

# Planning Committee

Tuesday 3 December 2019

6.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London  
SE1 2QH

## Supplemental Agenda No.1

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<b>7.</b>	<b>Development Management</b>	
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### Contact

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

Date: 3 December 2019

<b>Item No:</b> 7.1 & 7.2	<b>Classification:</b> Open	<b>Date:</b> 3 December 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>		Borough and Bankside 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 19/AP/1404: Full Planning Application - 32-36 LOMAN STREET, LONDON, SE1 0EH**

### Corrections to case officer report

3. The following corrections are proposed to the Case Officer's report:
4. The tables detailing the daylight and sunlight results included in the original case officer report are to be corrected with results below:

Results from daylight and sunlight report dated 4<sup>th</sup> November 2019:

Residential Buildings Assessed	Windows Tested	Non-BRE Compliant (VSC)	Non-BRE Complaint Rooms(NSL)
38 Copperfield Street	65	10	<b>1</b>
42 Copperfield Street	22	<b>5</b>	N/A
44-46 Copperfield Street	12	0	N/A
The Cottage Copperfield Street	2	1	N/A

Non-residential buildings assessed	Windows tested	Non-BRE compliant for VSC
15 Risborough Street*	10	3
17 Risborough Street	10	7
19 Risborough Street	10	7
21 Risborough Street	14	6
John Harvard Centre	19	0
8-20 Loman Street	11	5
Blackfriars Crown Court	55	<b>17</b>

<u>Residential Buildings assessed</u>	<u>Domestic Windows tested</u>	<u>Non-compliant annual probable hours</u>	<u>Non-compliant winter sun hours</u>
38 Copperfield Street	37	8	13
42 Copperfield Street	17	2	6
44-46 Copperfield Street	12	0	0
The Cottage, Copperfield Street	2	0	0

*These minor changes to three figures within the tables ( in bold) do not lead to any changes to the overall conclusions in the original report.*

#### **Additional information**

5. The residents of 38 Copperfield Street continue to raise concerns about the methodology adopted by the applicant's consultant to assess daylight and sunlight impacts from the potential development. However, whilst the questions raised did warrant investigation, officers have concluded that when read as a whole the report is acceptable.

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

6. That having taken account of the minor corrections to the daylight tables, and the additional response from the neighbouring occupiers, the recommendation remains that planning permission be granted subject to the completion of a s106 agreement.

#### **Item 7.2 – Application 18/AP/2895 for: Full Planning Application – 2 VARCOE ROAD, LONDON, SE16 3DG**

#### **Corrections to case officer report**

7. The main committee reported that there were two objections received. However, one further response has been received from a prospective purchaser of the adjoining Pocket Living development. The concerns are summarised as:
8. the loss of privacy and enjoyment of amenity to the external terraces of 1 Varcoe Road that will result from the proposed 2 Varcoe Road scheme design.

9. the north block 'articulated crown' is unnecessary and overbearing and will reduce the amount of direct sunlight that the 1 Varcoe Road communal external amenity will receive due to shading.
10. Insufficient information has been provided in DAS Section 3.6 'Pocket living building interfaces';
11. West elevation of the north block of 2 Varcoe Road steps beyond 1 Varcoe Road building line (predominant, first floor and above), with potential overshadowing of 1 Varcoe Road windows.
12. Officers response: It is acknowledged that there might be the concern of overlooking into the neighbouring roof terrace at the new Pocket Living development. However, this could be appropriately screened with a landscape buffer and Condition No. 12 (amenity space) has been recommended to secure these details. The main committee report further details the daylight and sunlight impacts.
13. Add condition to require 7 of the wheelchair units meet Part M of the Building Regulation standards.

#### **REASON FOR URGENCY**

14. 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**

15. 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

03 December 2019

## MAIN ITEM OF BUSINESS

ITEM 7.1 19/AP/1404 - 32 Loman Street, London  
SE1 0EH

ITEM 7.2 18/AP/2895 - 2 Varcoe Road, London  
SE16 3DG

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

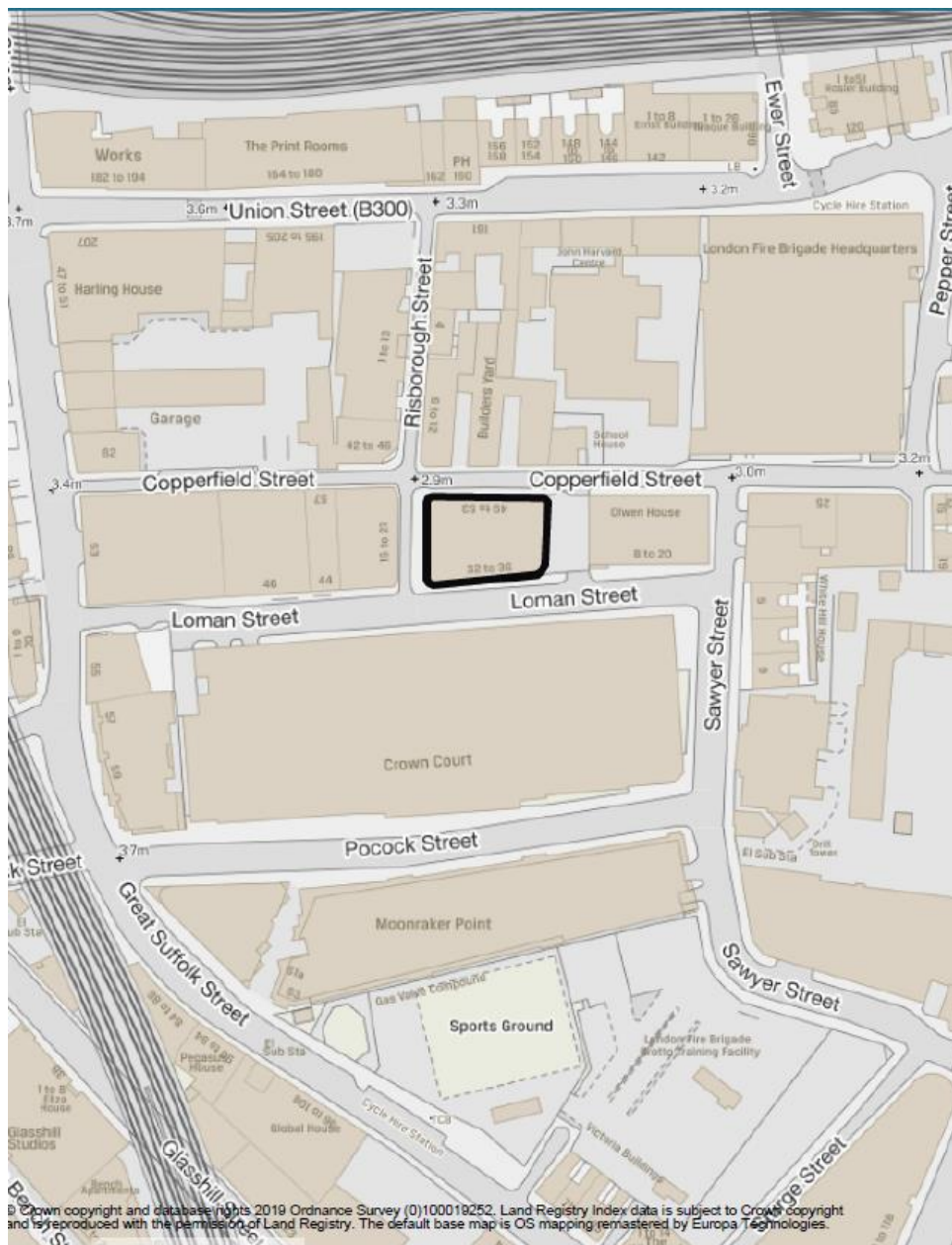


Councillor Catherine Rose

# 19/AP/1404 – 32-36 Loman Street, London SE1 0EH

Demolition of the existing four storey office building with basement and redevelopment of the site to provide a new seven storey office building plus basement (Use Class B1)

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# Existing view of application site



**From the junction of Risborough and Copperfield Street**



**From Loman Street looking east**



# Existing view of application site



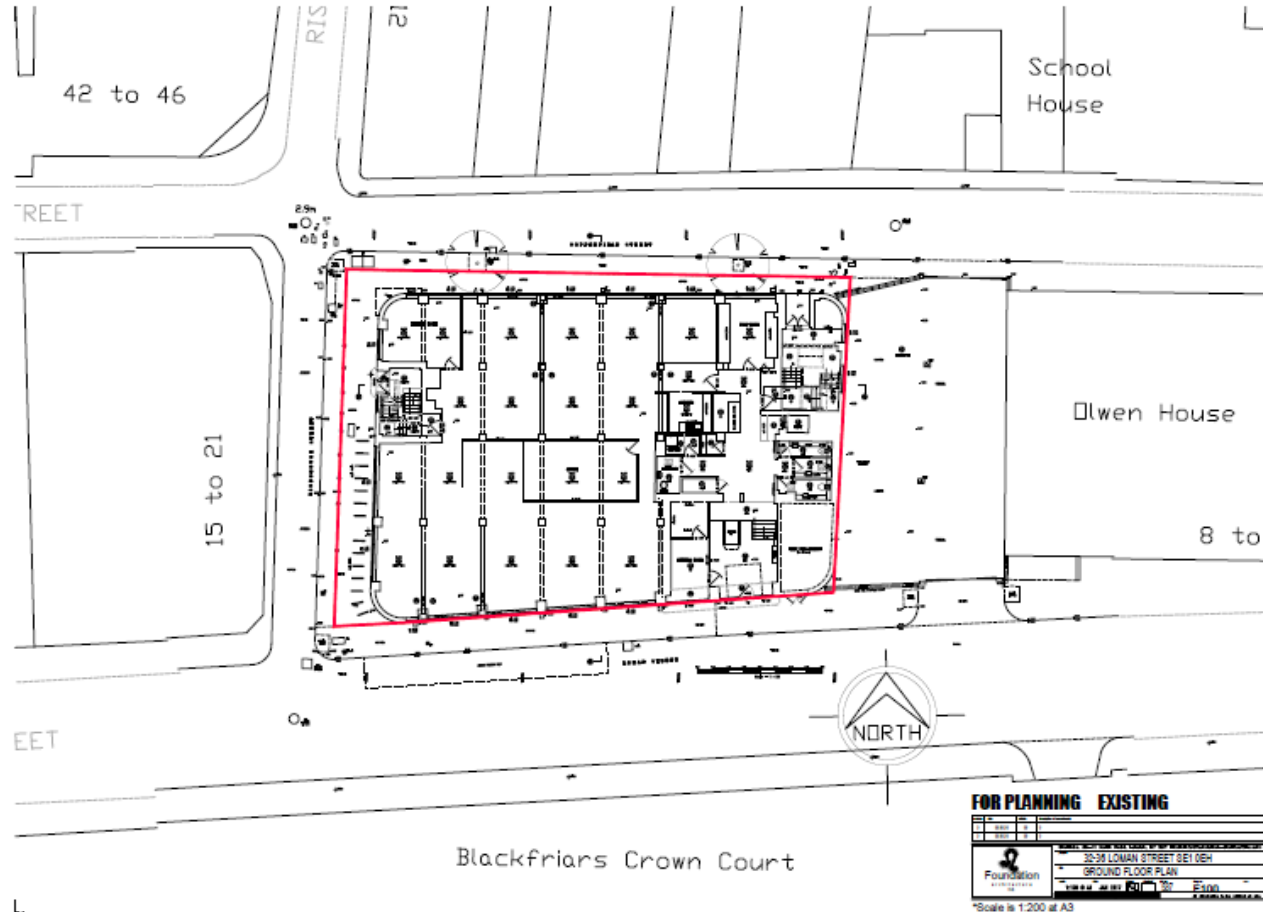
**From Loman Street**



**From Copperfield Street**

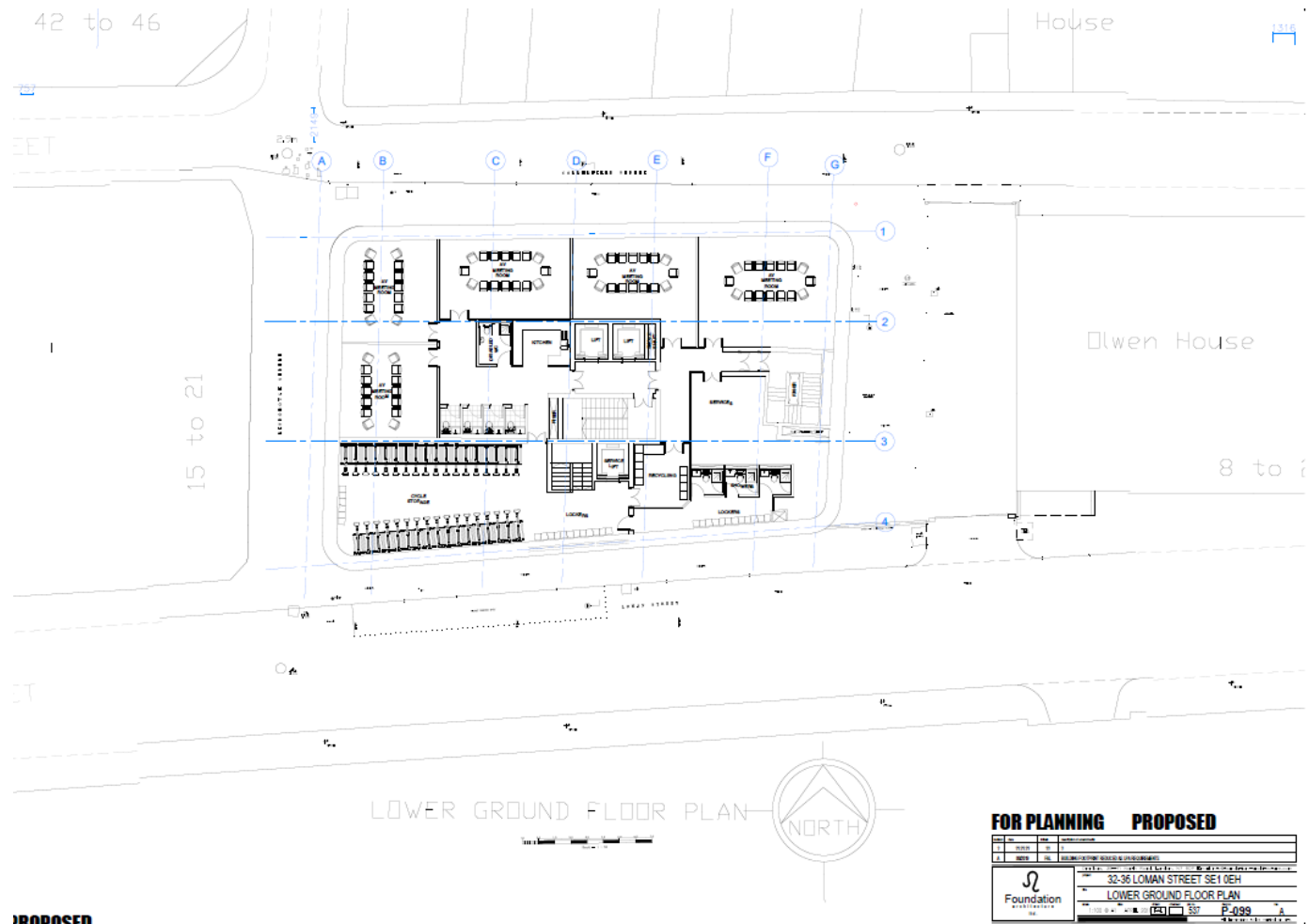
# Site plan

GROUND FLOOR PLAN SHOWING SITE OWNERSHIP

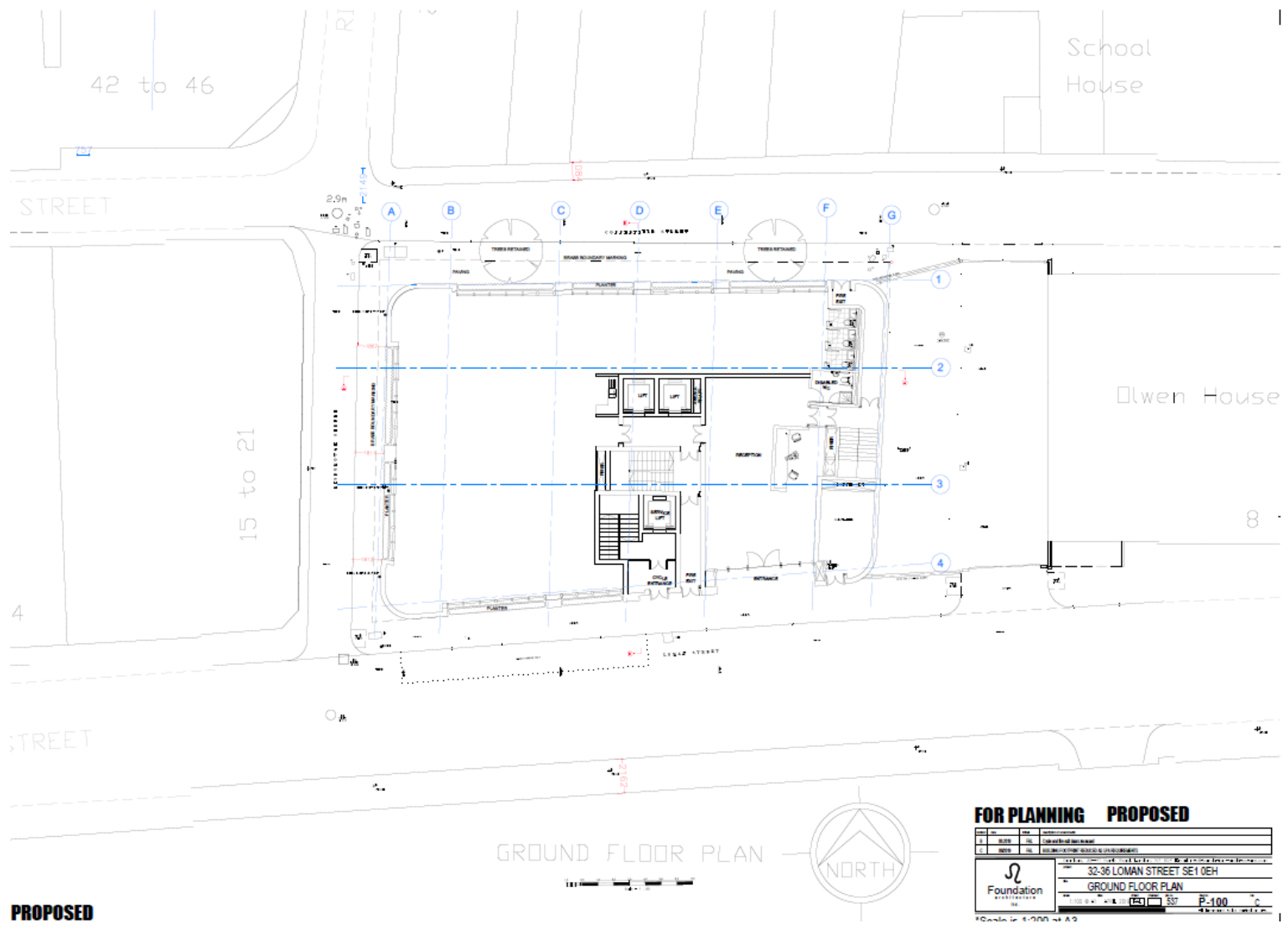


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# Basement floor plan

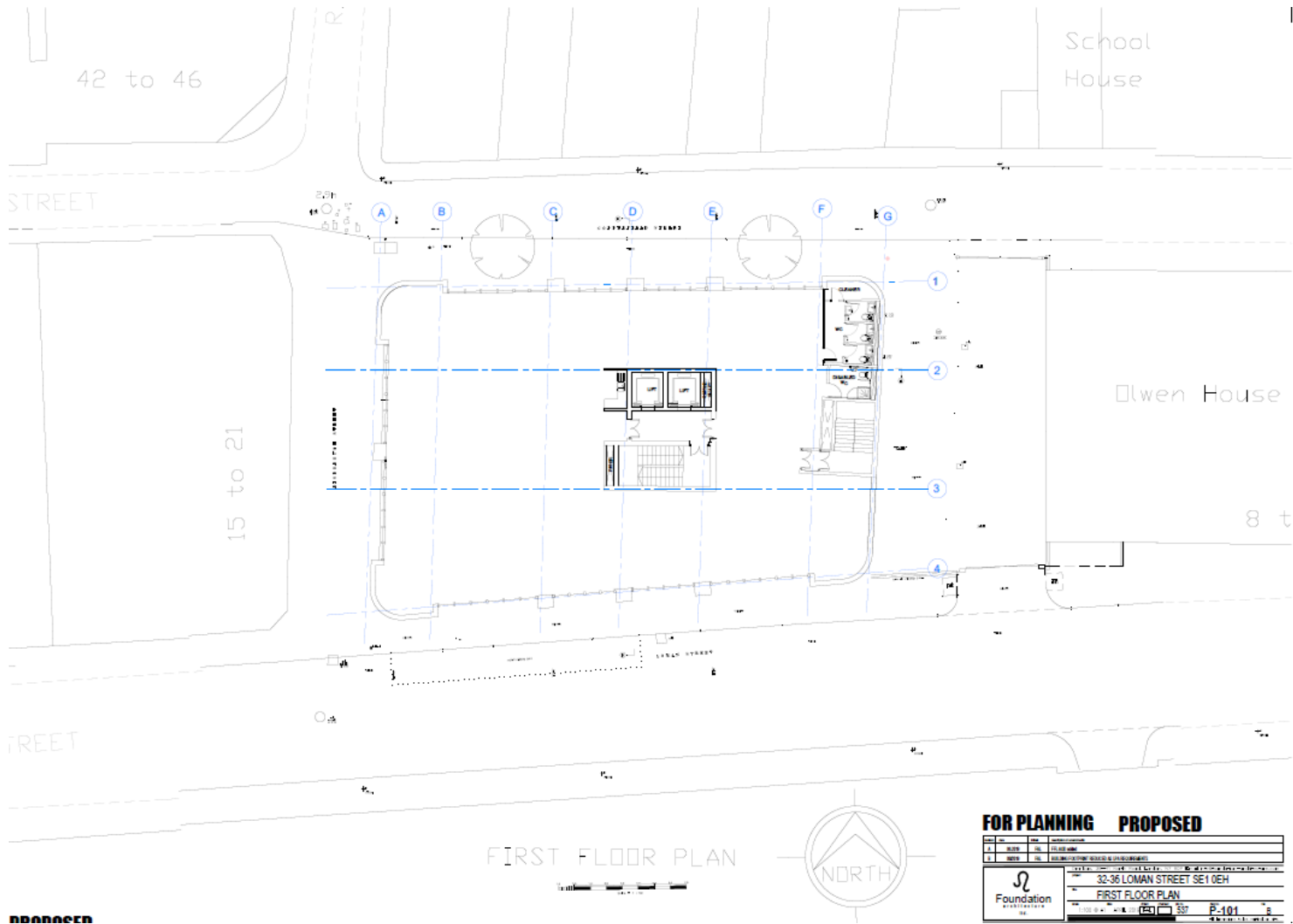


Ground floor plan



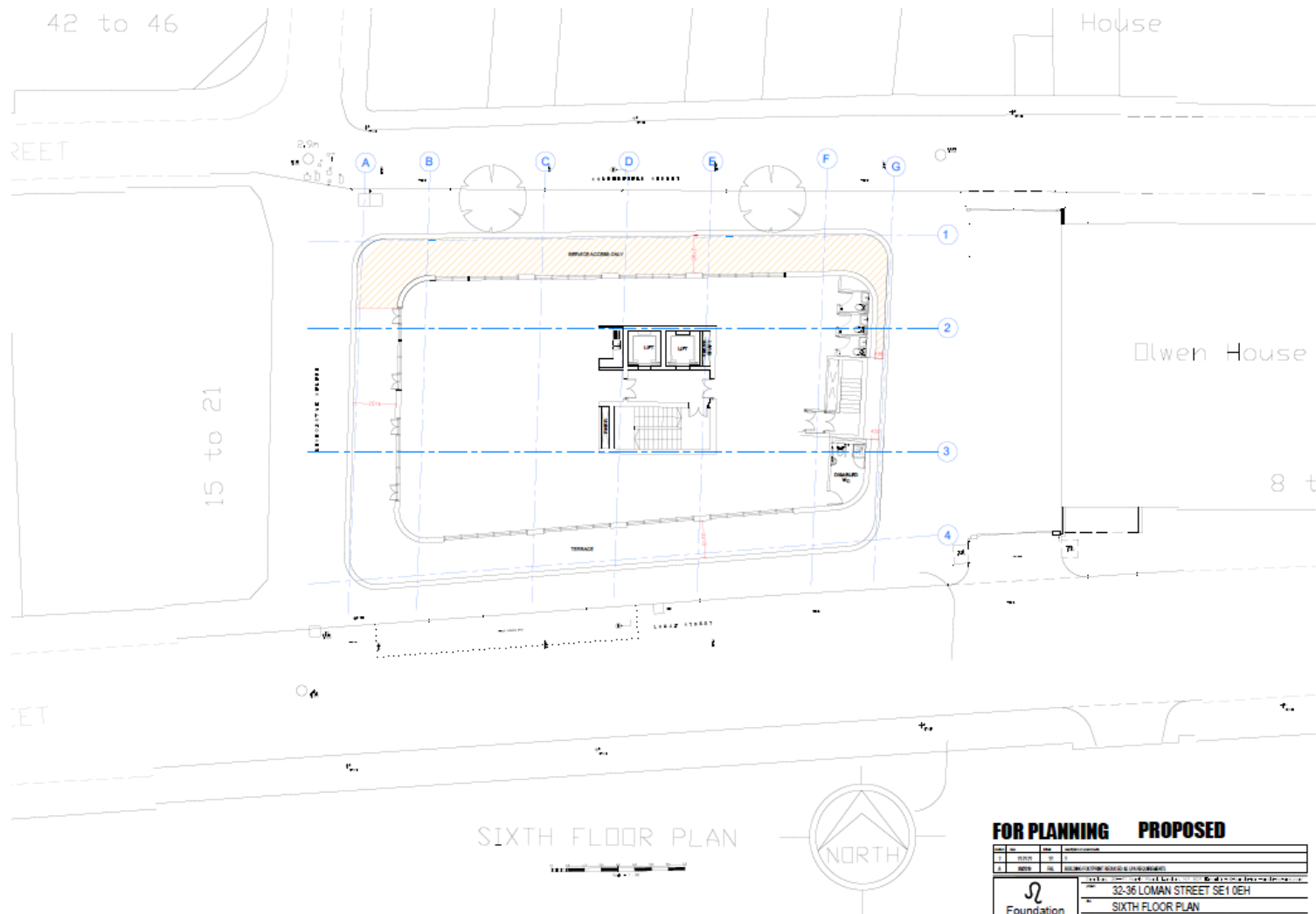
11

# First floor plan

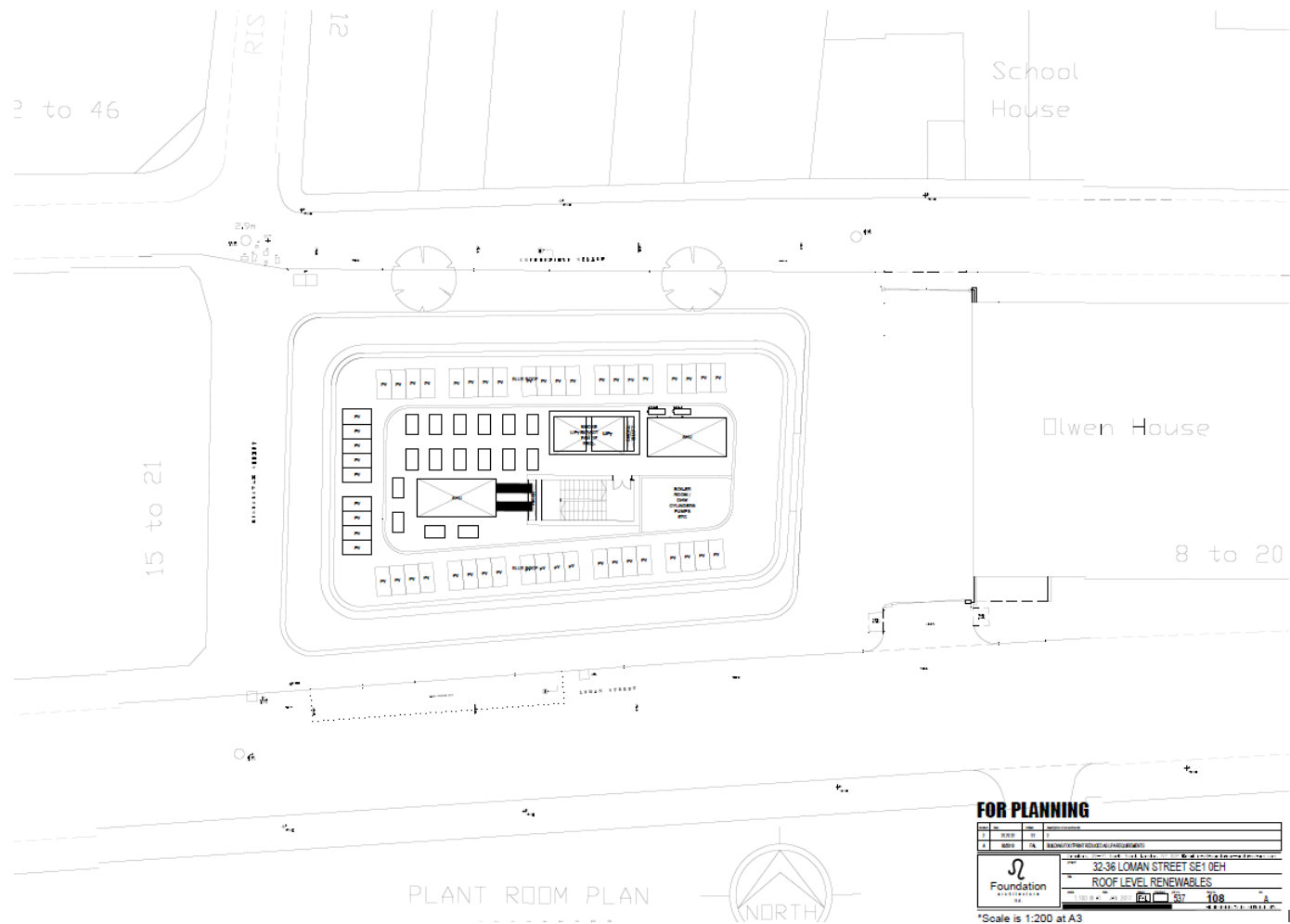


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## Sixth floor plan



Roof level plan





## Building scale



Loman Street Building heights - No floors based on 3.8 F/F  
Approx measured from model.



## The Proposal



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## The Proposal



View looking west on Copperfield Street



View looking west on Loman Street

## The Proposal



View looking east on Loman Street



## The Proposals



View looking east on Loman Street



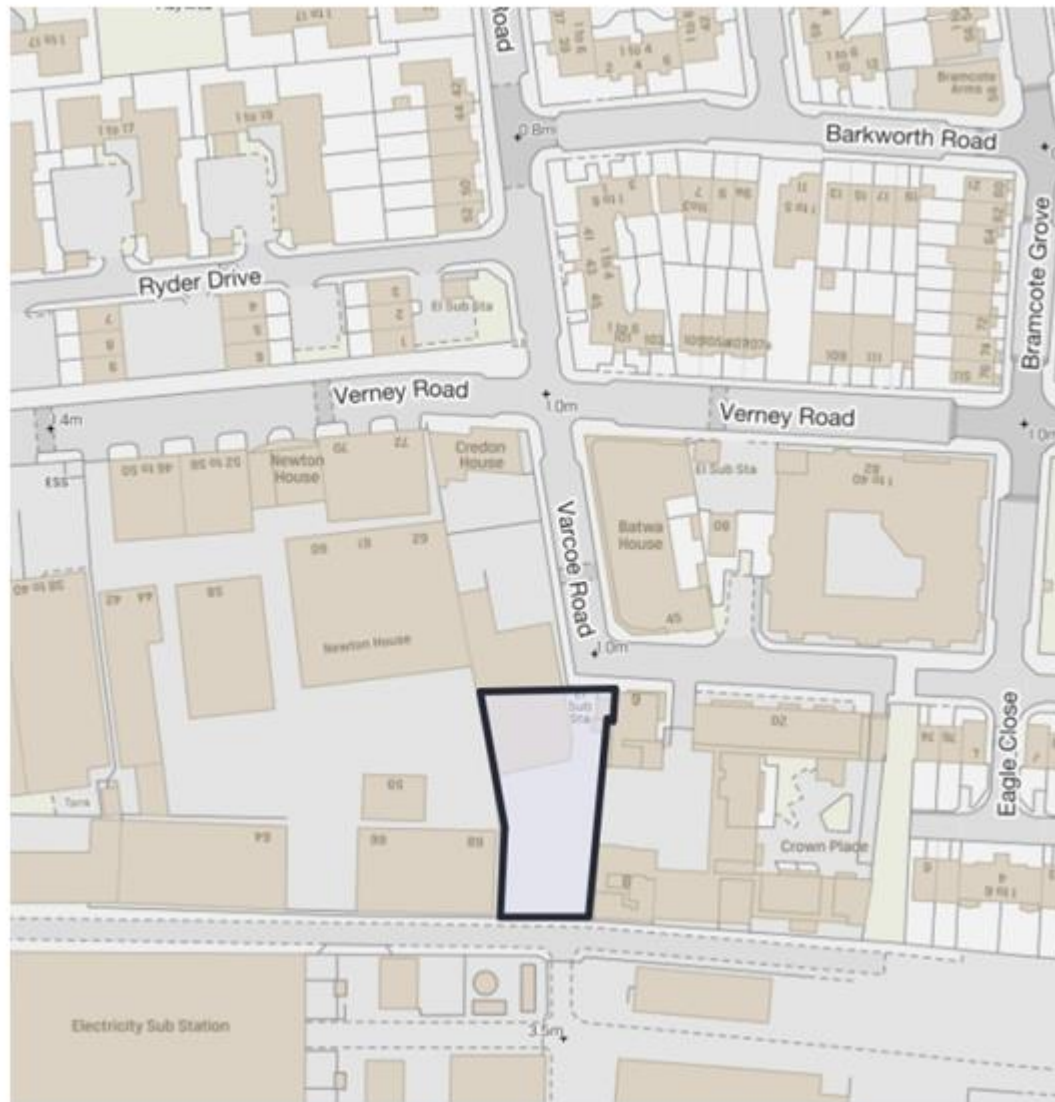
## 18/AP/2895 – 2 Varcoe Road, LONDON, SE15 3DG

Demolition of existing buildings and erection of a new mixed use development comprising a part 7, part 9 storey (maximum height above ground of 29.99m) building of 288sqm commercial floor space (Use Class B1) and 74 residential dwellings (Use Class C3) with associated bin stores, cycle stores, plant rooms and hard and soft landscaping.

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.



Site area  
0.12  
hectares



## Existing site



## Existing site



View of the existing shed



View of the site from the north  
including Pocket Living





Adjoining residential building  
Crown Place



View within the site

## Extract from Draft OKR AAP OKR13



## Building Typologies and Land uses



Site

# Masterplan



Site



## Regeneration benefits

74 new homes  
35.3% affordable housing (24 dwellings)  
25.3% social rented  
& 10% intermediate  
288sqm of workspace  
Active frontage  
10% affordable workspace





# Proposed Site Plan



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# Ground floor plan



# Typical upper floor plans

## SOCIAL RENT UNITS

- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS

## INTERMEDIATE UNITS

- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS

## PRIVATE UNITS

- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS
- PRIVATE AMENITY SPACE



## Double frameless kitchen door



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## The Proposed scheme



Aerial view from the west



Aerial view from the south



Aerial view from the north



Aerial view from the east



## Industrial and Warehousing Floorspace

- Existing floorspace (B8 class) 275 sqm shed
- Proposed floorspace (B1): 288 sqm
- Uplift against floor space: 13 sqm
- Floor to ceiling heights of 3.65m at both ground level to line up with adjoining Pocket Living scheme





## Affordable Homes (Habitable rooms)

Total habitable rooms: 190

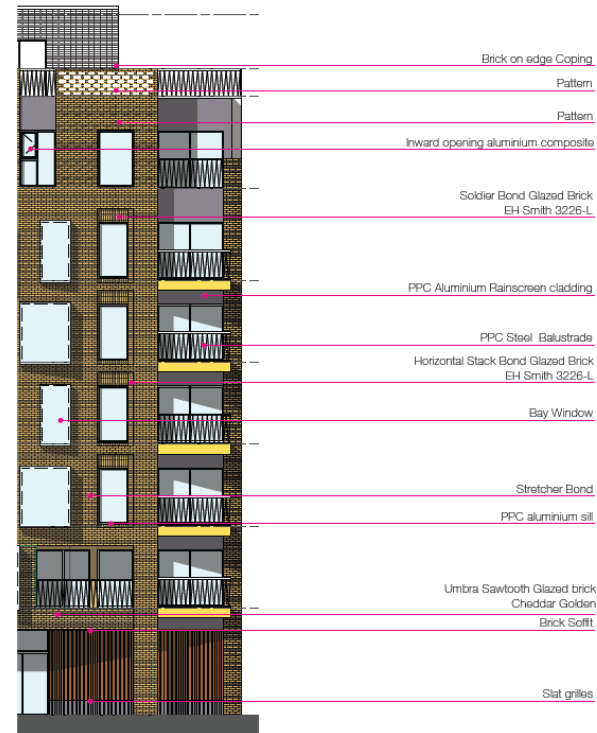
- 123 private
- 67 affordable
- 25.3% social (17 homes in total)
- 10.6% intermediate (7 homes in total)

35.3% affordable housing by habitable room

Number of bedrooms	Affordable tenure (habitable rooms)		Number of affordable units	Percentage (%)
	Social	Intermediate		
One bedroom	14	4	9	37.5
Two bedrooms	21	15	12	50
Three bedrooms	13	0	3	12.5
Total	48 (25.3%)	19 (10%)	24	100



View of affordable entrance



## Amenity space requirement

### Private:

- All units will have private amenity space in the form of balcony/terrace.
- All 3 beds will provide 10 sqm

### Communal:

- 50 sqm required + shortfall from private amenity space from 1 and 2 beds
- 279sqm communal amenity space proposed with a shortfall of 47 sqm to be off-set

### Playspace:

- 187sqm required and 187sqm provided on the roof

## Playspace and Communal amenity space



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# Future context

## Section of potential future development





## Future context



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# Building Heights

Maximum height of 29.9m.

7 storeys on the northern end of the site stepping up to 9 storeys to the south







South elevation



North elevation

## Views of the scheme from the north



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# Materiality



Slat grille



Aluminium soffit



Umbra Sawtooth Glazed brick (see colour below)



EH-Smith 3225-L Smooth Yellow Glazed Brick



PPC Aluminium



Metal/Wind Balustrade



Florina Bond Brick





Servicing



- Residential Bin Store
- Commercial Bin Store







**OPEN****COMMITTEE:****PLANNING COMMITTEE****MUNICIPAL YEAR 2019-20****NOTE:**

Original held in Constitutional Team; all amendments/queries to Gerald Gohler/Everton Roberts, Constitutional Team, Tel: 020 7525 7055

**OPEN**

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Councillor Adele Morris	1		
Councillor Margy Newens	1		
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Councillor Catherine Rose	1		
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Helen Hayes MP, House of Commons, London, SW1A 0AA	1	<b>TOTAL PRINT RUN</b>	25
		List Updated: November 2019	