

## Planning Sub-Committee A

Tuesday 13 October 2020

6.30 pm

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

Please contact [Constitutional.Team@southwark.gov.uk](mailto: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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	Tabled items: Addendum report, members' pack	

**Contact:** Gerald Gohler on 020 7525 7420 or email: [gerald.gohler@southwark.gov.uk](mailto:gerald.gohler@southwark.gov.uk)

Webpage: [www.southwark.gov.uk](http://www.southwark.gov.uk)

Date: 13 October 2020

<b>Item No:</b> 7.1	<b>Classification:</b> Open	<b>Date:</b> 13 October 2020	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>		<b>Addendum</b> Late observations, consultation responses, and further information.	
<b>Ward(s) or groups affected:</b>		Peckham Rye	
<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

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

**Item 7.1 – Application 20/AP/1016 for: Full Planning Permission – 14-18 INVERTON ROAD, LONDON, SOUTHWARK, SE15 3DD**

### Additional neighbour comments:

4. One further comment in objection have been received of the application. The objection raises the following concerns:
  - Strong objection from community should be recognised, poor quality new homes with poor materials, inconvenience of construction work and loss of the local shop.

*Officer comment: Noted, the objections from the community have been addressed in the officer report. A design assessment have suggested that the proposed new homes are of good quality and a condition is in place in the draft decision notice which would secure high-quality materials to be used. Condition 10 requires a Construction Environmental Management Plan*

*to be submitted and approved by the LPA prior to any works on sites which will ensure mitigation of construction impacts on the surrounding community. The loss of the local shop have been mitigated in the revised drawings, where 40sqm of A1 floorspace is provided in the final, proposed plans.*

## **Corrections**

5. Paragraph 1b) to be amended to read:  
“In the event that a legal agreement is not signed by 31 December 2020, the Director of Planning be authorised to refuse planning permission, if appropriate for the following reason:

In the absence of a signed legal agreement, the proposal would fail to provide suitable mitigation for outdoor amenity space contrary to saved policies 2.5 (Planning Obligations) The Residential Design Standards and the Section 106 Planning Obligations and Community Infrastructure Levy SPDs.”

Paragraph 78 mentioned other noise conditions. These are not recommended as they are not necessary or covered by the building regulations; their reference in this part of the report was an error.

## **Clarification**

### Setting of the listed Ivydale Primary School

6. The late Victorian London Board School on the nearby Bellwood Road (also known as Ivydale Primary School) is grade II listed, however this is located roughly 200 metres from the application site and the development site is not considered to be in the setting of this heritage asset. Development at this site would not affect the significance of this asset.

### Density

7. For the avoidance of doubt, officers believe the proposed scheme meets several criteria for exemplary standards of design given the site constraints. The benefits of providing increased quantum and quality of housing outweigh the transgression on density set within adopted policy.
8. It should be noted that the density matrix has been removed from the emerging London Plan, and the Submission Version of the New Southwark Plan as it was considered a rigid way of assessing residential density, where transgressions from the recommended calculations have become commonplace. Instead emerging policy emphasises a design-led approach to assessing density, taking account of site context and the capacity of supporting infrastructure, including its existing and planned connectivity by walking, cycling and public transport to jobs and services, impact on the amenity of adjoining occupiers, and the quality of accommodation as follows.

**CIL**

9. Based on the floor areas provided in the agent's CIL GIA Form dated 2<sup>nd</sup> April 2020 the gross amount of CIL is approximately £69,130.07, consisting £11,899.69 of Mayoral CIL and £57,230.38 of Borough CIL. It should be noted that this is an estimate, and the floor areas, including ancillary areas, will be checked when related CIL Assumption of Liability Form (CIL Form 2) is submitted after planning approval has been obtained."

**Additional information regarding School Streets project:**

10. A School Street is proposed for Inverton and Lanbury Roads but does not extend to this site location. Nonetheless, it is recommended that an additional condition be added for a service management plan to be submitted that takes into account the School Street.

**Additional conditions**

11. Before the first occupation of the commercial unit hereby permitted, a Service Management Plan detailing how the site would be serviced, including how to avoid conflict with any school street initiative, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

**Reason:**

To ensure compliance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

12. Before any above grade work hereby authorised begins details for cycle spaces (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2018, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

**REASON FOR URGENCY**

13. 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**

14. 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	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

# Welcome to Southwark Planning Sub-Committee A

13 October 2020

**ITEM 7.1 – 20AP1016**  
**14-18 Inverton Road ,London, SE15 3DD**

## TREE PRESERVATION ORDER

**TPO/596 – 147 Camberwell Road,London,SE5 0HB**

**TPO/597 - 671-679 Old Kent Road,London,SE15 1JS**



Councillor Kath Whittam (Chair)



Councillor Adele Morris (Vice Chair)



Councillor Richard Leeming



Councillor Sunil Chopra



Councillor Maggie Browning



Councillor Martin Seaton



Councillor Jane Salmon

## Reserves

Councillor Anood Al-Samerai

Councillor Peter Babudu

Councillor Renata Hamvas

Councillor Victoria Olisa

Councillor Paul Fleming

## ITEM 7.1 – 20AP1016

**14-18 INVERTON ROAD, LONDON, SE15 3DD**

**Demolition of existing buildings (14-18 Inverton Road) and construction of a mixed use building which includes five residential houses (5 x 4-bed), one flat (1 x 2-bed) and 40sqm of A1 commercial use, with associated cycle and refuse stores.**

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## SITE LOCATION PLAN



1b SURREY ROAD



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05. Corner view of Inverton Rd and Surrey Road



02. Front view of Nos 14 . 16 and 18 Inverton Road



14-18 INVERTON ROAD



06. View down Inverton Rd towards church



01. View down Inverton Road





03. Side view of No.14 Inverton Road along Surrey Road

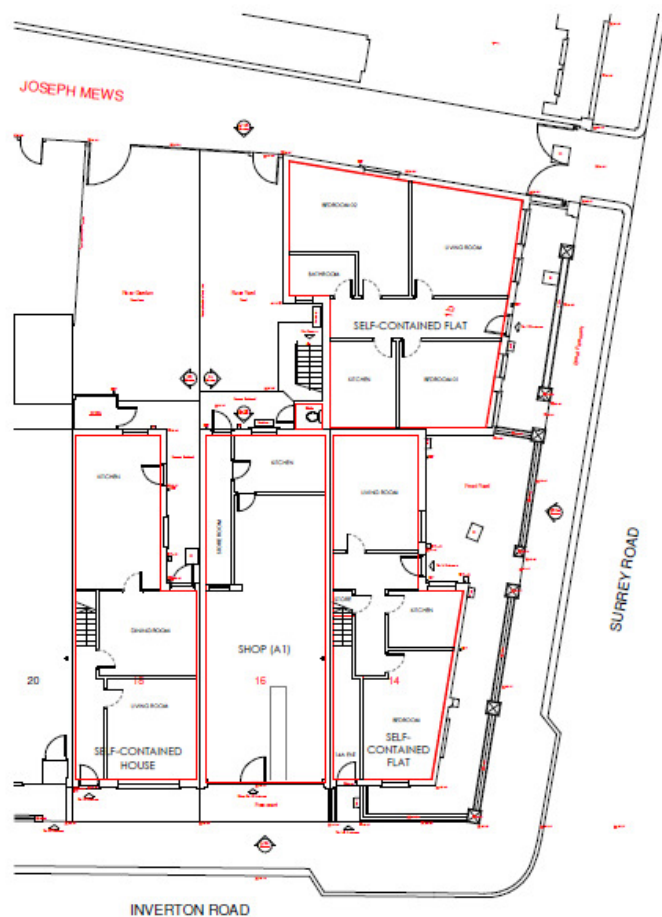


McKENZIE COURT

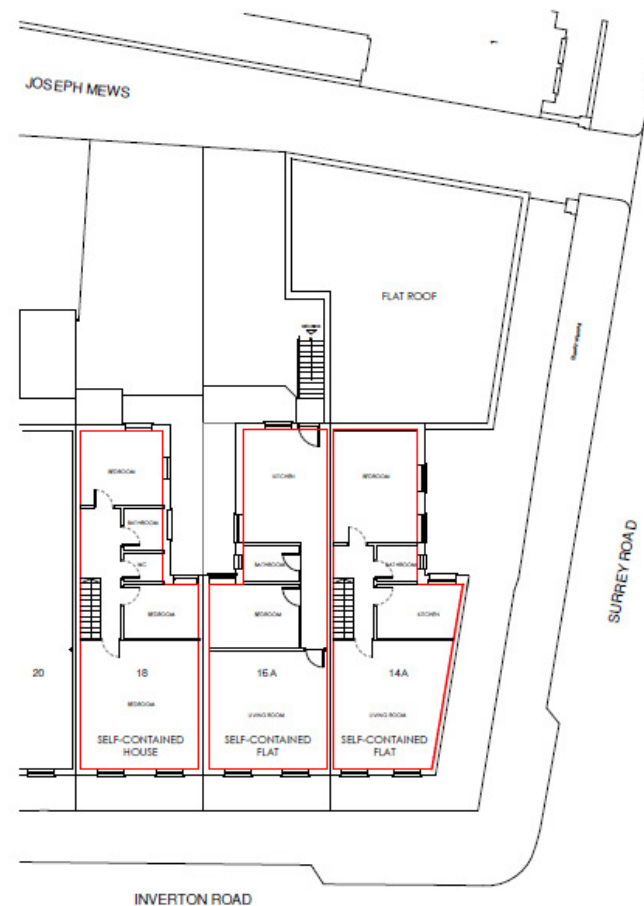


04. View down Joseph Mews

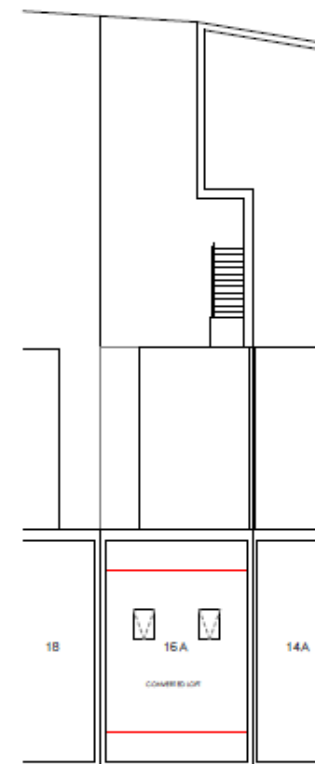




01 GROUND FLOOR PLAN



02 FIRST FLOOR PLAN



03 LOFT PLAN

## EXISTING PLANS





## PROPOSED GROUND FLOOR PLAN





## PROPOSED CORNER VIEW



## PROSED VIEW TOWARDS CORNER DOWN INVERTON ROAD



@lb\_southwark



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**PROPOSED VIEW TOWARDS CORNER FROM SURREY ROAD**

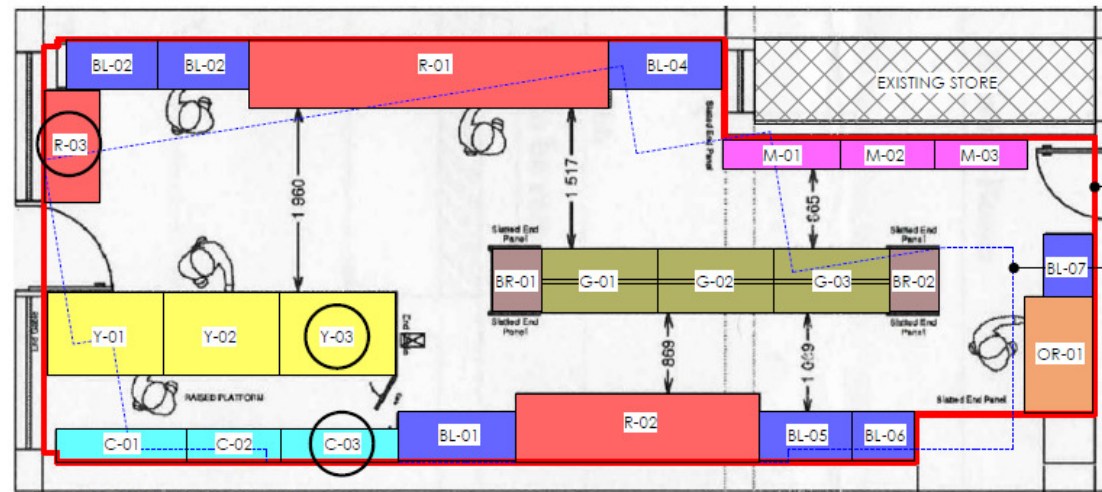


## PROPOSED REAR VIEW FROM JOSEPH MEWS



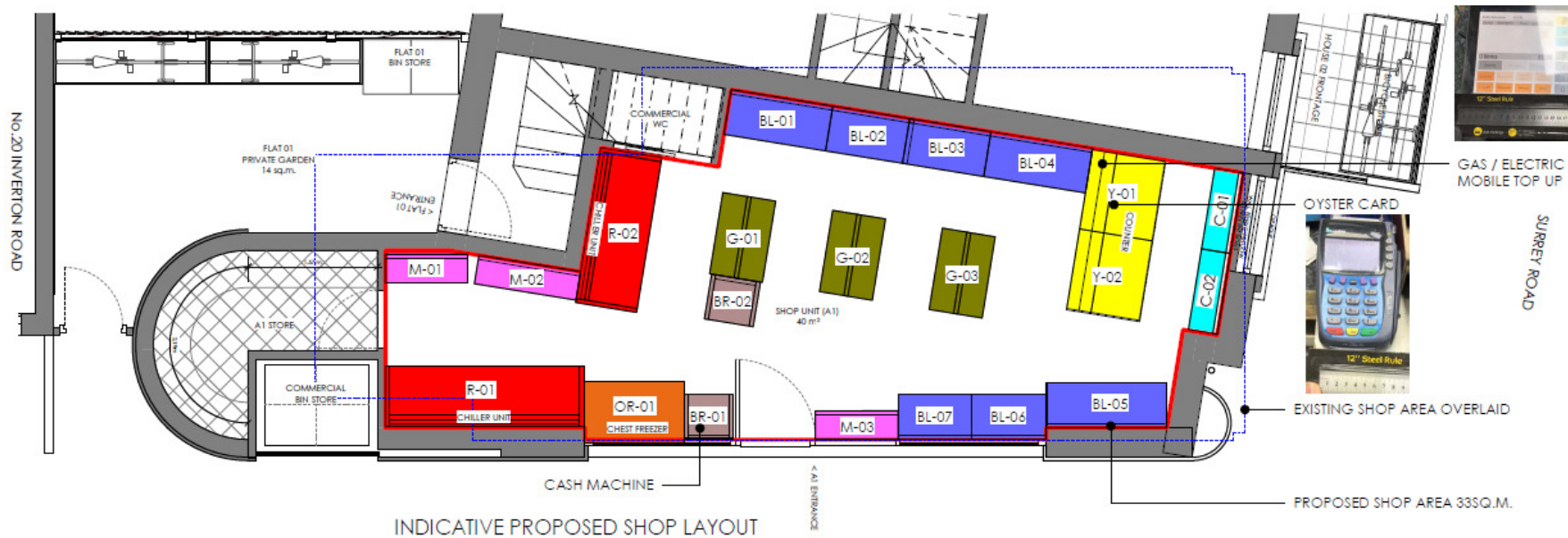


CASH MACHINE



EXISTING SHOP LAYOUT

## EXISTING & PROPOSED SHOP COMPARISON



INDICATIVE PROPOSED SHOP LAYOUT

# **TPO- 596 Confirmation**

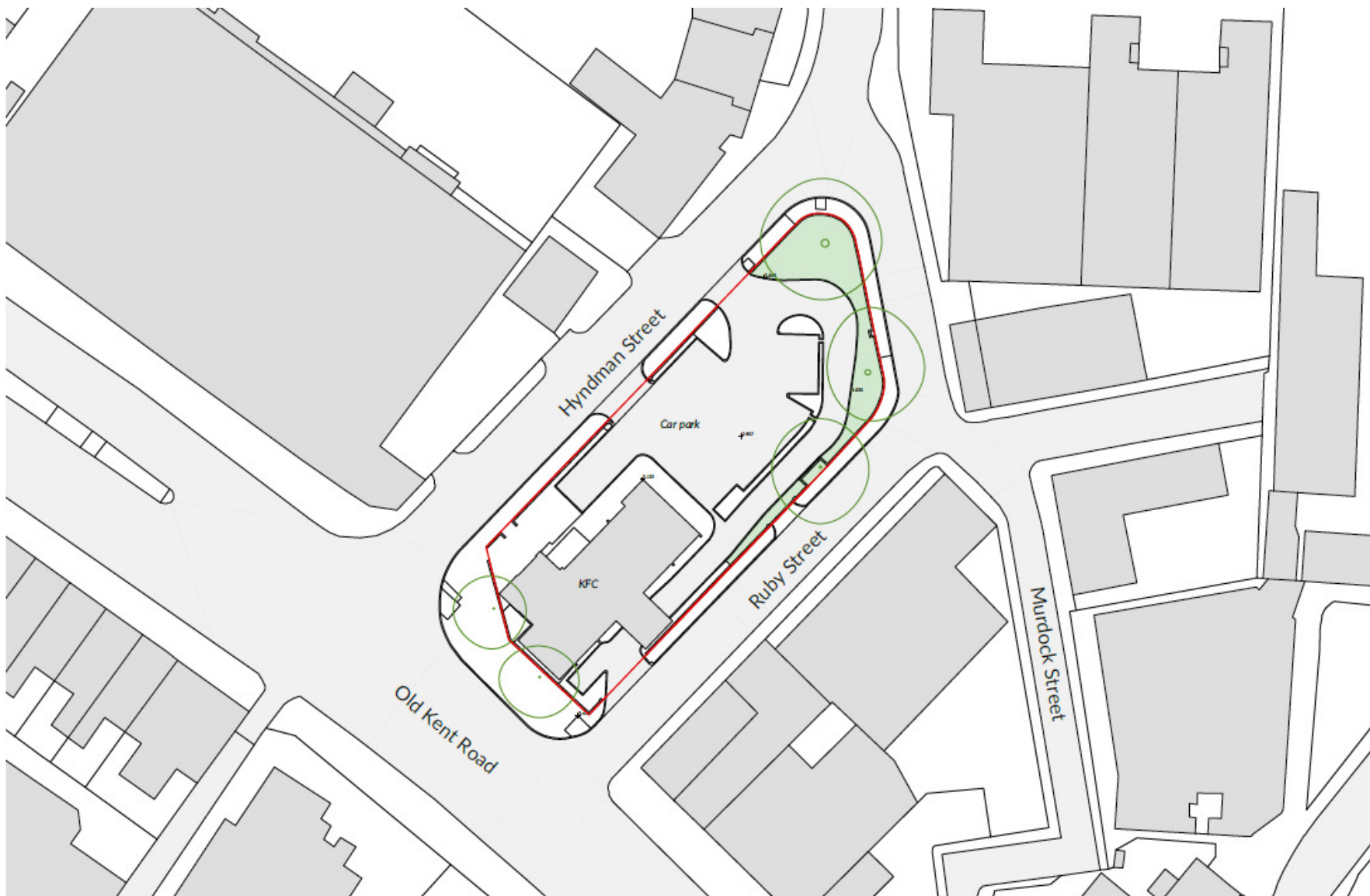
## **147 Camberwell Road,London,SE5 0HB**



# **TPO -597 Confirmation**

## **671-679 Old Kent Road,London,SE15 1JS**





## EXISTING SITE PLAN



## PROPOSED SITE PLAN











