

Planning Committee

Tuesday 6 October 2020

6.30 pm

Online/Virtual: Members of the public are welcome to attend the meeting.

Please contact Constitutional.Team@southwark.gov.uk for a link or telephone dial-in instructions to join the online meeting

Supplemental Agenda No.2

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Contact: Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

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

Date: 6 October 2020

Welcome to Southwark Planning Committee

06 October 2020

MAIN ITEMS OF BUSINESS

Item 8.1 19/AP/2307 – Daisy Industrial
Estate, 19-35 Sylvan Grove, SE15 1PD

Item 8.2 20/AP/0009 – 2-10 Ossory Road,
London SE1 5PA

Southwark Free Wi-Fi Password

Fr33Wifi!



Councillor Martin Seaton (Chair)



Councillor Darren Merrill (Vice Chair)



Councillor Richard Livingstone



Councillor Damian O'Brien



Councillor Cleo Soanes



Councillor Dan Whitehead



Councillor Kath Whittam



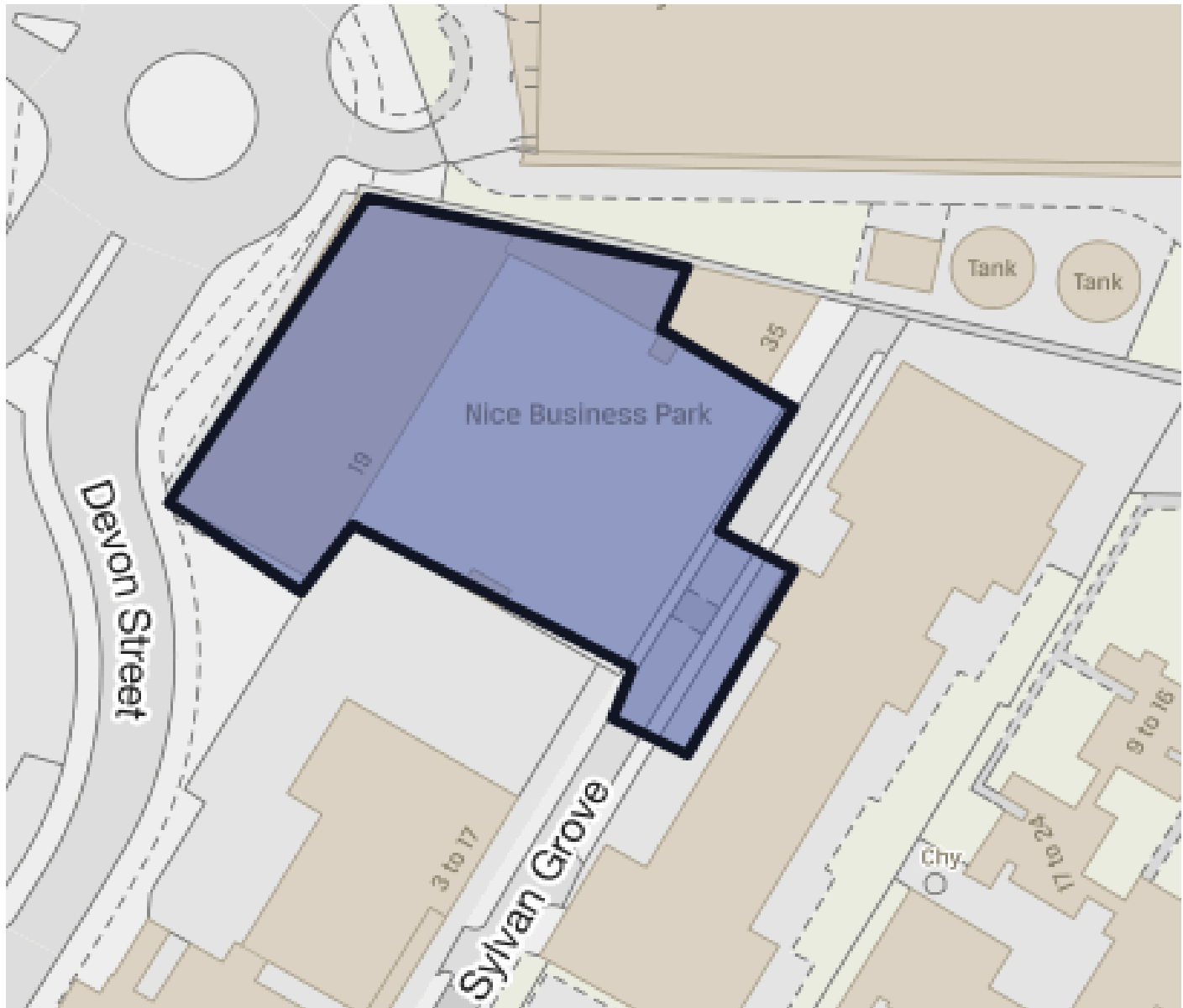
Councillor Bill Williams

19/AP/2307 – DAISY BUSINESS PARK, 19-35 SYLVAN GROVE LONDON SE15 1PD

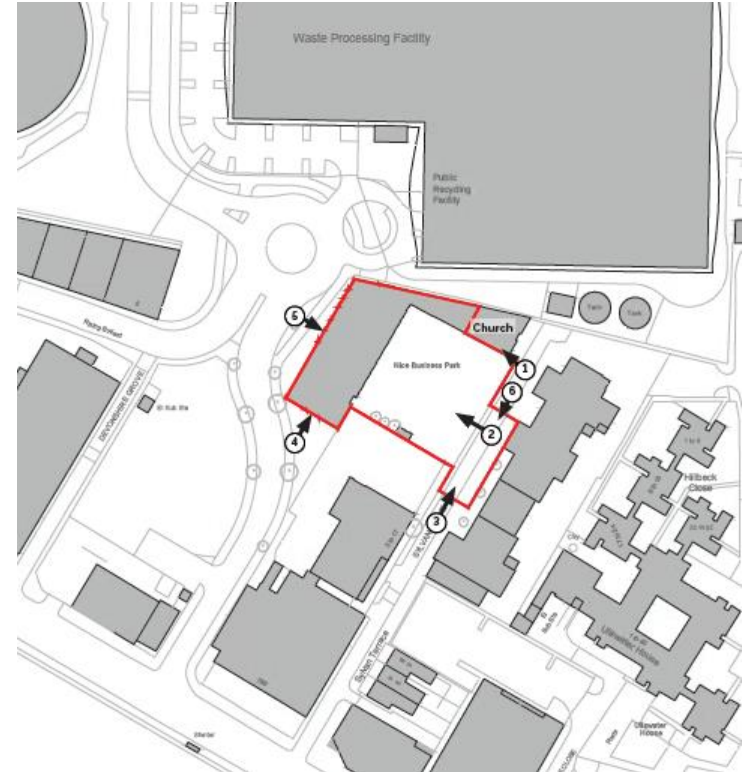
Redevelopment to provide a mixed use development comprising up to 219 residential dwellings (Use Class C3) and up to 2,986sqm (GIA) commercial workspace (Use Class B1) within two buildings of 5 storeys and 32 storeys with associated car and cycle parking, landscaping, and public realm and highways improvements.

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SITE PLAN



SITE PLAN



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Current Site



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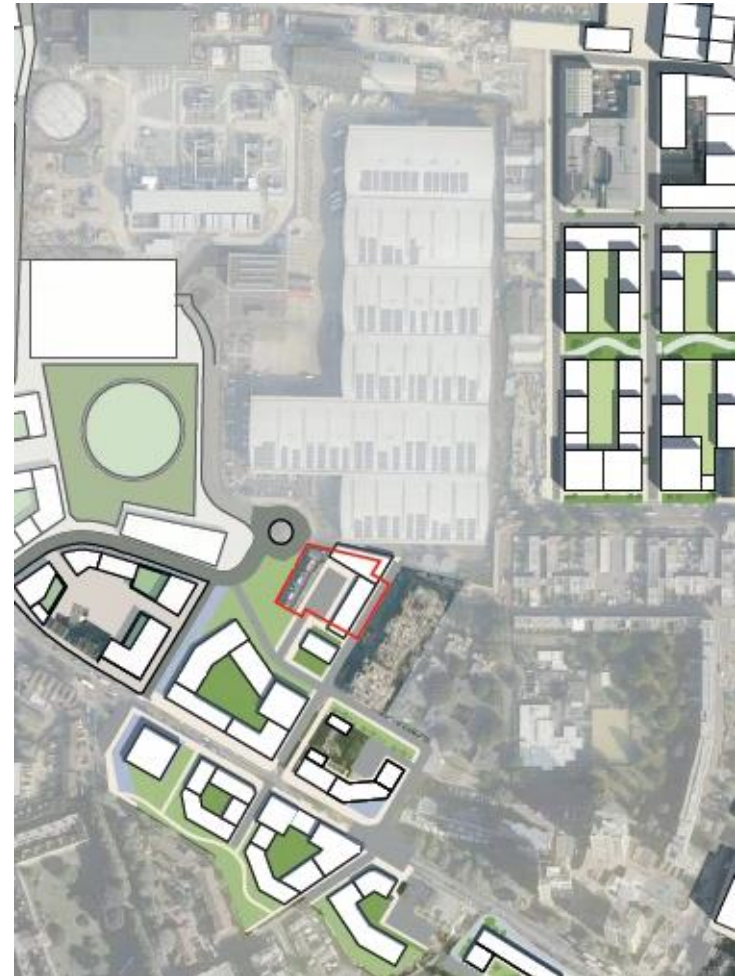


@lb_southwark



facebook.com/southwarkcouncil

Extract from OKR AAP Masterplan



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PROPOSED SCHEME

Market	
Studio	20
1 Bed	60
2 Bed	80
3 Bed	
Total	160

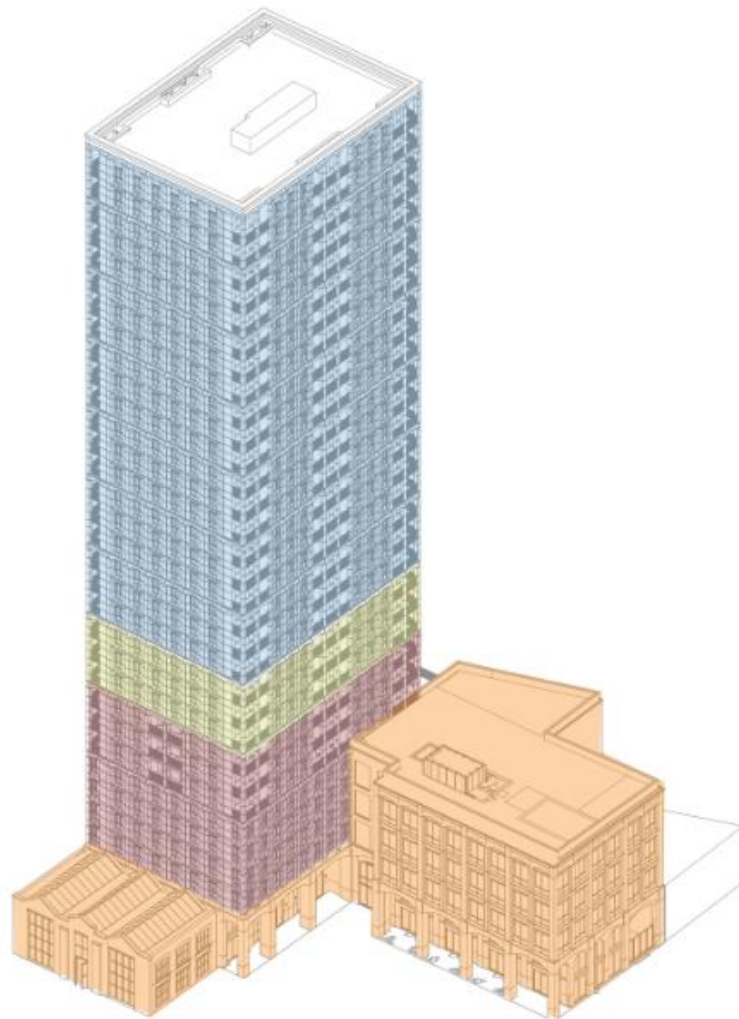
Social	
Studio	0
1 Bed	11
2 Bed	0
3 Bed	27
Total	38





Intermediate	
Studio	0
1 Bed	9
2 Bed	9
3 Bed	3
Total	21

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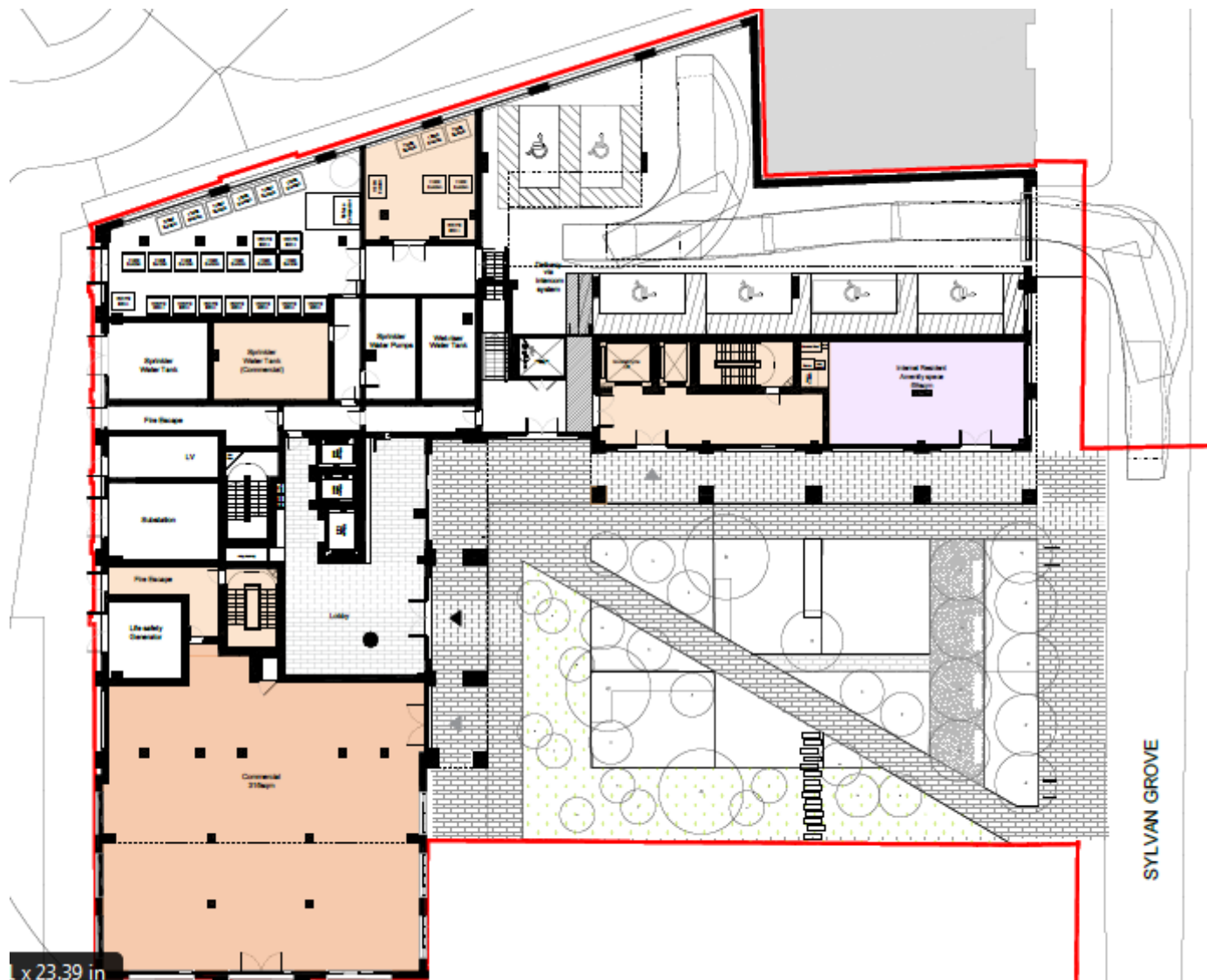
- 219 Residential Units
- 35.1% Affordable housing provision based on habitable rooms.
- 59 Residential units Affordable housing, 38 Social rented and 21 Intermediate rent
- The 35.61 % Affordable housing is split into Social 25.4%, 9.7% intermediate
- 52 % total residential units are designed as dual aspect units (116 of 219 units in total).

TENURE DISTRIBUTION



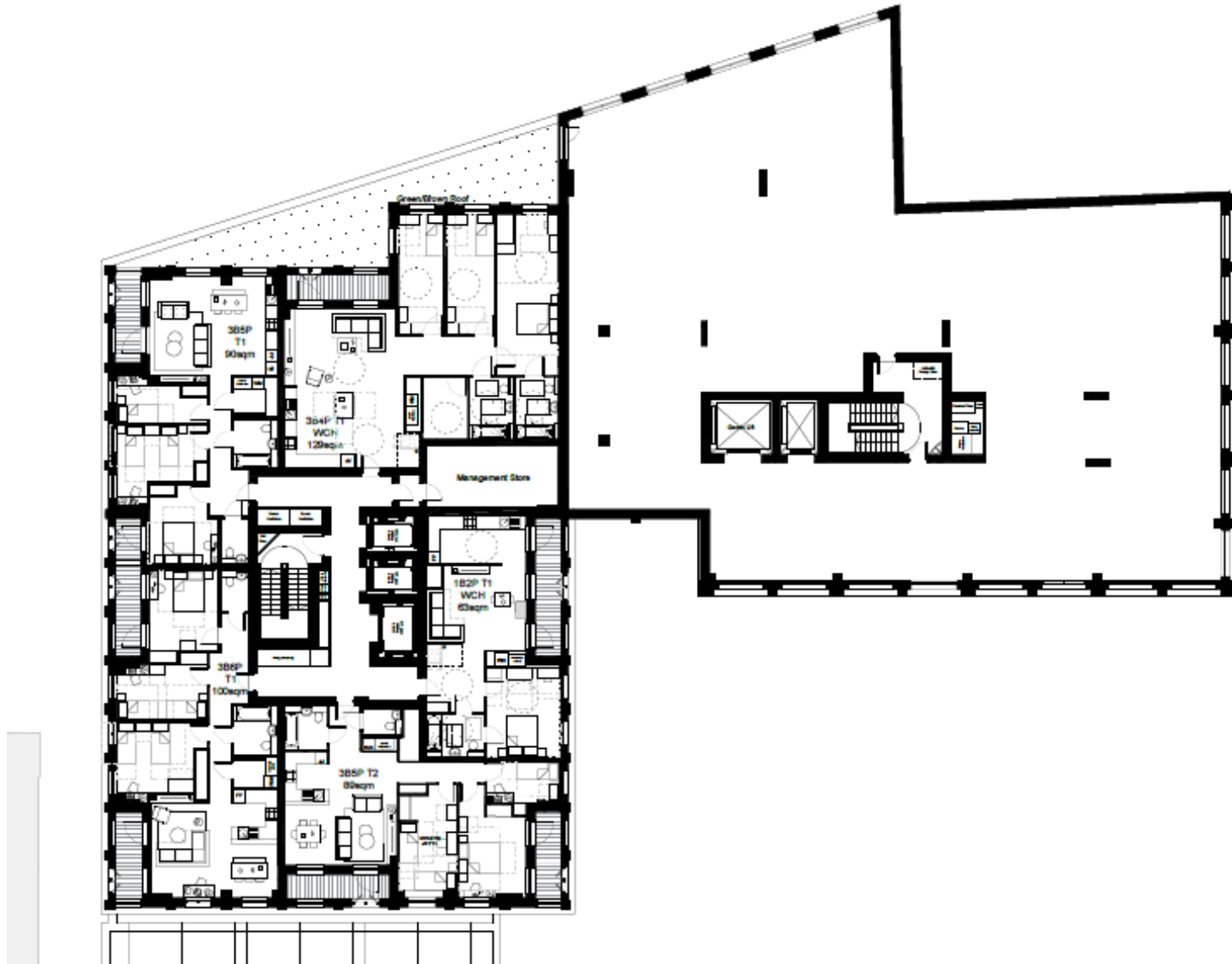
-  Private Sale Apartments.
-  Shared Ownership Apartments.
-  Social Rent Apartments.
-  Commercial Accommodation

PROPOSED SITE PLAN



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TYPICAL UPPER FLOOR LEVELS 2-5

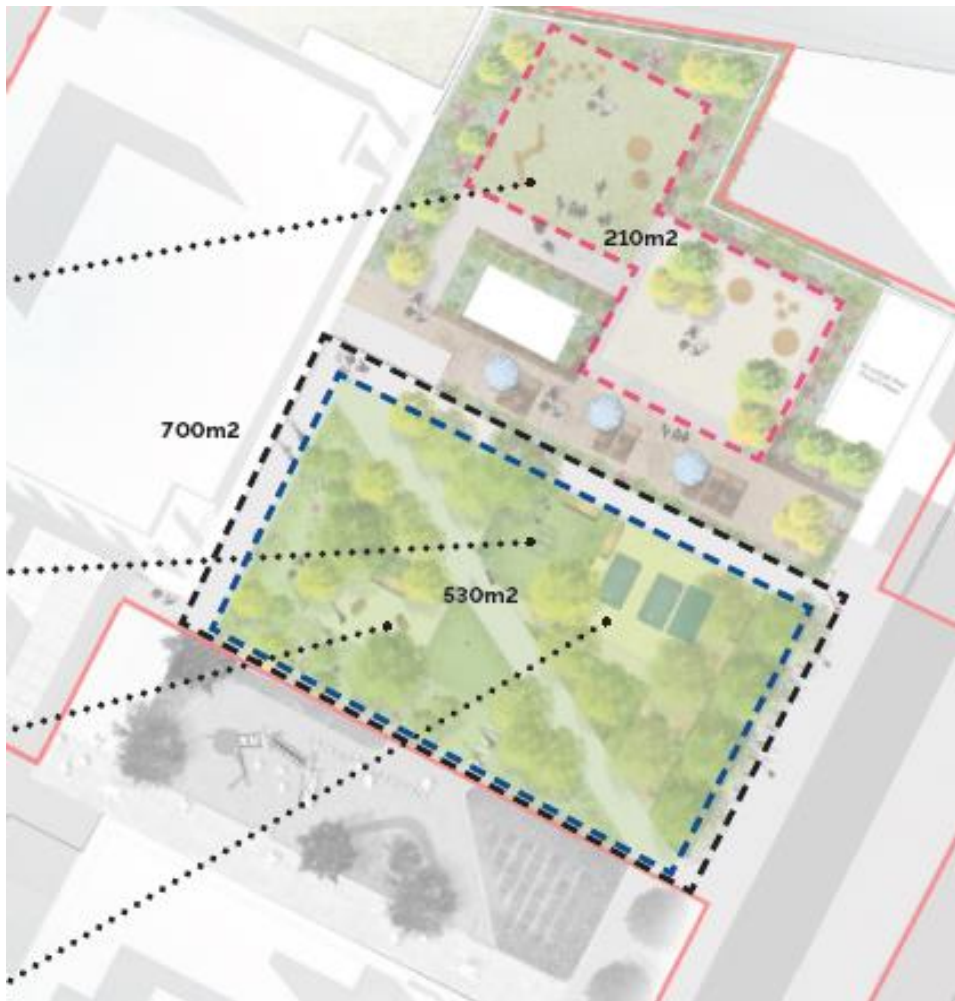


OPEN SPACE



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OPEN SPACE – CHILDRENS OPEN SPACE



Under 5's doorstep play to roof terrace



Playable landscape within garden square for under 5's, 5 - 11, 12+ and 16 & 17 year olds



Overall extent of public realm within the garden square (excluding area under colonnades) = 700m²

OPEN SPACE DAISY AND DEVONSHIRE SQUARE SCHEME



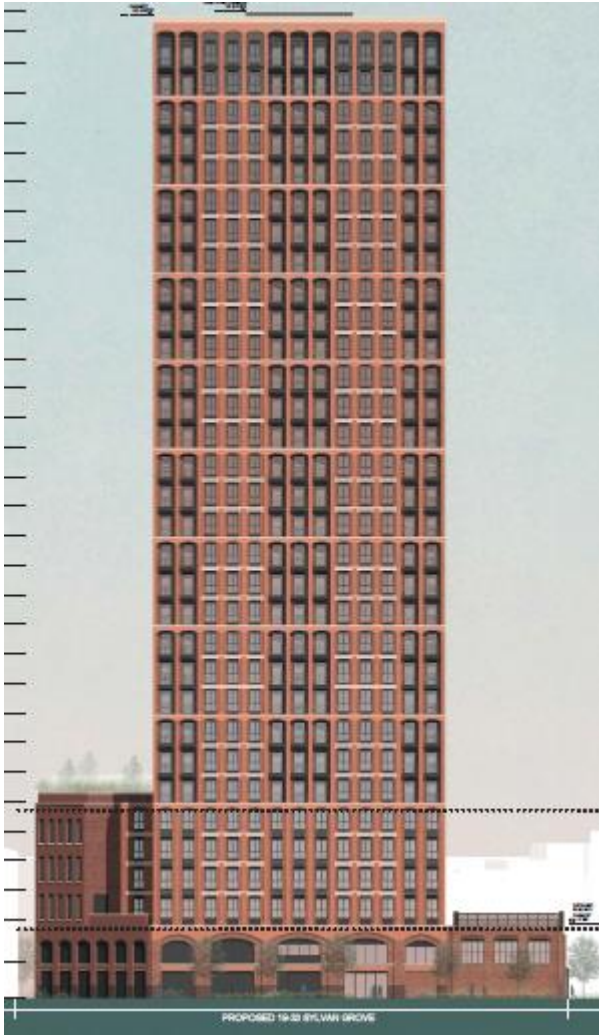
Section of development



OPEN SPACE PROVISION

	Policy requirement	Proposal	Difference
Private	2,190sqm	1,404sqm (not including those that exceed 10sqm)	-786sqm
Communal	50sqm + shortfall 786sqm of private amenity space (total 836 sqm)	363sqm	-473sqm
Dedicated children's play space	740sqm required by the June 2019 GLA calculator	740sqm	0sqm
Public open space	None is proposed on site in the draft 2017 AAP masterplan with site being shown as an infill development. The scheme would therefore have been expected to make an off site financial contribution to public open space in the vicinity equivalent to 1,095sqm	This scheme would contribute 700sqm to that new public space.	This scheme would still be required to make an off site in lieu financial contribution equivalent to 395sqm

BUILDING HEIGHTS



West Elevation



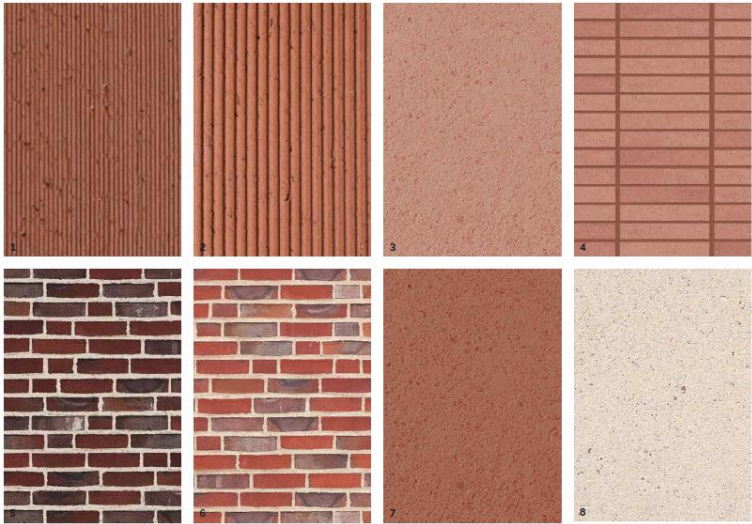
South Elevation

East Elevation facing Sylvan Grove



Materials

- Terracotta
- Precast Stone
- Aluminium Window System
- Painted Steel Balustrade
- Red Brick
- Dark Red Brick



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BUILDING HEIGHTS –CUMULATIVE DEVELOPMENT

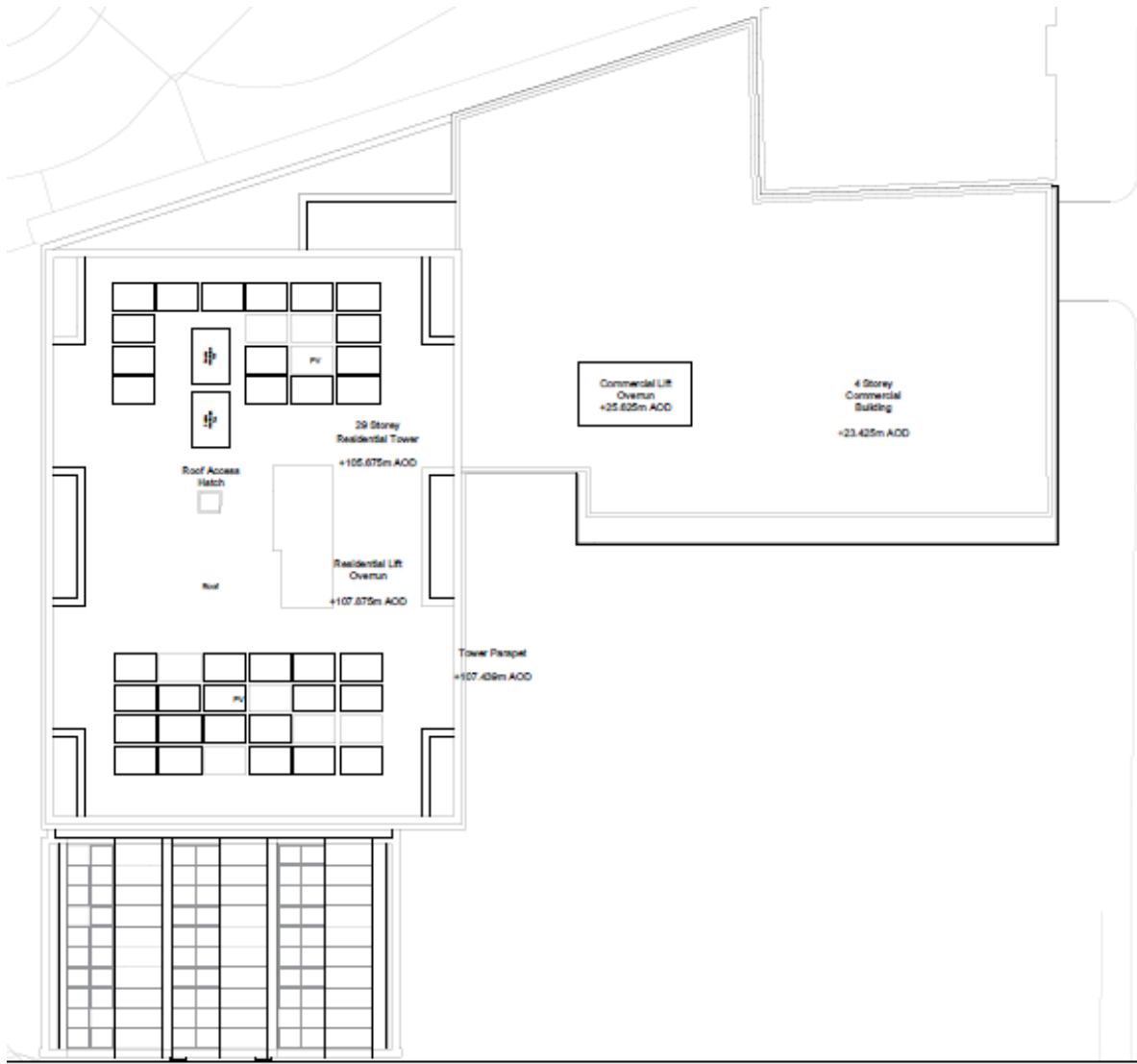


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MICROCLIMATE



SUSTAINABILITY



Renewables: PV panels and air source heat pump on-site.

Total carbon savings for domestic: **70%**
Non-domestic: **61%**

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CGI View from Sylvan Grove



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SUMMARY

219 new homes to the borough's housing stock;
35.1% affordable housing overall;
Uplift of employment floorspace;
The provision of a 2,986sqm new commercial floorspace;
10% affordable workspace;
a publicly accessible children's play space and open space;
Three objections

20/AP/0009 – 2-10 Ossory Road, London SE1 5PA

Demolition of existing building and redevelopment of the site to construct a part two, part ten, part eleven storey building comprising of 105 units (Use Class C3), light industrial space (Use Class B1), service yard, cycle storage and associated plant rooms

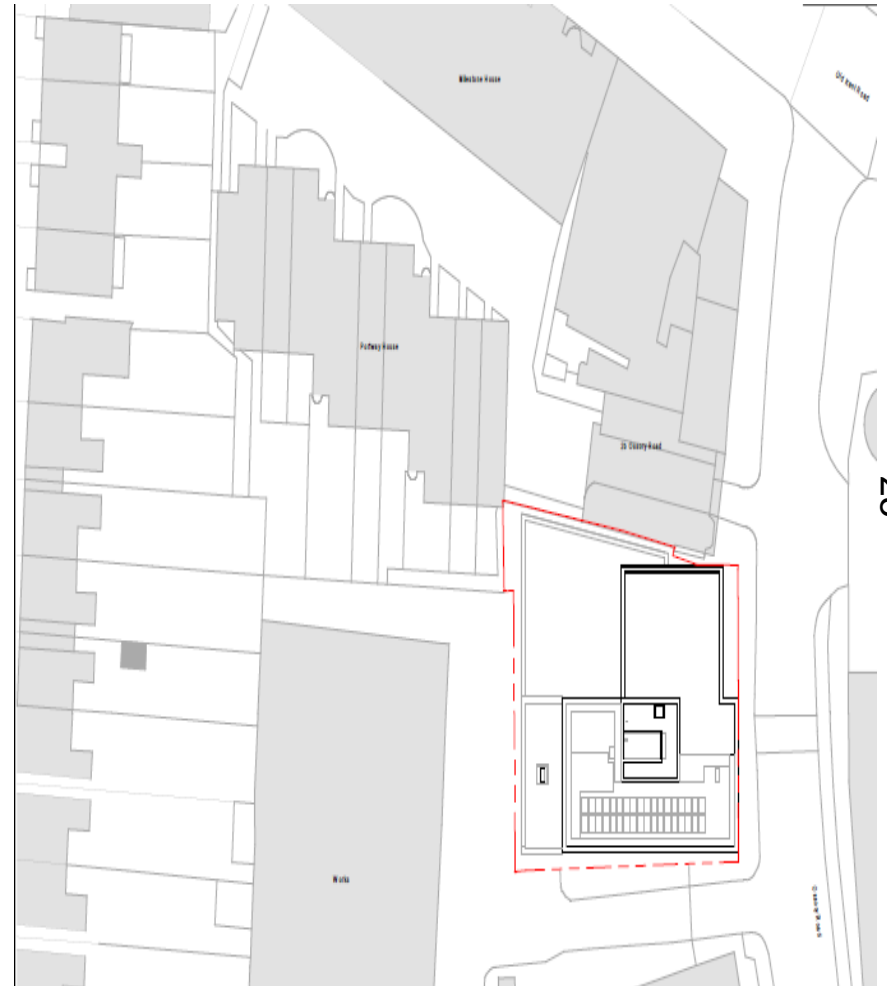
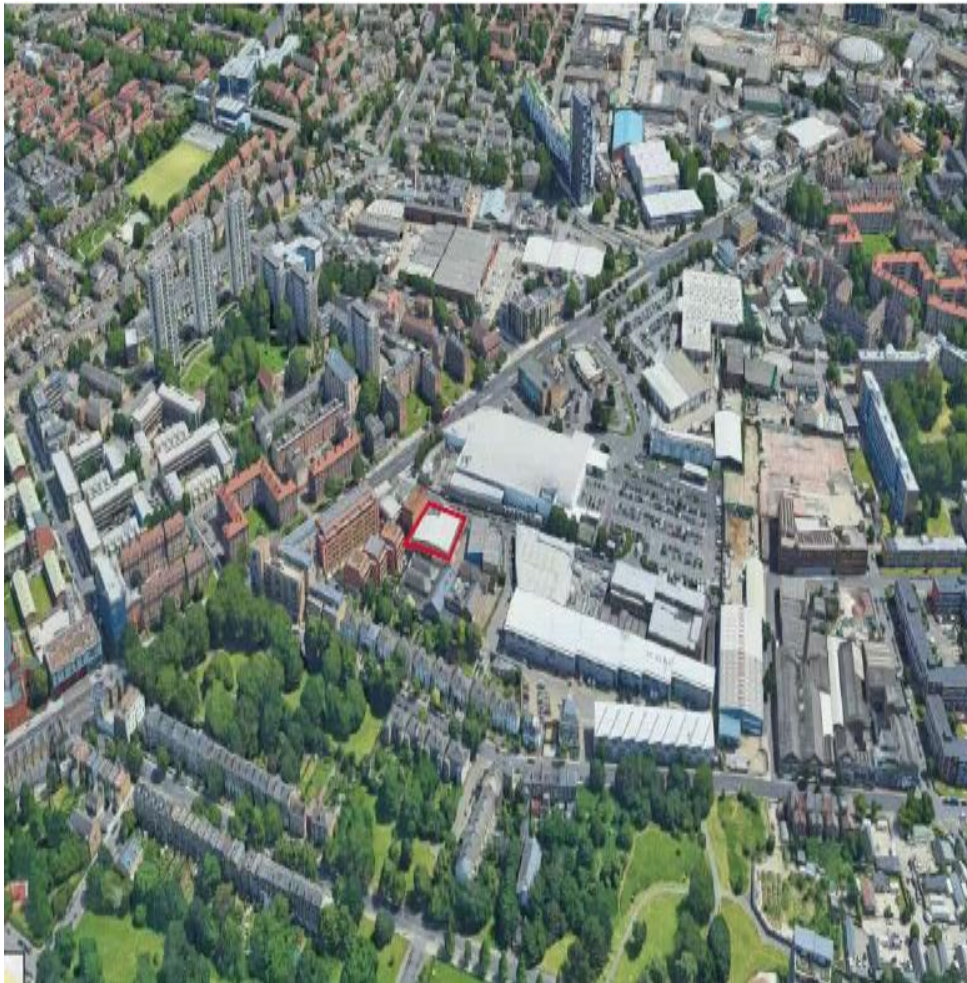
This application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred Industrial Locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location.

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Site Plan



Site Location and Plan



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About Pocket Living



- Pocket Living is a private developer which specialises in building space efficient, compact units of accommodation in London at a lower cost, and without public subsidy
- Pocket units are principally one bedroom units (a minimum of 37sqm) designed specifically for single occupiers who wish to own their home outright, and are sold with a minimum discount of 20%.

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Varcoe Road Scheme



- Was completed in December 2019 having been granted consent in July 2017 under reference 16/AP/5235

Buyer profile:

Average age – 30

Average household income is £44,306 (versus £47k income cap)

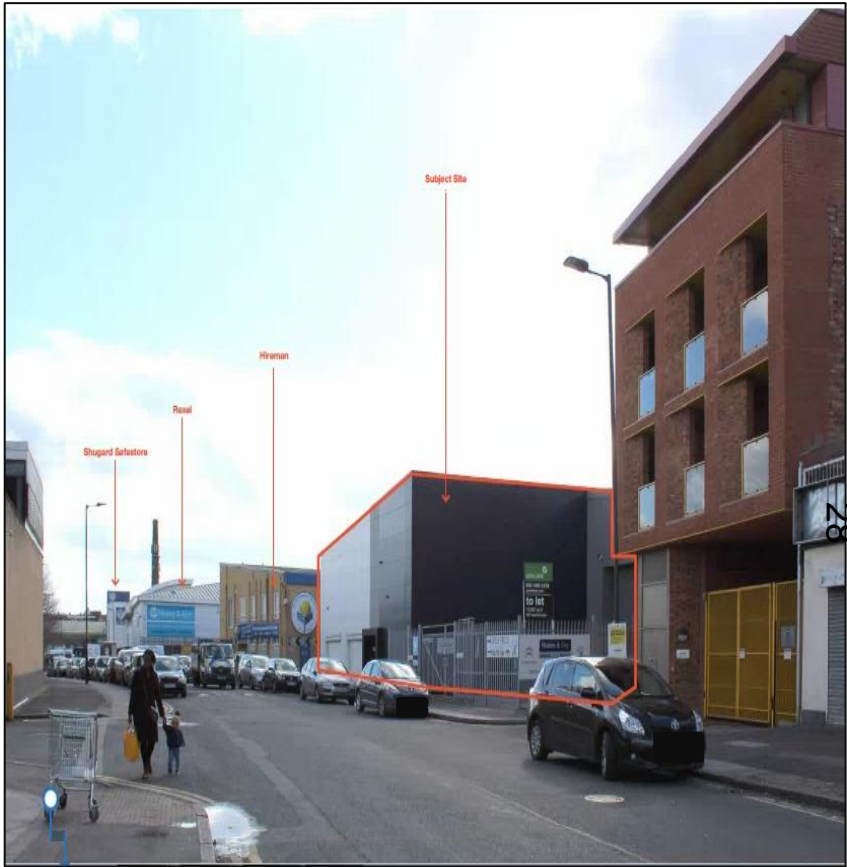
This is broken down as follows:

46% lived in the borough

35% worked in the borough

19% lived and worked in the borough

Current site

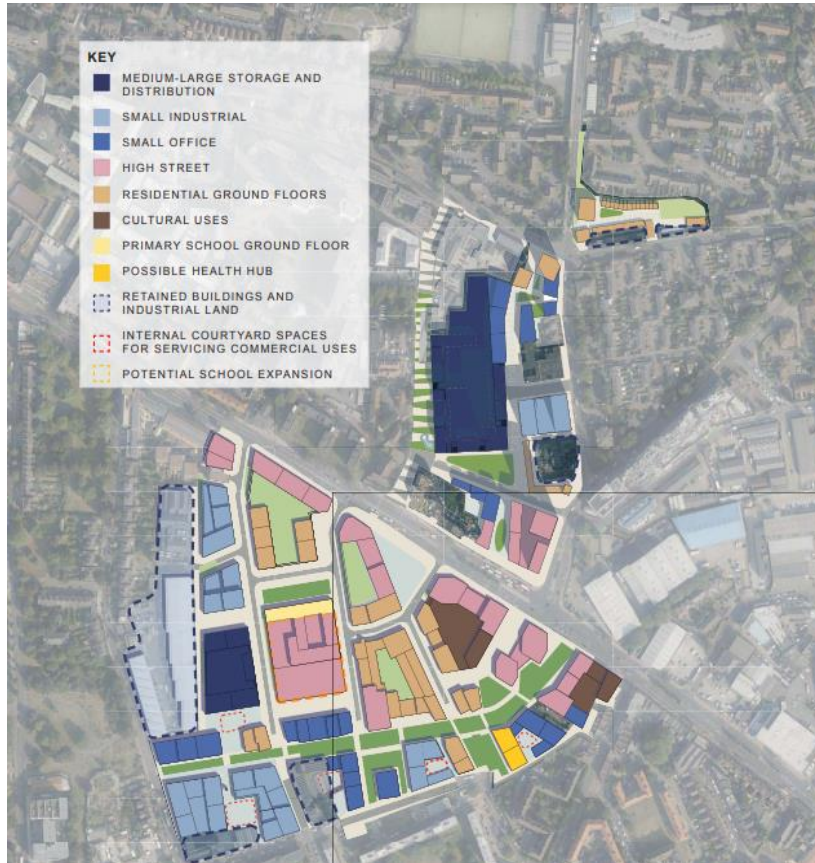


Extract from OKR AAP Masterplan



- The site is located within Sub Area 2 - Cantium Retail Park and Marlborough Grove (OKR10).
- There is an indicative capacity within this area of 4,200 new homes, and 3,100 jobs.

Typologies for OKR10



- OKR AAP identifies 2-10 Ossory Road as a site that is suitable for small industrial units with light industrial uses (Class B1c)
- Ground and first floor levels have 4.0m floor to ceiling heights

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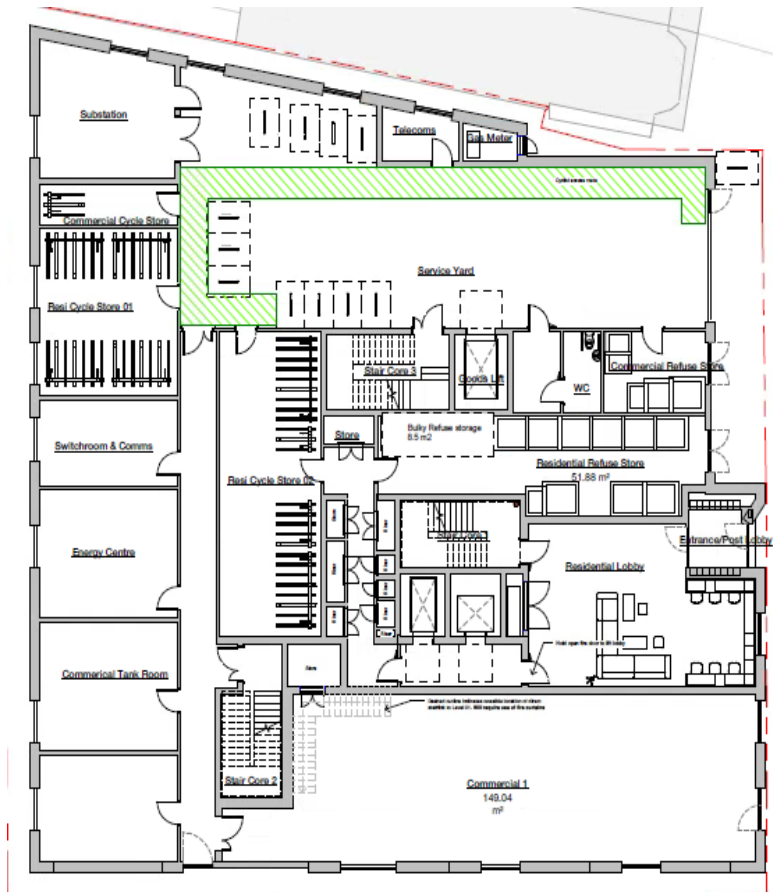
PROPOSED SCHEME



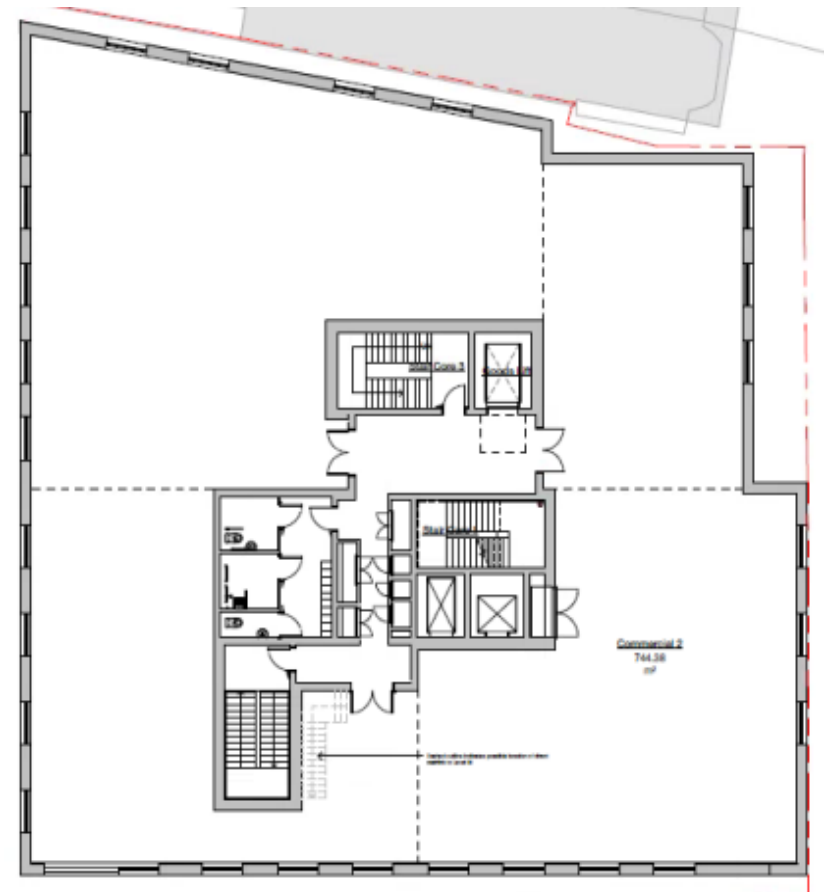
- 105 units at 100% affordable intermediate with 20% discount
- 1,439 sqm of B1C floorspace
- Biodiversity net gain
- CO2 savings on site are 69.2% for residential and 35.1% commercial
- Car free development
- 106 Cycle parking spaces for residents

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Ground and First Floor Layouts

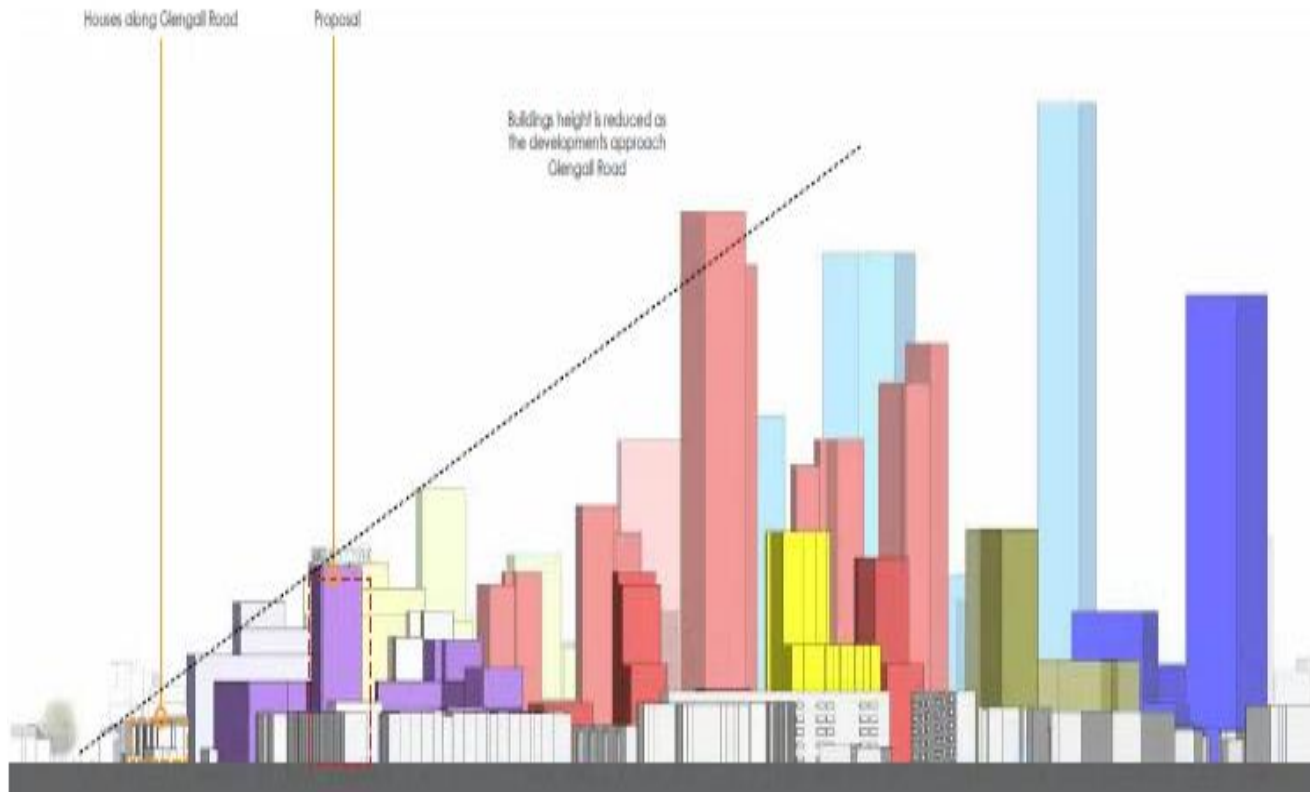


- 473 sqm uplift on existing B1c floorspace



- Provision of up to 77 jobs on site (284 uplift on current jobs on site)

Building Height



- Maximum height of 11 storeys
- Development mediates the transition of Malt Street and Glengall Road Conservation Area

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Design and materiality



Timberyard Deptford, Grove Street
Red / brown brick, simple punched openings, full brick reveals



Burridge Gardens, Clapham, detail
Red brick, soldier course



Burridge Gardens, Clapham, detail
Gray brick, perforated vent panel, Juliet balcony, soldier course



Burridge Gardens, Clapham
Gray brick, regular repeated punched openings, deep reveals



Office building, Great Suffolk Street
Red brick, simple openings, deep reveals



Office building, Great Suffolk Street, detail
Red brick, soldier course

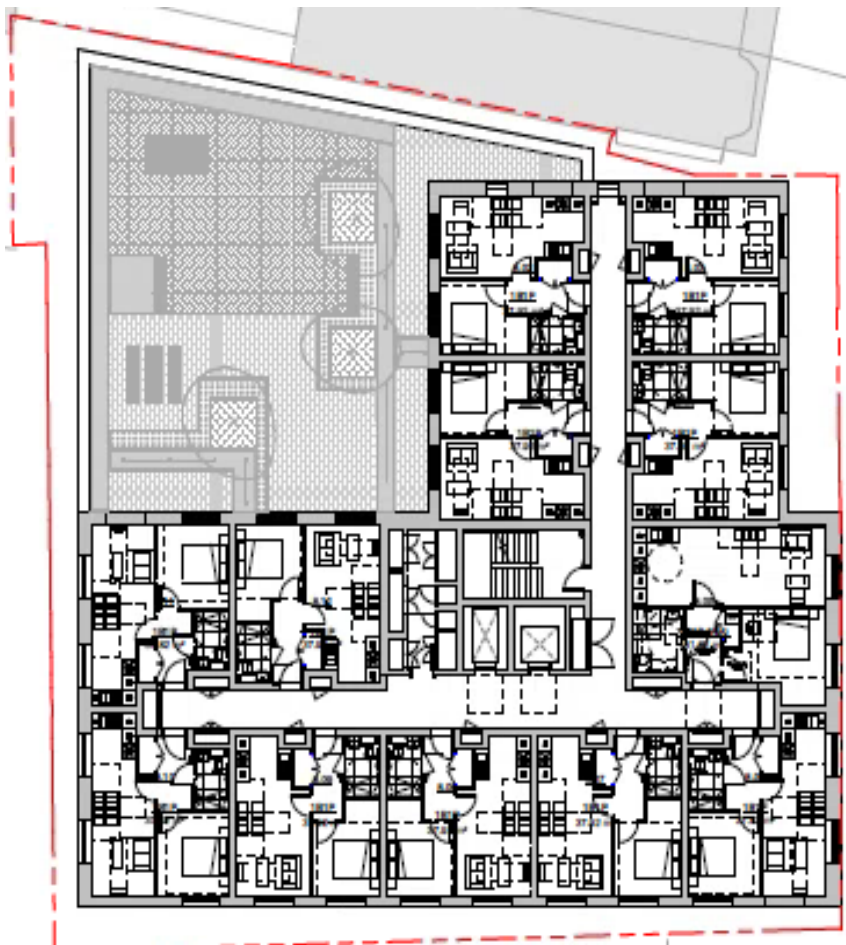


Royal Veterinary College, detail
Powder coated aluminium perforated panel



Timberyard Deptford, Grove Street
Gray brick

Quality of Accommodation and Tenure

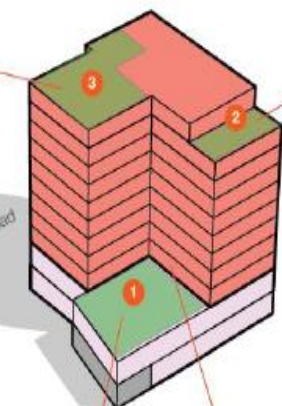


- 100% affordable intermediate tenure units
- Units are sold with a minimum discount of 20%.
- Over a third of the homes are dual aspect
- All units exceed minimum GIA standards

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Amenity Provision

	Req.	Prop.	Diff.
Private Amenity Space	1,050 sqm	42 sqm	1,008 sqm
Communal Amenity Space	50 sqm + 1,008 sqm	506 sqm	552 sqm
Public Open Space	525 sqm	0 sqm	525 sqm



Level 02 amenity spaces

Quiet terrace - Level 10
70m²

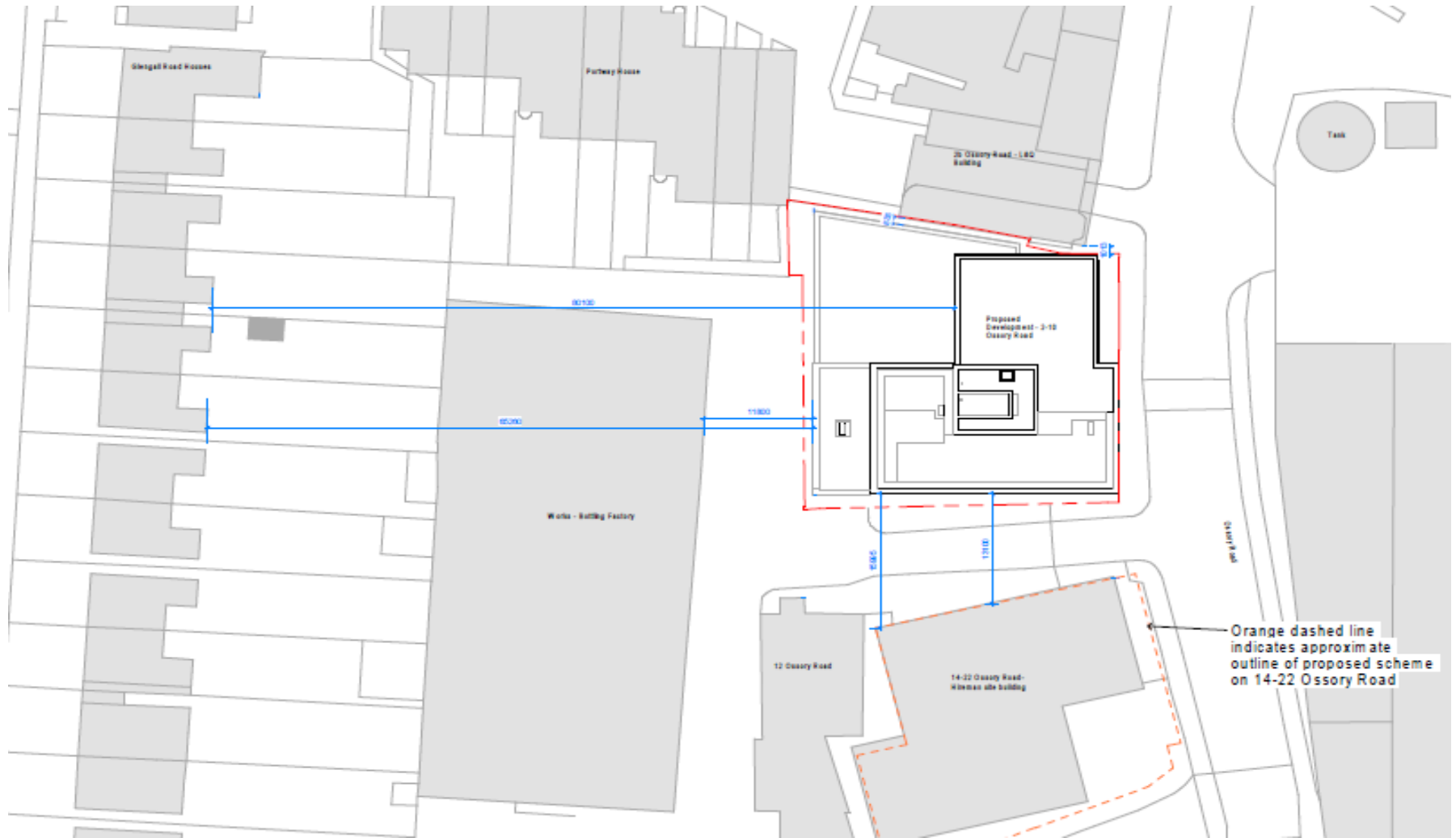
580m²
Amenity Space proposed

- 1 View towards Burgess Park
- 2 View towards Burgess Park
- 3 View towards Canary Wharf

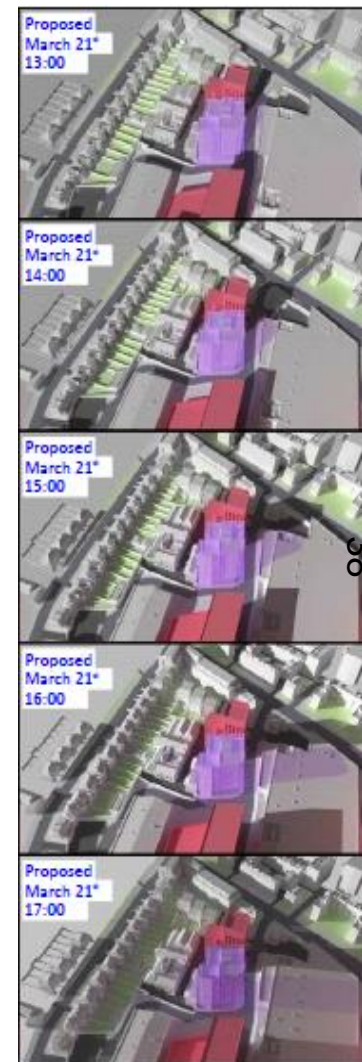
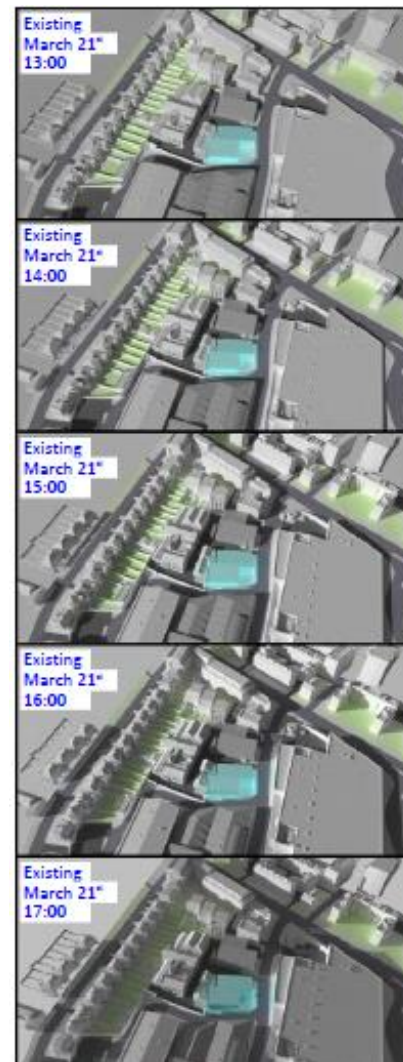
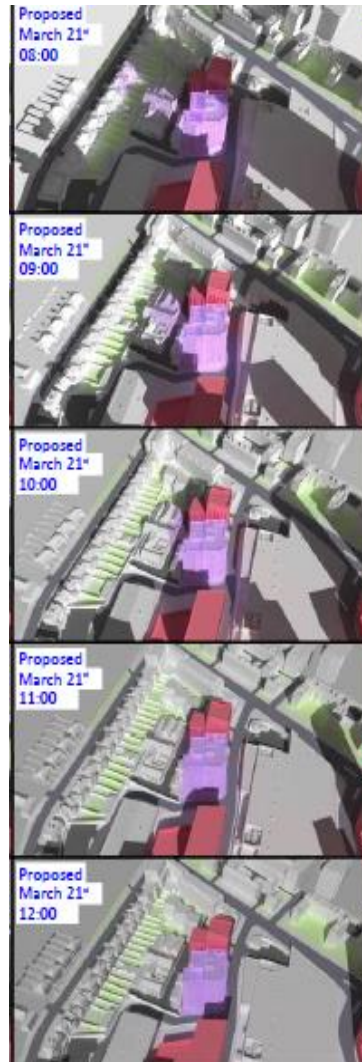
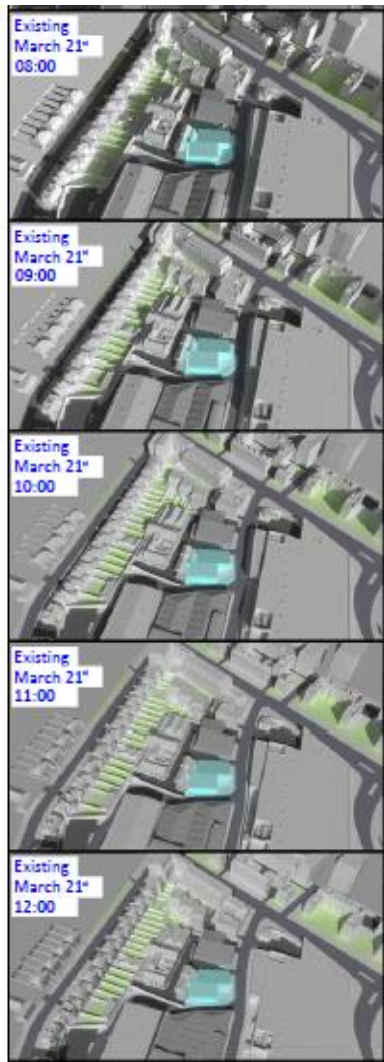
- Contribution of £216,685 of which would go directly towards new and existing park spaces in the AAP area

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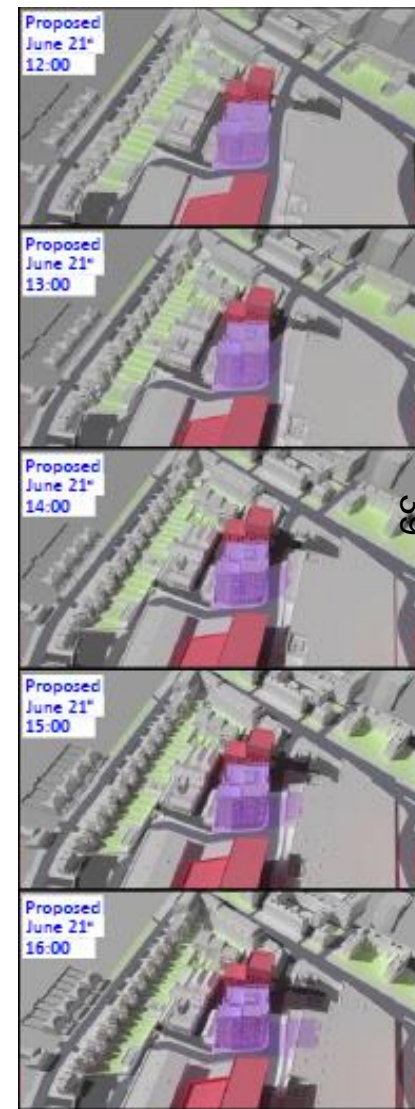
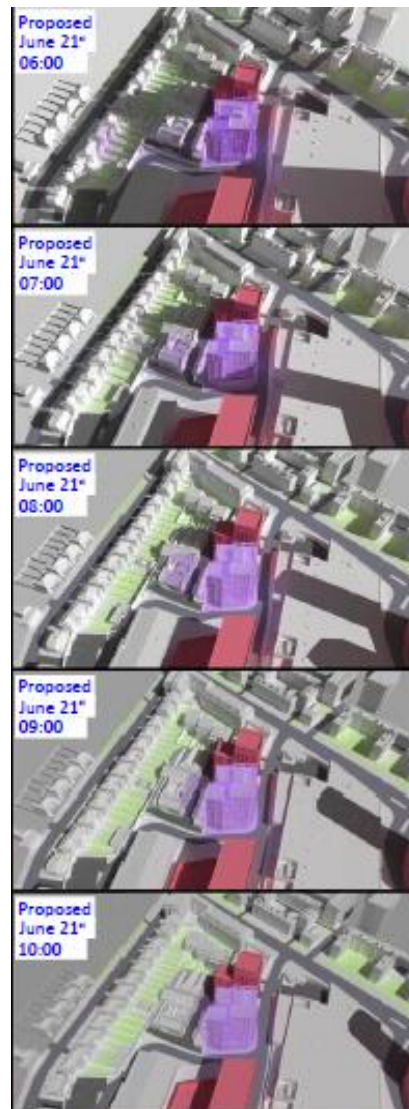
Distance to neighbouring properties



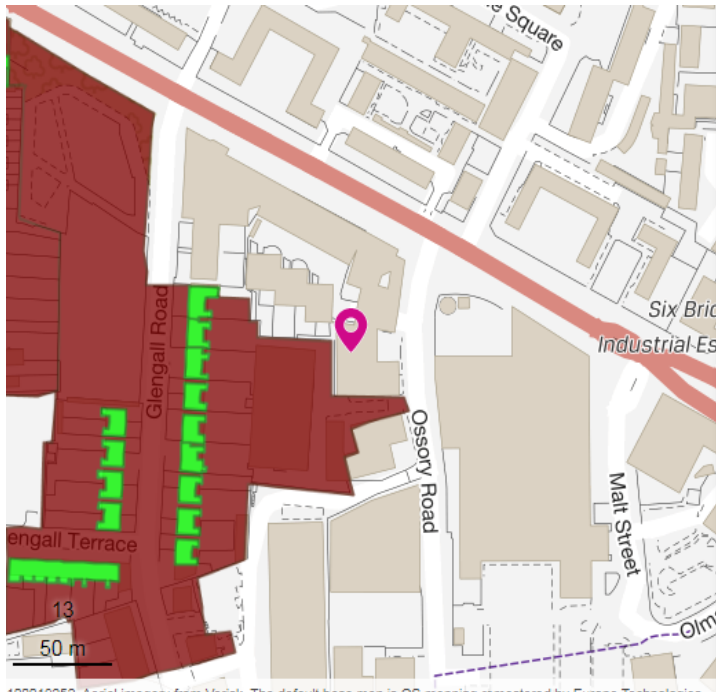
Transient Shadow Path March 21st



Transient Shadow Path June 21st



Impact on Glengall Road Conservation Area



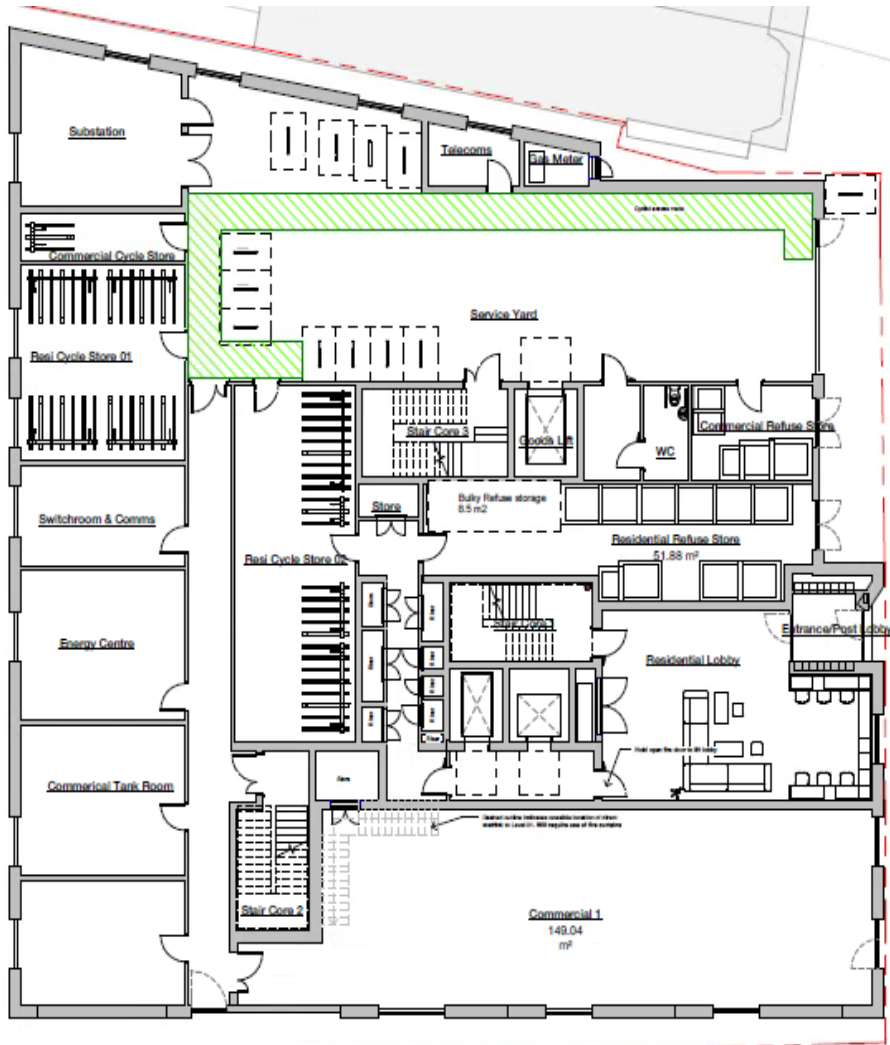
Biodiversity and Landscaping



- Net gains for biodiversity on green roofs
- 12 Swift boxes to be provided
- Planting on roof terraces to enhance biodiversity
- CO2 savings for net carbon zero from £36,300 carbon offset contribution

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Transport and Public Realm



- Policy compliant cycle parking
- Car free development
- Active frontages onto Ossory Road
- Service yard can accommodate a 10m long van
- Articulated lorry servicing from Ossory Road

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SUMMARY

- 105 new homes to the Borough's housing stock
- 100% Affordable housing with a 20% discount in the intermediate tenure
- 1,439 sqm of B1c floorspace (increase of 473 sqm on existing provision)
- Potential for 77 jobs onsite (284% increase on current capacity)
- Environment, biodiversity and sustainability gains
- 41 objections, 19 letters of support

Item No: 8.	Classification: Open	Date: 6 October 2020	Meeting Name: Planning Committee
Report title: Final		Addendum report Late observations and further information	
Ward(s) or groups affected:		Old Kent Road	
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.

Item 8.1 – 19/AP/2307 – Daisy Business Park, 19-35 Sylvan Grove, SE15 1PD

FACTORS FOR CONSIDERATION

Late consultation responses

3. This item was heard by Members of the Planning Committee on 8th September 2020. An addendum report was provided at the previous committee meeting. This reported on a late second letter of objection received on 7th September from the operators of the adjoining integrated waste management facility (IWMF) Veolia.
4. Following presentation and discussion of the application Members resolved that this application be adjourned to a future meeting, in order to allow for further discussions between the applicant and the objectors (Veolia) regarding odour mitigation measures and agent of change principle.

5. In summary Veolia assert that the 'agent of change' principle set out in paragraph 182 of the NPPF applies, and accordingly the applicant should be required to commit to provision of mitigation measures via a s106 agreement in the event that there are complaints by future residents of the proposed development in relation to odour emanating from the IWMF. Veolia consider that the new sensitive receptors would place restrictions on the future operation of the site that would not otherwise be the case. They go further and claim that the Agents of Change principle places the responsibility on the developer to demonstrate the new development will not interfere with their current or future operations at the site.
6. Officers would like to point out that the applicant's submitted evidence demonstrates that the proposed receptor locations are unlikely to experience odour impacts greater than those that are predicted to arise at existing ground level locations. The distance of the proposed development from the IWMF stacks is at least 280m at the nearest point of the application boundary. As such, based on the modelling, it is considered that the introduction of additional residential receptors as part of the proposed development would not put those new receptors at an unacceptable risk of odour impacts. This was addressed in the main committee report.
7. Veolia has raised concerns about the future use of their facility should there be future expansion of their site and that the proposed sensitive receptors would place restrictions on the future operation. Discussions have been had between the objector, applicant and Officers since the committee meeting regarding the planning controls over the odour mitigation measures. A condition has been proposed by the applicant and accepted by Veolia. Following the agreement of the condition below, Veolia has confirmed in writing that they no longer wish to object to the scheme and that their objection is to be withdrawn
8. Officers consider that the proposed condition with a monitoring period of at least 5 years is considered to be effective and reasonable. Officers consider that the mitigation measures would be acceptable and the scheme would follow the Agent of Change principle.
9. The proposed condition shall read as follows:

"a) Prior to commencement of works above grade_pursuant to the development hereby authorised, details of the ventilation strategy including filters to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The

development shall not be carried out otherwise than in accordance with any such approval given.

b) Prior to occupation of the residential dwellings, an independent odour measurement exercise shall be undertaken at representative sensitive receptors to assess odour impact from the nearby Southwark Integrated Waste Management Facility and a report detailing the results of the assessment shall be submitted to the local planning authority for approval. Should measurements show that the magnitude of odour effect exceeds "slight adverse" (as defined in the Institute of Air Quality management Guidance on the Assessment of odour for Planning), additional mitigation measures including further filtering in the ventilation system shall be identified within the report and implemented in accordance with any such approval given. These mitigation measures will be maintained for the lifetime of the development.

c) If during the period from first occupation of the residential dwellings within the development, and the period of five years from 75% occupancy of the residential dwellings within the development;

(i) the Council receives complaints from residents of the development relating to odour (an "Odour Complaint"); and

(ii) following investigation of an Odour Complaint the Council determines that the source of the odour is the nearby Southwark Integrated Waste Management Facility (as that facility operates on the date of this permission but not including any odour effects that are determined to arise as a result of implementation of any planning permission in respect of that facility that may be granted after the date of this permission) and in the event that the odour effect is determined to exceed "slight adverse" (as defined in the Institute of Air Quality management Guidance on the Assessment of odour for Planning);

the developer shall then identify reasonable additional mitigation measures, including those in respect of the development's ventilation system (which may include further filtering), and such measures shall be reported to the London Borough of Southwark and thereafter implemented as so reported by the developer. These additional mitigation measures shall be maintained for the lifetime of the development by the developer.

Reason:

To ensure that the amenity of the future residents are protected from odour in accordance with: Saved Policies 3.2 Protection of Amenity of the Southwark Plan (2007); Strategic Policy 13 High Environmental Standards of the Core Strategy (2011) and the National Planning Policy Framework 2019 and Agent of Change principle."

10. A late objection was also received from Southwark Law Centre which is not reported in the main committee report or the last addendum report as

it had missed the deadline. This was however reported verbally at the Committee meeting. Southwark Law Centre raise the point that major developments should be carbon zero meaning there should be no payments into a carbon off set fund by developers in the future.

11. Officers response: In terms of relative policy weight the adopted London Plan (2016) is the most up to date development plan policy on this issue and the draft New London Plan has been through its Examination in public in March 2020. It is the Officer's view that the latest draft new London Plan policies on energy is that major development proposals should demonstrate how the net zero-carbon target will be met. It also requires a minimum of 35% CO2 savings against part L of the 2013 Building Regulations, any shortfall being made up of the off set payment. The application would therefore meet that policy. The scheme has prioritised carbon savings by achieving by almost 70% site wide carbon reduction which is considered to be very good. This is the one of the highest achieving level to date.

Updated information

12. Amend the following two conditions in Appendix 3.

14. Detail Drawings

Prior to commencement of works above grade of the development hereby authorised, detail drawings at a scale of 1:10 through:

- i) all facade variations; and
- ii) commercial and residential entrances; and
- iii) all parapets and roof edges; and
- iv) all balcony details; and
- v) heads, cills and jambs of all openings
- vi) substation and associated door**

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with Saved Policies 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan (2007); Strategic Policy 12 Design & Conservation of the Core Strategy (2011) and The National Planning Policy Framework 2019.

33. Land Use

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders), the Class B1 use hereby permitted shall only be for Class B1(a), (b) or (c) uses. At least 1,885sqm floor space must be provided as B1 (c) **light industrial use**.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007); Strategic Policy 1.2 Strategic and local preferred industrial locations of The Core Strategy (2011) and the National Planning Policy Framework 2019.

Conclusion of the Director of Planning

13. Having taken into account the additional public response, and following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report, completion of a s106 agreement, and referral to the Mayor of London.

Item 8.2 - 20/AP/0009 – 2-10 Ossory Road, London SE1 5PA

14. At the time of writing the Committee Report, 43 unique comments had been received: 41 in objection, and 2 in support. The Committee Report refers to these 43 representations in paragraphs 242, 243 and 244. The representations are also listed in Appendix 1 of the Committee Report.
15. Since the Committee Report was published, 19 additional representations have been received, comprising of 4 in objection (3 from public and 1 from the 35% campaign) and 17 in support.
16. All 17 responses in support of the scheme expressed support for the affordable nature of the Pocket model. Of the 17 responses, 15 were from people living within the borough, and 2 were from people living outside of the borough but are employed within Southwark.
 - The development provides an excellent opportunity for people to get onto the property market.
 - Residents of Southwark have the opportunity to still live and work within the borough without needing to move away from the borough to find affordable accommodation.

- Local house prices are too expensive for people on modest incomes. Selling the units at 20% discount allows for more affordable accommodation for people coming onto the property ladder.

17. The letters of objection from the public raised the following points:

- The Officers Report did not mention the lack of social housing offer as part of the Affordable Housing in the public consultation objections section.
- The Financial Viability Review (FVA) undertaken by Montagu Evans on behalf of Pocket is not publicly available within one week of the committee date.
- The development will result in loss of daylight and sunlight to neighbouring properties, and be an invasion of privacy
- Parking and Transport issues need to be improved before more people move into the area.

Officer comment:

Regarding the first objection comment raised, Pocket Living is a private developer which specialises in providing intermediate homes for first time buyers who earn too much for social housing and too little to buy a property on the open market. The importance of what Pocket does is recognised in established partnerships with the GLA, TfL and Homes England, to deliver innovative intermediate affordable homes.

Regarding the second point raised, the FVA undertaken by Montagu Evans along with the Council's Viability Assessor's Report and the Executive Summary of the report completed by Montagu Evans were made publically viewable on September 25th 2020.

Objection was received by the 35% Campaign:

18. The objection is dated 6 July 2020 but received on 29 September 2020. The objection raises the following points:

- The proposal ignores Southwark's local plan requirements for affordable housing in Old Kent Road developments and in particular it provides no social rented housing.
- The affordable housing offered is not only solely intermediate housing, it is all of the most expensive kind, at 80% of market value.
- The applicant does not appear to have submitted an Equalities Impact Assessment or to have addressed the possible detrimental impact that a wholly intermediate-for-sale development, of single person

units, would have on persons with protected characteristics, including those from BAME backgrounds.

- The proposal consists entirely of 1person1bed units and has no family housing and cannot be reasonably justified as another exception, particular as a there is a third similar proposal from the same applicant (Credon House). The first being 1 Varcoe Road.
- Further, the Applicant states that their whole development programme is benefitting from GLA financial support, which are therefore in receipt of public funding.
- The development provides no private amenity space and only half the amount of total amenity space required by Southwark's Technical Update 2015, Residential Design Standards SPD (2011). The proposed development should therefore provide 1050 sqm of private amenity space, with 50sqm of communal, totalling 1100 sqm, whereas it would only provide half of this, 532 sqm, and it would be entirely communal.
- We note the minimum unit space size of 37.6sqm. This would be above the London Plan and local plan minimum space requirement for 1p1b units with shower units, but below that for units with bathrooms (37sqm and 39sqm respectively).
- While all proposed units exceed 37sqm, we note that the purchase of the homes will not be restricted to single persons. If occupied by two persons, the 50sqm space standard for a 1b2p unit would be met by only nine of the 103 units.
- The typical bedroom size (at 9.97 sqm) and open plan kitchen size (19.84sqm, allowing 1sqm for the utility cupboard this reduces to 18.84sqm) would be below that required by local plan design standards.
- The scale and massing of the development is dominant and discordant within the area and would cause significant harm to the Glengall Road Conservation Area, the setting of its Grade 2 listed buildings and the locally listed Victorian Bottle Factory, neighbouring the development. The building mass for the proposed development would be approximately triple the mass of the bottling factory.
- The development, while in an Urban Density Zone, would also have a density of 2,333 hr/ha, over three times the local plan's allowed maximum and would be twice the maximum allowed were it within a Central Activities Zone.
- The building itself is ungenerous in size in relation to the public realm, occupying almost the entirety of the site area, contrary to the Old Kent

Road Area Action Plan. The proposed development would also obscure views to the Bottling Factory from Ossory Road.

Officer response: These issues have already been addressed and considered in the main report. In particular, it should be noted that the proposal would deliver 100% affordable housing and whilst there would be no social rented or private homes, the intermediate housing is aimed at helping people to get on the property ladder. The units would remain affordable in perpetuity unlike shared-ownership units, and would help to meet some of the demand that Pocket have identified which is 34,000 people across London. All of the units would comply with or exceed the minimum standards set out in the Nationally Described Space Standards. The standards were updated in May 2016 to permit 1-bed / 1-person units to be reduced from 39sqm to 37sqm where a shower room is provided instead of a bathroom, and all of the proposed units would have a shower room. The main report states that Pocket don't receive a public subsidy, this is the case, they receive loans from the GLA that they need to pay back. As part of the validation process the applicant was not required to submit an equalities statement. Paragraphs 24 to 30 of the main report set out the equalities considerations in respect of this application. In particular paragraph 28 identifies the positive aspects to BAME communities of the provision of affordable housing. 78% of the demand in the borough is for intermediate affordable housing. Pocket Living has confirmed that 26% of individuals occupying their homes are from a BAME background.

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

In Objection	Neutral	In Support	Total
45	0	19	64

Corrections to committee report:

20. The following corrections are shown in bullet points below:

- Page 6 and paras 17 and 106 – the wheelchair units will meet Building Regulations M4(3) 2a adaptable
- Para 44 - 1 job per 15sqm of light industrial floorspace, not 47 sqm.
- Para 60 - Council's Intermediate Housing Threshold is £47,290 as opposed to £46,136.
- Para 66 – The scheme provides 100% Affordable Housing and does not require early stage review
- Para 70 – The ground floor B1C unit is 149 sqm
- Para 71 - There are between 10 and 12 one-bedroom homes per core.

- Para 71 - The communal amenity space provided at second floor level is 211sqm
- Para 72 - the rooftop terrace area is 225 sqm
- Table in Para 122 – homes are 1 bedroom 1 person; not studios
- Para 184 - six long stay cycle parking spaces will be provided
- Para 185 - six long cycle parking and six short stay parking spaces will be provided

Income range of occupants

21. During the committee briefing on 23/09/2020 Members enquired what the income range is for occupants of Pocket Homes. The below is a breakdown of the income range:
22. The applicant has provided information which best demonstrates the range of salaries in a Pocket development. This is taken from Pocket's recent development at 1 Varcoe Road as this is also in the Old Kent Road AAP area and most comparable with the expected income range at Ossory Road. The information demonstrates that 90% of buyers earn between £33,000 and £50,000.
23. Purchasers must have a household income at or below the Council's intermediate affordable housing threshold for the first three months of marketing which is currently set at £47,290 and would rise to the Mayors threshold of £90,000 after the three month period has expired. The expected income range of occupiers would therefore be in line with these thresholds.



Section 106 Planning Obligations

24. The table at paragraph 221 of the main report lists the planning obligations sought for the proposed development.

Archaeology: The proposed development is less than 9,999sqm and as such should be charged £6,778 as opposed to £11,171 for archaeological monitoring as quoted within the main report.

Planning Conditions:

25. Condition 13: This condition revises the wording from 'M4 (Category 3) *'wheelchair user dwellings'*- at least 10%' to '**M4 (Category 3) 2a for the 10 wheelchair units equating to 9.52%**'

Conclusion of the Director of Planning

26. Having taken into account the additional public response, and following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report, completion of a s106 agreement, and referral to the Mayor of London.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

APPENDICES

No.	Title
Appendix 1	Transient Shadow Path

APPENDIX A

Transient Shadow Path

1. The diagrams within the accompanied PDF demonstrate the sun shadow path at different times of the year and different times of the day.

The first column shows the as existing situation,

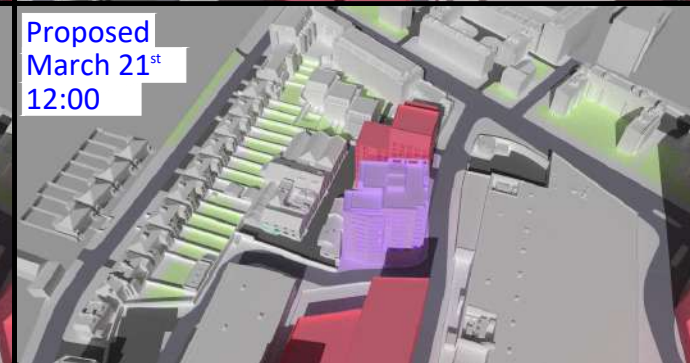
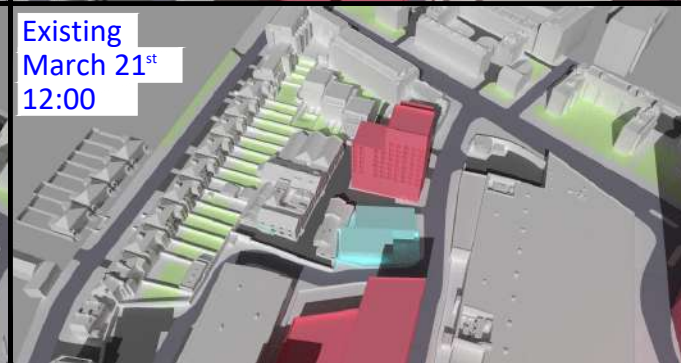
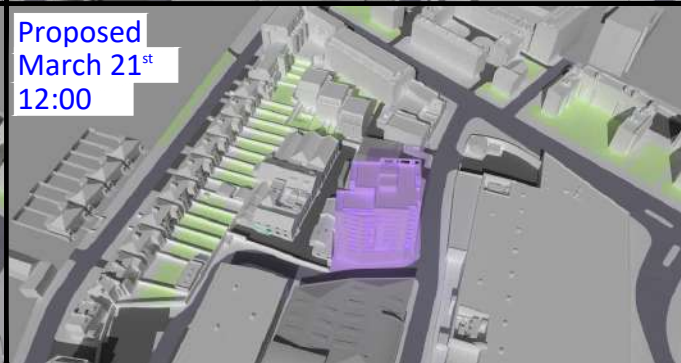
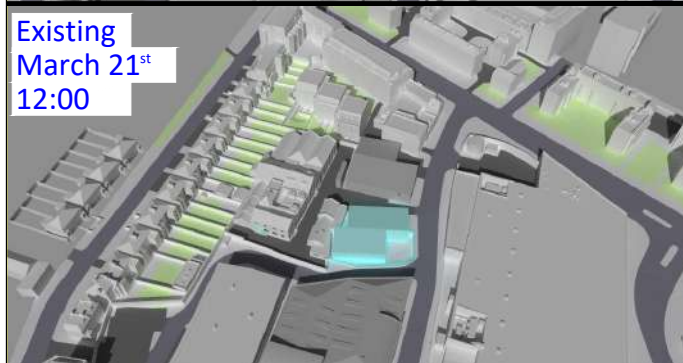
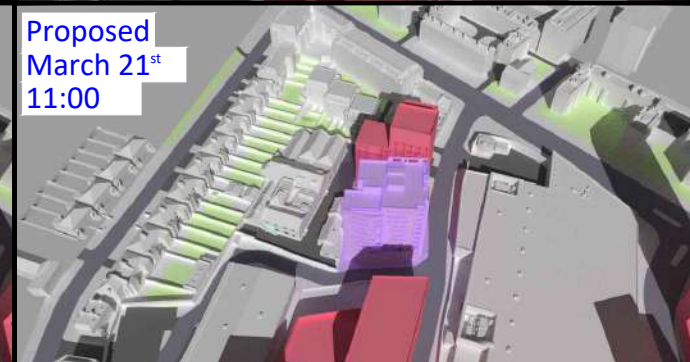
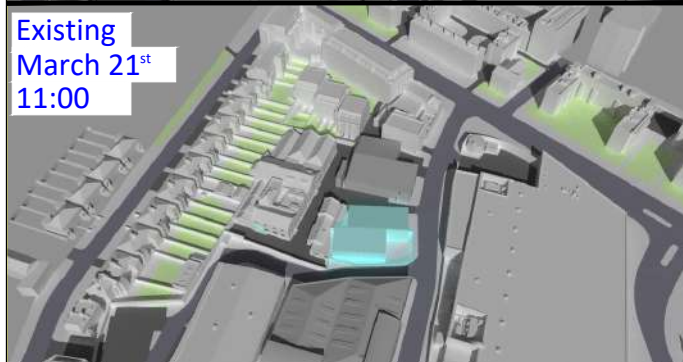
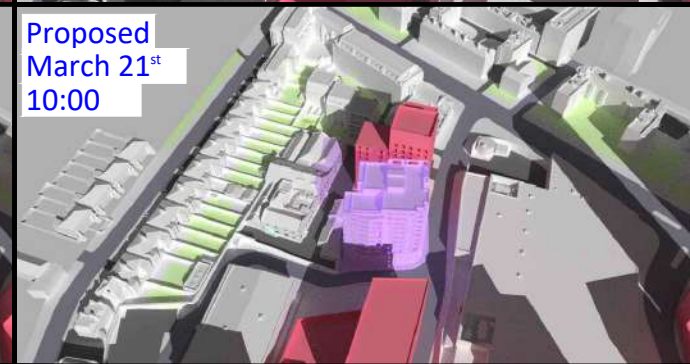
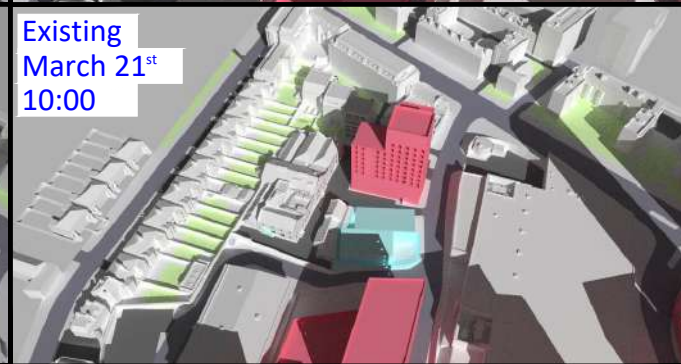
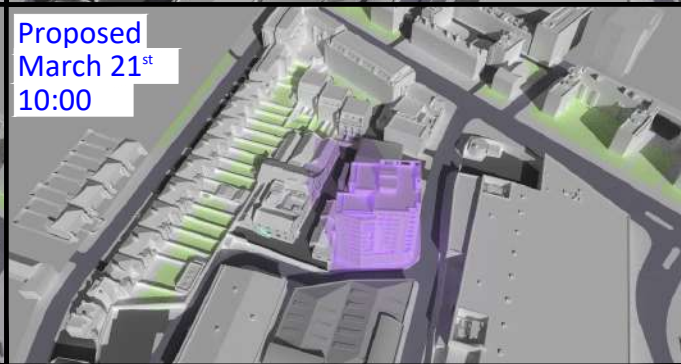
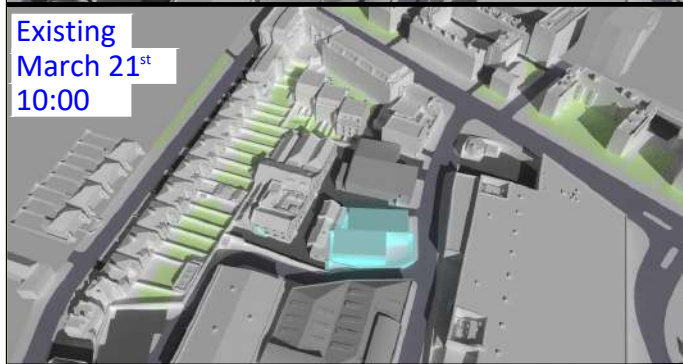
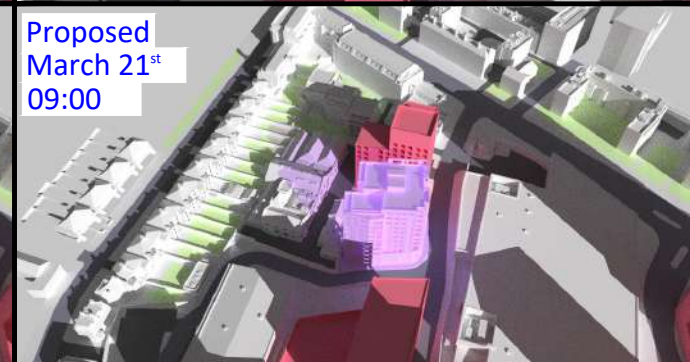
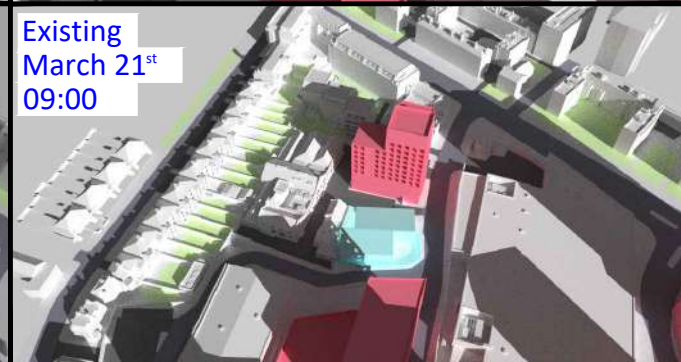
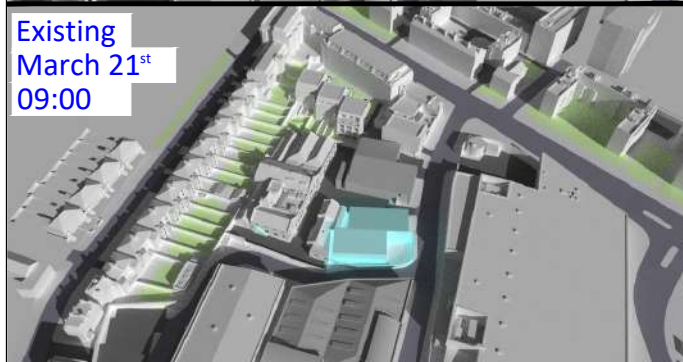
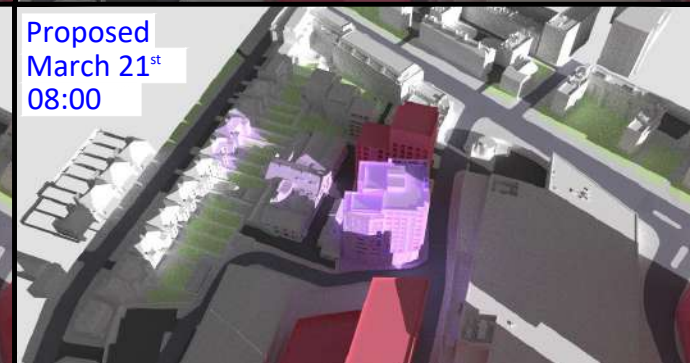
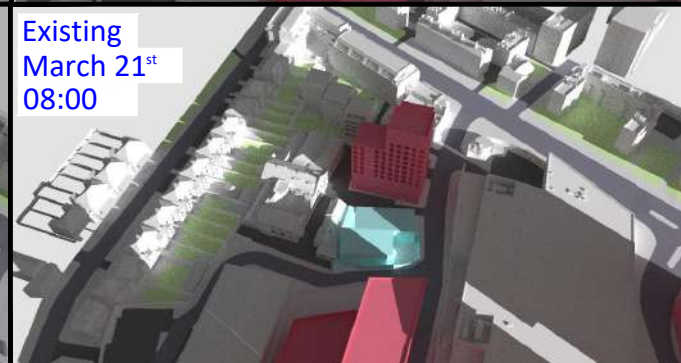
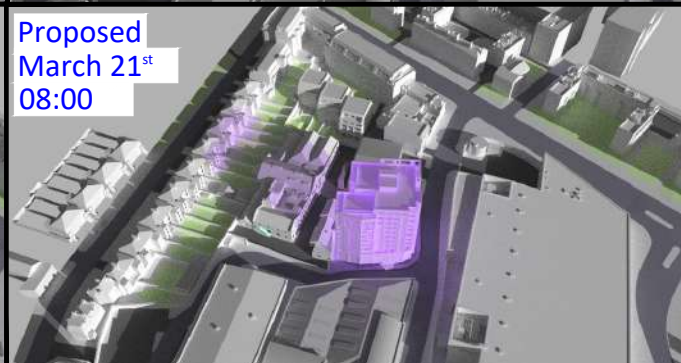
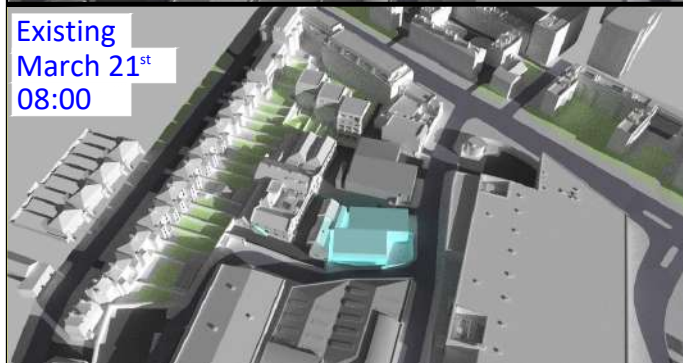
The second column shows shadowing with the adjacent Hireman scheme at 14-22 Ossory Road only in place;

The third column shows the shadowing with the Pocket scheme only in place;

The fourth column shows the cumulative impact of both the Pocket scheme and Hireman scheme.

- The shadows are shown between 7am and 6pm on march 21st.(Equinox)
 - Between 5am and 4pm on June 21st.(Summer solstice)
 - Between 10am and 3pm on 21st December.(mid winter)
2. As can be seen the shadow impacts on some of the gardens at Glengall Road from this scheme occur in the morning at 8am in March and 6 to 7 in the morning in June. Many of the Glengall Road Gardens already experience some shadowing in the morning in the as existing condition, although it would increase in some of the gardens, the shadowing is transient and for the majority of the day and for the majority of the year the gardens would receive the same amount of sun as they do at present.
 3. There would also be an impact on the residents of 434-452 Old Kent Road, although as these gardens are to the north of the site this would occur later in the day. As can be seen these would also be transient, although as the gardens are closer the extent of overshadowing would be greater than for Glengall Road.
 4. Members are notified that The Hireman scheme is a proposal on an adjacent site (14-22 Ossory Road) that was submitted as a planning application on 18/12/2019 (19/AP/7610). The scheme is Part 10/Part 11 storeys tall (43.2m AOD) and comprises 71 flats of which 35.38% would be affordable 25.64% social rented and 9.74% intermediate. It is anticipated it would be reported to committee in November with a recommendation to approve.

APPENDIX – TRANSIENT OVERSHADOWING IMAGES



SOURCES
EXISTING AND SURROUNDING PROPERTIES
3D Model, ZMap based model provided by Accucities.
000724-The Hireman, Ossory Road_HD_MASTER.dwg
Data Received on 23/04/19.

PROPOSED
Alan Camp Architects, Proposed Floor Plans Only.
Data Received on 05/06/19.

NEIGHBORING PROPERTY INTERNAL LAYOUT
4M for Residential and 6M for Commercial Assumed Layouts.

Overshadowing March 21st

Key

- Surrounding Buildings
 Existing Site
 Proposed Massing
 Consented Schemes

Overshadowing

Client



Project

Ossory Road,
London,
SE1 5AN

Drawing Title
Overshadowing Images
Spring Equinox, March 21st

Drawn By	Checked By	Issue Purpose
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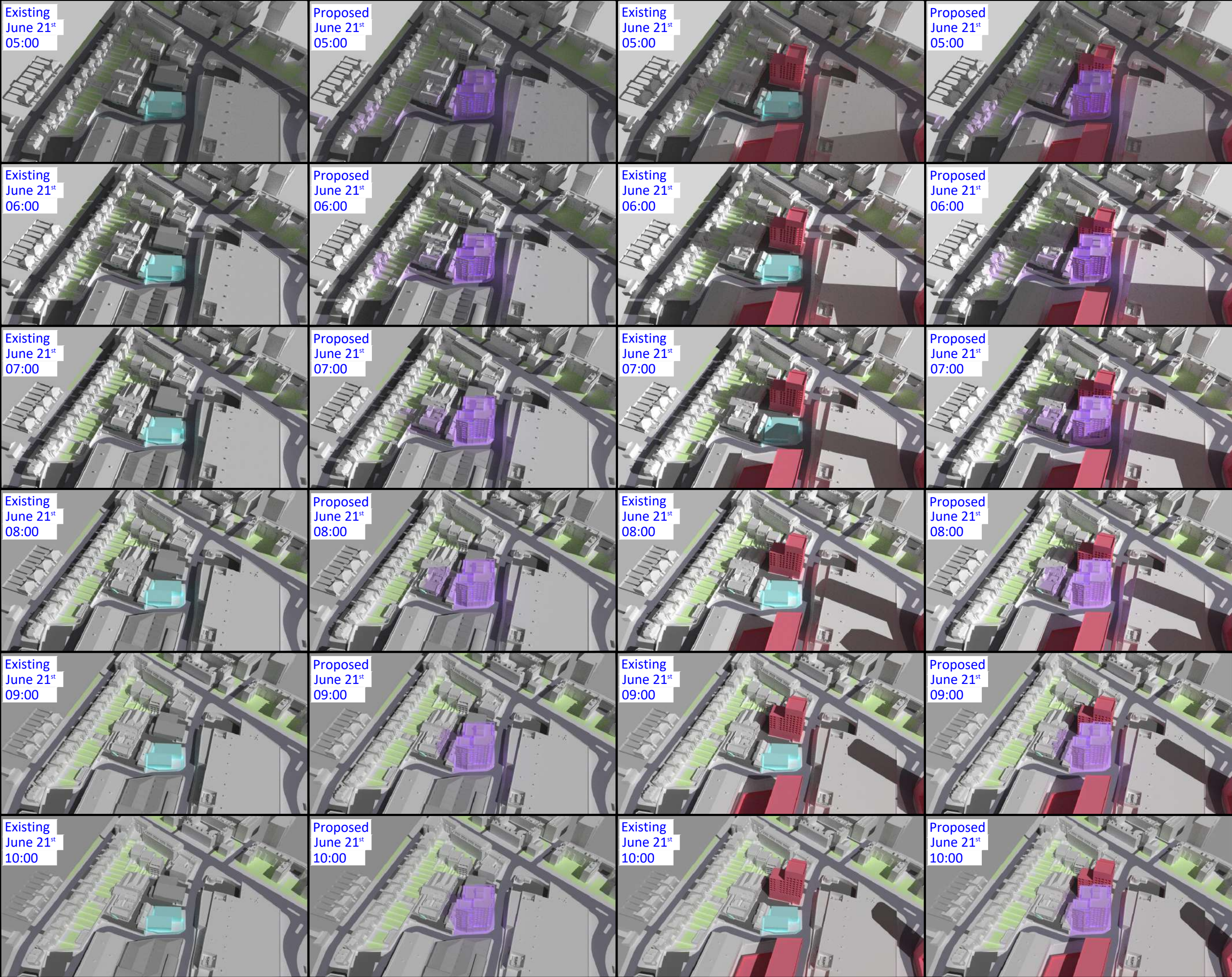
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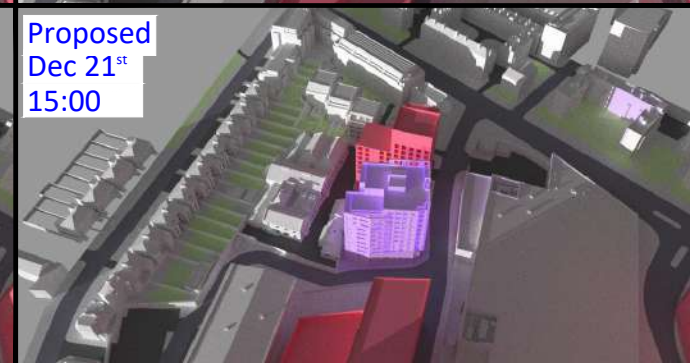
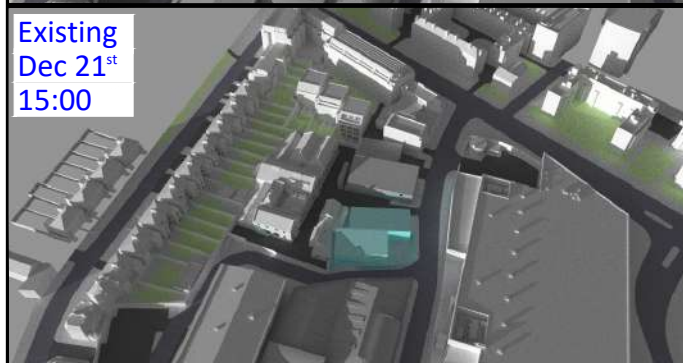
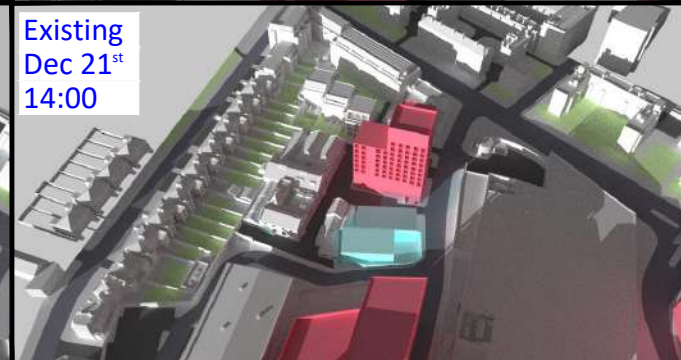
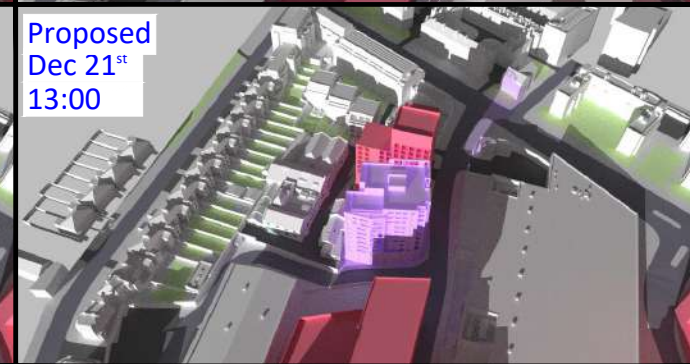
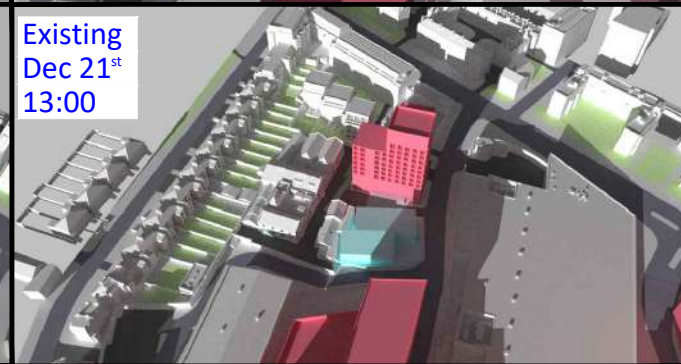
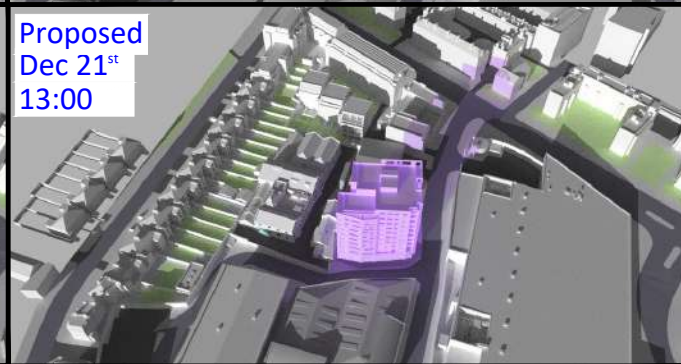
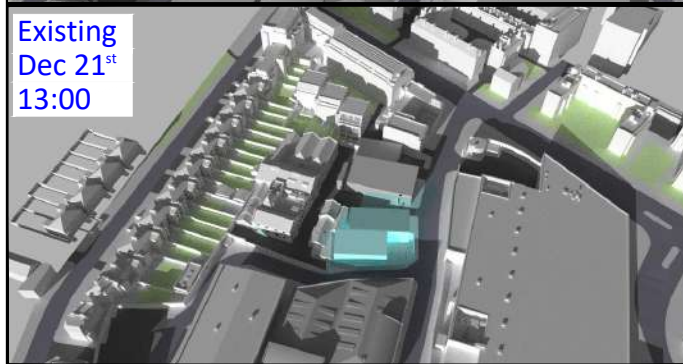
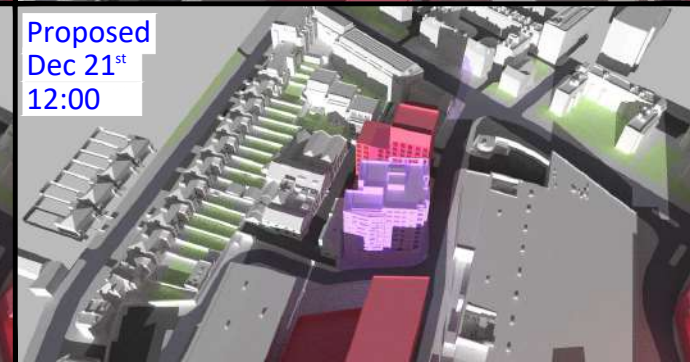
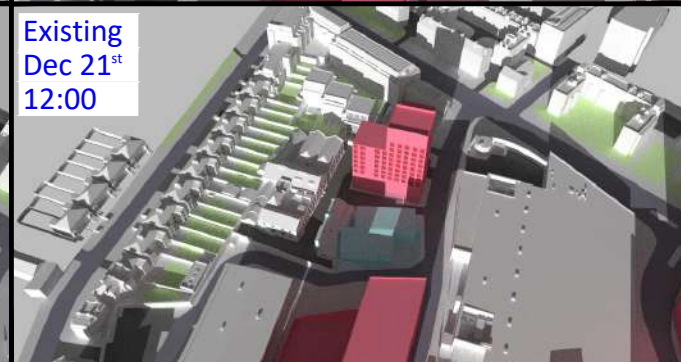
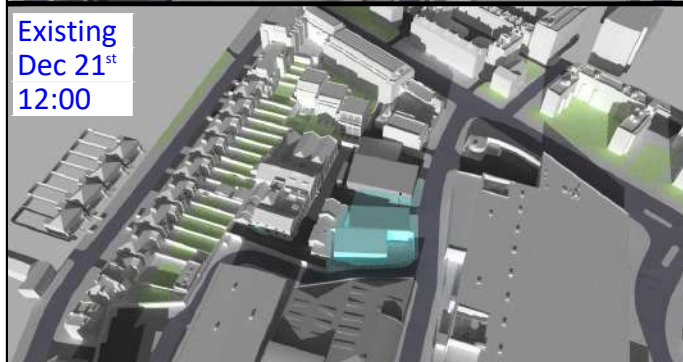
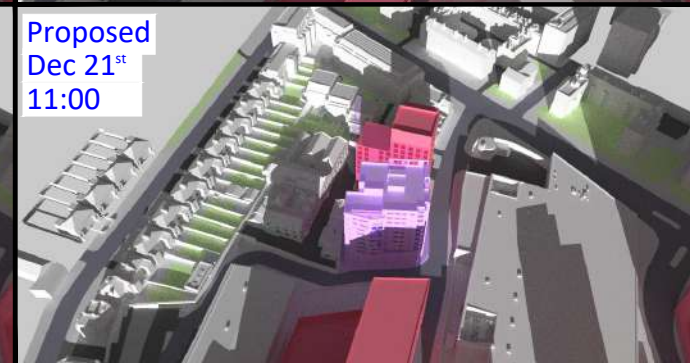
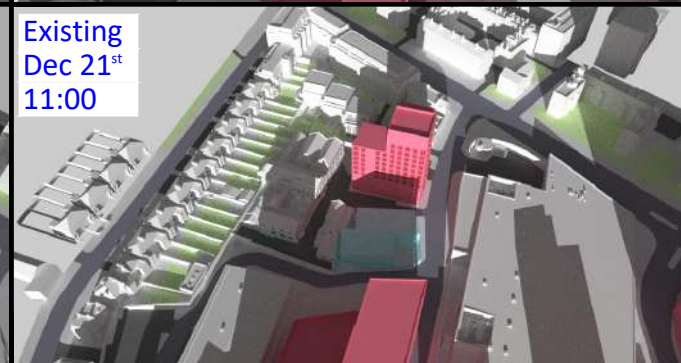
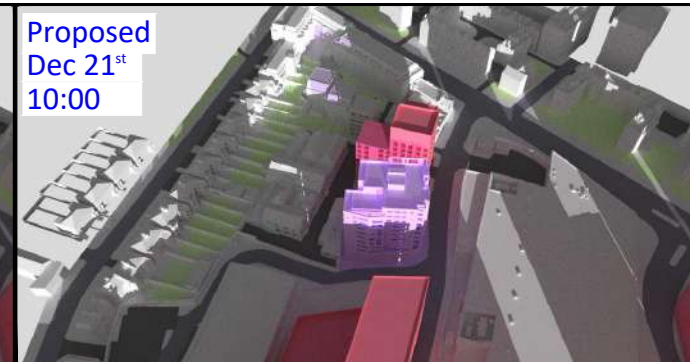
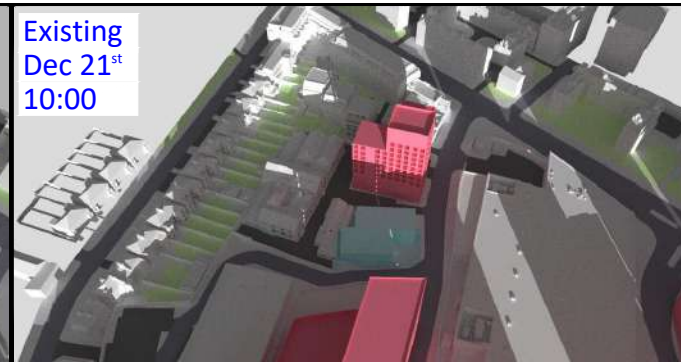
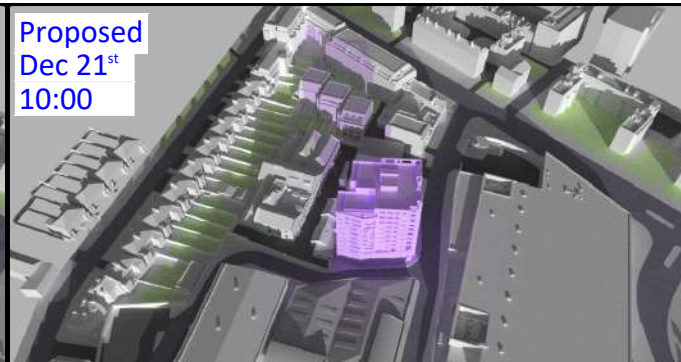
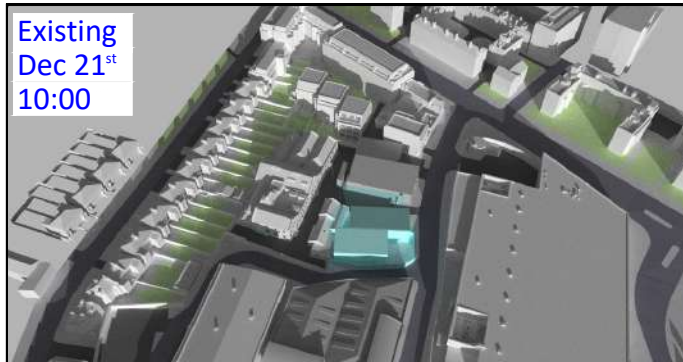
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NEIGHBORING PROPERTY INTERNAL LAYOUT
4M for Residential and 6M for Commercial Assumed Layouts.

Overshadowing December 21st

Key

Surrounding Buildings
 Existing Site
 Proposed Massing
 Consented Schemes

Overshadowing

Client

ALAN CAMP ARCHITECTS



Project	Ossory Road, London, SE1 5AN
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Drawing Title
Overshadowing Images Winter Equinox, 21st December

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