

# Planning Committee

Wednesday 30 October 2019

6.30 pm

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

## Supplemental Agenda No. 1

### List of Contents

Item No.	Title	Page No.
6.	<b>Development Management</b>	1 - 29
	Tabled item: members' pack	
7.	<b>Tree Preservation Order - 156 Peckham Rye</b>	30
	Tabled item: addendum	

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

Date: 30 October 2019

# Welcome to Southwark Planning Committee

30 October 2019

## MAIN ITEMS OF BUSINESS

Item 6.1 – 18/AP/0196 – Land at 19, 21, and 23  
Harper Road, 325 Borough High Street and  
1-5 and 7-11 Newington Causeway

Item 7.1 – TPO 533 – 156 Peckham Rye

Southwark Free Wi-Fi password

**Fr33Wifi!**

*The* **PLANNING**  
AWARDS 2019  
*Celebrating excellence in planning and placemaking*

**WINNER**



Councillor Martin Seaton (Chair)



Councillor Kath Whittam (Vice Chair)



Councillor Cleo Soanes



Councillor Barrie Hargrove



Councillor Margy Newens



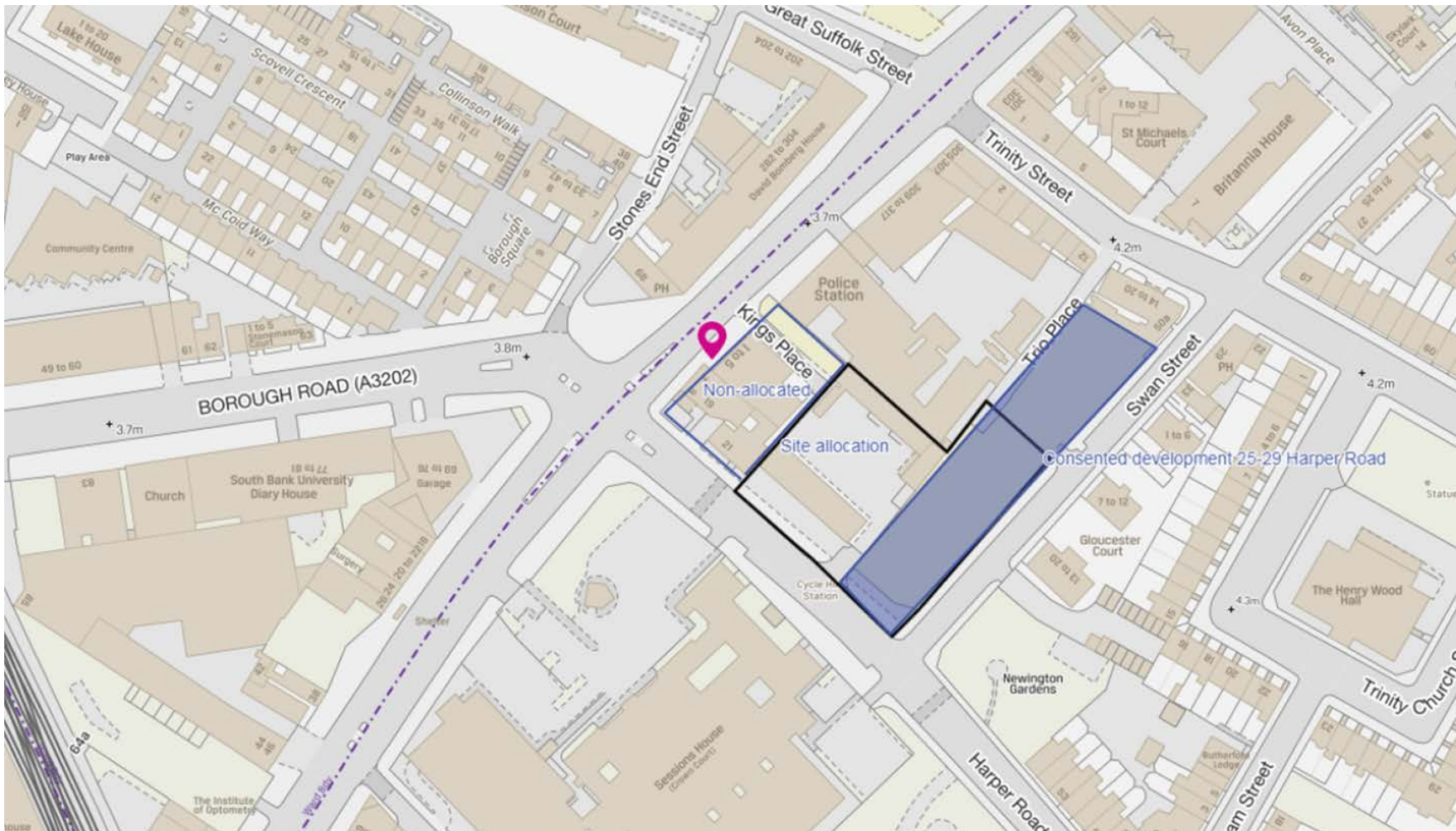
Councillor Adele Morris



Councillor Damian  
O'Brien



Councillor Catherine Rose



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Proposed Basement Floor Plan





# Proposed Ground Floor Plan



# Proposed First Floor Plan

BOROUGH HIGH STREET



SWAN STREET

HARPER ROAD

# Proposed Second Floor Plan



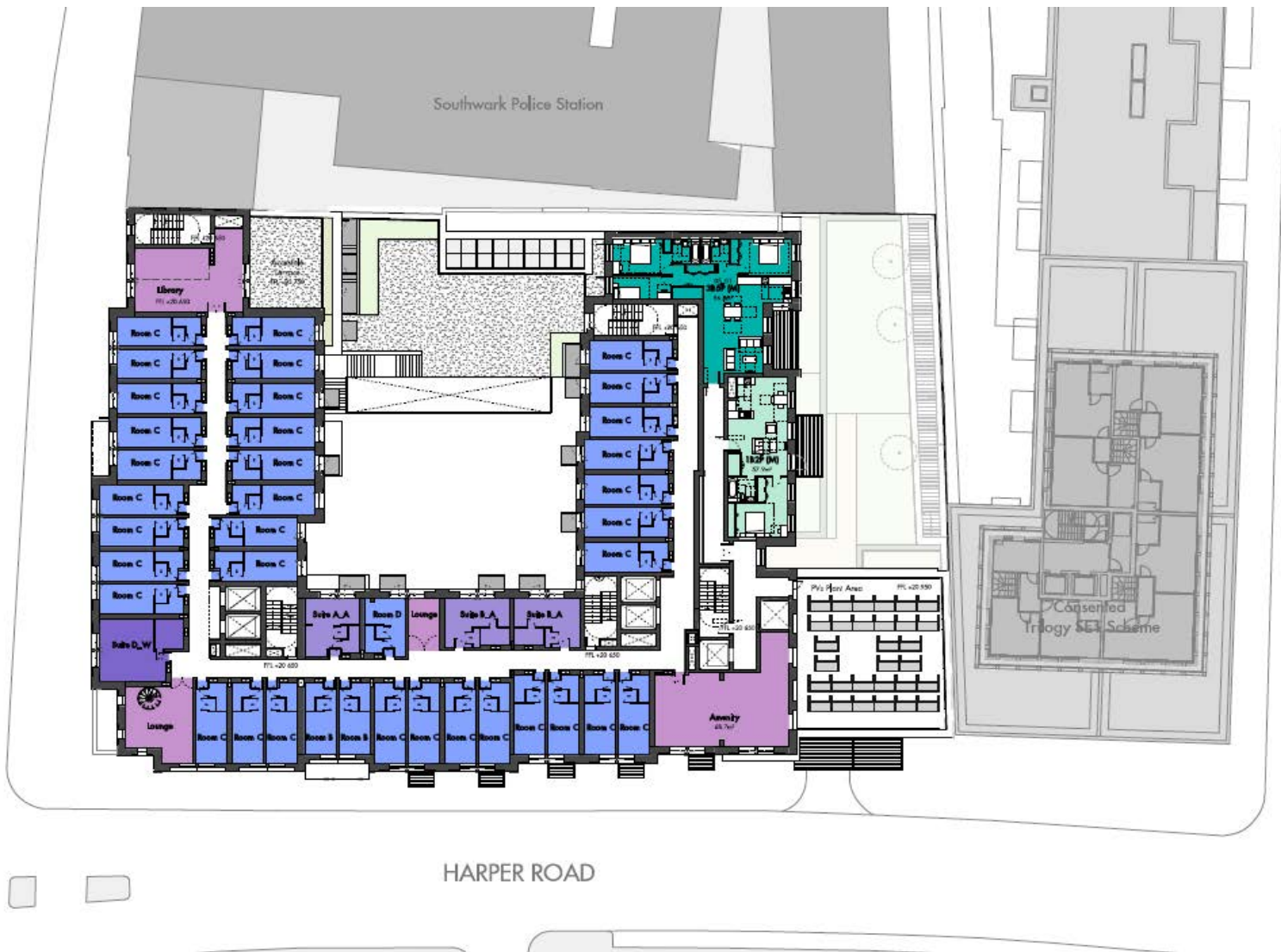


## Proposed Third Floor Plan





# Proposed Fourth Floor Plan

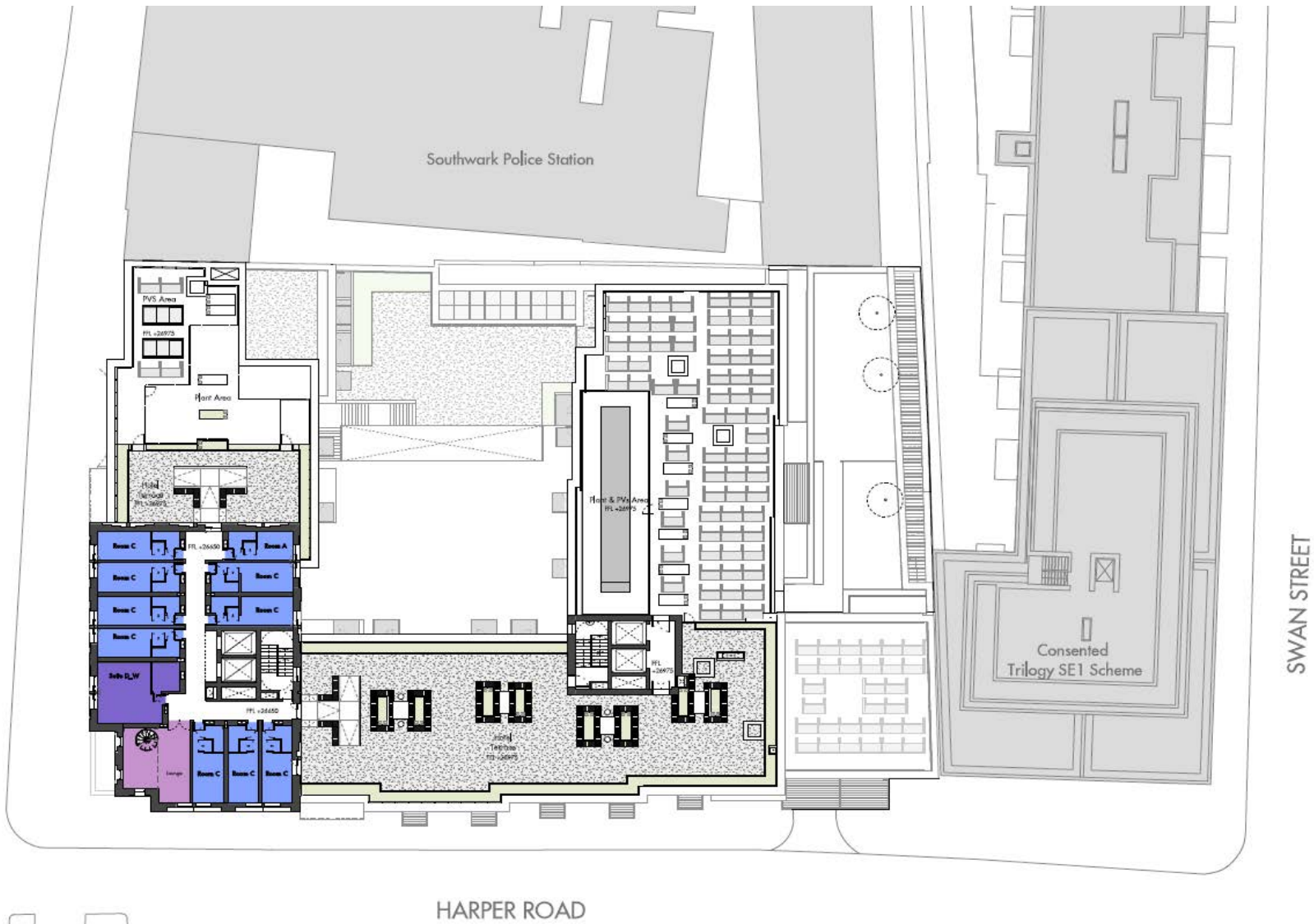


## Proposed Fifth Floor Plan



## Proposed Sixth Floor Plan

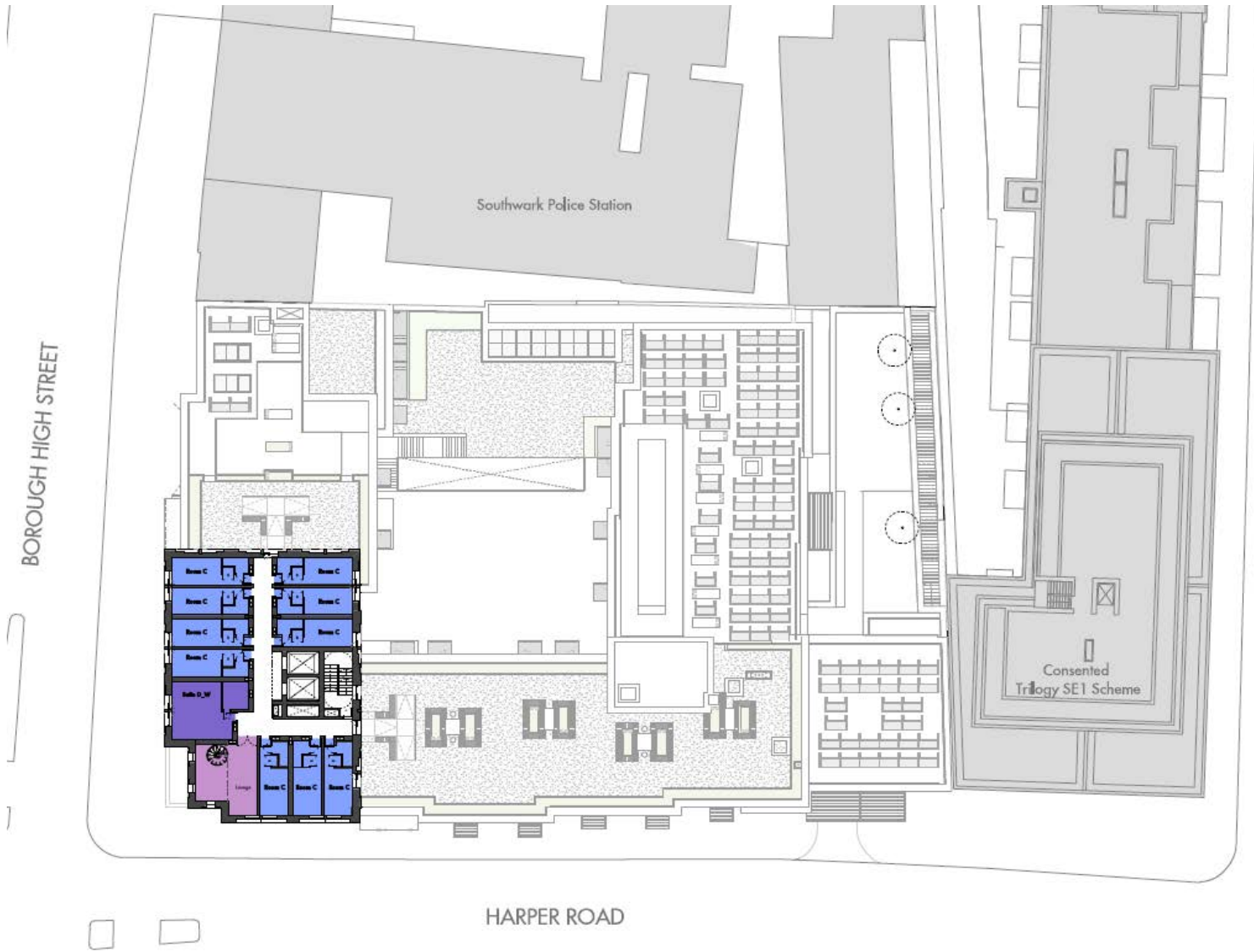




# Proposed Seventh Floor Plan



## Proposed Eighth to Tenth Floor Plans



BOROUGH HIGH STREET

Southwark Police Station

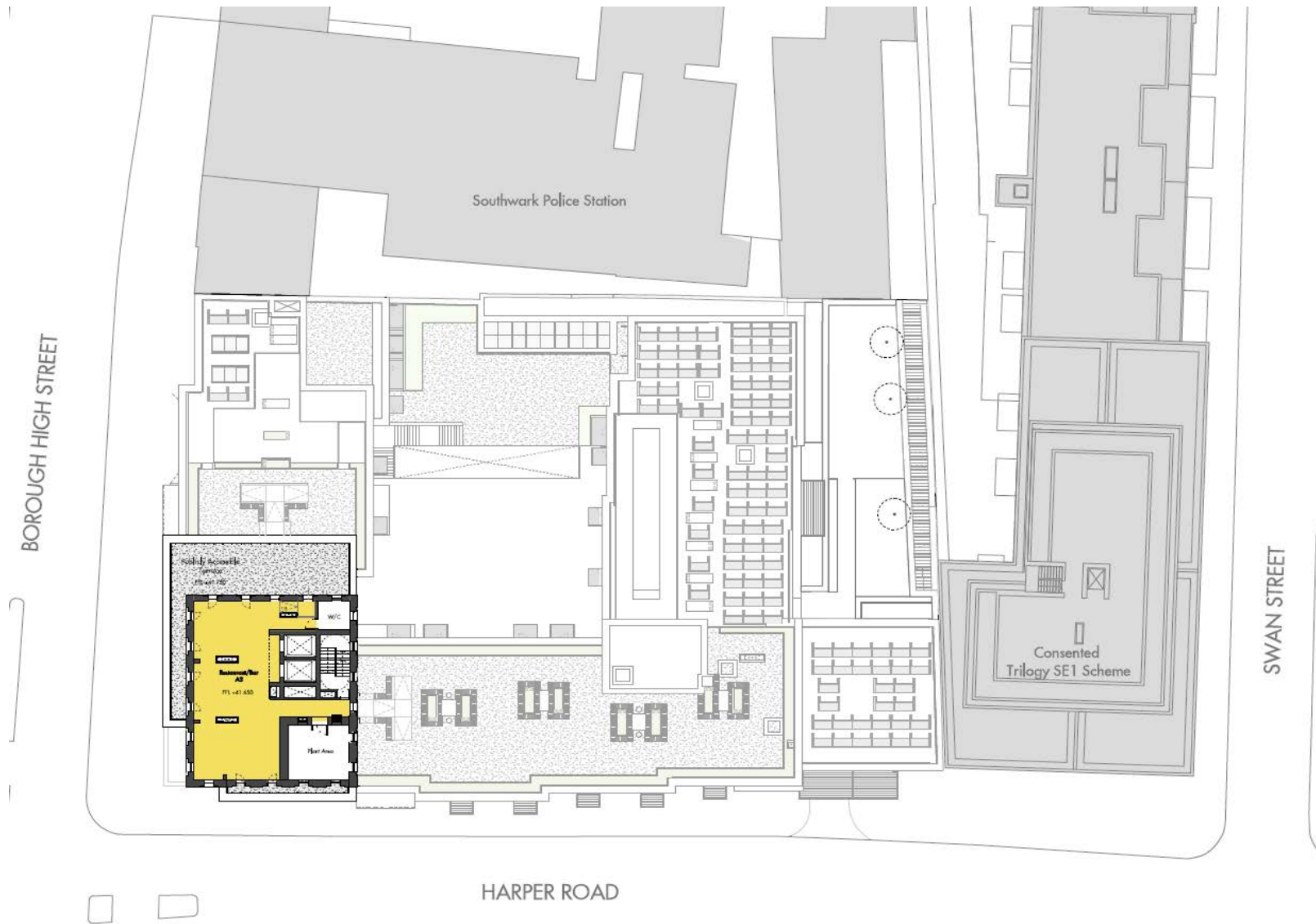
Consented  
Trilogy SE1 Scheme

SWAN STREET

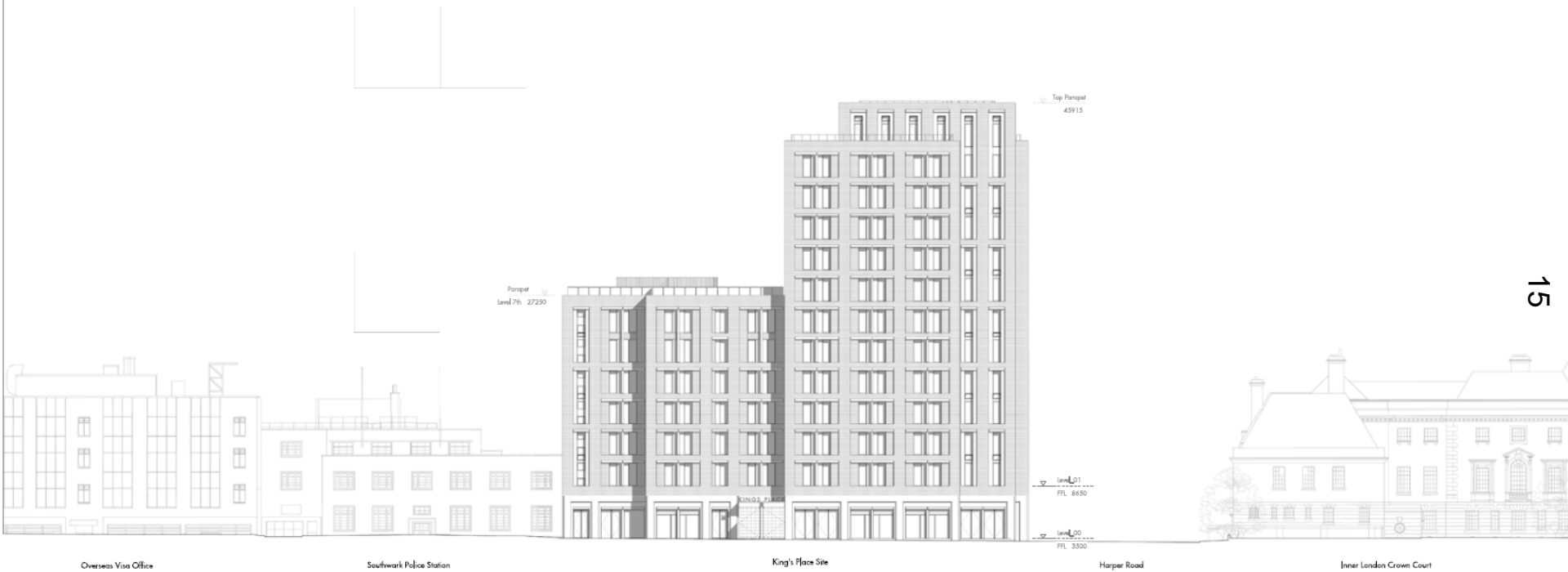
HARPER ROAD

## Proposed Ninth-Eleventh Floor Plans





## Proposed Twelfth Floor Plan



## Proposed Borough High Street Elevation



Part Harper Road Elevation  
September 2018



Part Harper Road Elevation  
July 2019

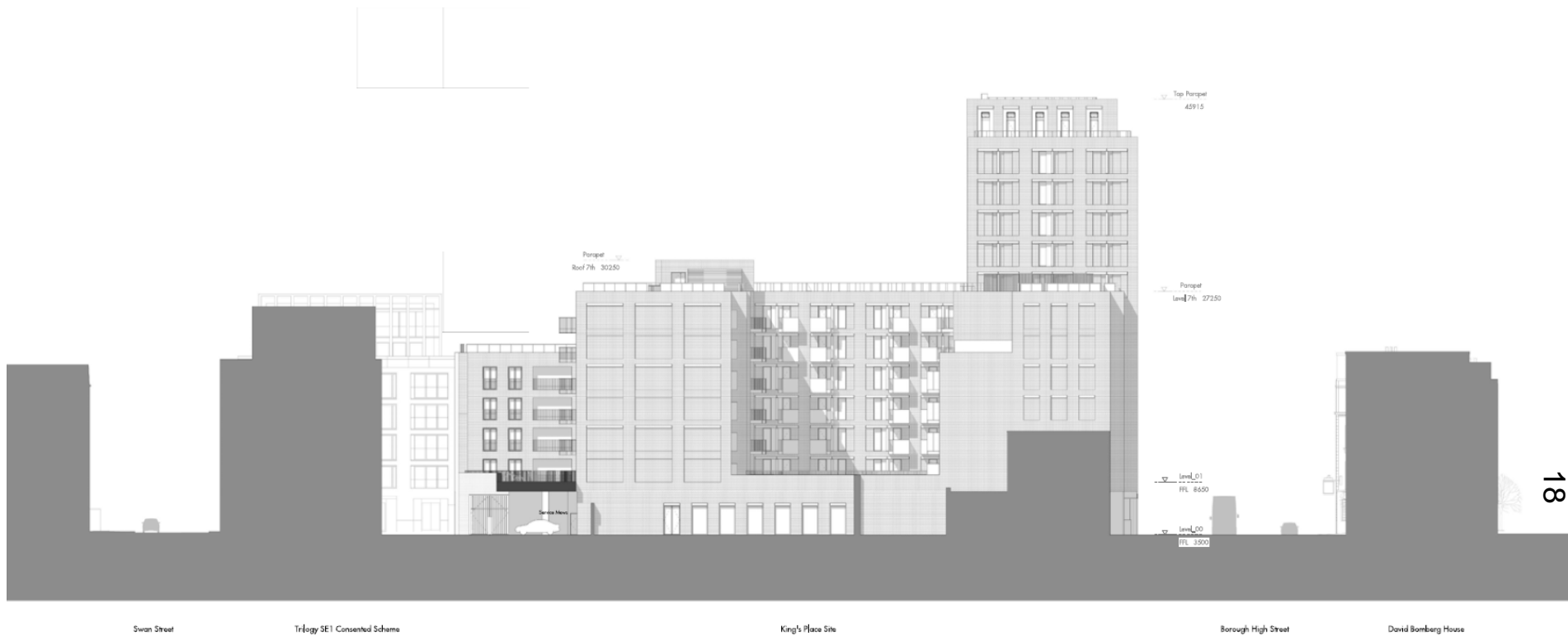
- Height of the taller building has reduced by 4.87m to 45,915m ACD.
- One storey has been removed and the 'crown' re-designed.

## Elevation Alterations to the Hotel throughout the application





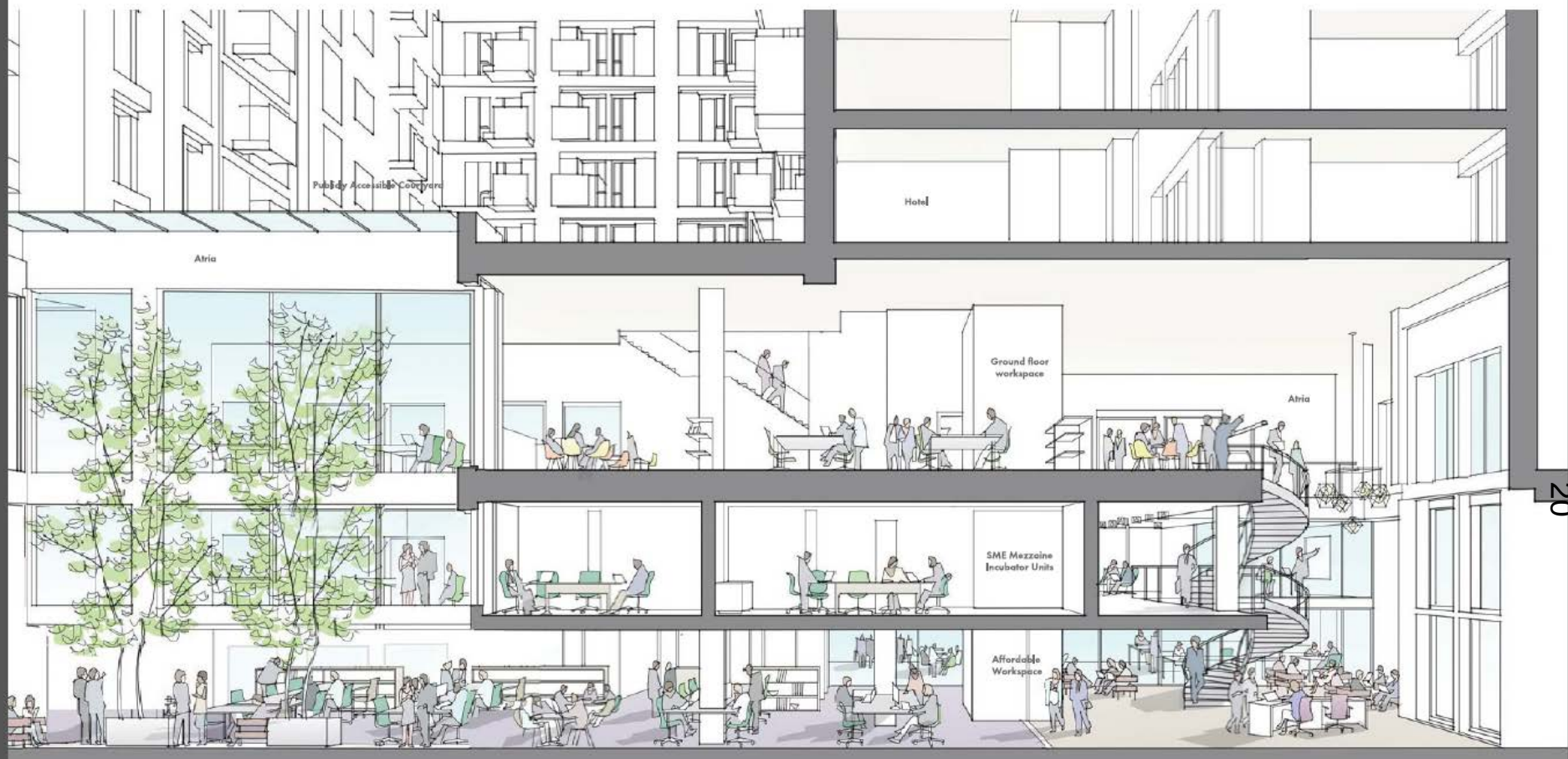
# Proposed Harper Road Elevation



# Proposed North Elevation



## Proposed West Elevation and Section



## Section for Employment Incubator



## 2.4 Height

The height of the taller element on the south-west corner has reduced by 4.875m to fall below a datum of 45.960m due to a new local viewing corridor from Camberwell Green to St Pauls (View 3, Draft Policy P:19 Borough Views in the emerging Southwark Plan (December 2017.)) To achieve this, one storey of the building has been removed and the 'crown' redesigned to reduce the height of the top parapet to 45.915m. The double order openings at the 'crown' of the building have been retained to complete the tripartite composition of the facade.

## 2.5 North and East Elevations

In the previous application, the elevations of the taller building were designed to have a distinctive 'front' and 'back' to make a visual reference to the traditional warehouse architecture of Borough. To improve the view of the taller building from the east, the north and east elevations have been redesigned to appear as 'fronts'. Paired masonry openings are set within deep brick reveals and overlaid with more delicate elements of white pre-cast concrete, aluminium and glass. The use of white pre-cast concrete makes reference to the Portland Stone detailing of the neighboring Inner Crown Court.



# Borough High Street View



Harper Road View Trinity Church Square View 1



Baseline

Proposed

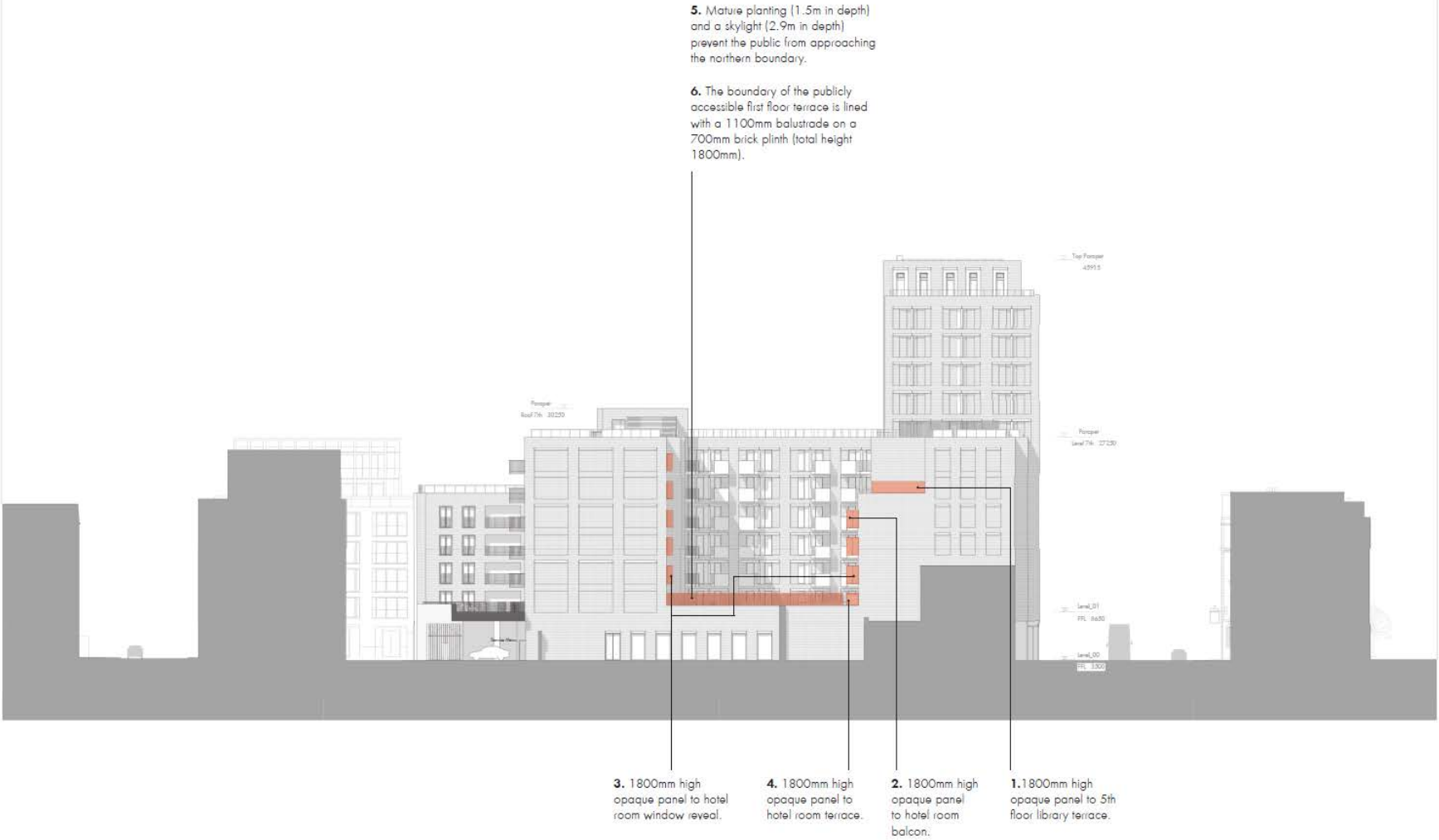


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Photography details  
 Height of camera: 1.6m  
 Date of photograph: 15/06/2016  
 Time of photograph: 13:19 hrs  
 Lens: 32mm Digital

## Harper Road View Trinity Church Square



5. Mature planting (1.5m in depth) and a skylight (2.9m in depth) prevent the public from approaching the northern boundary.

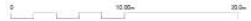
6. The boundary of the publicly accessible first floor terrace is lined with a 1100mm balustrade on a 700mm brick plinth (total height 1800mm).

3. 1800mm high opaque panel to hotel room window reveal.

4. 1800mm high opaque panel to hotel room terrace.

2. 1800mm high opaque panel to hotel room balcon.

1.1800mm high opaque panel to 5th floor library terrace.







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Figure 4 - View from 16 Trinity Church Square, looking north east





Figure 9 - View from 3 Trinity Church Square, looking south west



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Figure 15 - View from 48 Trinity Street, looking south west



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Figure 23 - View from 34 Trinity Church Square, looking north



## 7.1 – TPO 533

### ADDENDUM

M [REDACTED] I M [REDACTED], [REDACTED] Letter in support of TPO at 156 Peckham Rye

No damage has been caused by the tree during our former occupation for over thirty years.

There is no clear indication that any damage to the garden wall adjacent can be positively attributed to the growth of the tree. Our insurers advised that the tree was not a notifiable problem.

The tree was of significant personal value to our deceased mother and to visiting children.

It has great biodiversity benefit especially for at least 25 species of wildlife including Greater Spotted Woodpeckers, Jays and Goldfinches, together with lichens, and an unknown amount of insects.

When we had to sell the property to fund our mother to go into a home, we met the owner and stated that we did not want the tree removed. She assured us that she had no plans.

The owners have already removed a mature tree from the front garden.

The Maple is probably one of the only examples of a mature tree of this species in the area of such an age – over one hundred years at least. It is also an extremely beautiful example.

The need to retain and protect such trees is becoming more recognised. Every tree lost is also a loss to the rich tapestry of biodiversity in this historic area of London, adjacent to where William Blake saw a host of angels on a tree on the Common.

This should be of particular relevance to the department of Place and Wellbeing with regards to the recognised benefit of trees to the wealth of the wider community and to the heritage of this part of Peckham.

There are technical reasons that the owners should consider keeping it due to the risk of heave if it were removed. This would be far more expensive to remedy.

Furthermore, should the removal be for other reasons than those stated, for instance, that the new owners wish to extend their kitchen, then there is plenty of scope within the template of the house as it stands.

The present dining room area is not original to the house and if they applied to have the section of wall removed that now separates it from the kitchen, we believe that they would be granted planning permission.

M [REDACTED] M [REDACTED] (also on behalf of S [REDACTED] M [REDACTED])