

Planning Committee

Tuesday 1 December 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. 1

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6.	Development Management Tabled items: members' pack, addendum report	1 - 50

Contact: Gerald Gohler on 020 7525 7420/7187 or email:
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Webpage: <http://www.southwark.gov.uk>

Date: 1 December 2020

Welcome to Southwark Planning Committee

01 December 2020

MAIN ITEMS OF BUSINESS

Item 6.1 - 20/AP/1009 – 25 Lavington
Street, London SE1 0NA

Item 6.2 – 19/AP/7610 – 14-22 Ossory
Road, London SE1 5AN

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 Whithead



Councillor Kath Whittam

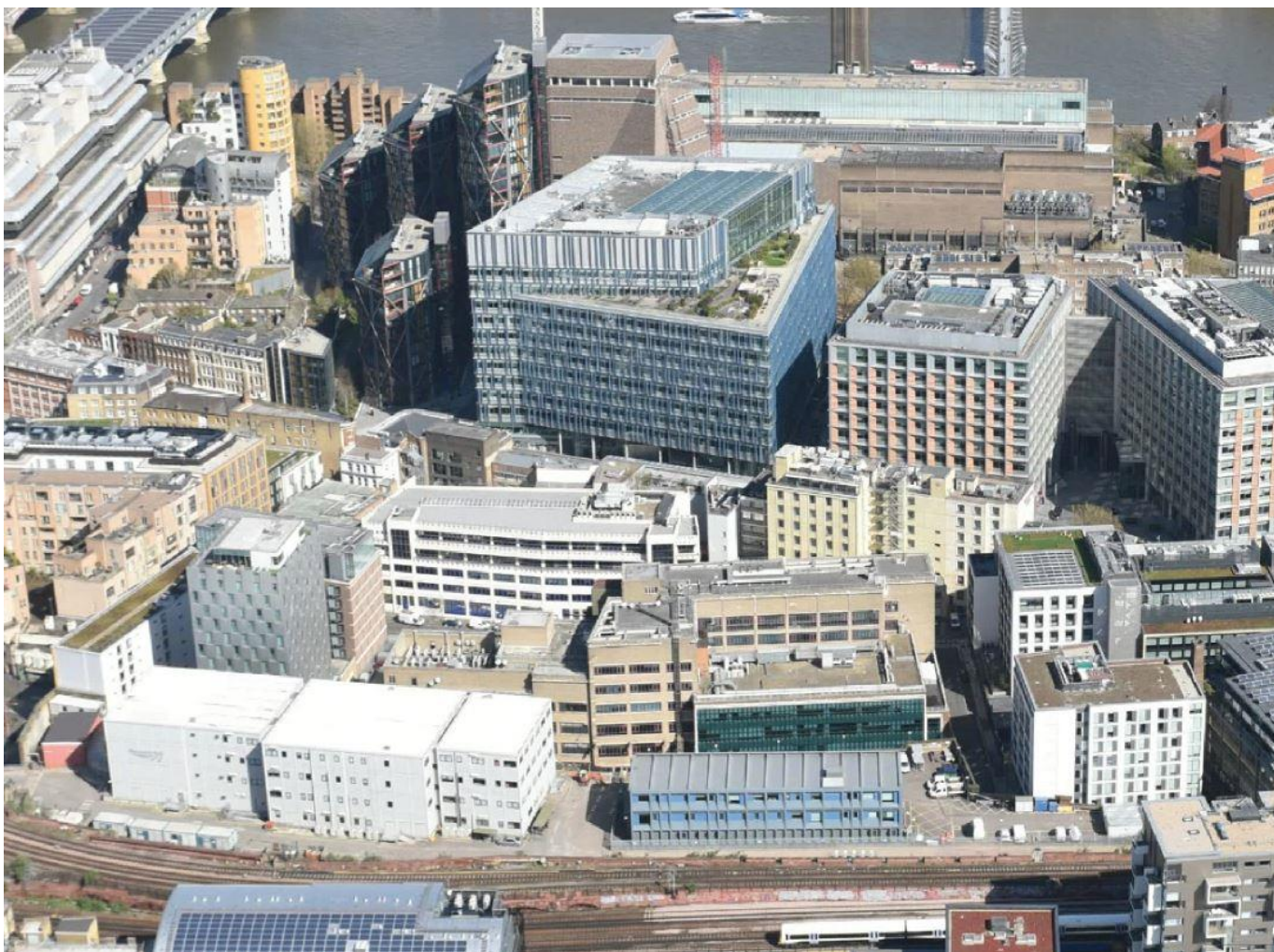


Councillor Bill Williams

Site Location Plan



Existing Building



3

Existing Building



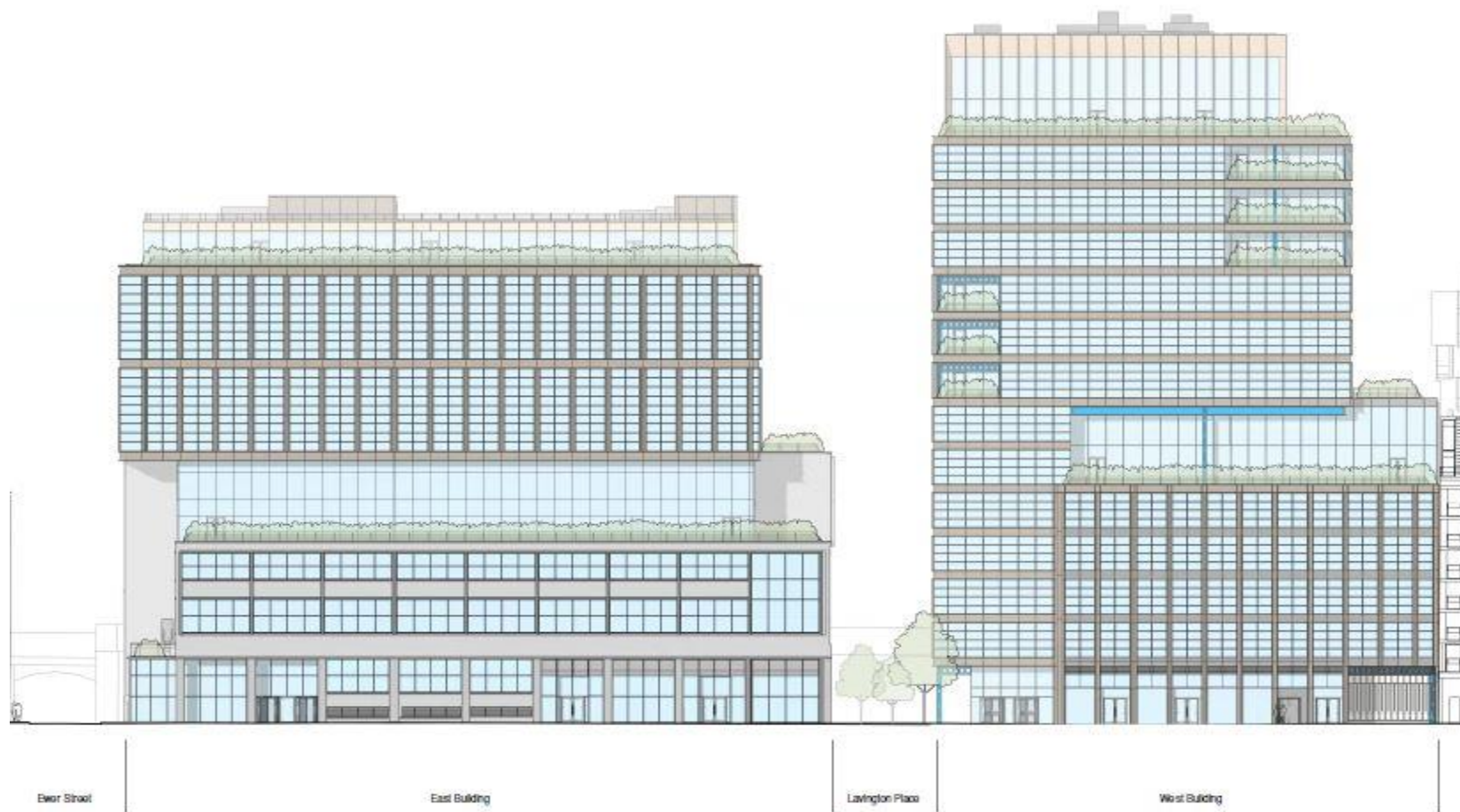
4

Resolution Scheme

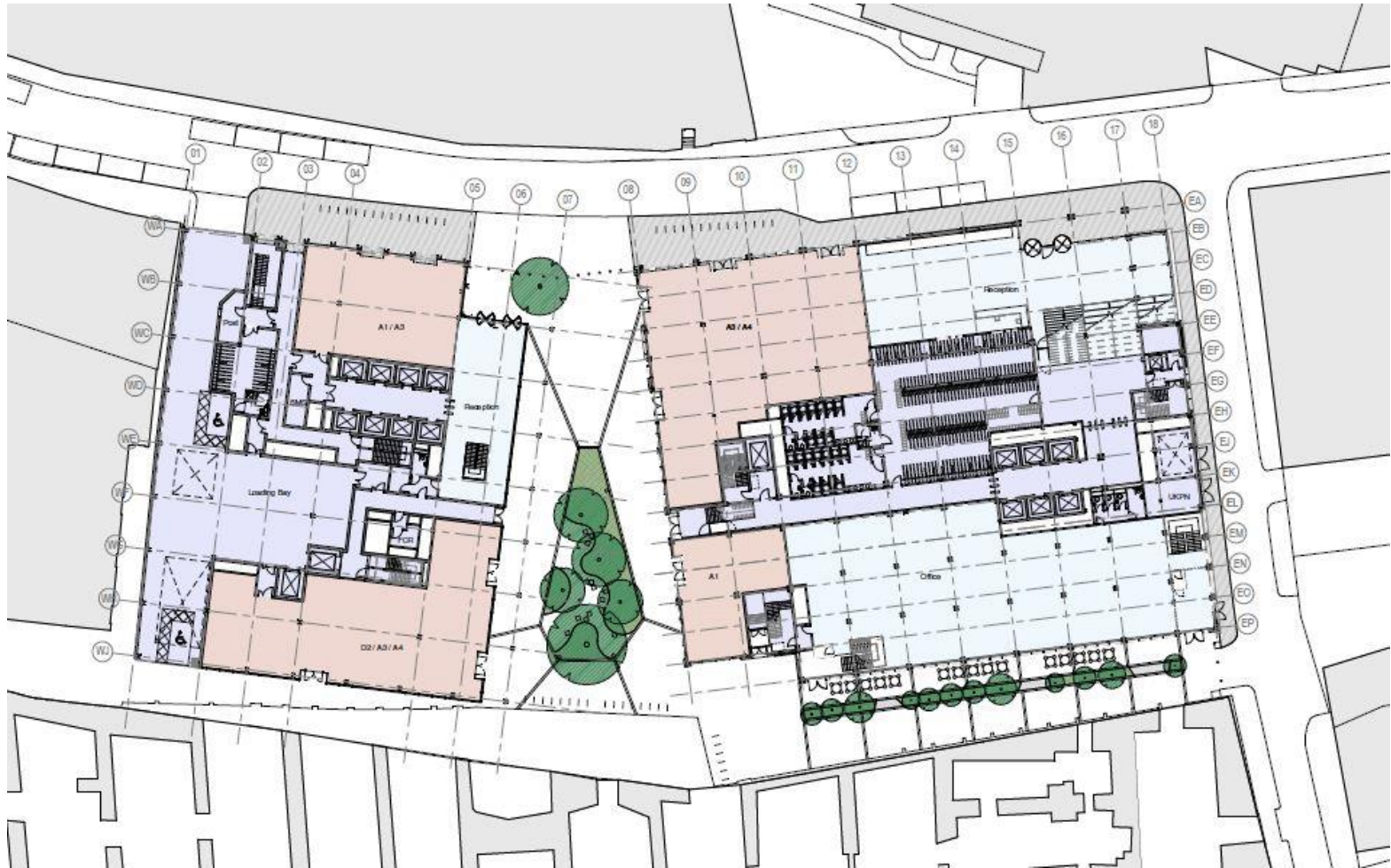


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Proposed Scheme – Lavington Street Elevation



Proposed Scheme Ground Floor Layout



7

Indicative Affordable Workspace Location



Surrounding Building Heights



6

New Pedestrian Route



10

New Public Realm



11

View from Great Suffolk Street



View Lavington Street



13

Additional Views Lavington Street



19/AP/7610 – 14-22 OSSORY ROAD, LONDON SE1 5AN

Demolition of the existing building and redevelopment of the site to deliver a building of part 10 part 11 storeys (43.2m AOD) comprising 1,438 sqm of light industrial floorspace across the basement, ground, and first floors; 71 residential units (35.38% by habitable rooms) across the upper floors; and associated outdoor communal amenity space, disabled car parking, cycle storage, refuse storage, and landscaping.

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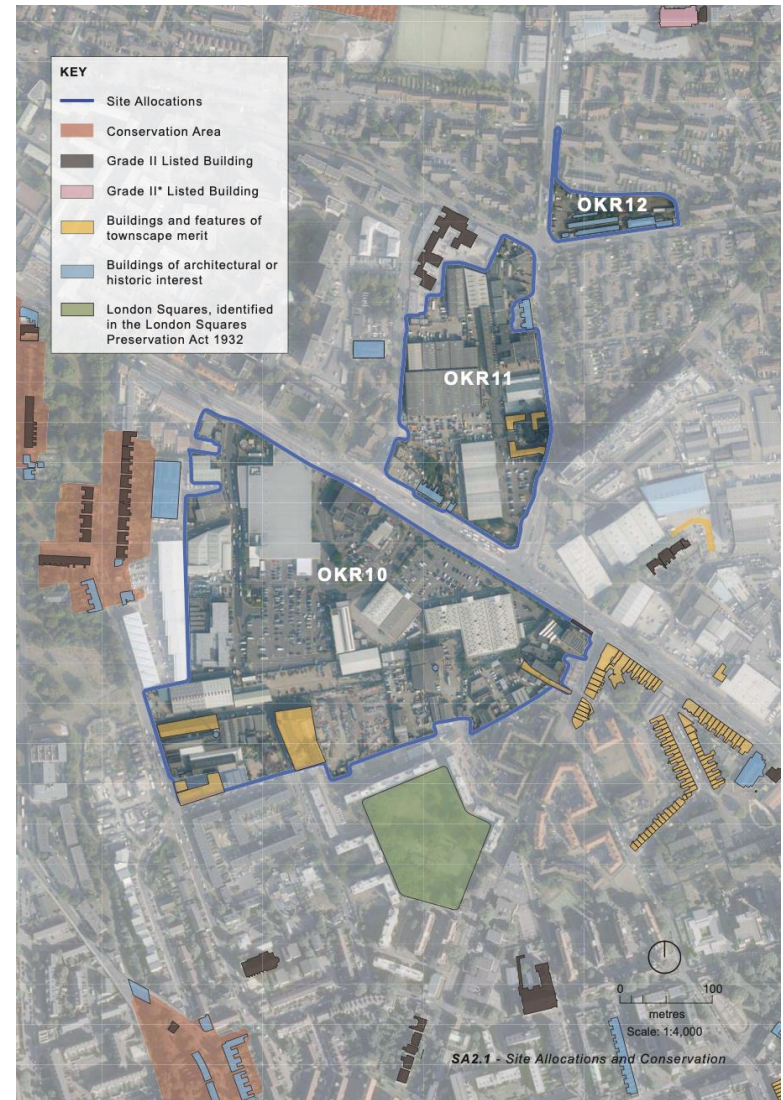
Existing site

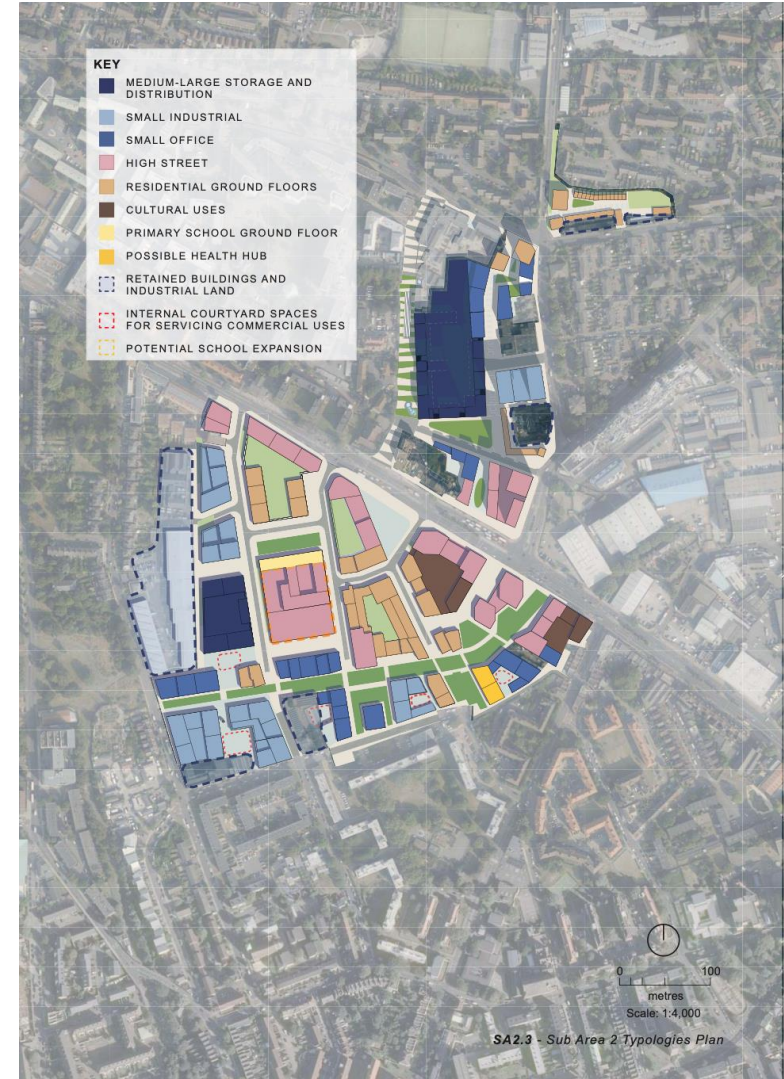
- Tool and equipment hire company
- Old Kent Road Opportunity Area
- Within site allocation OKR10





Old Kent Road Area Action Plan





PROPOSED SCHEME

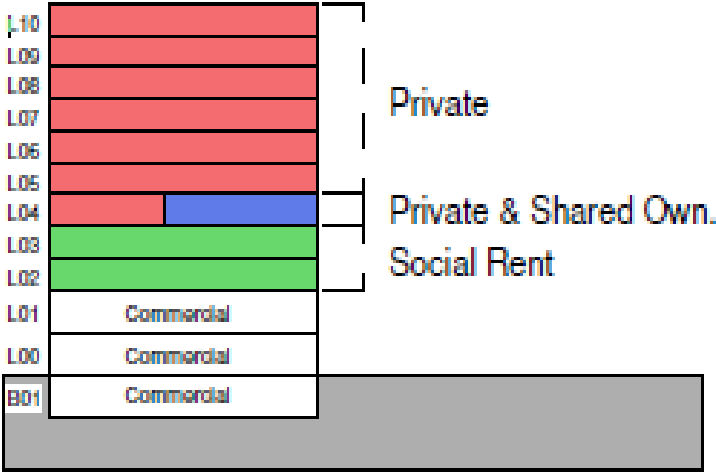


PROPOSED SCHEME

	Market	Social	Intermediate
Studio	3	-	-
1 Bed	25	2	3
2 Bed	18	6	3
3 Bed	4	4	1
4 Bed	-	2	-
Total	50	14	7

- 71 Residential Units
- 35.38% Affordable housing provision based on habitable rooms.
- 21 Residential units Affordable housing, 14 Social rented and 7 Intermediate rent
- This is split into Social 25.64%, 9.74% intermediate

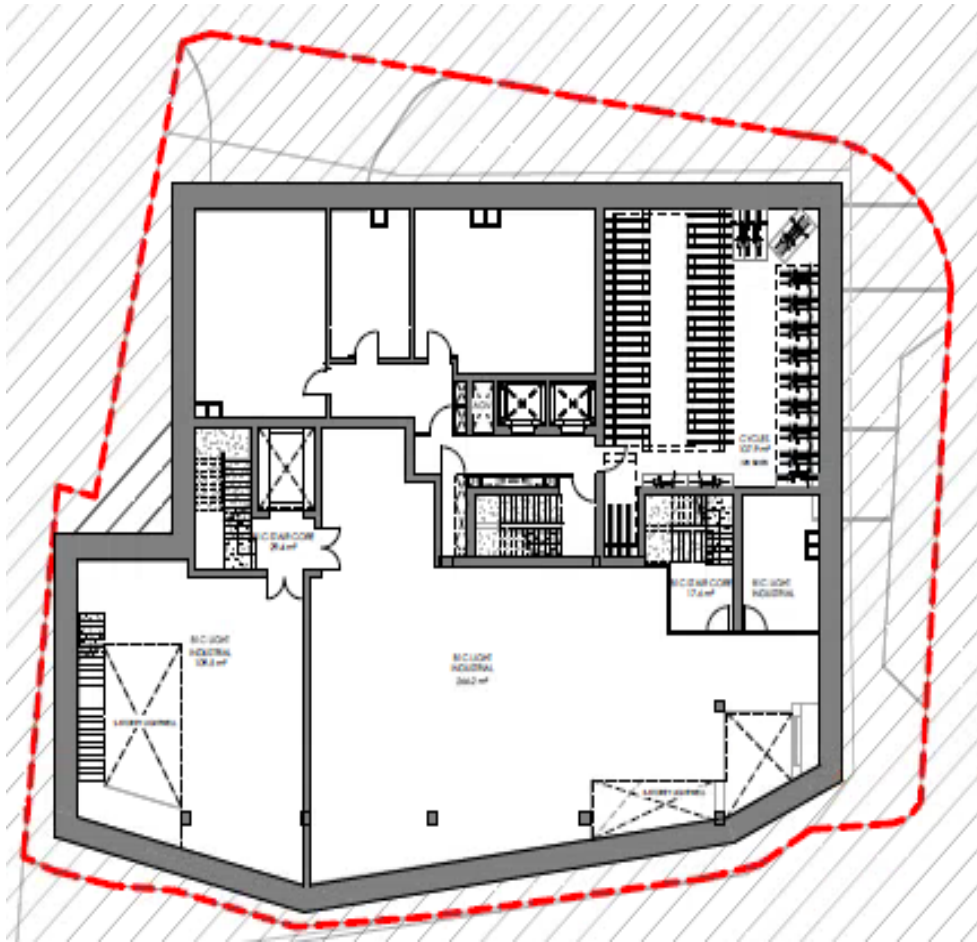
TENURE DISTRIBUTION



Key Section

- Social Rent
- Shared Ownership
- Private

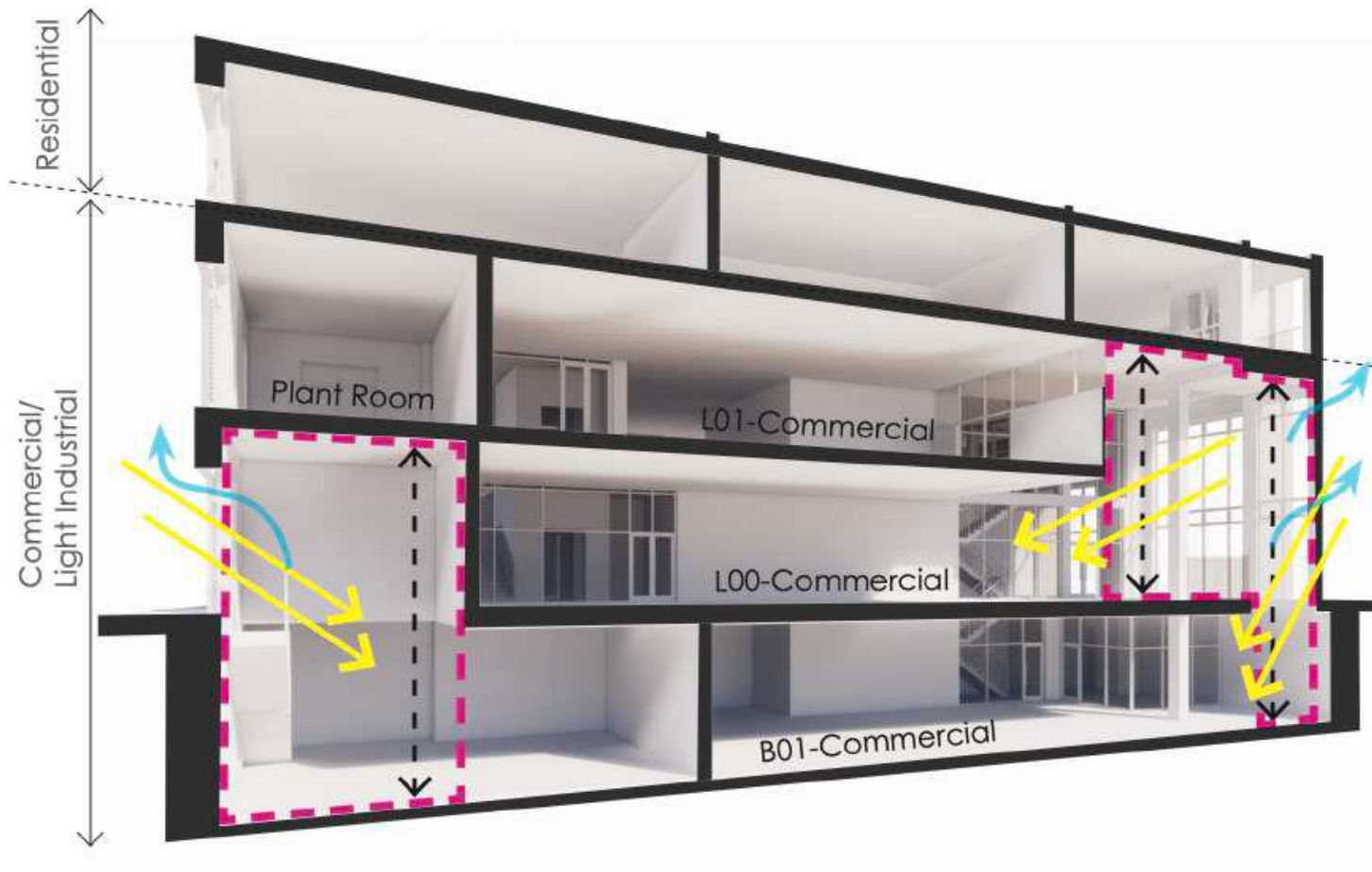
PROPOSED BASEMENT FLOOR



- Uplift in B1c floorspace
- Light Industrial floorspace provided over basement, ground and first floors
- Flexible floorspace to accommodate a variety of potential occupiers
- Uplift in employment space to deliver 17 sustained jobs
- 10% Affordable workspace to be provided

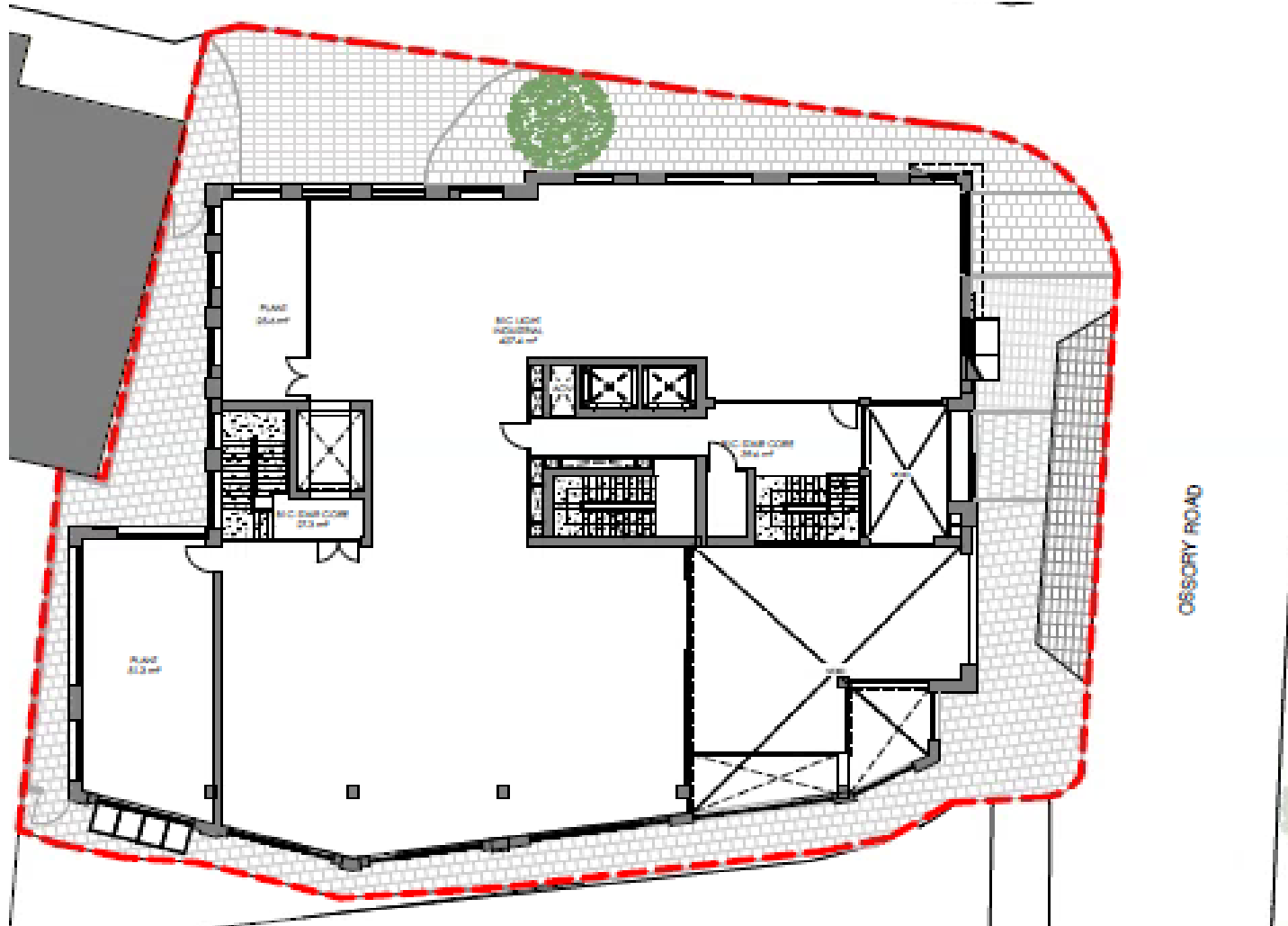
23

SECTION THROUGH INDUSTRIAL SPACE

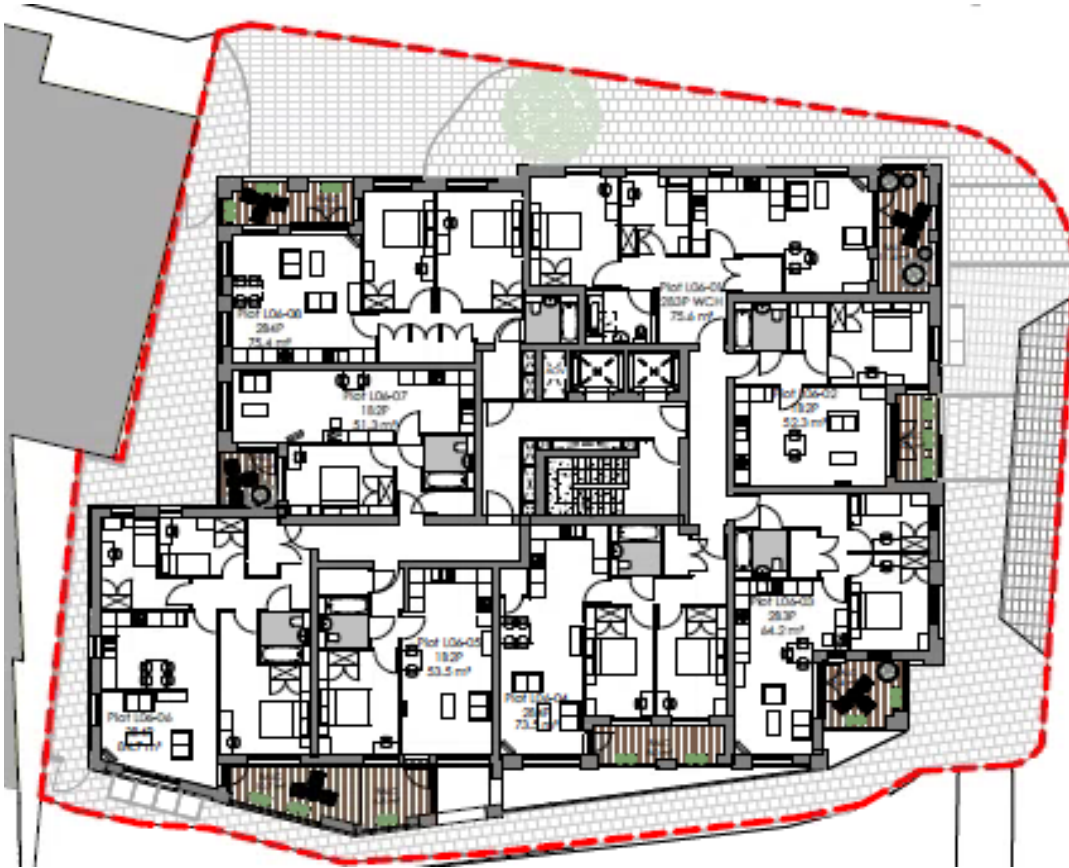


Site plan of the proposed 100,000 sq ft industrial building at 10000 Osborn Road. The plan shows a large industrial space (291.1 sq ft) with a loading dock, a parking lot (13.0 sq ft), and a loading area (13.0 sq ft). It also includes a residential area (10.0 sq ft) with a kitchen, living area, and bedrooms. The plan is surrounded by a red dashed line indicating the building footprint. A blue dashed line indicates the 'Existing Leab Line'. A note states: 'Extended pavement based on draft Southwest Highway Design Plan to accommodate a loading bay'. The plan is labeled 'OSBORN ROAD' on the right side.

PROPOSED FIRST FLOOR



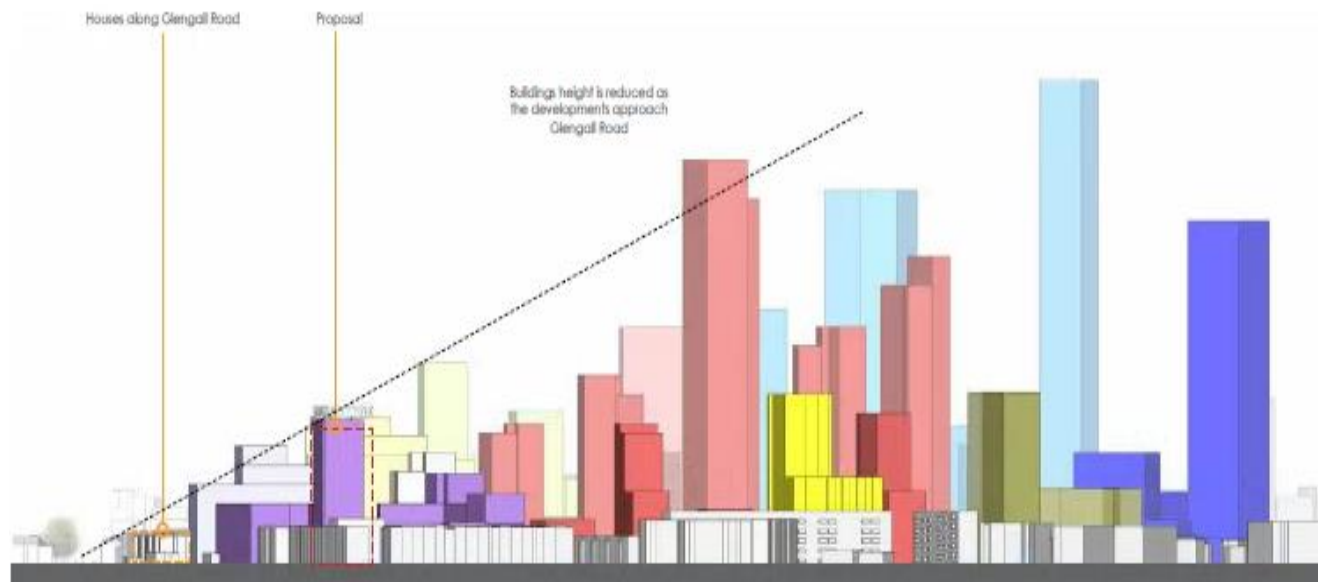
QUALITY OF ACCOMMODATION



- 37 of 71 units (52%) are either dual or triple aspect.
- None of the single aspect units are north facing.
- All units achieve minimum floorspace standards

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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



Material Key	
1	Light Buff Brick
2	Brown Brick
3	Brown Brick, recessed soldier course band, raked mortar joint
4	Brown Brick, recessed panel, raked mortar joint
5	Brown Brick, recessed panel
10	PPC aluminium windows and/or doors - RAL 7006
11	PPC aluminium faced balconies - RAL 7006
12	PPC aluminium louvre/doors - RAL 7006
13	PPC aluminium fixed panel - RAL 7006
14	PPC aluminium entrance frame - RAL 7006
15	PPC aluminium panel with horizontal shadow gaps - RAL 7006
16	PPC aluminium entrance canopy - RAL 7006
20	Glass balustrade with metal posts and handrail - RAL 7006

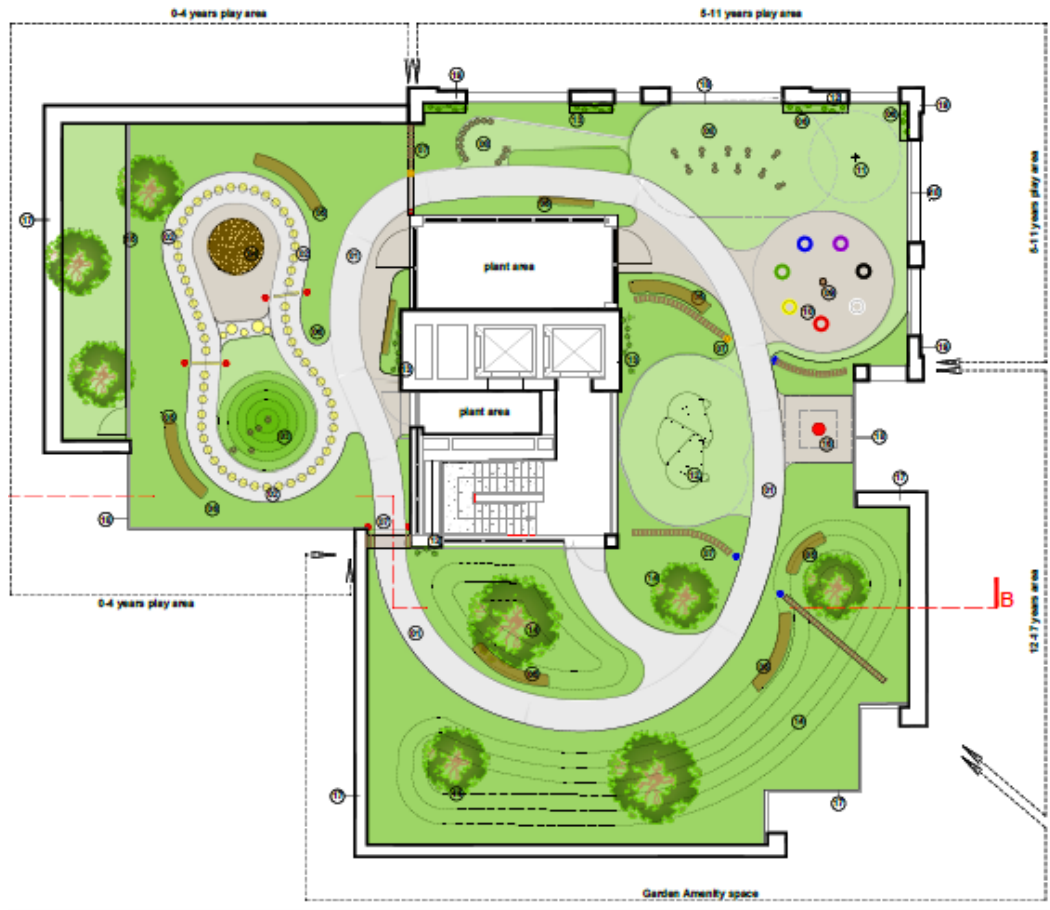
AMENITY PROVISION



	Req.	Prop.	Diff.
Private Amenity Space	710 sqm	588 sqm	-122 sqm
Communal Amenity Space	50 sqm + 122 sqm	262 sqm	+90 sqm
Public Open Space	355 sqm	0 sqm	355 sqm

- No public open space is required in the AAP masterplan for this site. An off site payment of £72,775 towards new and existing park spaces in the AAP area will be secured through the S106 Agreement

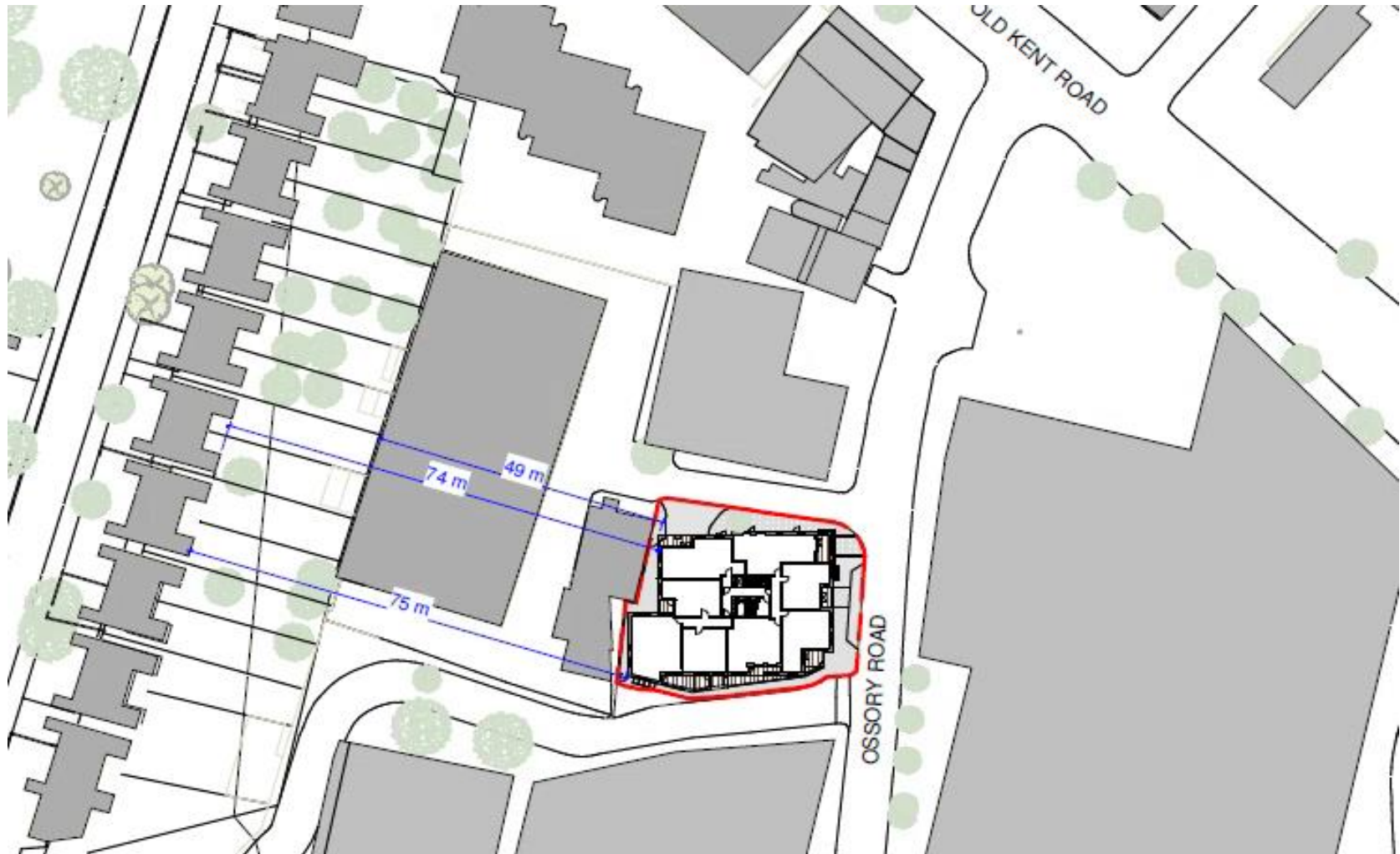
PLAYSPACE



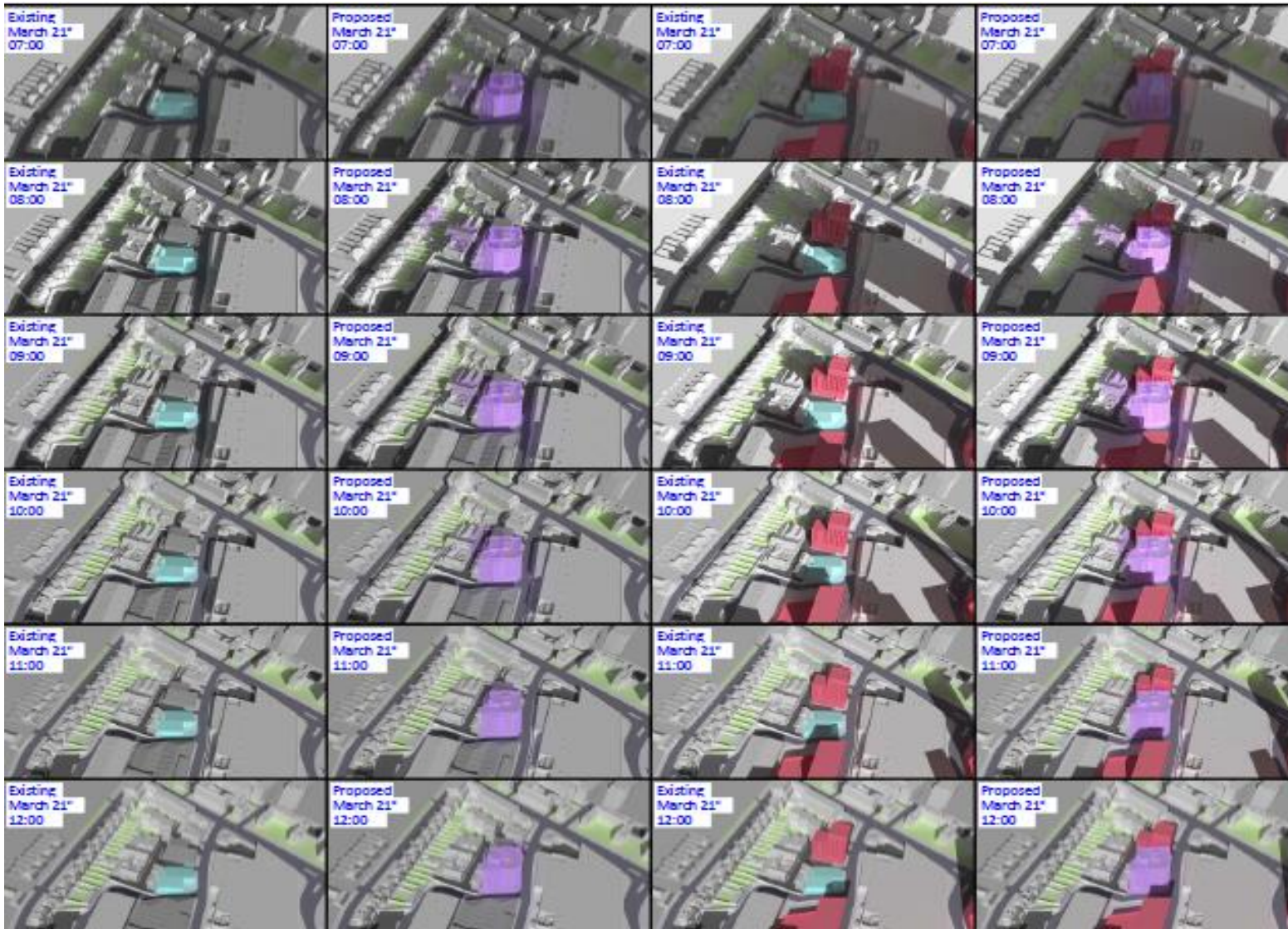
Dedicated outdoor child play Space.	Required play space based on child yield.	Proposed play space	Shortfall
Up to 12 years old	215 sqm (162 sqm required)	Play space proposed for all children up to 17 years old located on the eleventh floor terrace	No shortfall
Over 12	69sqm (51 sqm required)		

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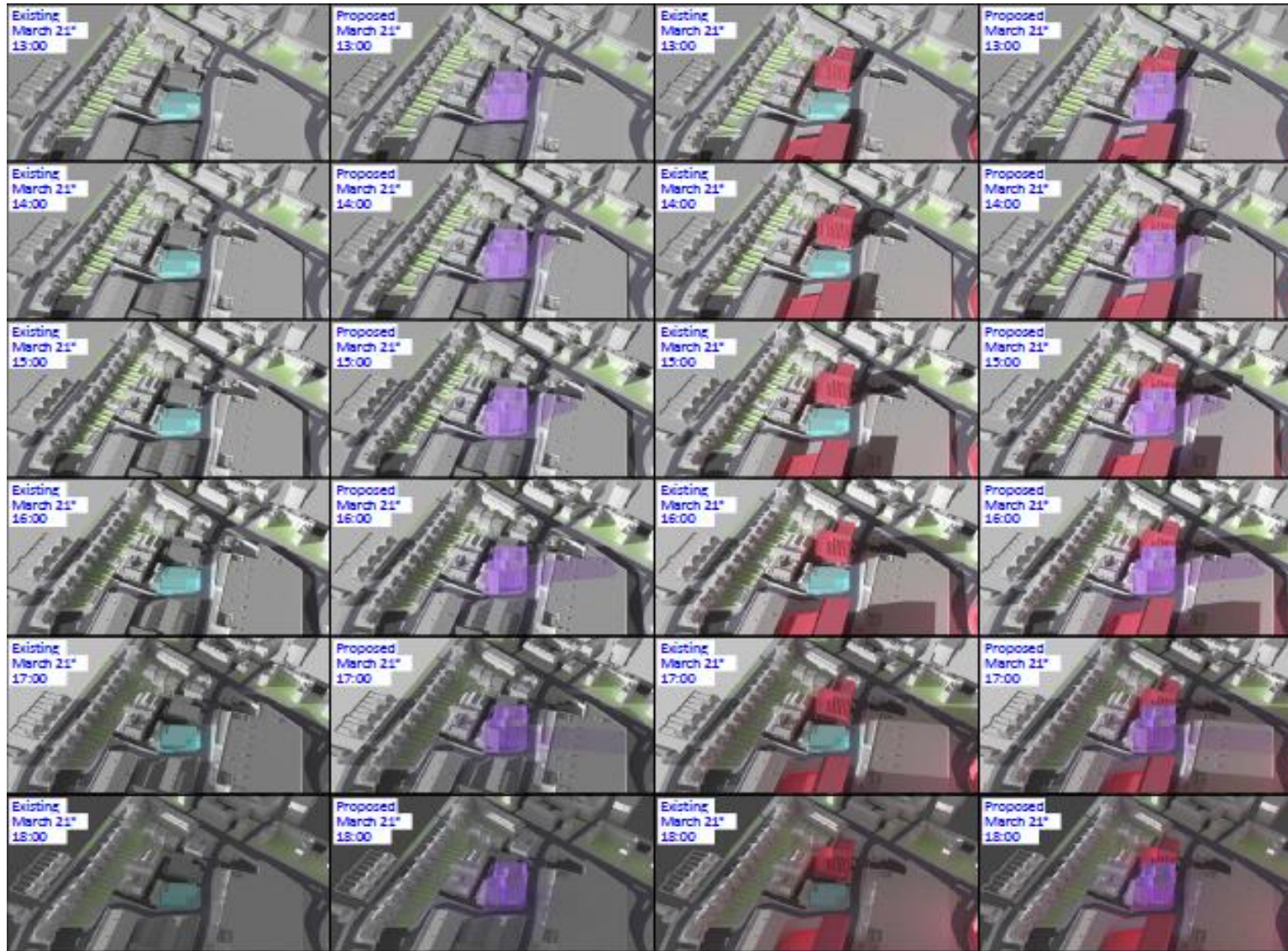
DISTANCE TO NEIGHBOURING PROPERTIES



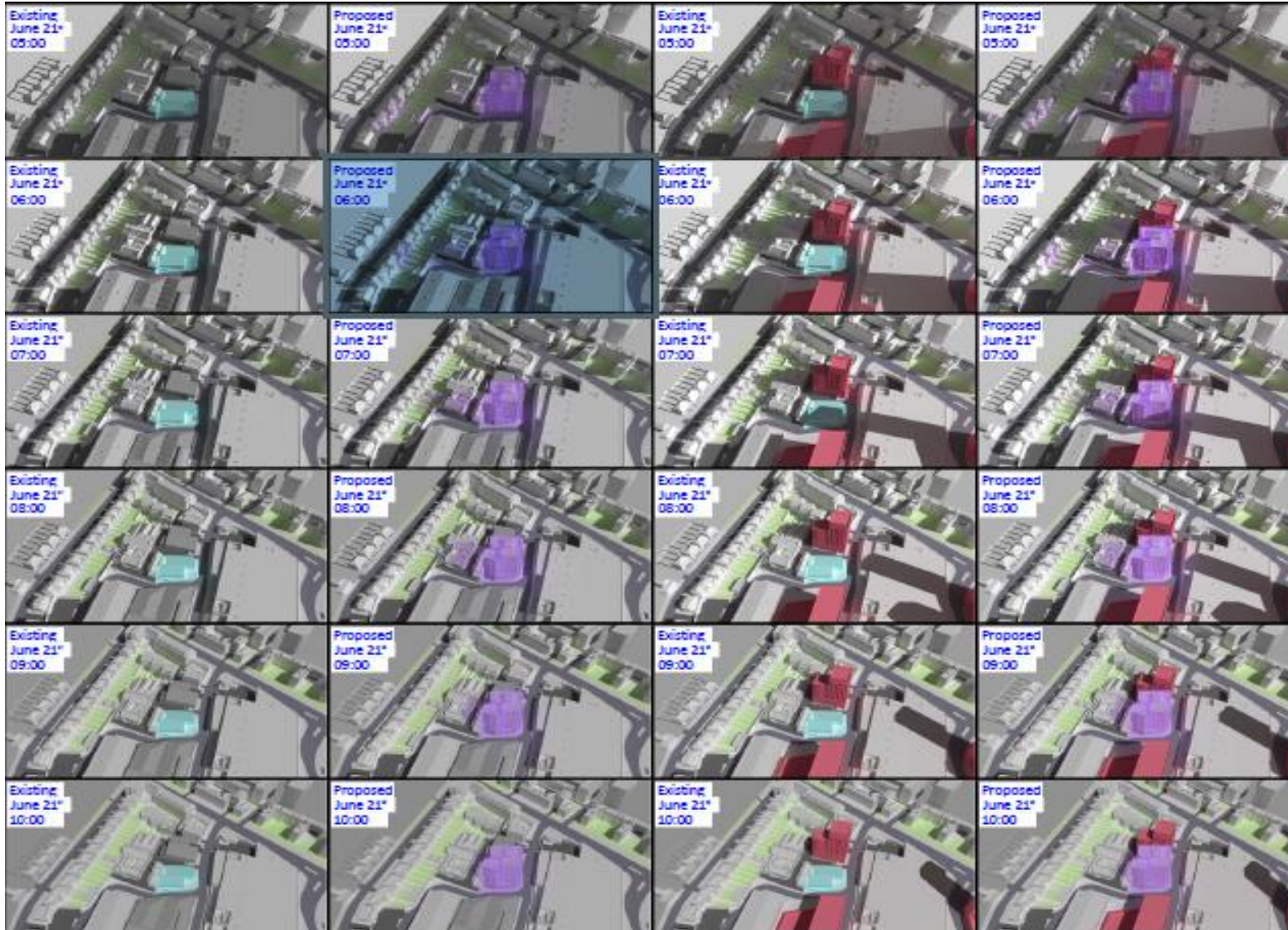
TRANSIENT SHADOW MARCH 21st - MORNING



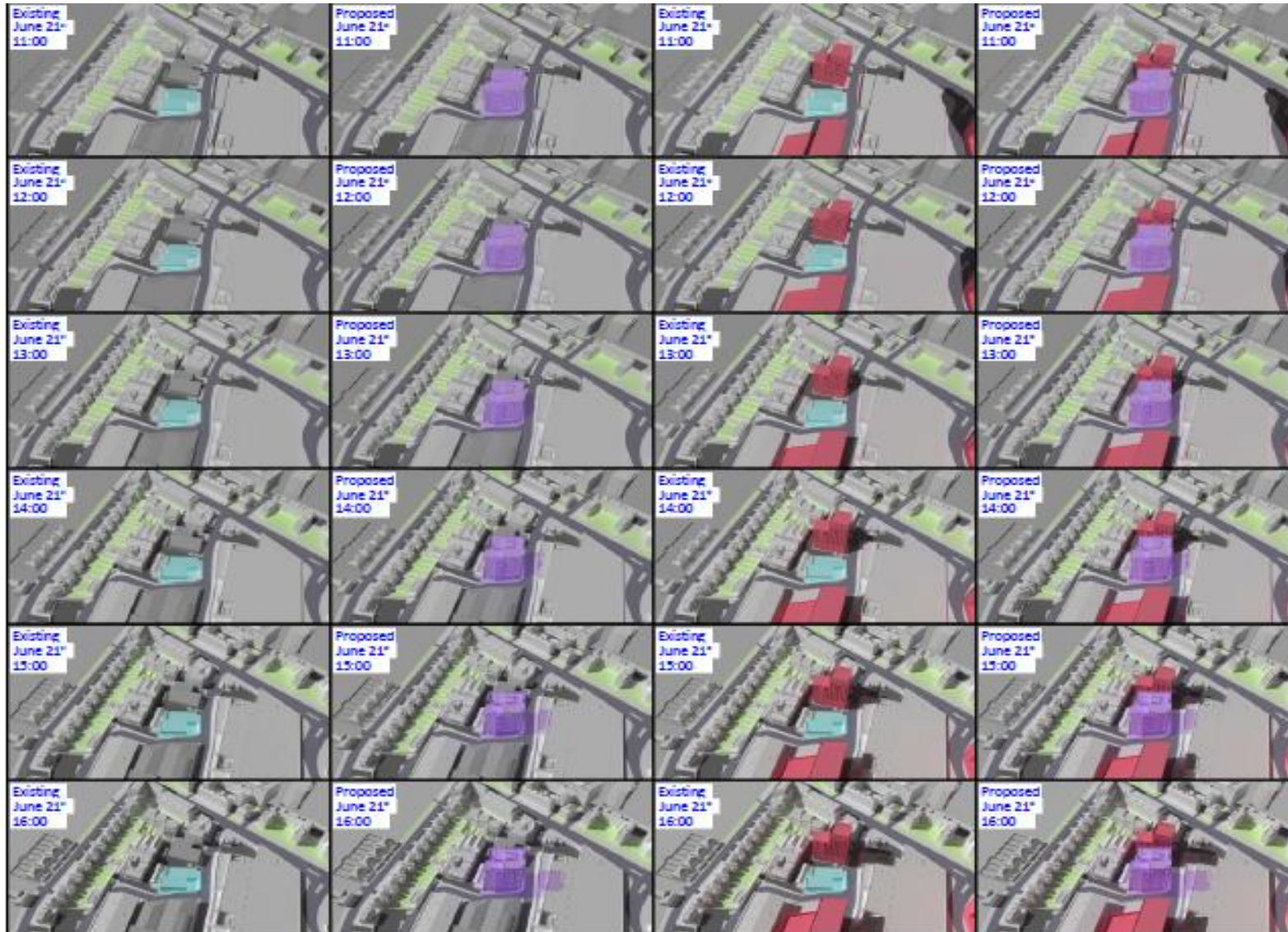
TRANSIENT SHADOW MARCH 21st - AFTERNOON



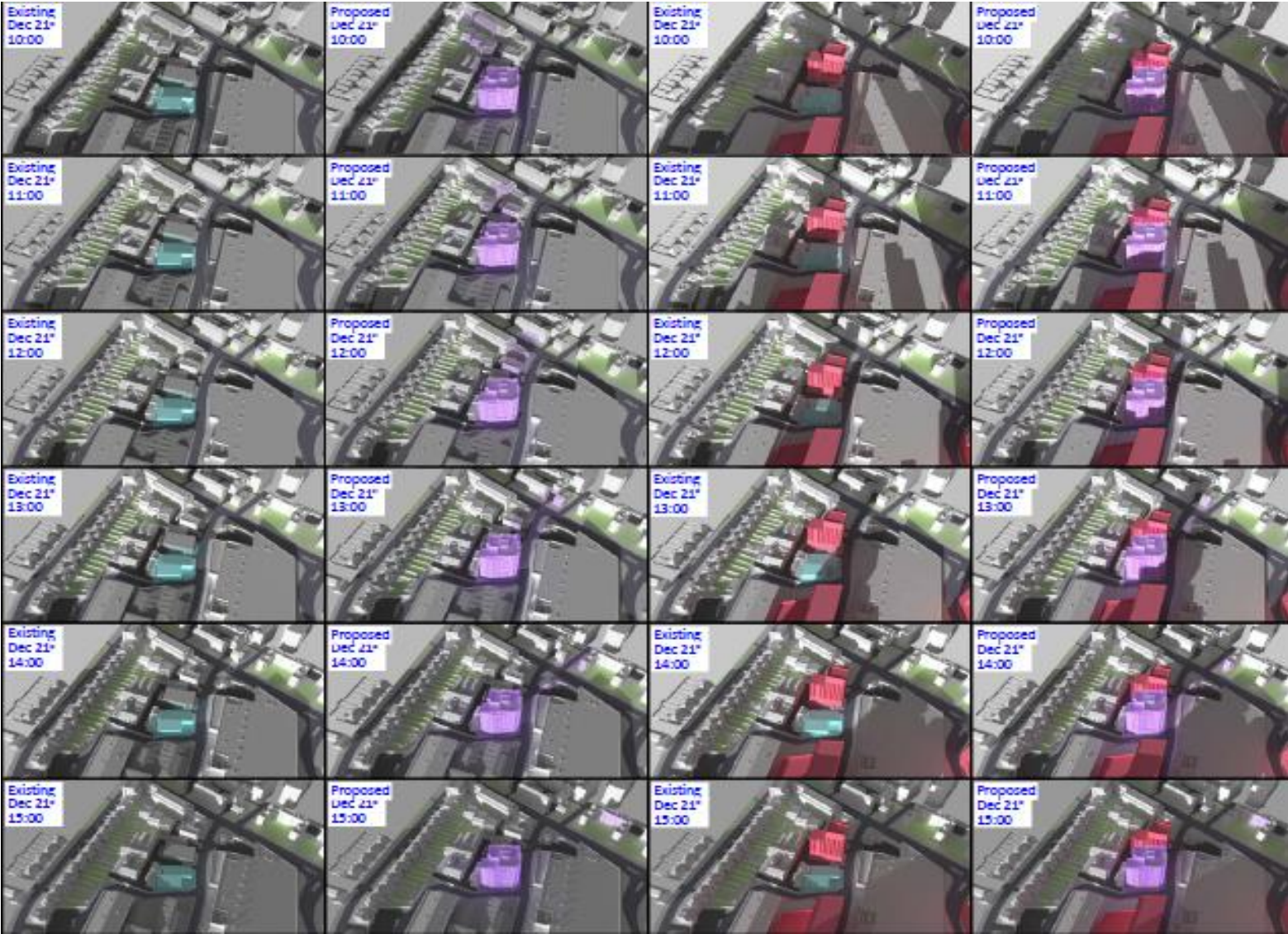
TRANSIENT SHADOW JUNE 21st - MORNING



TRANSIENT SHADOW MARCH 21st - AFTERNOON



TRANSIENT SHADOW DECEMBER 21st



IMPACT ON GLENGALL ROAD CA



SUSTAINABILITY AND LANDSCAPE



- Biodiversity net gain
- Increased Urban Greening Factor of 0.3
- Carbon off-set payment of £29,016
- CO2 savings on site are 71.49% for residential and 30.77% commercial

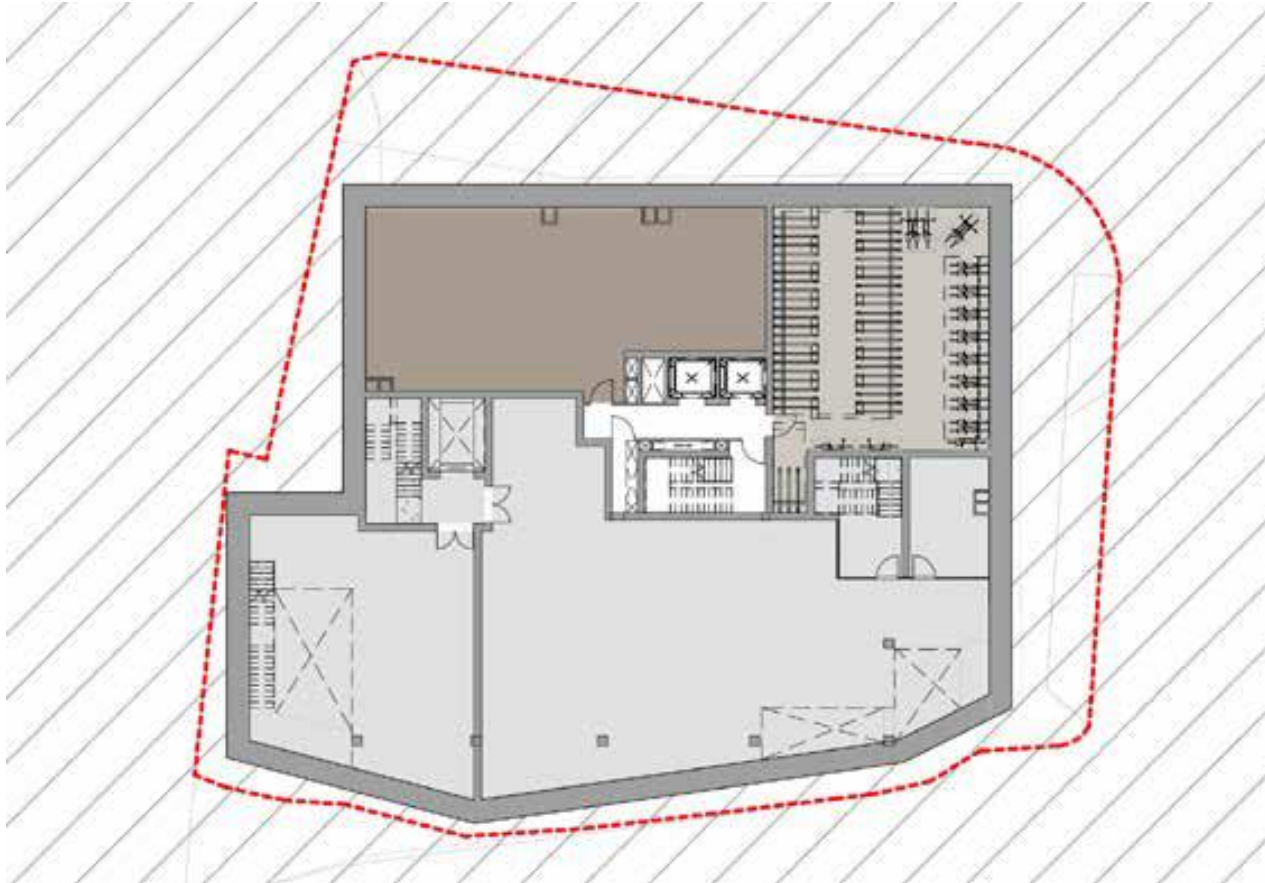
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TRANSPORT & PUBLIC REALM



- Active frontages created to all sides of the development
- Improved public realm to Ossory Road
- Two blue badge parking spaces

TRANSPORT & PUBLIC REALM



- Policy compliant cycle parking
- Car free development

CGI VIEWS OF DEVELOPMENT



SUMMARY

- 71 new homes to the Borough's housing stock
- 35.38% Affordable Housing (25.64% Social, 9.74% Intermediate)
- 1,438 sqm of Light Industrial floorspace (increase of 196 sqm on existing provision)
- Uplift in employment opportunities with potential for 17 jobs
- Environment, biodiversity and sustainability gains

Item No: 6.	Classification: Open	Date: 1 December 2020	Meeting Name: Planning Committee
Report title:		Addendum report: Late observations and further information	
Ward(s) or groups affected:		Borough and Bankside 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.

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 6.1: 20/AP/1009 - 25 LAVINGTON STREET, SOUTHWARK, LONDON, SE1 0NA.

Clarifications on the officer report

4. Paragraph 20 – It should be clarified that the extension to the east building would be four full storeys with an additional smaller pavilion storey that would not be visible from the street.
5. Paragraph 139 – The use of reclaimed bricks within the hard landscaping is still being investigated and as such it should be clarified that these are a potential incorporation. For this reason Condition 9 relating to materials salvaging should be removed.
6. Paragraph 195 – PV panels will be provided on the east building only.

Amendments to conditions

7. Condition 10 (Tree Planting) – The trigger on this condition should be amended to above grade works.
8. Condition 21 (BREEAM) – Part (i) should refer to BREEAM Design Stage.
9. Condition 33 (Hours of Use) – This should be corrected to allow Class D2 use to commence at 07:00 on Mondays - Saturdays

Conclusion of the Director of Planning

10. Having considered the additional information as set out above, the recommendation remains that planning permission should be granted, subject to conditions, referral to the Mayor of London, and completion of a s106 agreement.

Item 6.2 – 19/AP/7610 – 14-22 OSSORY ROAD, SE1 5AN

FACTORS FOR CONSIDERATION

Amendment to officer report

11. In the Case Officer's Report, the tables in the Executive Summary and paragraph 112 that demonstrates the number of private, social and intermediate units within the scheme has been revised to distinguish the provision of Studio units within the private mix. Amended tables are shown below:

Table in Executive Summary:

Market		Social Rented		Intermediate	
Studio	3	1 Bed	2	1 Bed	3
1 Bed	25	2 Bed	6	2 Bed	3
2 Bed	18	3 Bed	4	3 Bed	1
3 Bed	4	4 Bed	2	4 Bed	0
4 Bed	0				
	50		14		7

Table in paragraph 112:

Unit size	Private homes		Intermediate homes		Social rented homes	
	No.	%	No.	%	No.	%
Studio	3	6%	0	0	0	0%
1 bed	25	50%	3	42.86%	2	14.29%
2 bed	18 (5WC)	36%	3 (1WC)	42.86%	6 (2WC)	42.86%
3 bed	4	8%	1	14.28%	4	28.56%
4 bed	0	0%	0	0%	2	14.29%
Total	50		7		14	

12. Members are advised that the 6% studio flats figure above represents only the private mix. The 3 units within the 50 private units equates to 6%. When assessing the overall provision, the 3 studio flats comes to 4%, below the maximum of 5% within a development.
13. Members are advised that para 96 of the report is amended to the following wording:

'There are no tree or landscape constraints on, or adjacent to the subject site. Given that the site currently contains no trees, the development would result in a significant increase to the number of trees which enables the development to achieve an Urban Greening Factor of 0.3. Locations for the trees include street trees on the public space fronting the north elevation, and Ossory Road elevation. The Council's Urban Forester is supportive of the initiative to provide trees within the development; However, the size and species of the trees proposed still requires agreement to provide larger and more appropriate trees.'

Additional condition

14. A condition regarding the parapet height and finish to the eleventh floor terrace has been agreed with the applicant.
15. *Notwithstanding the approved plans, prior to commencement of works above grade, a revised drawing at scale 1:20 shall be submitted to and approved by the local planning authority in writing detailing a roof brick parapet with an increased height to 1.50m and the substitution of the glass balcony at roof level with black metal railings. The development shall not be carried out otherwise than in accordance with any such approval given*

Amended wording of conditions

16. Condition 23 of the revised recommendation has been amended to include landscaping measures to safeguard the amenity of the occupiers

that abut the tenth floor communal terrace. Amended wording copied in below:

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), and landscaping measures to safeguard the amenity of the two units abutting the tenth floor terrace shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

Removal of conditions

17. Members are advised that previously proposed condition numbers 28 and 33 relating to marketing of car free development and parking permit restriction respectively, have been removed as both conditions are covered within the S106 Agreement. As they are continuing obligations that do not just relate to the first occupation of the development and will bind successive purchasers of the land.

Additional informative

18. An informative has been attached notifying the applicant that the final design and details of the children's play space is to be reviewed by planning committee members before it is to be discharged as referred to in paras 93 and 143 of the Case Officer Report.

19. Given the above, the amendments to the conditions and informative list of the Case Officer's Recommendation has been added as an appendix. The appendix item to this addendum reflects the updated conditions and informatives as part of the recommendation to grant planning permission.

Public representations

20. Two comments were received from members of the public comprising of two letters of objection to the scheme. The comments are copied in below:

Comment 1:

Height of development

21. There is nothing else in the area that is this high. It will spoil the low-level aesthetic of the area which is not currently plagued by high-rise buildings. There is presumably a reason that Portway House was capped at four stories, and this may well open the floodgates in terms of high rise developments.

Overlooking issues

22. The new building - because it is so high - will overlook our balcony and significantly affect our privacy and outlook.

Road access

23. The turning into Ossory Road is at present hugely dangerous. I personally have witnessed 3 accidents on that corner (one which required my brother to give first aid and have ambulance attendance) - it is not at all designed for heavy usage (or even the usage it gets currently). The road is already regularly blocked with Asda vans and I've often been unable to pull out of our development. I'm concerned about building related traffic - HGVs, and the volume of cars that will inevitably come down once the building is built. If this is to go ahead, traffic lights need to be installed or a permanent access route through the industrial estate to the road where there are traffic lights agreed. Additionally I think a separate route for building vehicles should be agreed.

Noise of construction

24. With the move to everyone now working from home, I'm concerned about our ability to do this with significant construction noise so close to our building.

Development too high

- C:\2786_GA-E-E&S_East & South Context Elevations_V35.
- 1 / 1
- EXTRACT FROM DOCUMENTS.
19/AP/7610. 14-22 OSCARY RD.
- VIEWPOINT FROM UPPER REAR WINDOW 24 GLENGALL RD.
SHOWING TOP 4/5 STOREYS PROPOSED.
- VIEWPOINT FROM TOP OF FRONT STEPS, 26 GLENGALL RD.
-
- South Context Elevation
1 : 250

Conclusion of the Director of Planning

26. Having taken account of the additional consultation responses and the minor changes set out in this report, the conclusion remains that planning permission should be granted, subject to conditions (including those amended above) completion of the s106 agreement, and referral to the Mayor of London.

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