

# Planning Committee

Tuesday 14 January 2020

6.30 pm

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

## Supplemental Agenda No.1

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	Tabled items: members' pack, addendum report	

### Contact

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

Date: 14 January 2020

# Welcome to Southwark Planning Committee

14 January 2020

## MAIN ITEMS OF BUSINESS

Item 5.1: 19/AP/0240 - 135 Park Street, London, SE1 9EA and 4-8 Emerson Street, London SE1

Southwark Free Wi-Fi Password

**Fr33Wifi!**



Councillor Martin Seaton (Chair)



Councillor Kath Whittam (Vice Chair)



Councillor Cleo Soanes



Councillor Margy Newens



Councillor Barrie Hargrove



Councillor Adele Morris



Councillor Catherine Rose



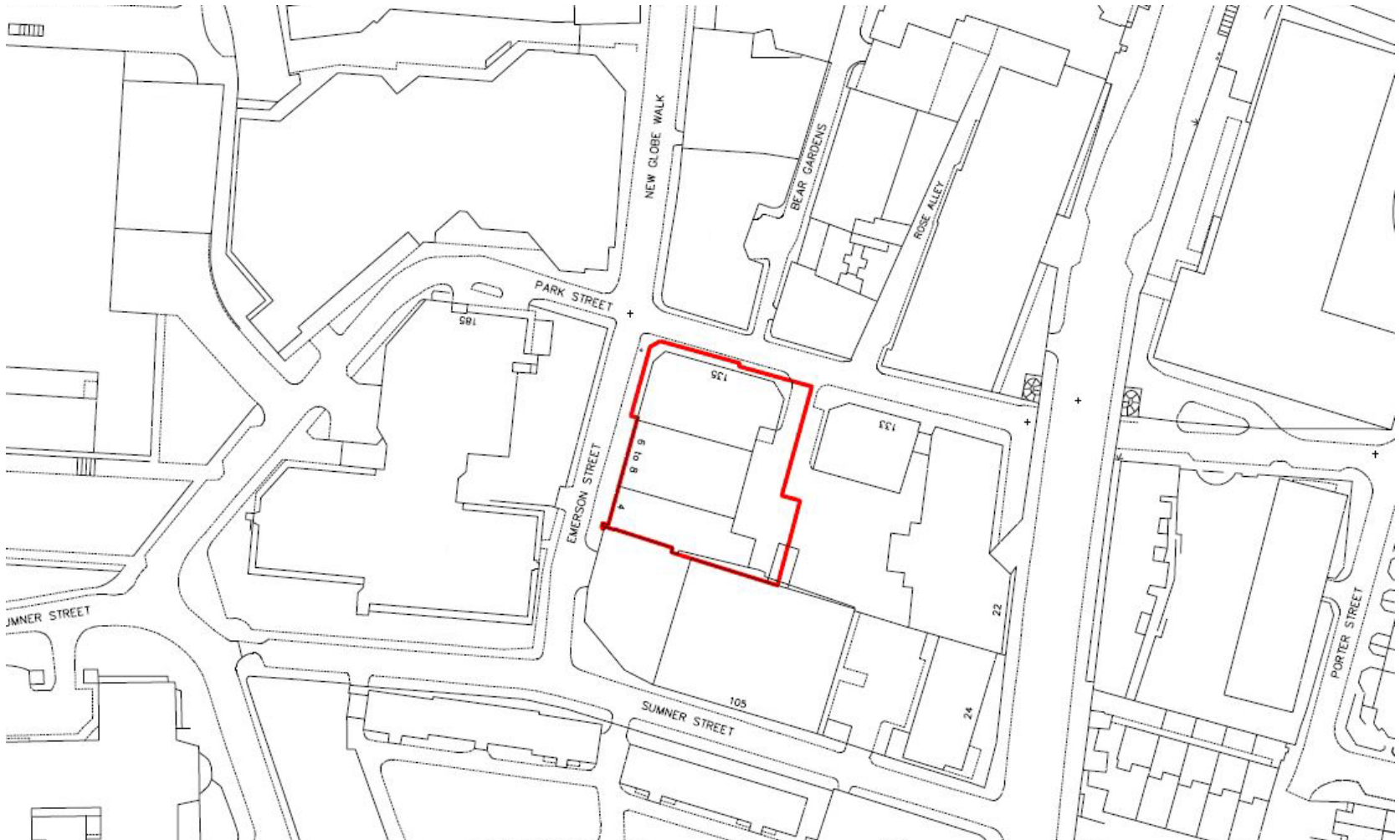
Councillor Damian O'Brien

## 19/AP/0240 – 135 PARK STREET, LONDON, SE1 9EA AND 4-8 EMERSON STREET, LONDON SE1

Redevelopment of the site including the demolition of the existing buildings and construction of a 12 storey building (plus basement and roof top plant enclosure) with a maximum height of 50.707m AOD, comprising office (Class B1) floorspace on all floors with a flexible retail/café (Class A1/A3) unit at ground floor level. The development will include cycle parking, servicing, refuse and plant areas, hard- and soft-landscaped public realm improvements and other associated works.

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## Site Location



## Aerial view of existing buildings



4

## Unbuilt but technically implemented development



5

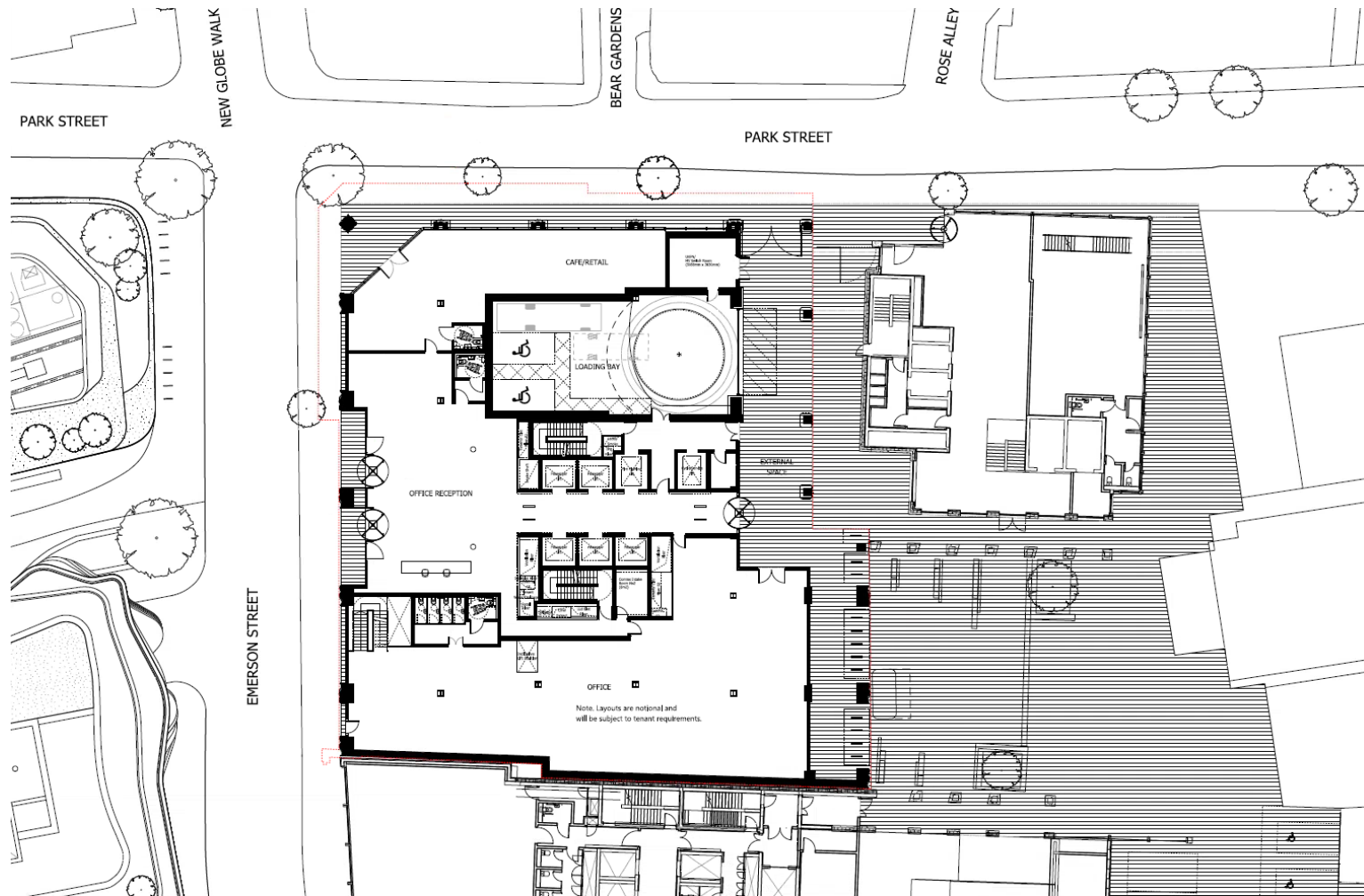


## Proposed development in the context of the nearby consented proposals



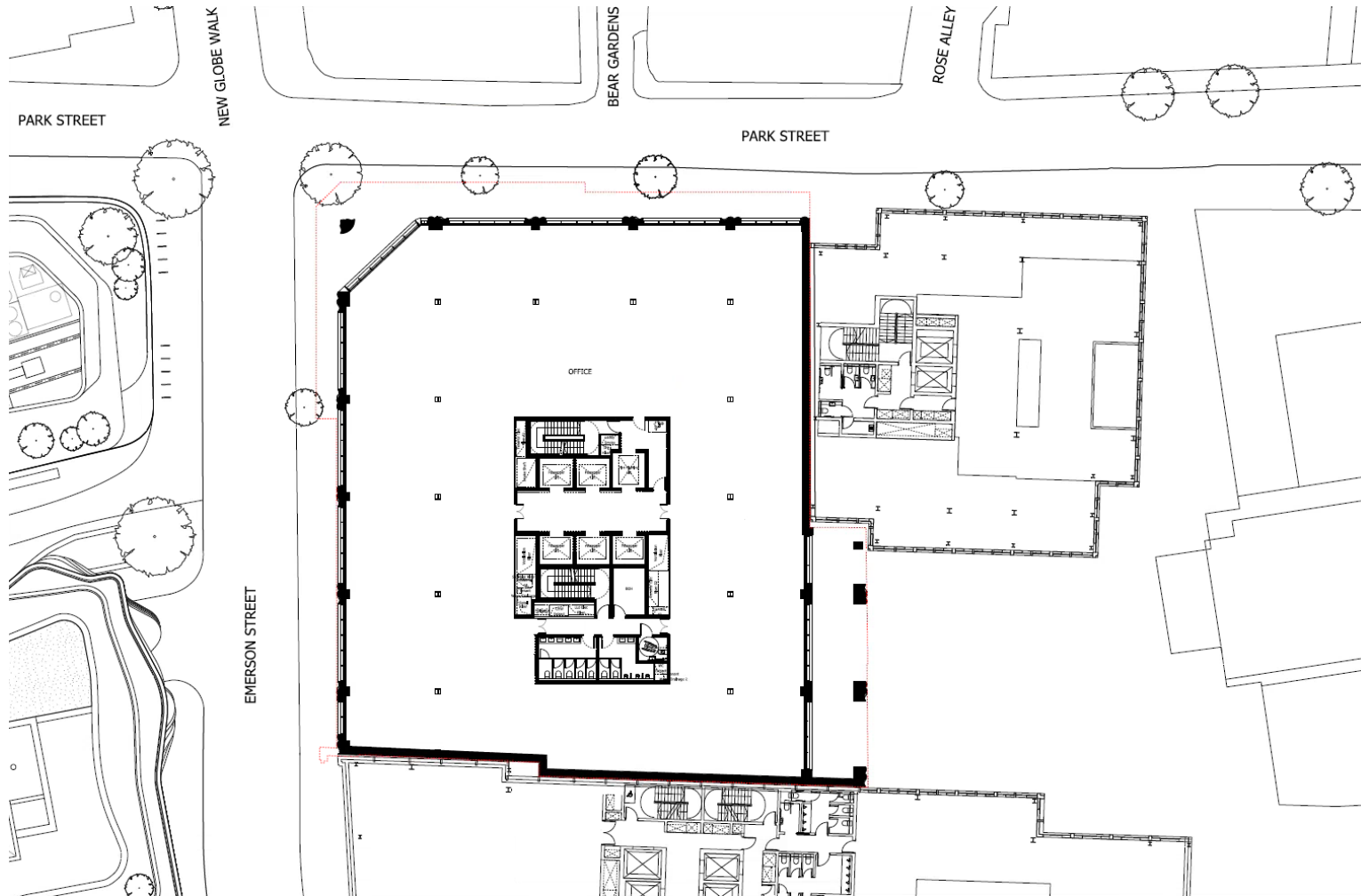
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## Proposed ground floor plan, shown in the context of the nearby consented developments





## Layout of floors 1 to 7, shown in the context of the nearby consented developments



## Proposal within the view along New Globe Walk



## Impression of courtyard plaza



6



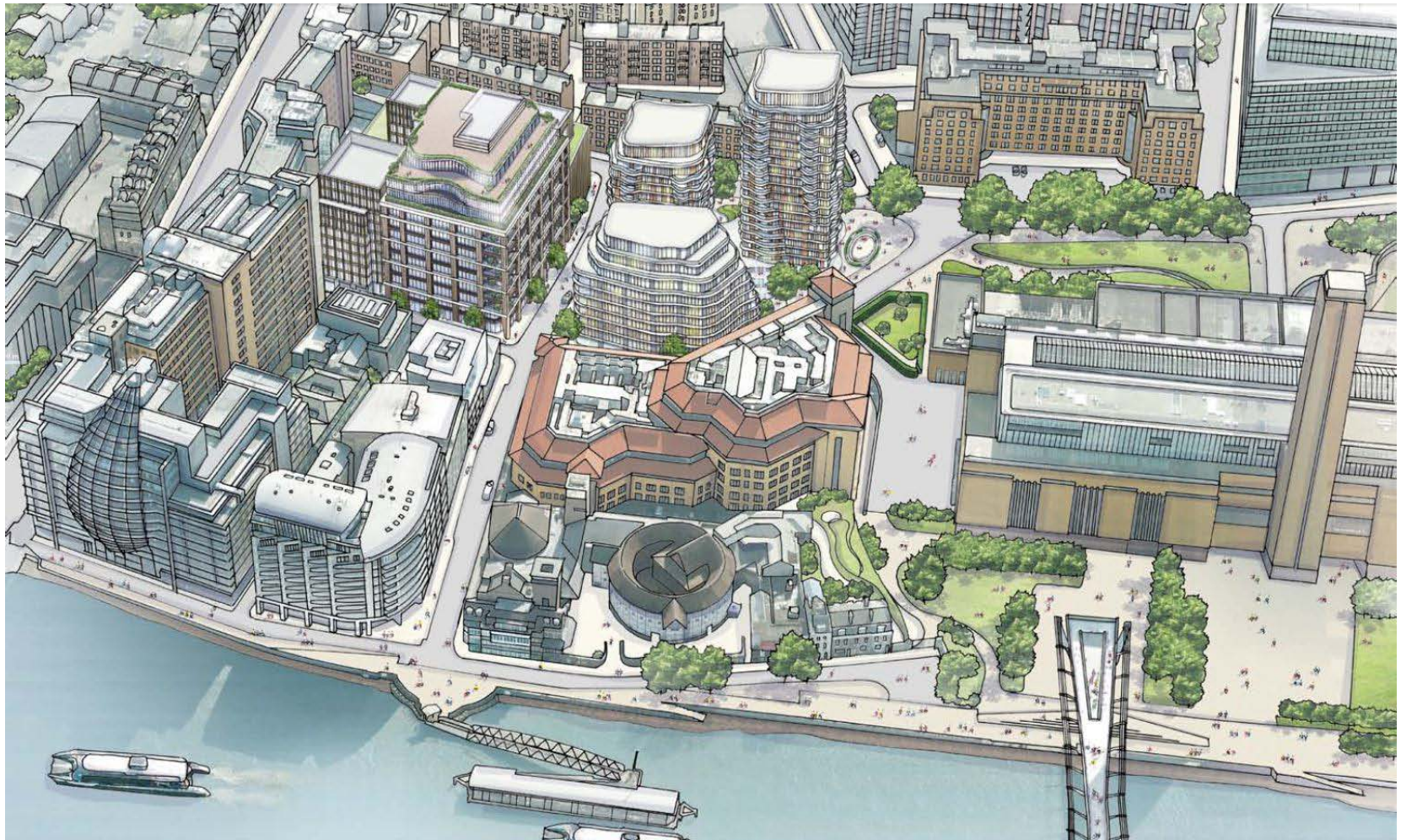
## Proposal within the view from Millennium Bridge (other consented developments outlined in black)



10



## Impression of the proposal within the emerging context



**Thank you**



## Proposed entrance at the corner of Emerson Street and Park Street



## View along colonnade from Park Street



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## Existing warehouse at 4-8 Emerson Street



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## Rear view of existing warehouse at 4-8 Emerson Street



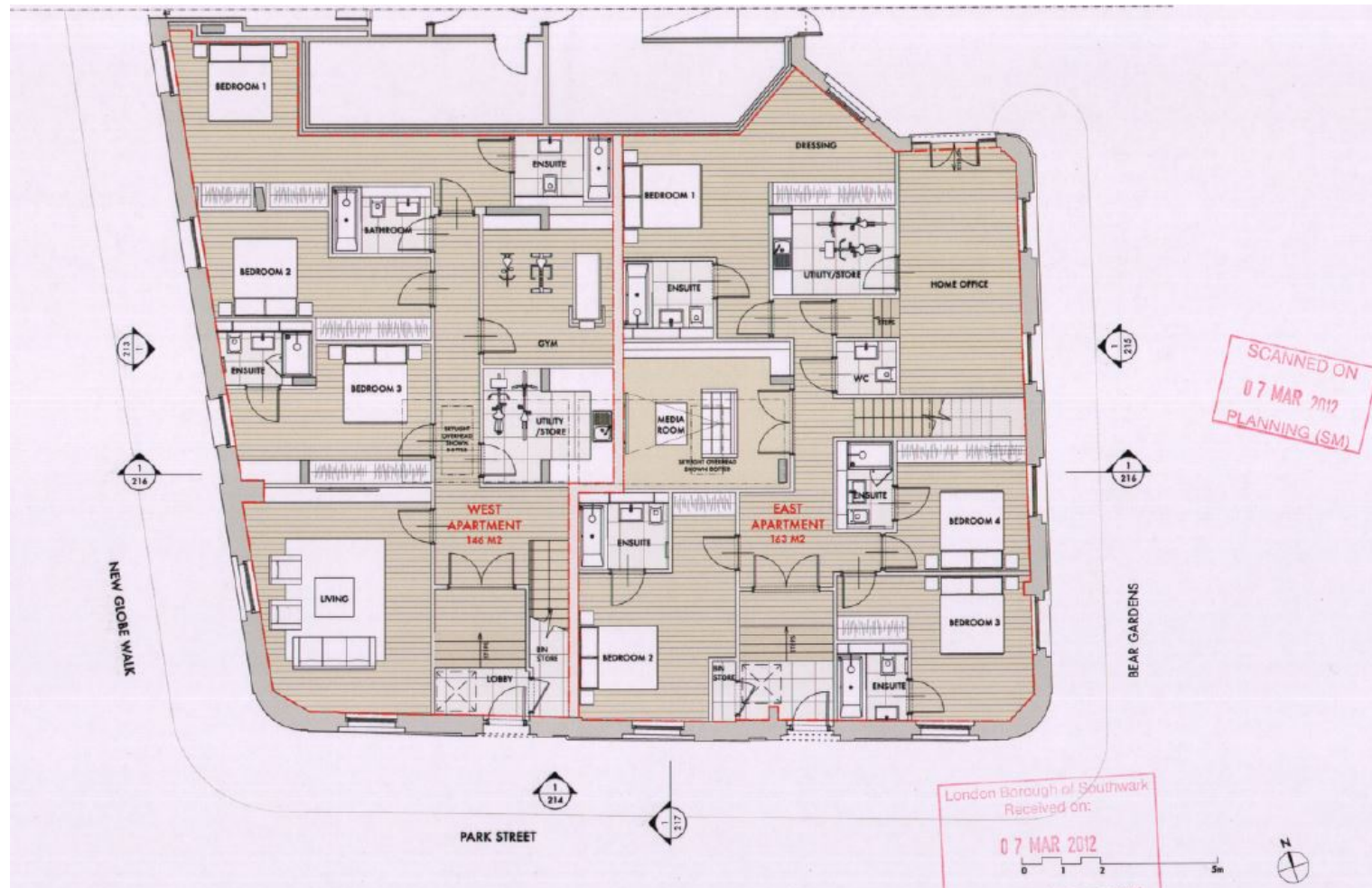
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## Window maps for 60 Park Street

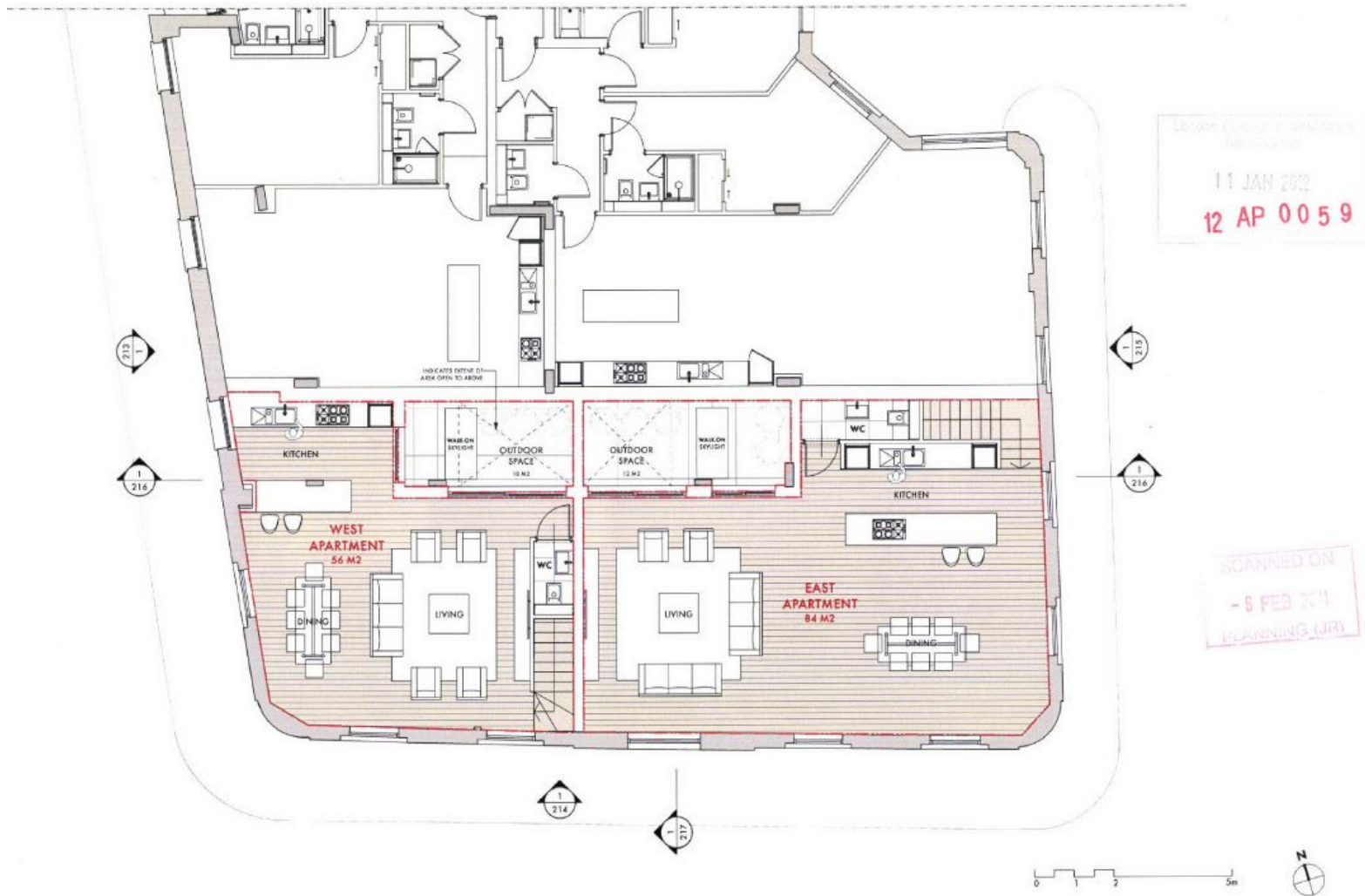




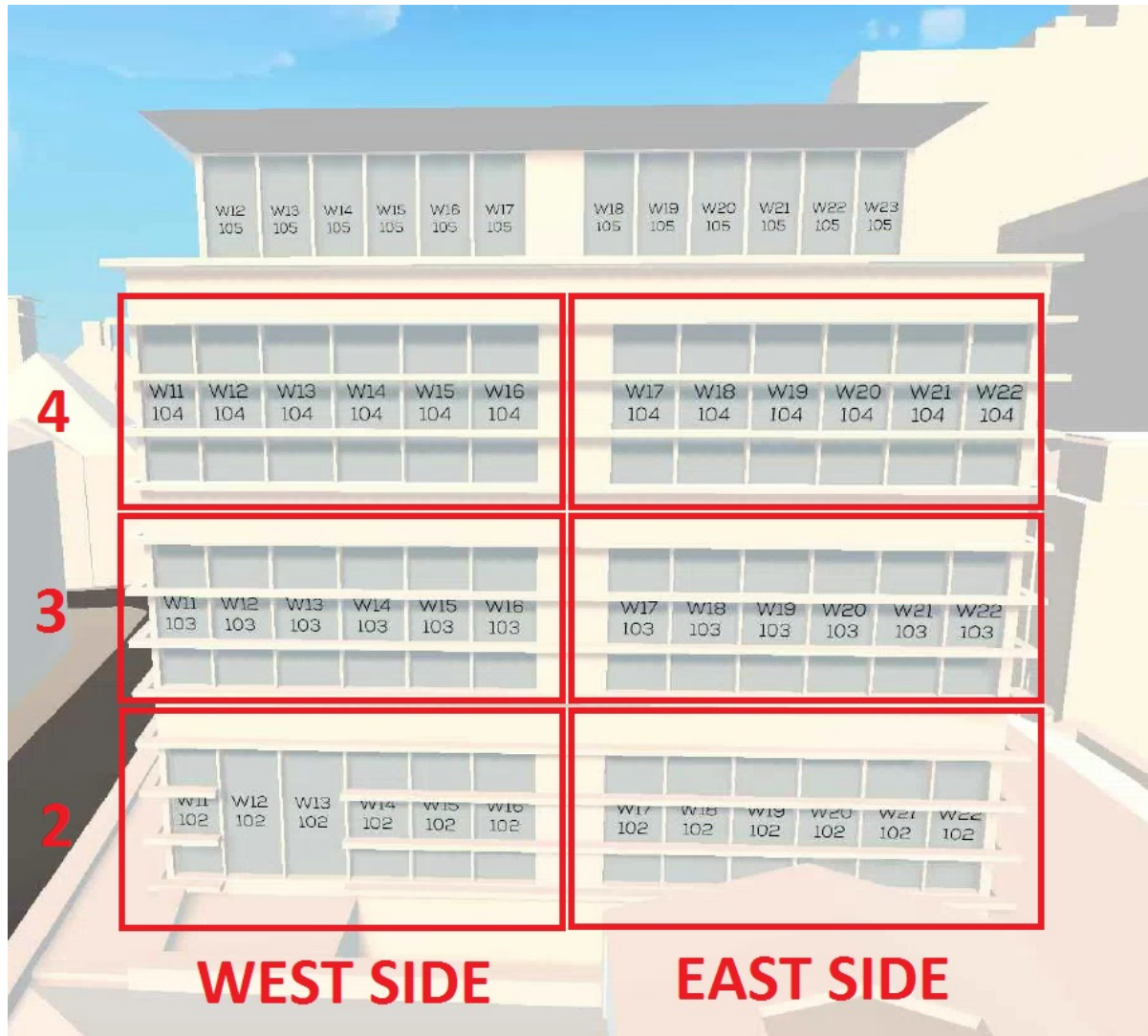
## 60 Park Street: Ground Floor plan



## 60 Park Street: First Floor plan



## Window maps for the Bear Pit apartments

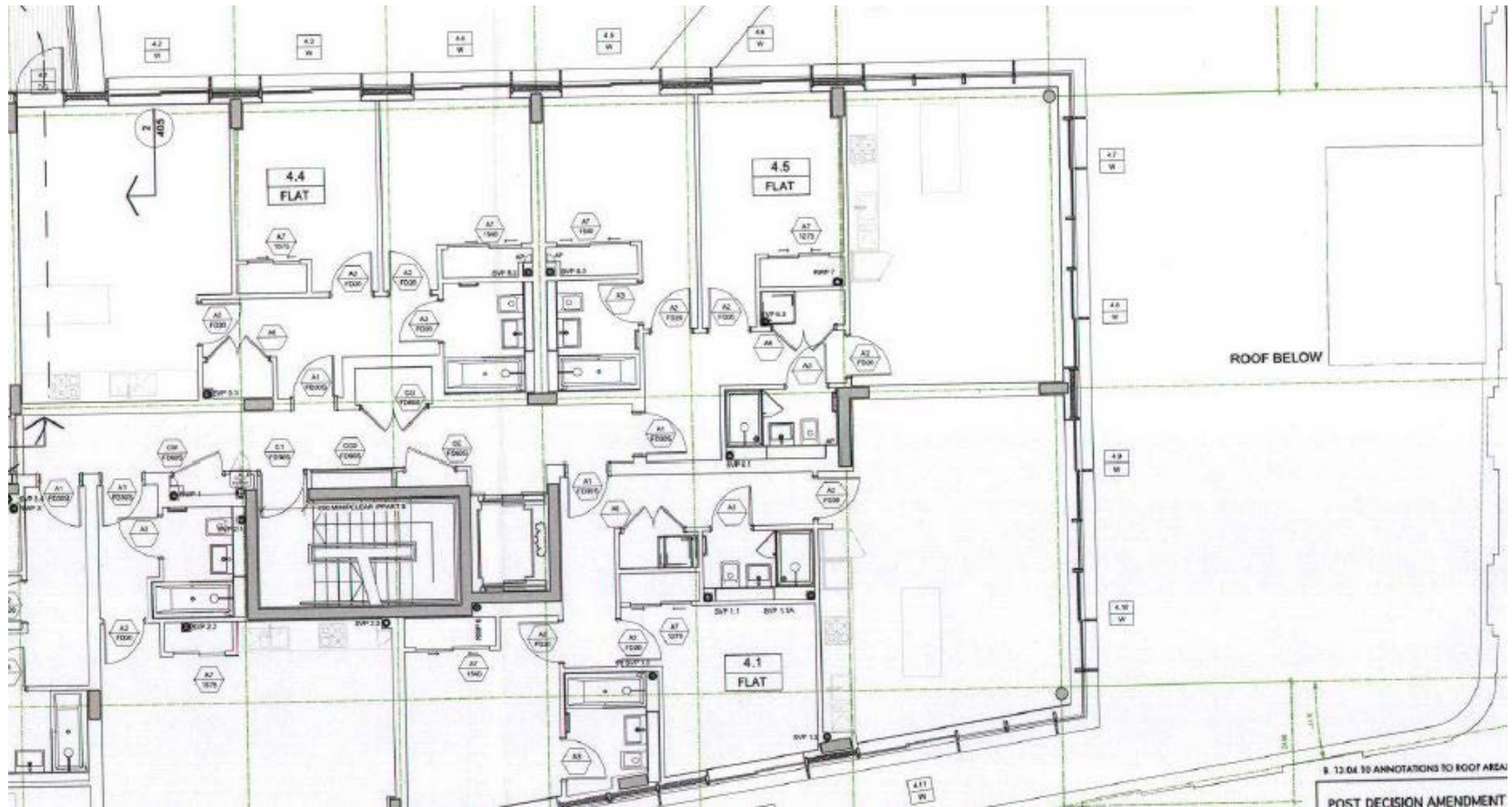


## 21



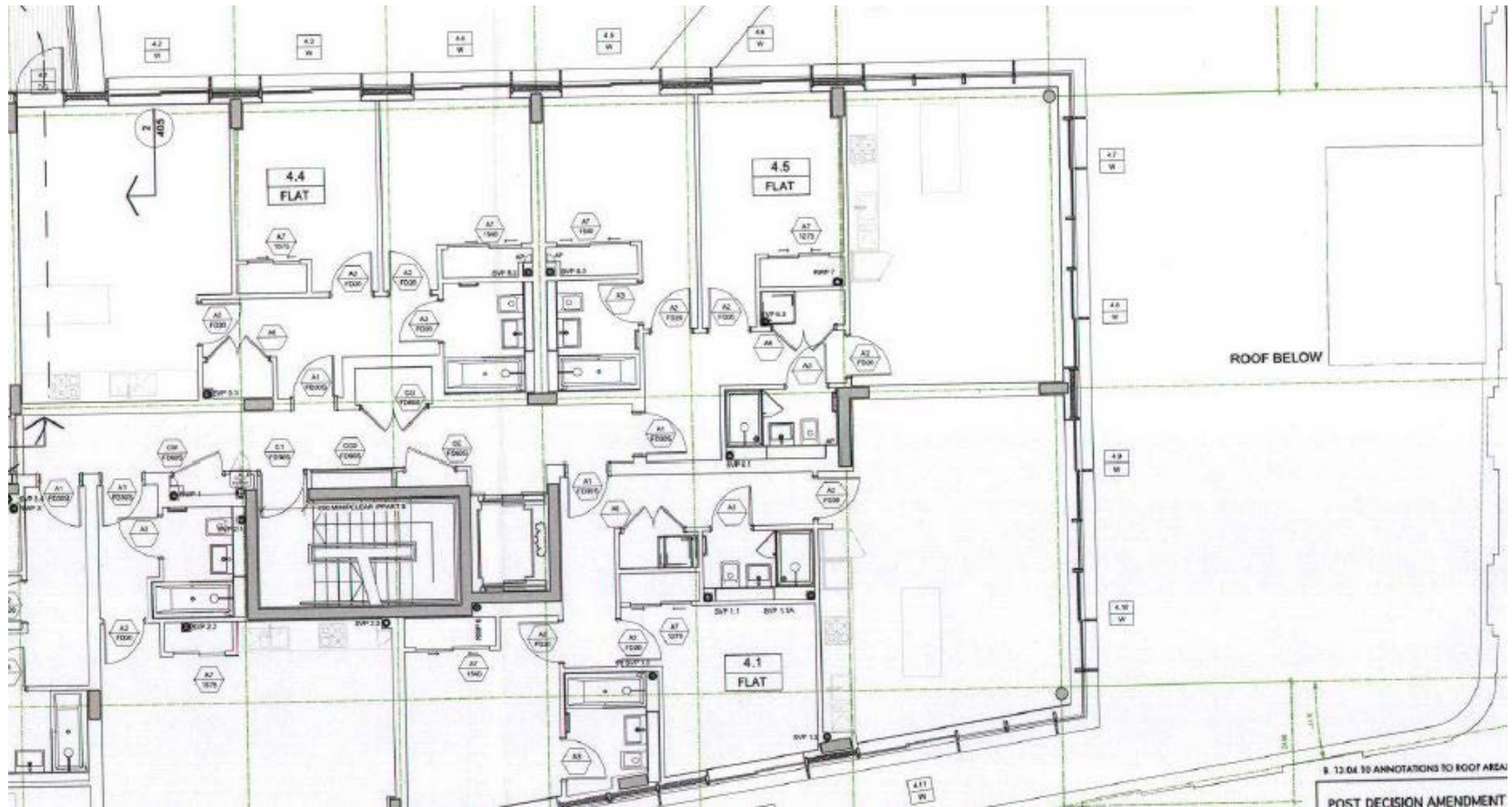


## Bear Pit apartments: floor plan of all other flats (floors 1, 2, 3 & 4) facing towards site





## Bear Pit apartments: floor plan of all other flats (floors 1, 2, 3 & 4) facing towards site



<b>Item No:</b> 5.1	<b>Classification:</b> Open	<b>Date:</b> 14 January 2020	<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 & Bankside	
<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. 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 5.1 – Application 19/AP/0240 for: Full Planning Application – 135 Park Street, London, SE1 9EA and 4-8 Emerson Street, London SE1**

### Update to the summary of consultation responses

3. At the time of writing the Committee Report, eight unique comments had been received: six in objection and two neutral. The Committee Report refers to these eight representations in paragraphs 5 and 238.
4. Since the Committee Report was published, a member of the public has clarified that the two neutral comments should be treated as objections.
5. On January 8<sup>th</sup> 2020, a letter of support was received from the Shakespeare Globe Trust (sent to all Members of the Planning Committee) which describes the

range of community and public activities carried out by the Globe. They have been in discussion with the applicant about occupying the affordable workspace on site, and state that this would enable them continue and hopefully expand their positive initiatives.

6. A summary of consultation responses is provided below to reflect these updates:

In Objection	Neutral	In Support	Total
8	0	1	9

#### **Improved affordable workspace offer**

7. Para 82 of the main report sets out the applicants' affordable workspace offer and how it relates to the quantum of space already on the site, and quantum of space which would be provided in the implemented consent and the gross floorspace in the proposed development. The offer was described as equating to 10% of the uplift when compared to the implemented scheme. Since the publication of the Committee Report, and in response to concerns raised, the developer has offered to provide a further 685 square metres of 'affordable workspace'. Together with the self-contained affordable workspace unit already proposed, this revised offer equates to 10% GIA of the additional B1 floorspace over and above that already existing on the site.
8. This additional affordable workspace would be located on the first floor of the proposed building, and would be provided on the same terms (i.e. 75% of market rate for 30 years) as the other affordable workspace.
9. This major increase in the affordable workspace component is a significant improvement to the proposal.

#### **Correction to quantum of proposed self-contained affordable commercial unit**

10. Paragraph 23 (page 8) of the Report erroneously states that the self-contained affordable workspace unit would be 645 square metres in area. The correct figure is actually 685 square metres.
11. All other parts of the report correctly refer to a the unit being 685 square metres in

area.

**Alteration to wording of draft Condition 8 (Contamination Investigation, Risk Assessment and Remediation)**

12. Part A(i) of this condition is not necessary, as the Contamination Report has been submitted and deemed acceptable by the Environmental Protection Team.

Part A(i) can therefore be omitted. Part A(ii), Part B, Part C and Part D will remain.

**Alteration to trigger of draft Condition 9 (Ground Water Monitoring)**

13. The trigger for this condition will be “prior to above grade works” instead of the currently-proposed “prior to commencement”.

**Alteration to trigger of draft Condition 13 (Section Detail Drawings)**

14. The trigger for this condition will be “prior to above grade works” instead of the currently-proposed “prior to commencement”.

**Conclusion of the Director of Planning**

15. The amendments to the conditions would not affect the Council’s ability to properly consider the submissions and are acceptable. The increase in affordable workspace is welcomed. The development is well-designed, and would provide high quality office space within the CAZ and Opportunity Area, and make a positive contribution to the townscape. As such the recommendation remains that planning permission should be granted, subject to completion of a legal agreement and referral to the Mayor for London.

**REASON FOR URGENCY**

16. 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**

17. 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



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**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 7420

**OPEN**

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