

Planning Sub-Committee A

Monday 16 March 2020

6.30 pm

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

Supplemental Agenda No. 1

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	Tabled items: addendum report, members' pack	

Item No: 7.1	Classification: Open	Date: 16 March 2020	Meeting Name: Planning Sub-Committee A
Report title:		Addendum report Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Surrey Docks	
From:		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

3. 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.

Item 7.1 – Application 18/AP/3420 for: Full Planning Permission - THE CLIPPER, 562 ROTHERHITHE STREET, LONDON, SE16 5EX

Corrections to case officer report

4. The following corrections are proposed to the Case Officer's report:

Planning history

5. During the assessment of the current application, a separate non-material minor amendment application (under section 96a of the Town and Country Planning Act 1990 as amended) has been submitted by the applicant under the ref 20/AP/0498 in February 2020. This application would amend the wording of Conditions 3 and 4 of the extant planning permission ref 17/AP/1766 to exclude references to demolition.
6. The omission of references to "demolition" and "demolition works" in pre-commencement conditions relating to accessible homes (condition 3) and tree protection (condition 4).
7. The application simply seeks to revise the triggers for the submission of details to satisfy Conditions 3 (accessible homes) and 4 (tree protection) to reflect the fact that the Clipper Public House has now been demolished. As a result, both conditions would begin "prior to works commencing, excluding demolition..." and references in Condition 4 to demolition works would be omitted. This application is pending a decision.

Amended plans and amended condition

8. The applicant has submitted plans for further clarifications. These include providing details of the car lift which shows the roller shutter doors and the type of car lift proposed. The amendments would not have a material impact on neighbours. Clarifications of the materials are also provided.
9. As a result, it is recommended that condition No. 1 be amended to include the updated plans:

"The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

A002 Rev 05- BLOCK PLAN
 A200 Rev 04 - PROPOSED BASEMENT
 A201 Rev 09- GF PLAN
 A202 REV 05 - FF PLAN
 A203 Rev 05_SF PLAN
 A204 Rev 05_TF PLAN
 A205 Rev 05_ROOF PLAN
 A221 Rev 05 - SILVER WALK ELEVATION
 A222 Rev 05 - PATINA WALK ELEVATION
 A224 Rev 05 - ROTHERHITHE STREET ELEVATION
 A223 Rev 06 - REAR ELEVATION
 A241 Rev 05- SECTION AA
 A242 Rev 06- SECTION BB

Reason:

For the avoidance of doubt and in the interests of proper planning."

Additional condition

10. It is recommended that a condition be added to ensure that the rear doors from the ground floor retail unit shall be only used for fire escape:

The rear doors of the commercial unit as shown on the ground floor plan shall not be used for access or egress except in the case of an emergency.

Reason

To ensure that occupiers of the dwellings on the site do not suffer a loss of amenity by reason of noise nuisance and for security reasons in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011, Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007), and the National Planning Policy Framework 2012."

Corrections to the main report

11. Paragraph 61 of the main report states that no windows at 269-279 Rotherhithe Street would have a reduction of more than 20%. This should be corrected. There is one window that would have a loss of 0.7 of its former value (30%). This is a secondary window.
12. Paragraph 85 of the main report had commented that the proposal offers all units private terraces which meet the Residential Design Standards and London Plan requirements. The main report also states that there is a shortfall of 50sqm of communal amenity space. Two dwellings have a shortfall of 0.5m² and 1m² each so the overall shortfall is 51.1m² so the charge referred to in paragraph 91 should be £10,577.50.

13. An informative referred to in paragraph 68 was not included. It is recommended that the following informative be added:

Before works start on the development, the developer is advised to contact the Council's Highways Team to discuss management of the construction and impact on local roads.

Additional control- parking.

14. It is recommended that the legal agreement also include a restriction on the use of the car parking on site to be limited only to residents of the development.

Late observations

15. Since the publication of the main report, 5 additional objections have been received from local residents raising new issues which are commented on below. The site is within setting of the Grade II* listed Nelson House, however Historic England were not consulted:
16. Officer response: Nelson House is approximately 110m to the north of the site; the application site is not within its setting which is why Historic England were not consulted. The Inspector of Historic Buildings and Areas for Southwark at Historic England confirmed this to be the case that the Historic England did not need to be consulted.
17. Overlooking from side windows into Filigree Court and stairwell windows overlooking Timbrell Place
18. Officer response: Overlooking from the rear windows of the stairwells would have a significant impact on the residents of Timbrell Place as these would comprise of translucent glass screens. Condition No. 19 of the recommendation requires these windows to be obscured and as such would mitigate these concerns. In terms of windows in the flank elevation facing onto Filigree Court, the distance here is approximately 13m across the access road which would exceed the minimum distance of 12m across a road as outlined within Residential Design standards. Filigree Court would also be at an oblique angle to the proposed western window and would therefore allow for direct overlooking.
19. The development would affect air quality.
20. Officer response: There would potentially be five vehicles parked plus servicing for a shop which need to be compared to servicing for a pub. The number of additional movements would be low and not cause any significant impact on air quality.
21. Many of the other points raised by the additional representations are addressed in the body of the main report and are summarised below.
- The proposal would have a harmful impact on the visual amenity, heritage and character of the area.
 - The proposal is overly bulky and has greater bulk than the previously refused scheme. It is wider than the dismissed appeal scheme.
 - Impact on outlook.
 - Impact on privacy to Filigree Court and Timbrell Place.
 - Impact on daylight
 - Removal of outdoor amenity space at the side of the development.
 - The proposal exceeds the density requirements of a suburban area and is not considered to be an exemplary building.

- Impacts on existing trees from the expansion of the basement.
- Potential highway safety impacts on pedestrians.

REASON FOR LATENESS

22. 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

Welcome to Southwark Planning Sub-Committee A

16 March 2020

ITEM 7.1 –18AP3420

**The Clipper, 562 Rotherhithe Street
SE16 5EX**

ITEM 7.2 - 19AP7365

**Camberwell New Cemetery, Brenchley
Gardens ,London ,SE23 3RD**



Kath Whittam (Chair)



Councillor Jane Salmon (Vice-Chair)



Councillor Peter Babudu



Councillor Sunil Chopra



Councillor David Noakes



Councillor Martin Seaton



Councillor Leanne Werner

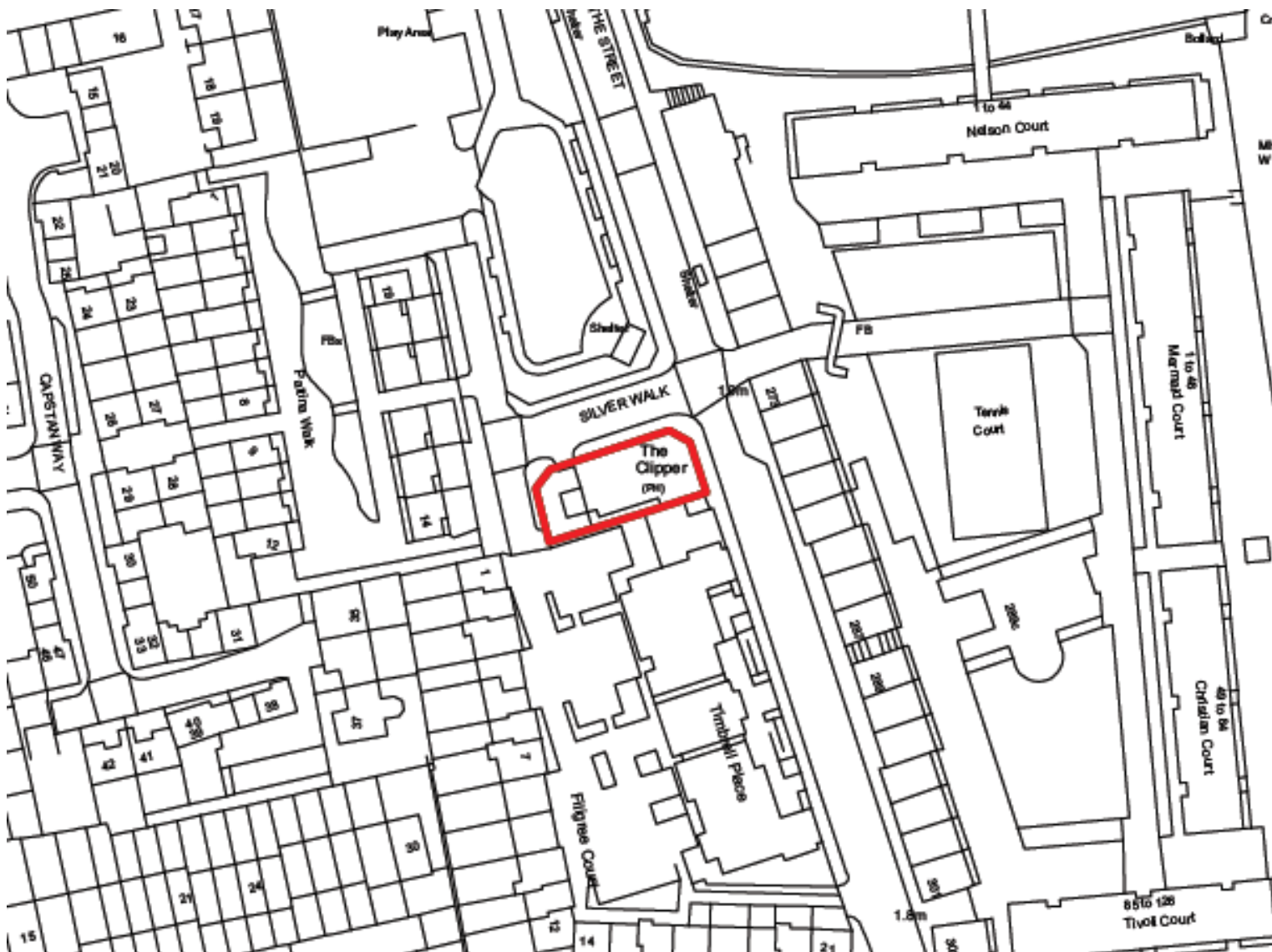


Southwark Free Wi-Fi password
Fr33Wifi!

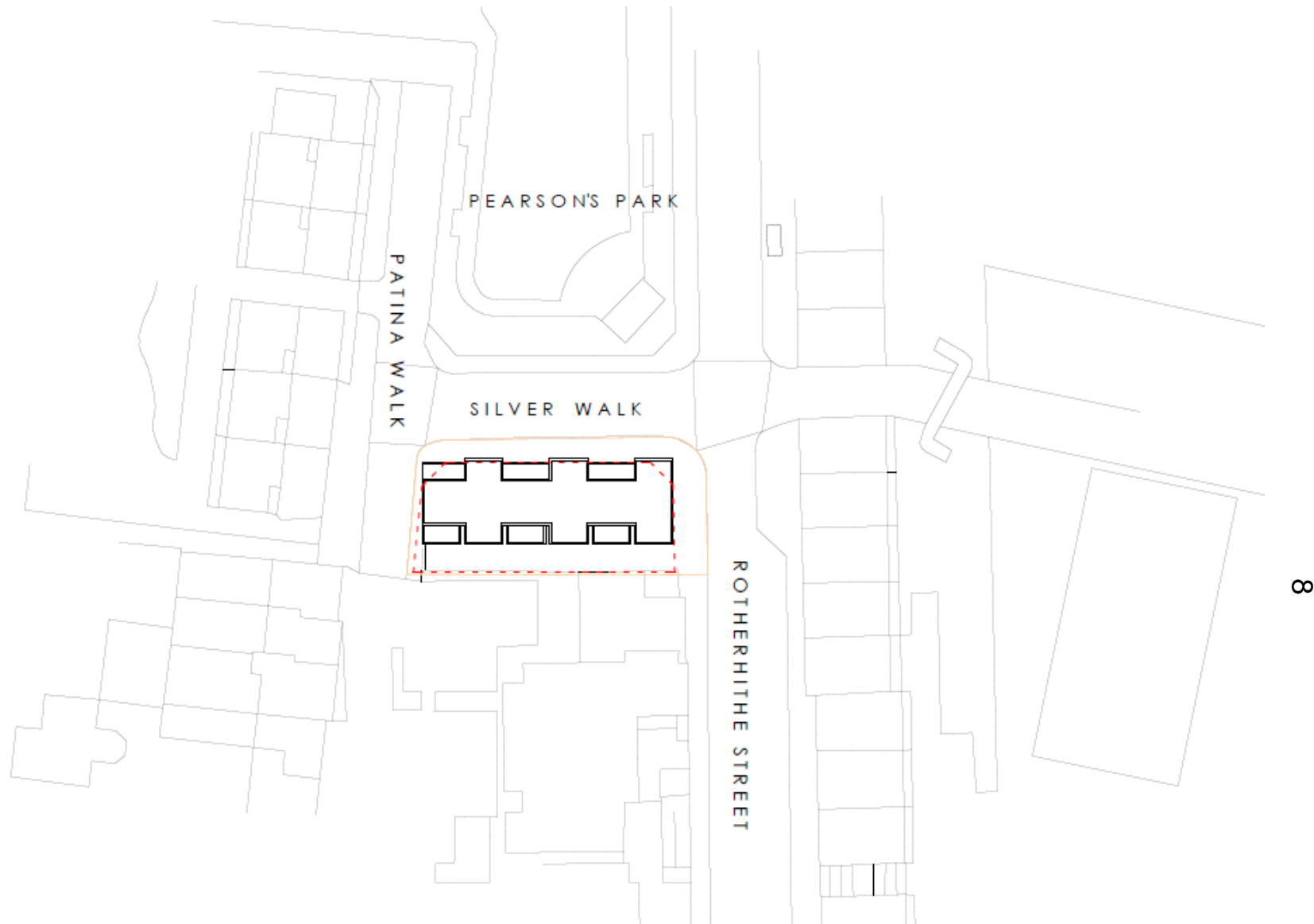
ITEM 7.1 – 18/AP/3420

The Clipper 562 Rotherhithe Street SE16 5EX

Redevelopment of public house (Use Class A4) to provide a part one/part four storey building comprising ground floor retail space (Use Class A1) and 6 residential units of 6 x 2bed (Use Class C3); basement car parking; private amenity space and associated works.



SITE LOCATION PLAN

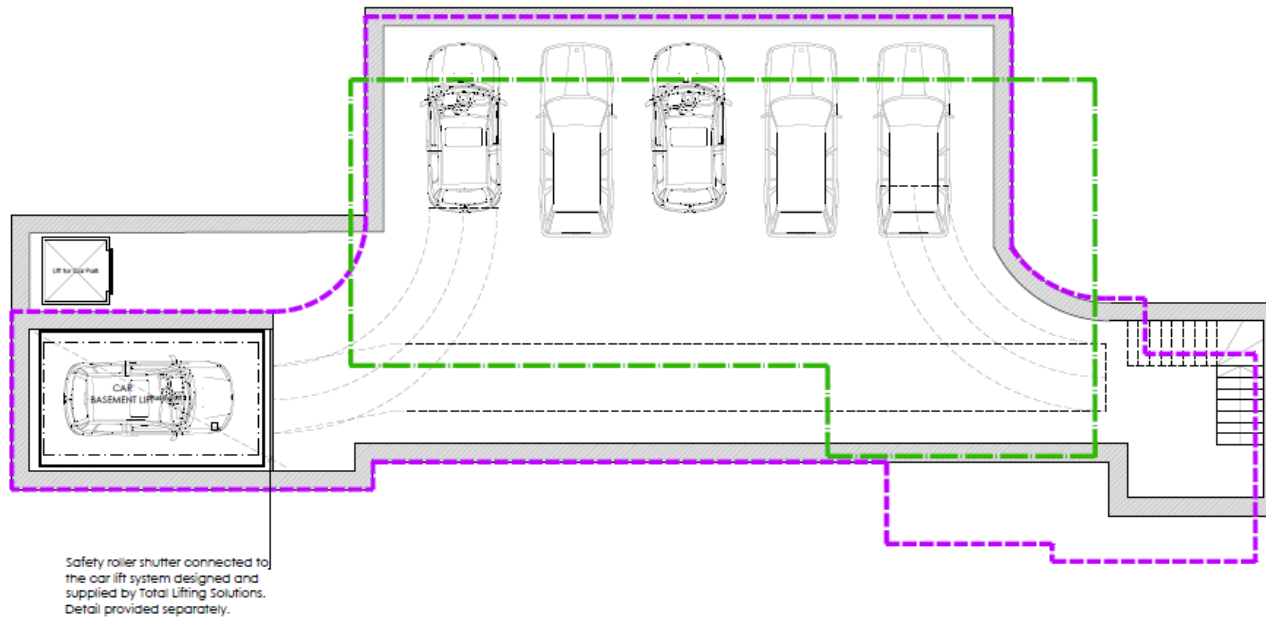


SITE LOCATION PLAN

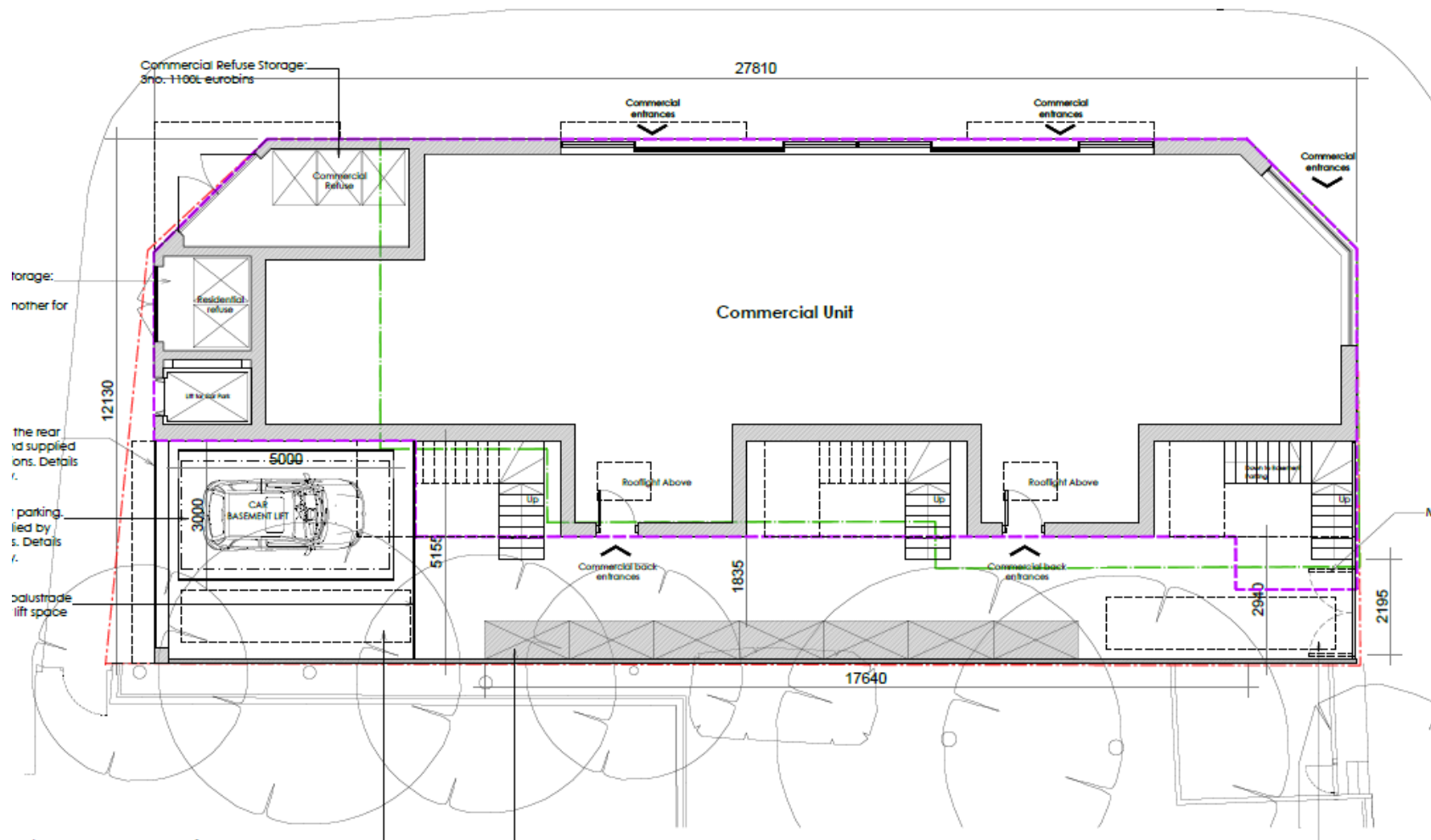


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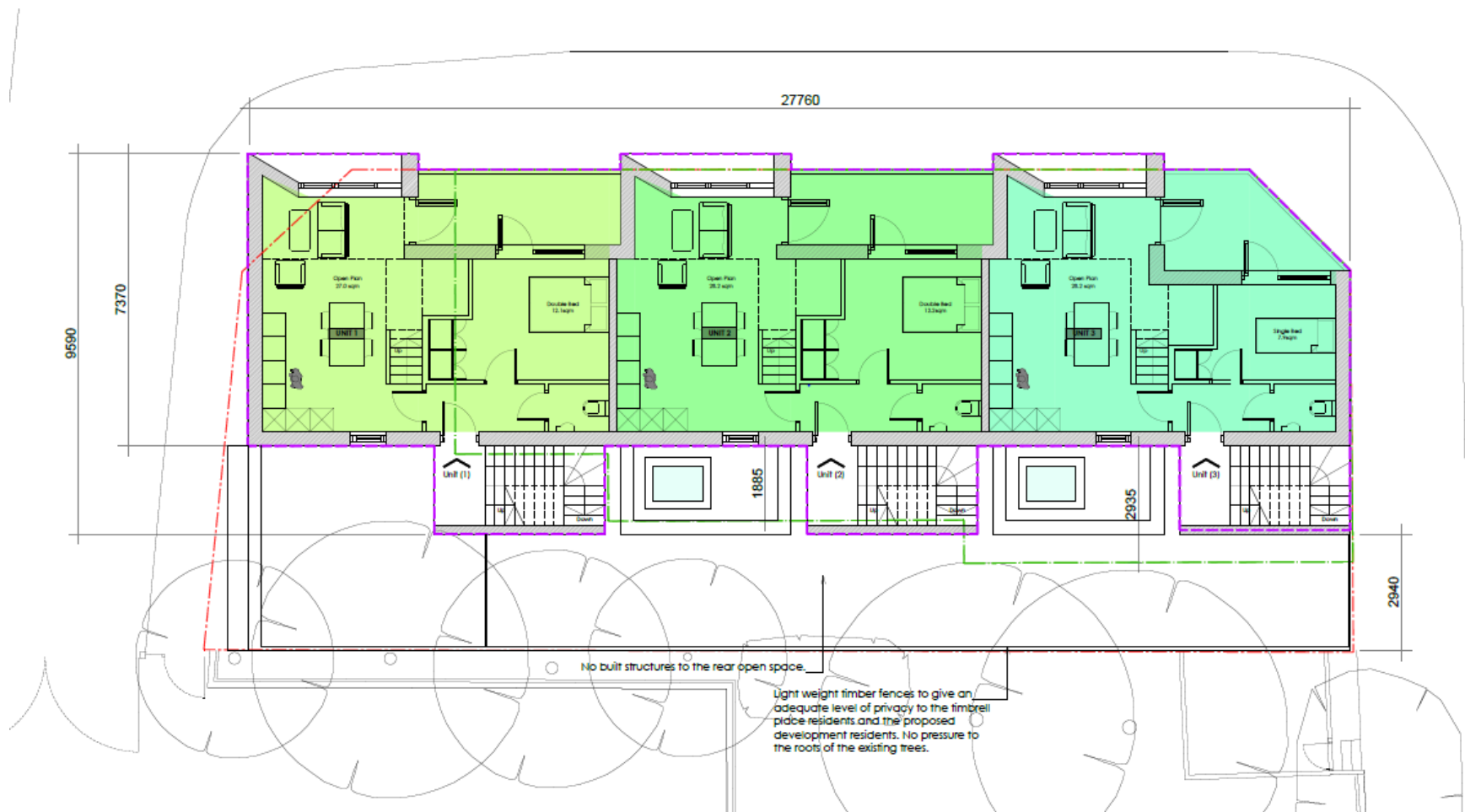
EXTANT PERMISSION 17/AP/1766



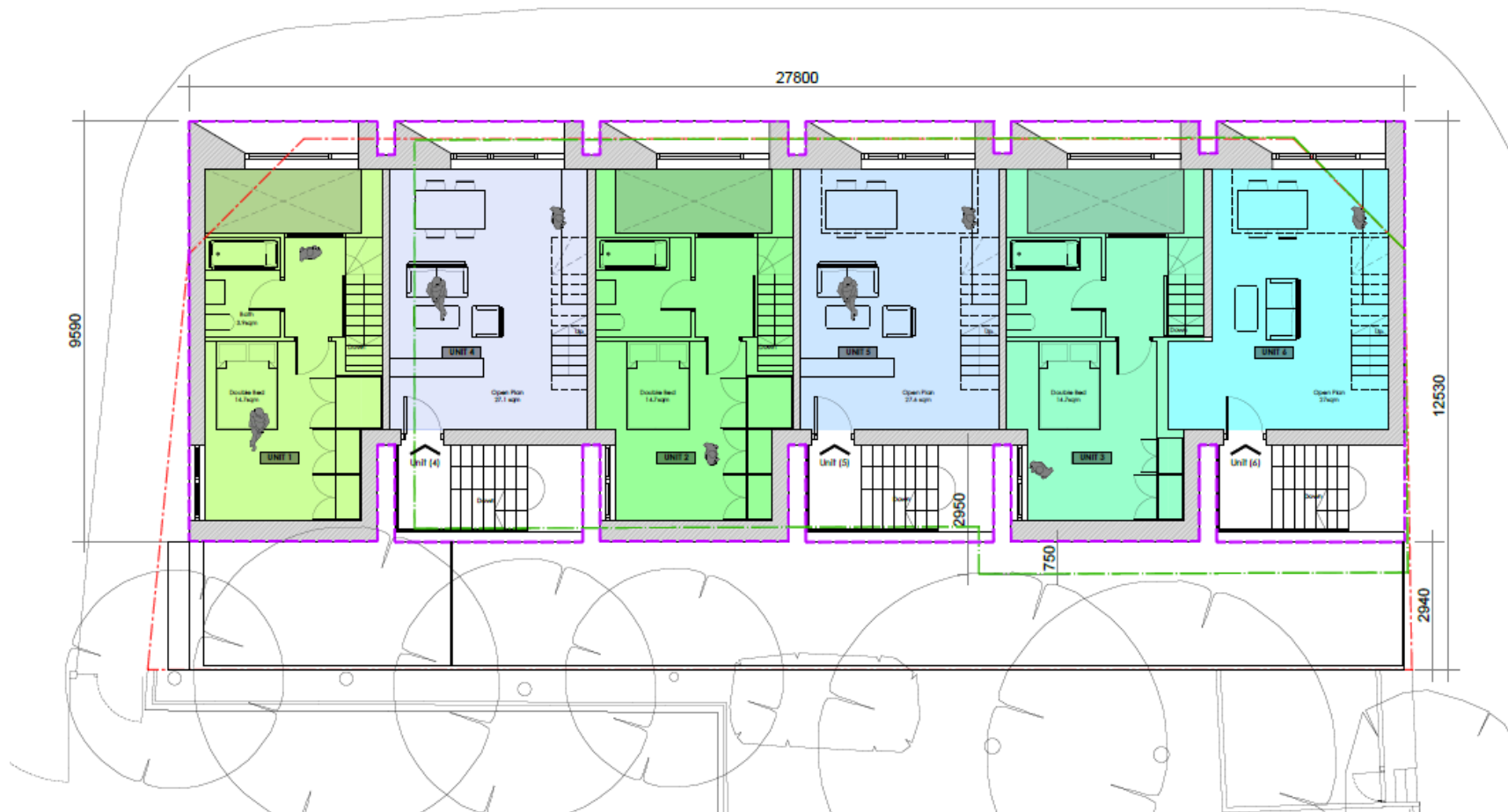
BASEMENT PLAN



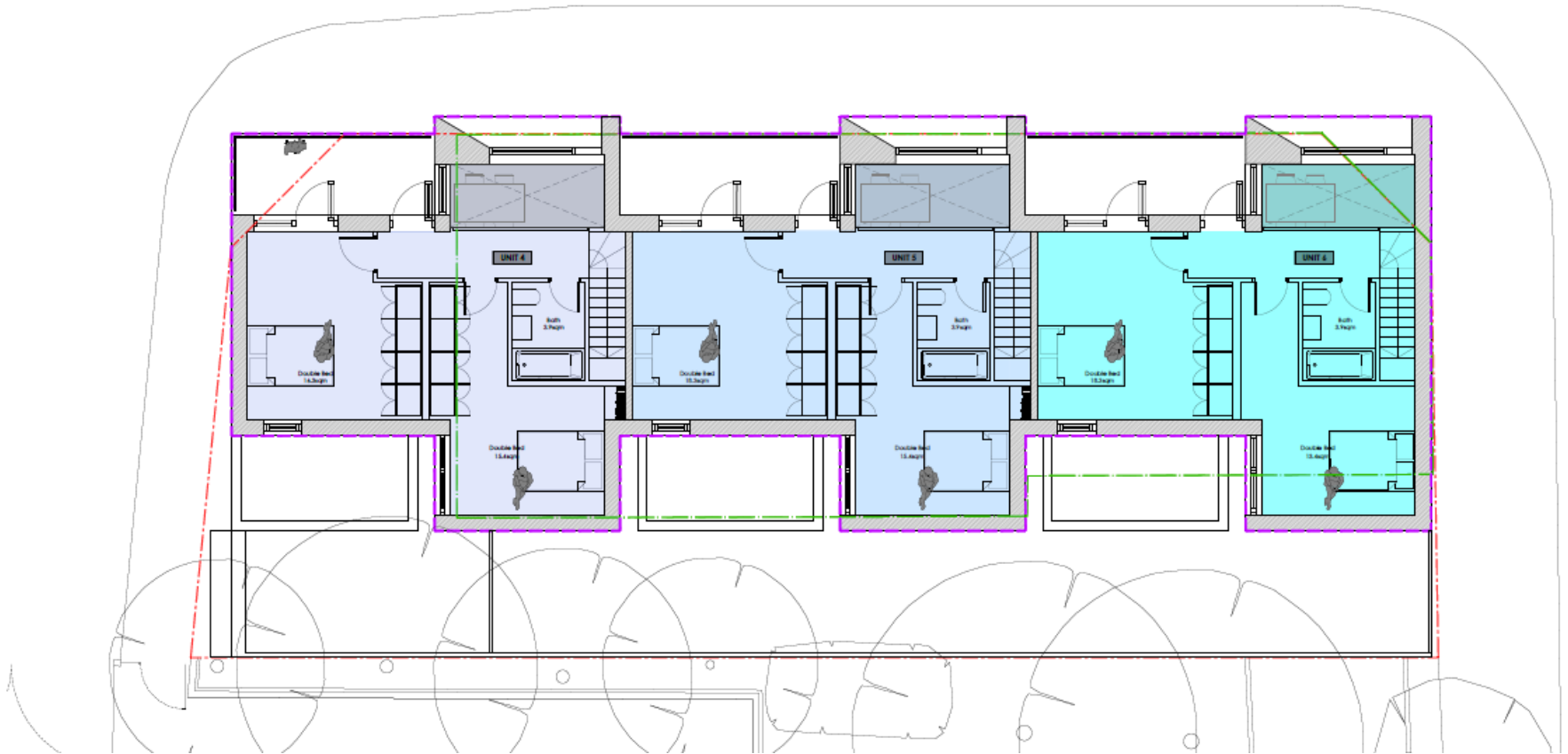
GROUND FLOOR PLAN



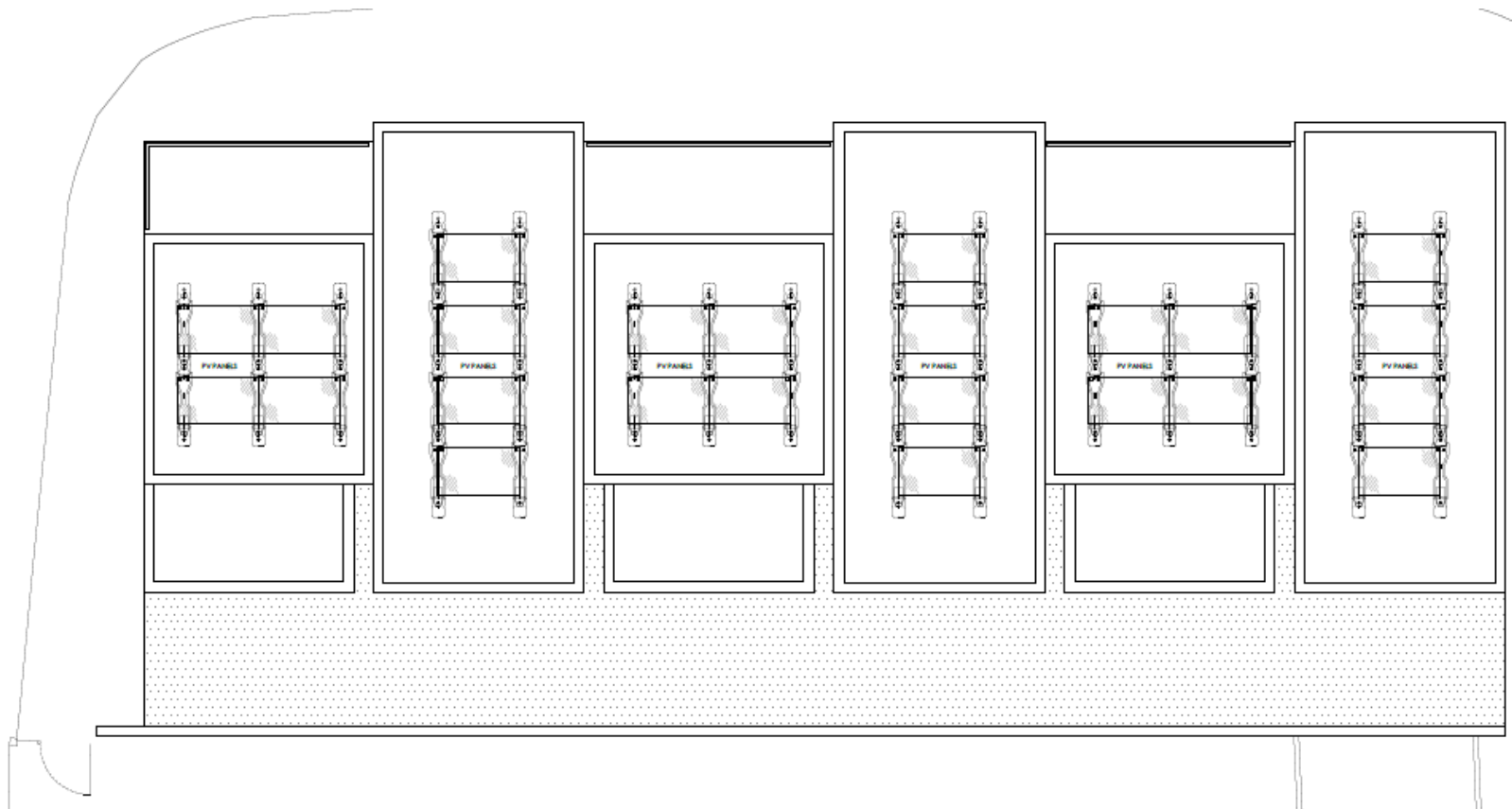
FIRST FLOOR PLAN



SECOND FLOOR PLAN



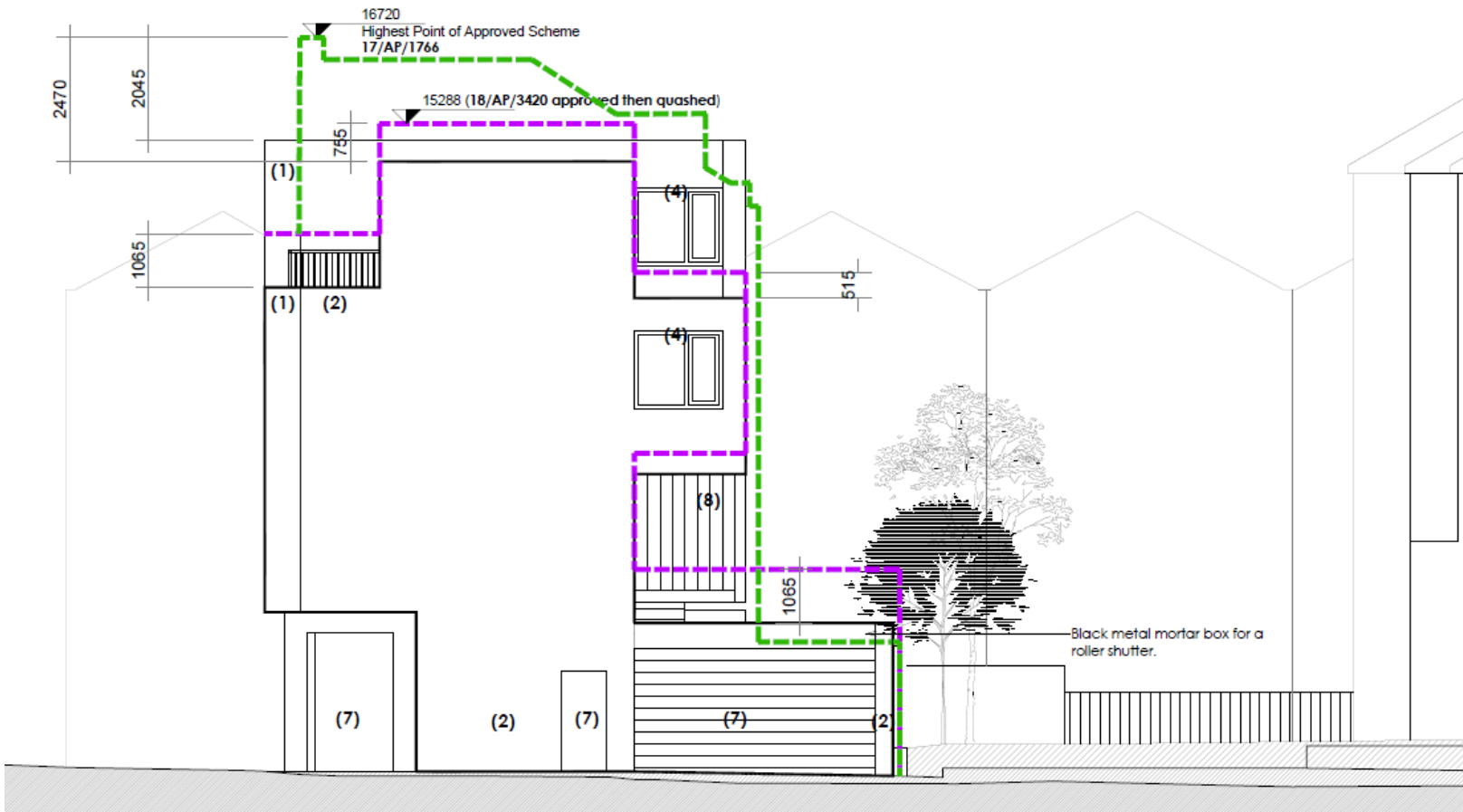
THIRD FLOOR PLAN



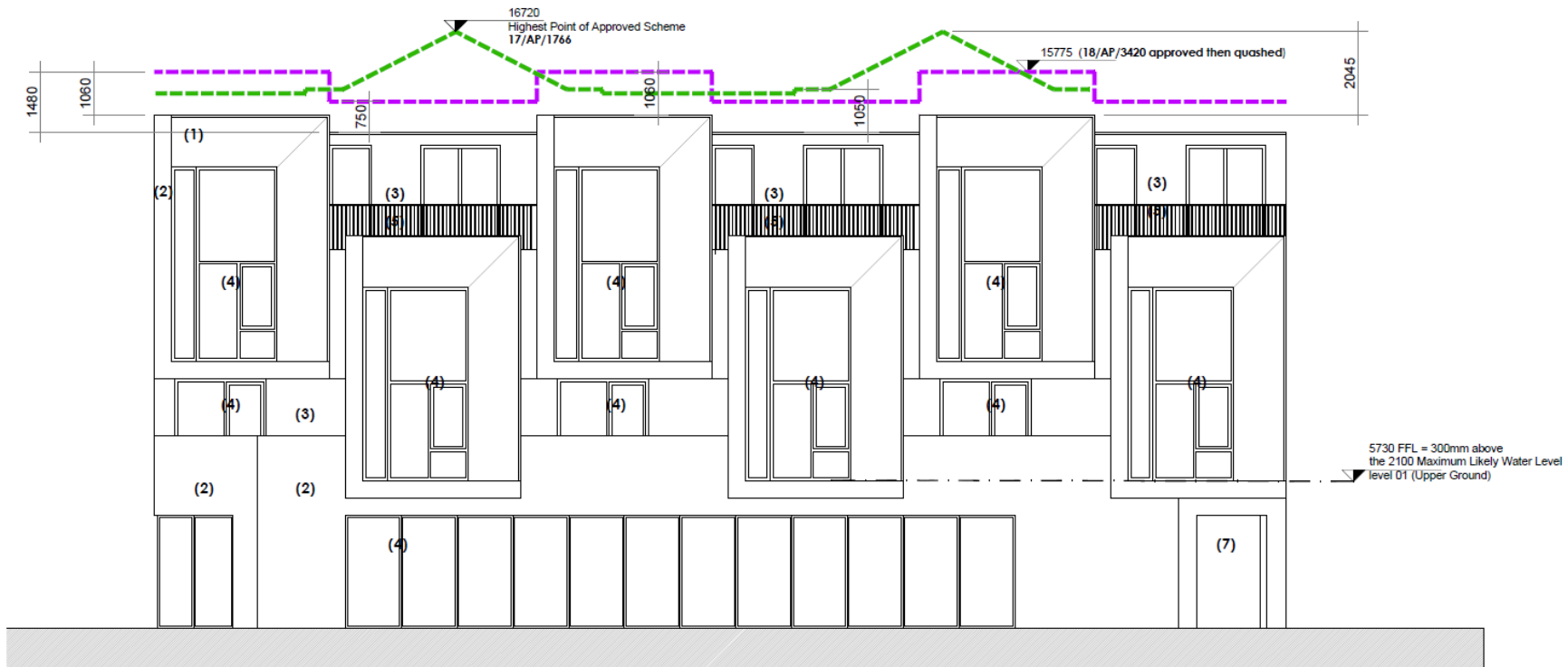
Proposed

No amendment from 18/AP/3420

ROOF PLAN



PATINA WALK ELEVATION

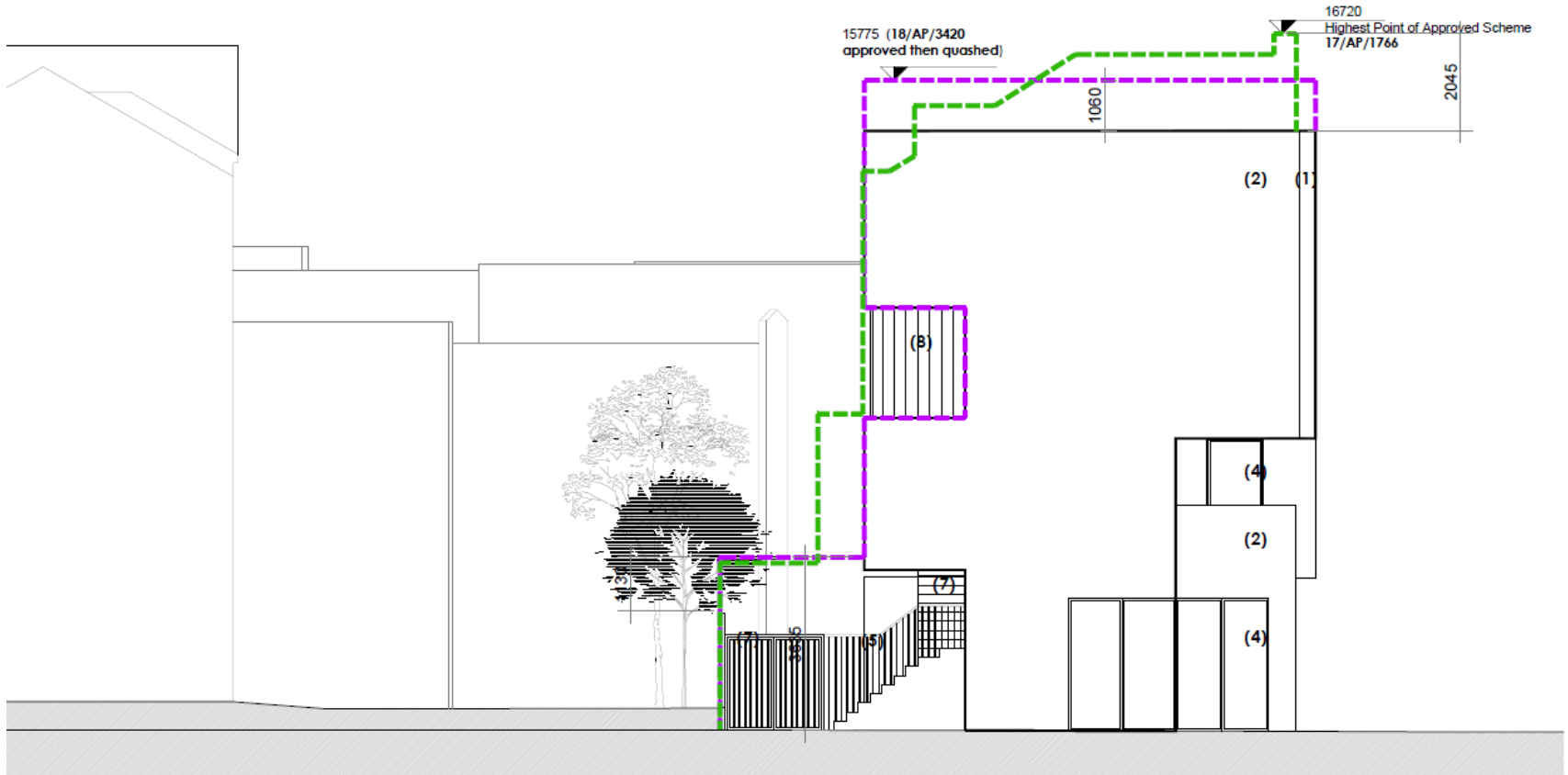


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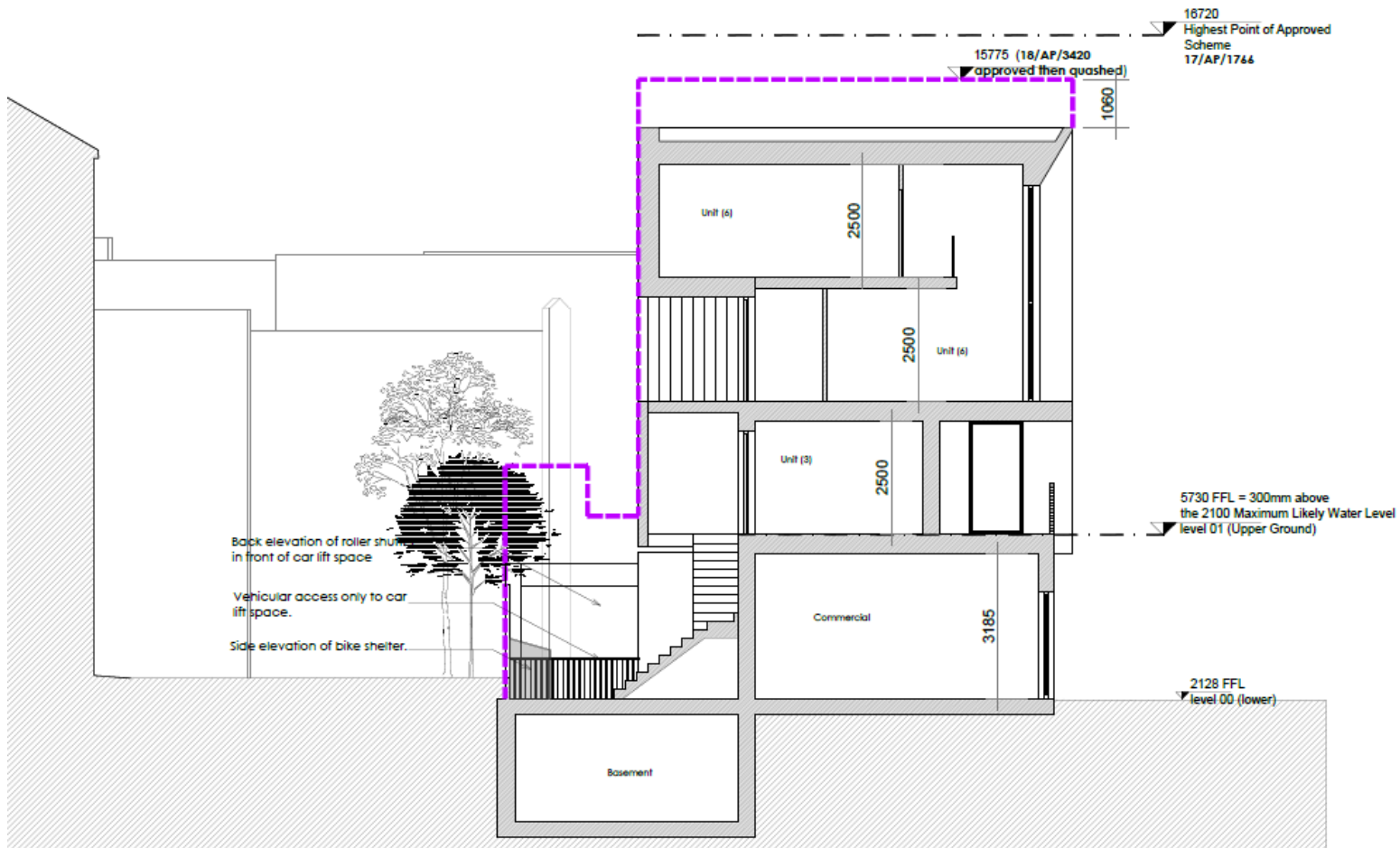
SILVER WALK ELEVATION



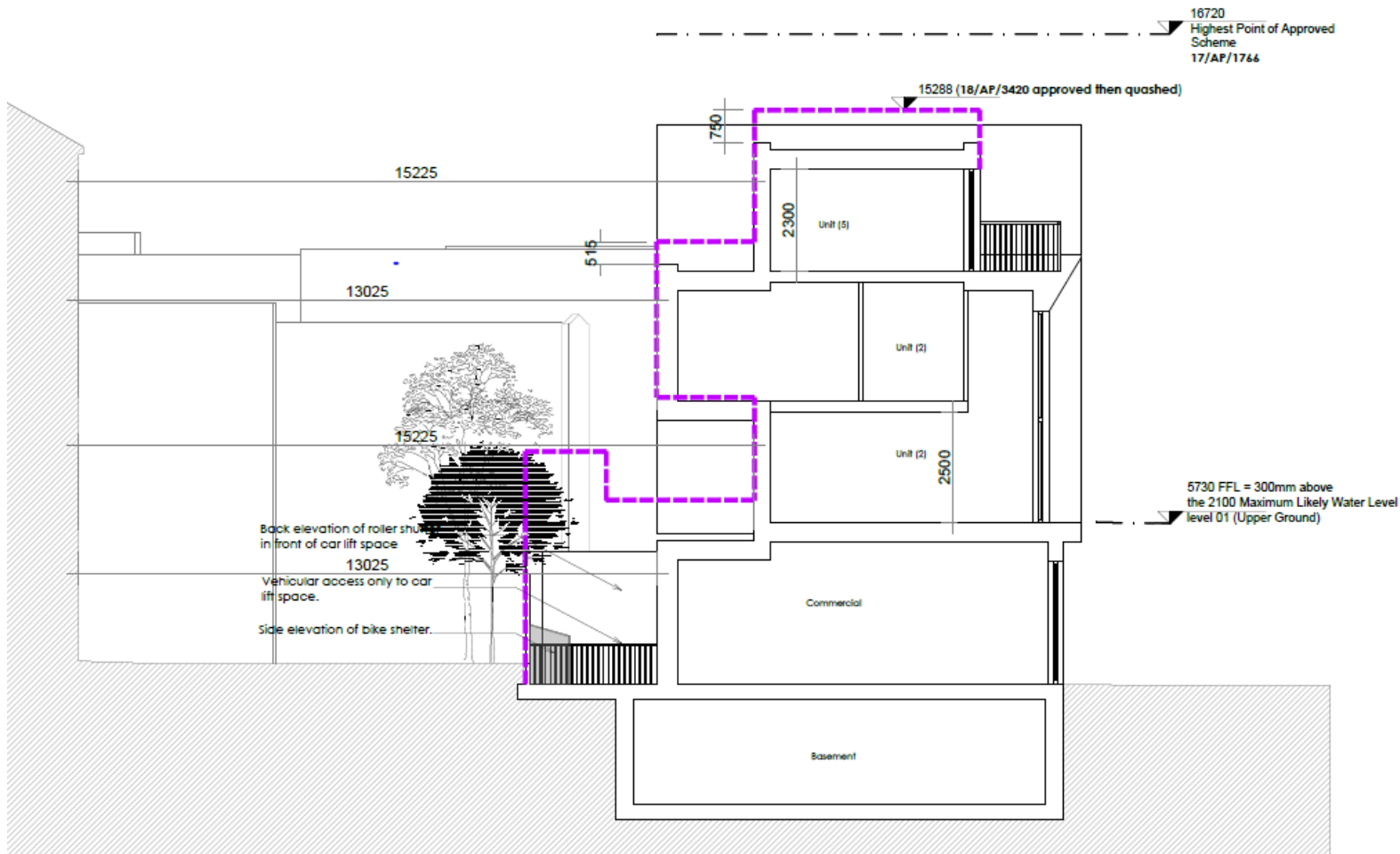
REAR ELEVATION PLAN



ROTHERHITHE STREET ELEVATION



SECTION AA



SECTION BB



FRONT ELEVATION

REAR ELEVATION





Relationship with Nelson's Dockhouse (Grade II* listed)

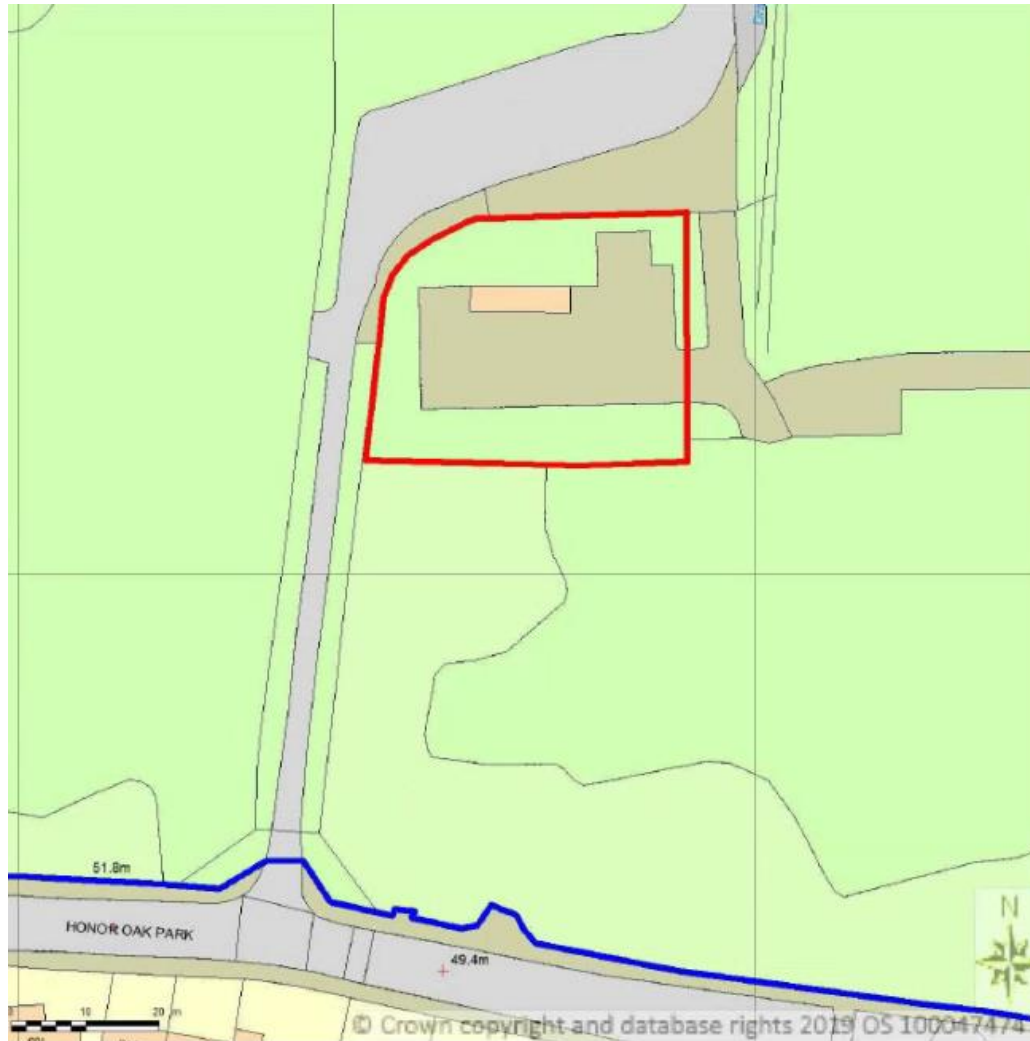
ITEM 7.2 - 19/AP/7365

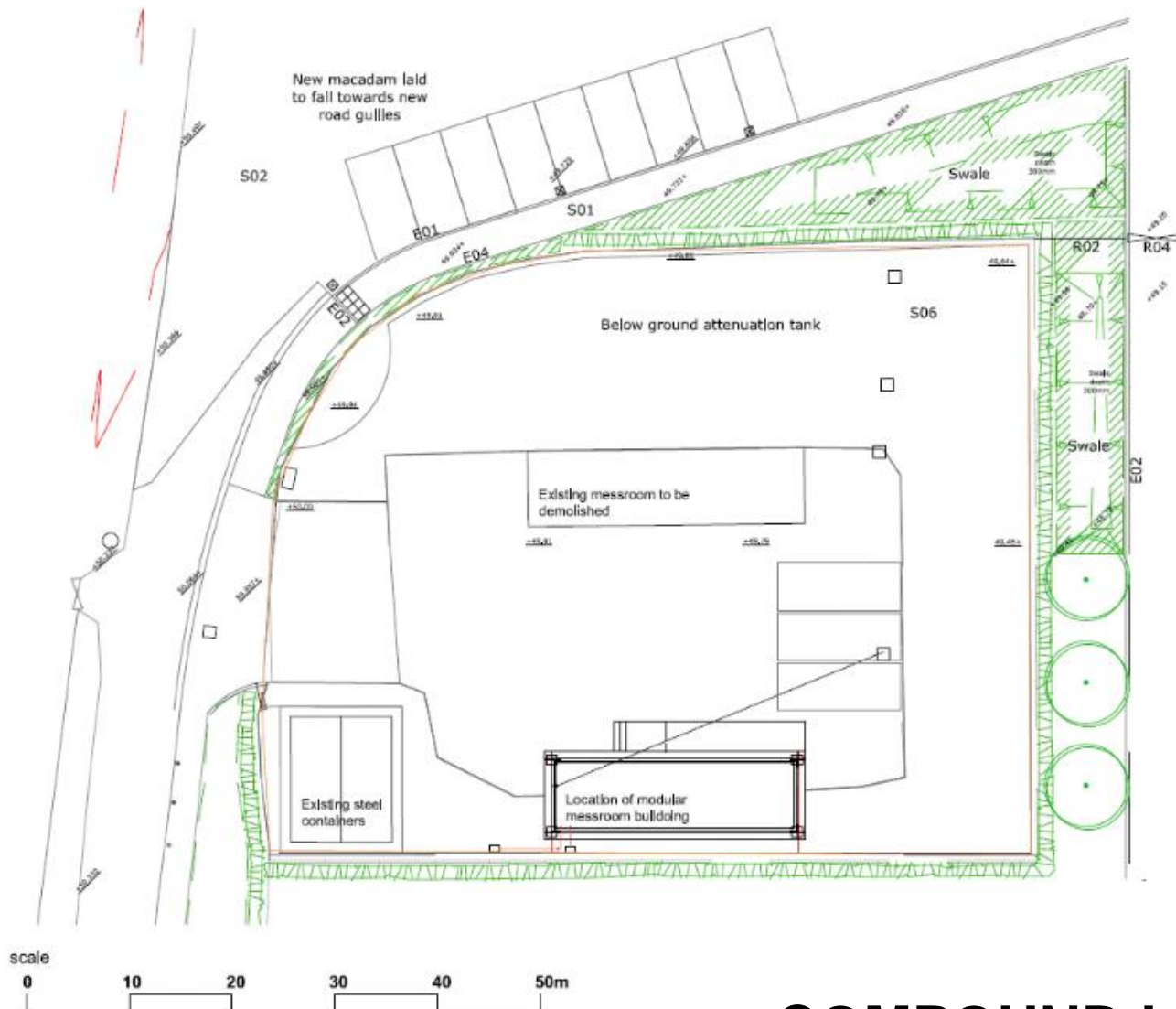
**Camberwell New Cemetery, Brenchley Gardens
SE23 3RD**

**Replacement of existing messroom facilities
with newly fitted-out modular unit
(retrospective)**

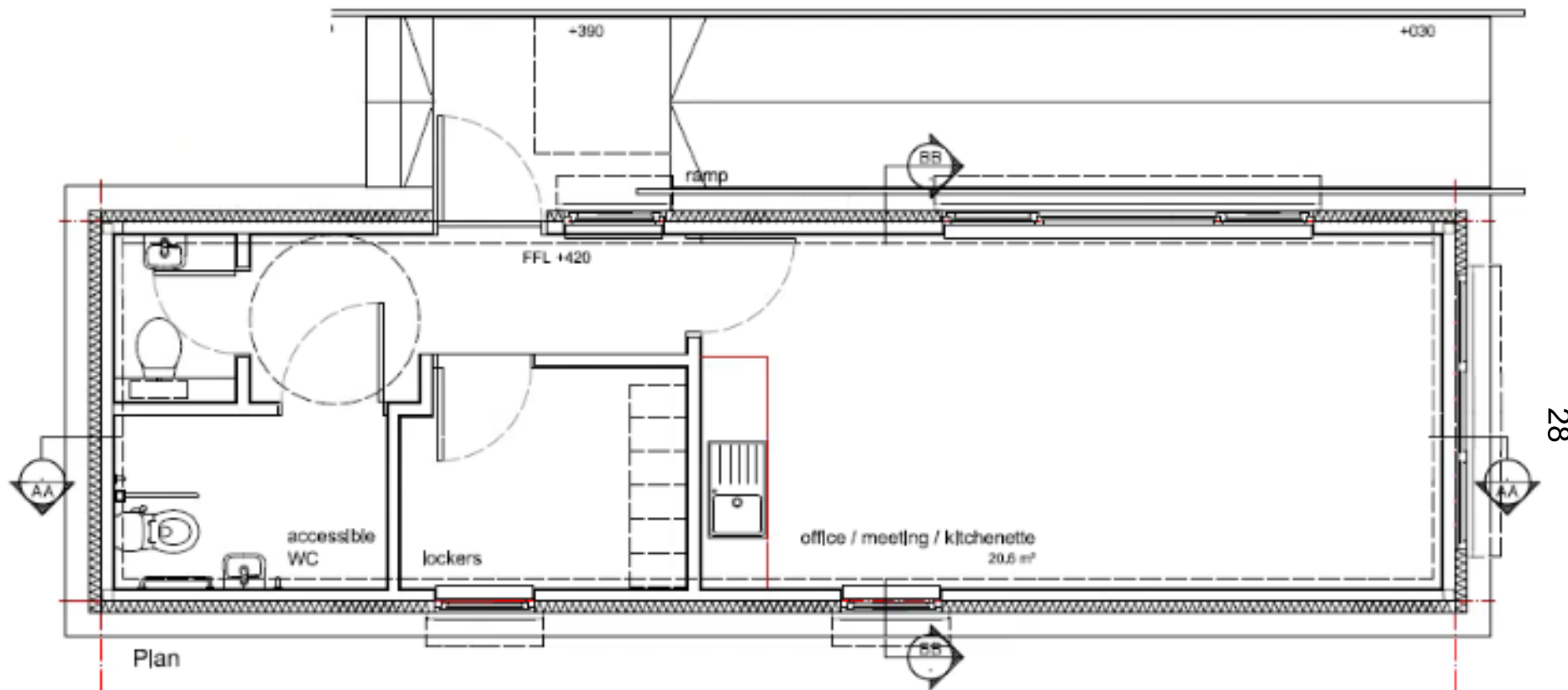
25

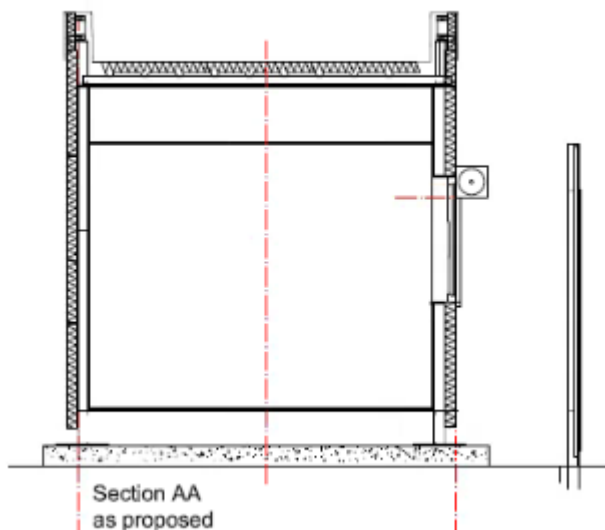
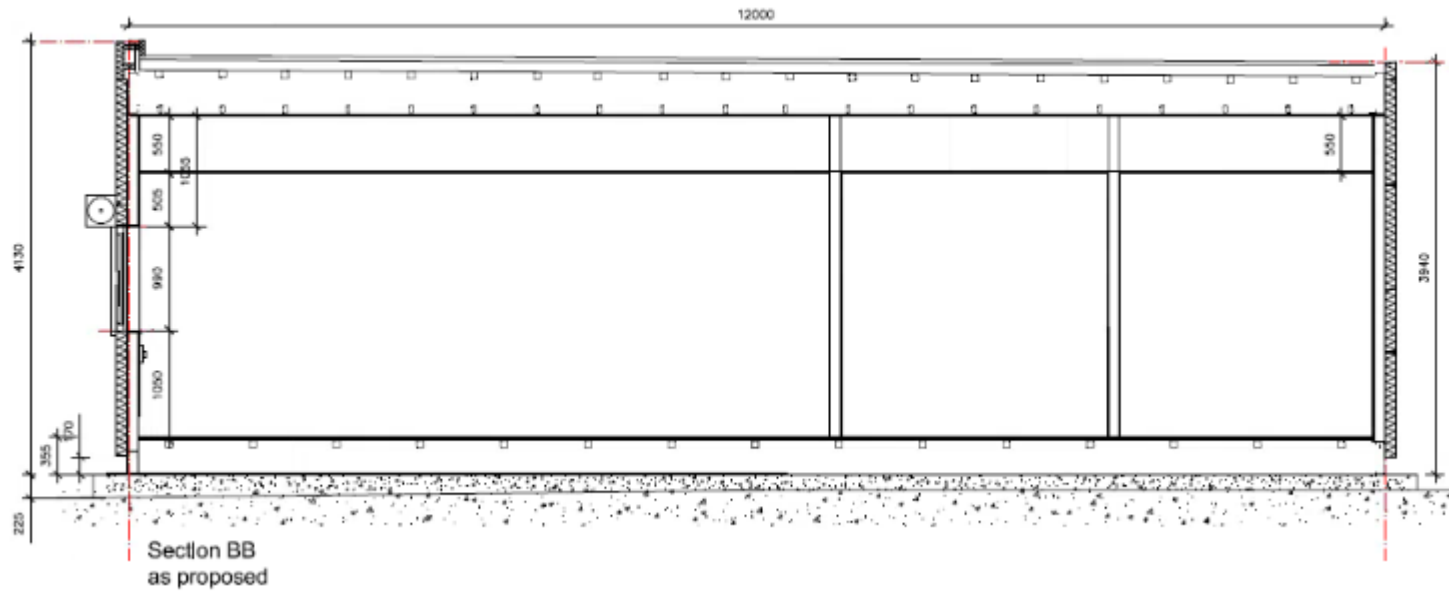
SITE LOCATION PLAN



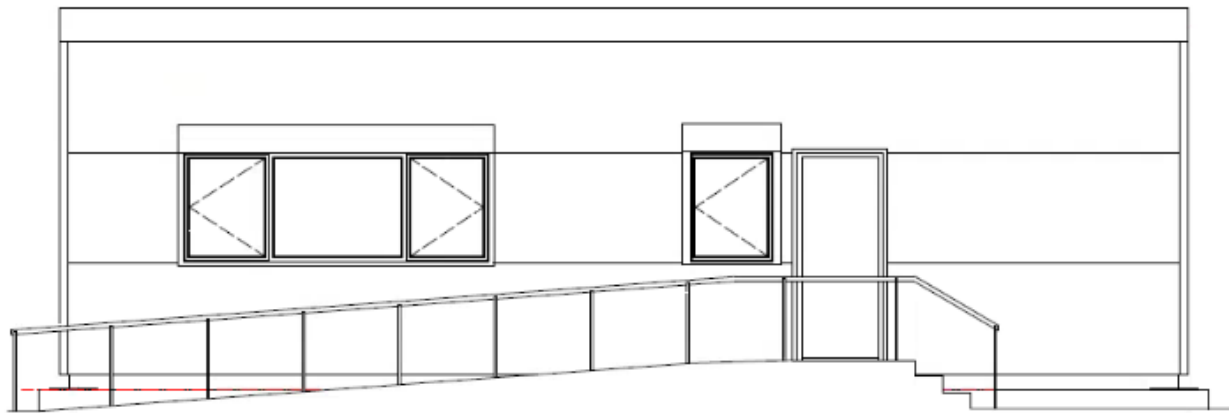


COMPOUND LAYOUT

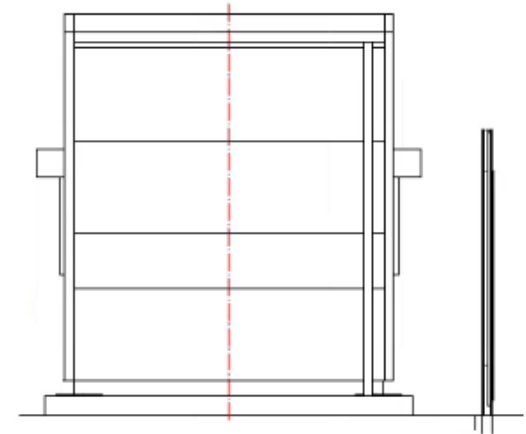




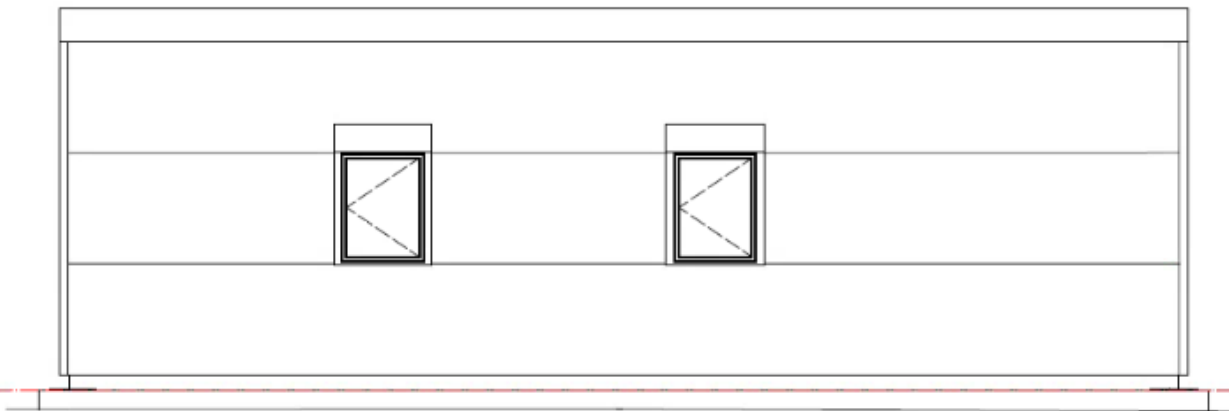
PROPOSED PLANS AND SECTIONS



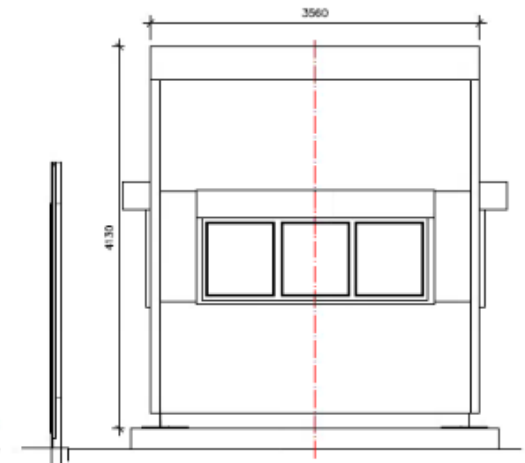
Front elevation



West elevation



Rear elevation



East elevation

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PROPOSED ELEVATION PLANS

NEW MESSROOM



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EXISTING MESSROOM



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