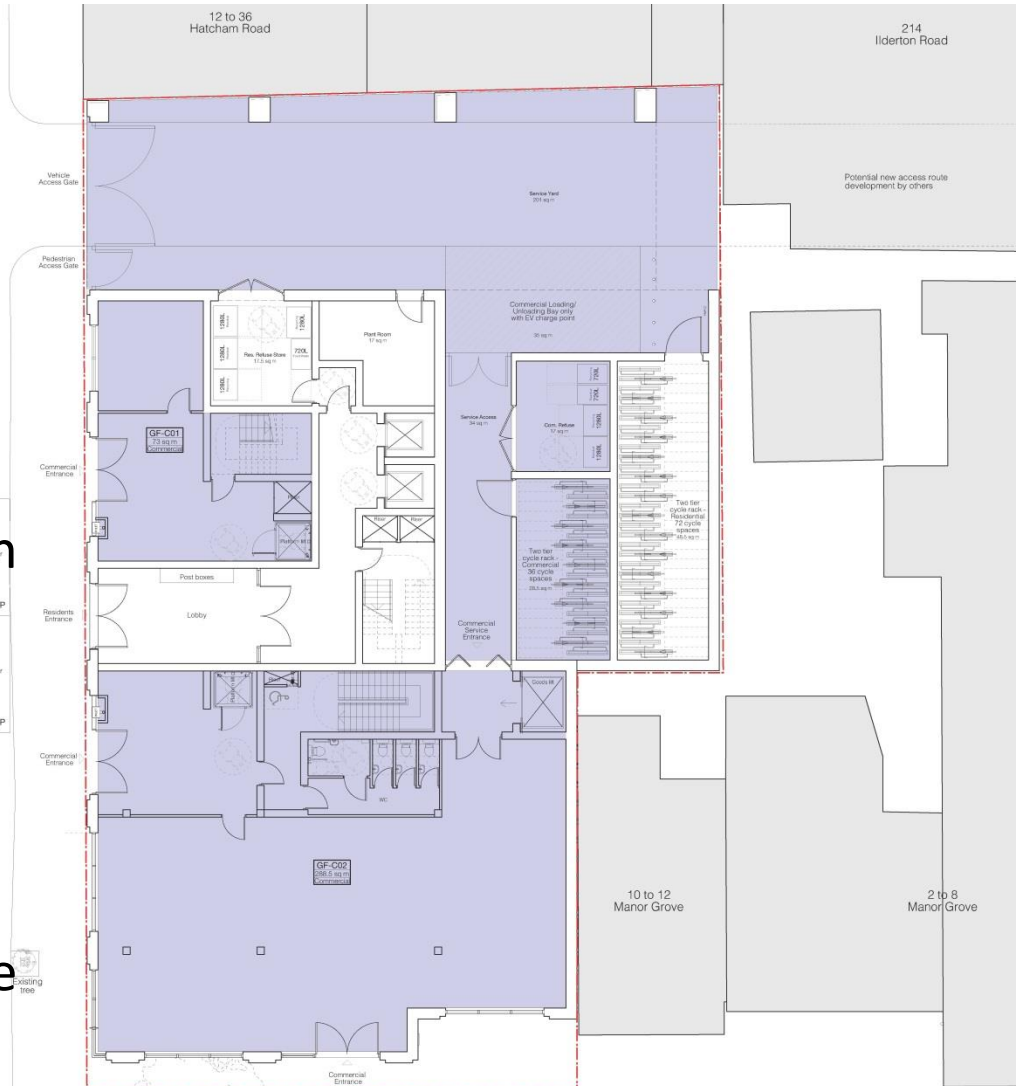
# Industrial and Warehousing Floorspace

- Existing floorspace (B1c): 1,111 sqm
- Proposed floorspace (B1c): 1,302 sqm
- Uplift against floor space: 191 sqm
- Up to 20 jobs on site + construction jobs

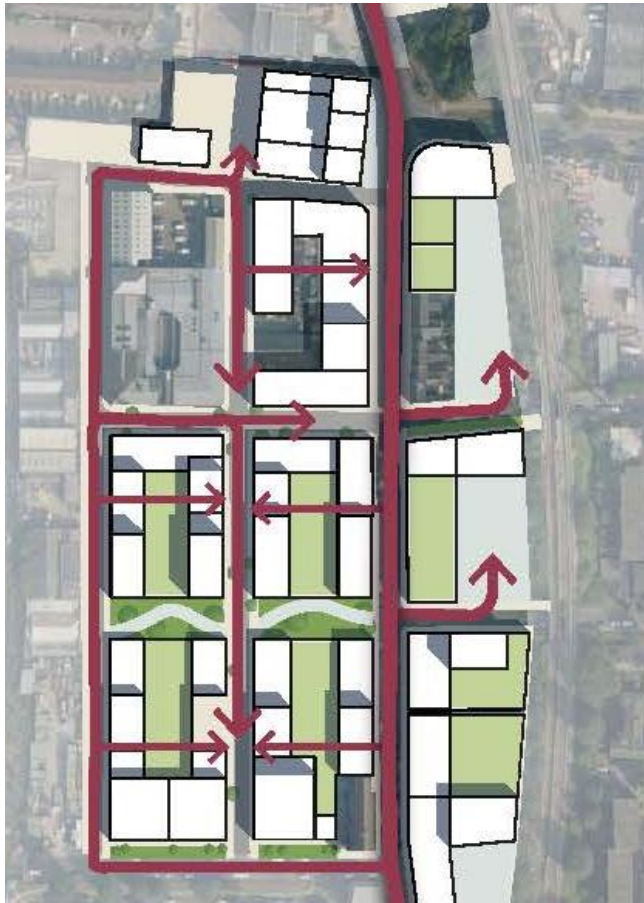


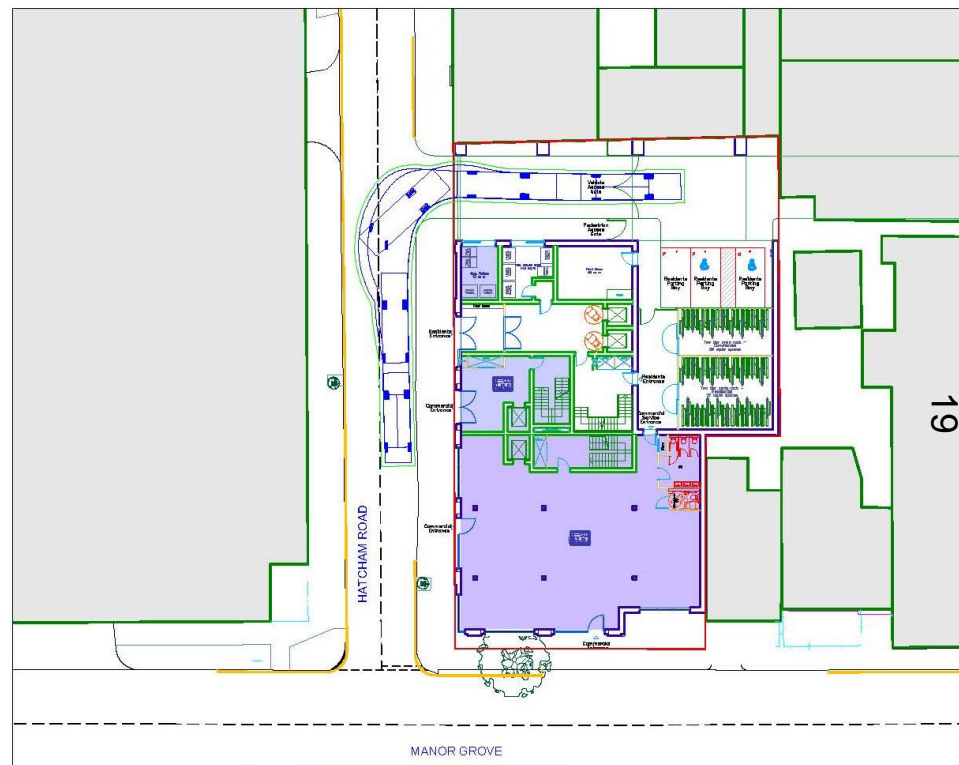
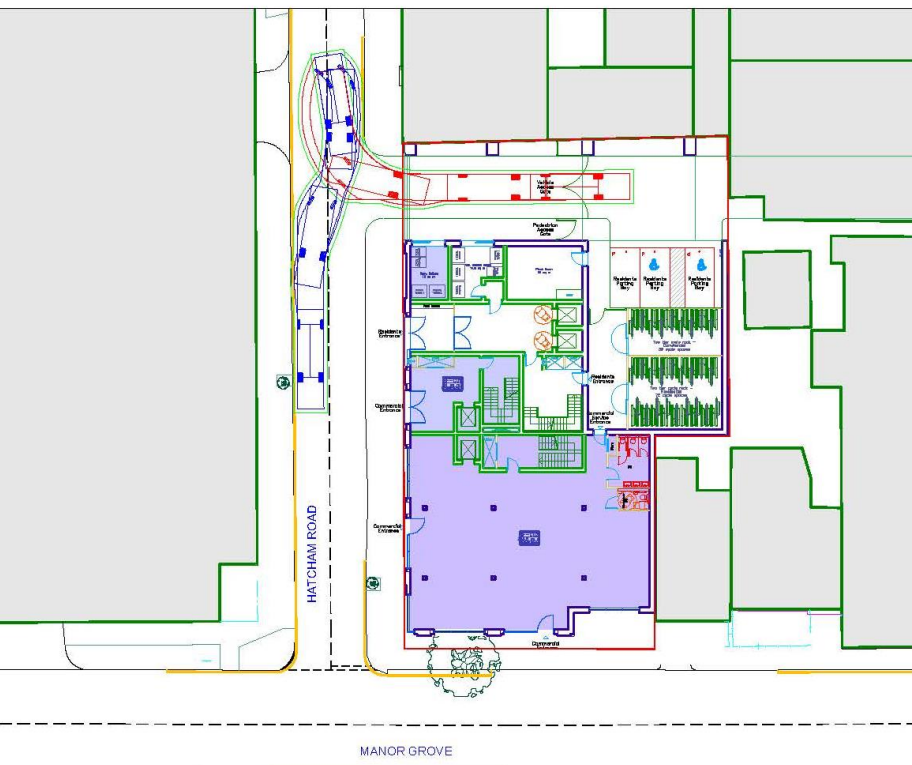
# B1(c) Light Industrial

- Flexible, open plan layouts for variety of users/ unit sizes.
- Specification and fit out required by condition and Section 106
- Floor to ceiling heights: 3m
- Double height service yard area



# Servicing & transport





# Typical Residential Floor Plans





# Amenity Space requirement

## Private:

- All units will have private amenity space in the form of balcony/terrace.
- All 3 beds will provide 10 sqm
- 4 bed to provide 20.5 sqm amenity space
- 1 and 2 beds served by 5.5-40sqm of private amenity space

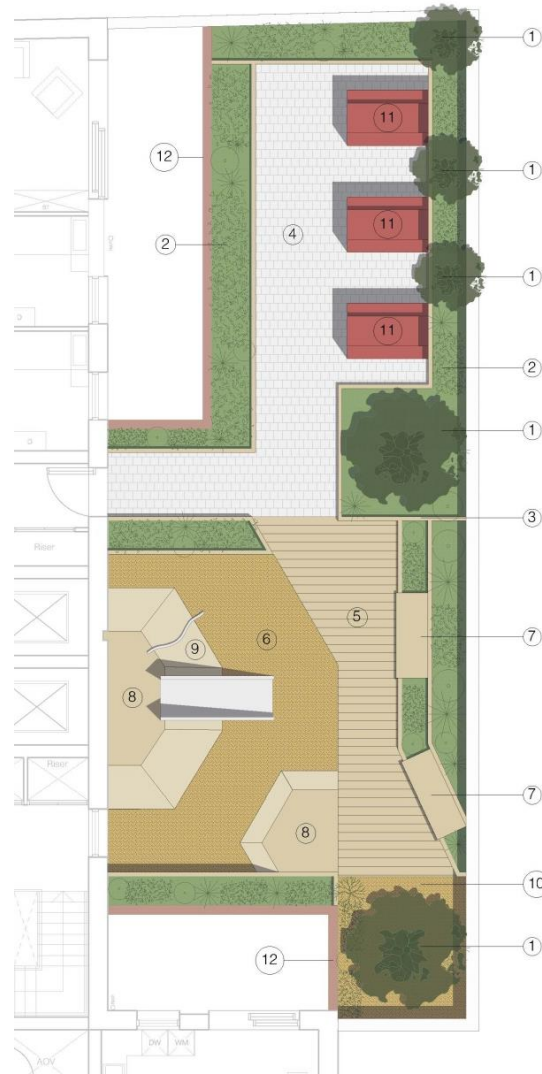
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## Communal:

- 50 sqm required + shortfall from private amenity space from 1 and 2 beds
- 191 sqm communal space proposed

# Children's Playspace

- 2 areas of children playspace proposed
- 104 sqm required
- 105 sqm proposed



## Public Open Space (Old Kent Road AAP)

- 165 sqm required
- None proposed (resulting in a In lieu payment requirement of £33,825)

## Agent of Change principle

- Noise survey completed of the likely impact locating residential within this area.
- It is not considered that this development would give rise to issues with existing uses on neighbouring sites.



# Building Heights

9 storeys

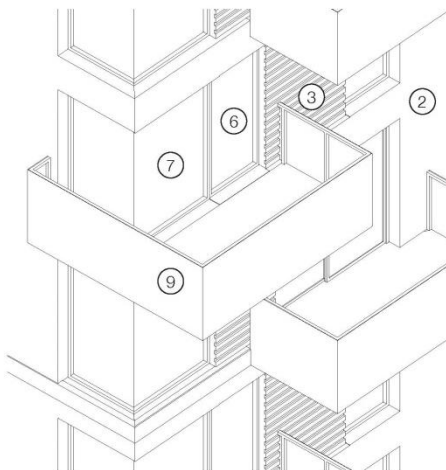


**Southern Elevation**

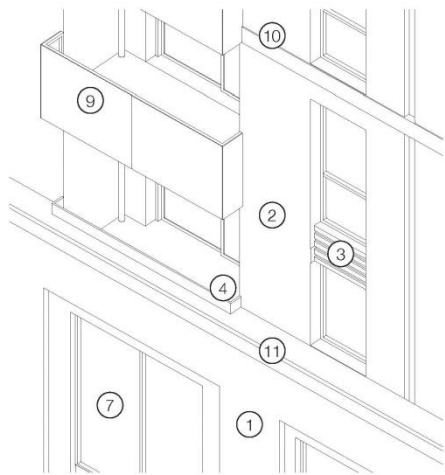


**Western Elevation**

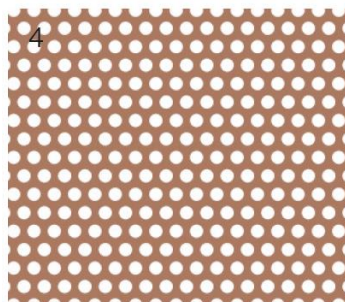
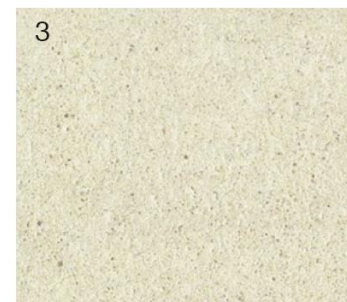
# Materials



Balcony and corner window treatment



Fenestration, brick panel and brick reveal details



## East Elevation

1. Facing brickwork Type 01 - Ibstock West Hoathly Medium Multi Stock or similar
2. Facing brickwork Type 02 - Wienenberger Nutcombe Multi or similar
3. Brick Type 03 - Brick panels with recessed and projecting brickwork - Ibstock West Hoathly Medium Multi Stock or similar
4. Frameless glass balustrade with minimal stainless steel handrail and no visible supporting brackets
5. PPC aluminium coping: colour RAL 7021 or similar
6. PPC aluminium/ wood composite glazed doors, frame colour: RAL 7021 or similar
7. PPC aluminium/ wood composite glazed windows, frame colour: RAL 7021 or similar
8. PPC aluminium rainwater pipe and hopperheads, colour to match window frames
9. PPC perforated metal clad balconies, bronze colour
10. Reconstituted cast stone band - Vobster Wet Cast Bathstone or similar
11. Reconstituted cast stone coping - Vobster Wet Cast Bathstone or similar
12. Galvanized steel access gate
13. PPC acoustic louvre enclosure to plant. Colour - light grey
14. AOV and upstand
15. Inset brick creating continuous vertical recess detail
16. PPC metal signage on facing brickwork with no visible fixing, colour to match window frame



## View from the junction of Ilderton Road and Manor Grove





## View from Hatcham Road looking South onto Manor Grove



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# Summary

- 33 new homes
- 35% affordable housing
- Uplift in modern B1(c) light industrial space of which 10% would be affordable
- New child playspace
- Biodiversity net gain
- Up to 20 new jobs + construction jobs