

## Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 8 October 2013 at 7.00 pm at Ground Floor Meeting Room G02B - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Nick Dolezal (Chair)  
Councillor Darren Merrill  
Councillor Mark Gettleson  
Councillor Rebecca Lury  
Councillor Adele Morris  
Councillor Nick Stanton  
Councillor Mark Williams

**OFFICER SUPPORT:** Jon Gorst, Legal services  
Simon Bevan, Head of Planning  
Terence McLellan, planning officer  
Yvonne Lewis, planning officer  
Michael Tsoukaris, planning officer  
Sally Crew, planning officer  
Zayd Al-Jawad, S106  
Barbara-Ann Overwater, S106  
Tim Cutts, planning officer  
Virginia Wynn-Jones, constitutional officer

### 1. APOLOGIES

There were no apologies.

### 2. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as the voting members.

### 3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

There was none.

The chair informed the committee of the following additional documents circulated prior to the meeting:

- Item 5: Minutes of 3 September 2013 and minutes of 17 September 2013
- Item 6: Addendum report
- Item 6: Member pack.

The chair also notified the committee of a variation to the order of business. Items 7-11 would be considered before item 6.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

The following declarations were made:

##### **Item 6**

Councillor Mark Williams informed the committee that his partner works for a residential investment company.

##### **Item 8**

Councillor Rebecca Lury informed the committee that she has been working with the TRA on the matter.

#### **5. MINUTES**

##### **RESOLVED:**

1. That the minutes of the open section of the meeting on 3 September 2013 be agreed as a correct record and signed by the chair.
2. That the minutes of the open section of the meeting on 17 September 2013 be agreed as a correct record and signed by the chair.
3. It was noted that the report on confidential information protocol in other boroughs will be circulated as a briefing note to members.

#### **6. DEVELOPMENT MANAGEMENT**

##### **RESOLVED:**

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of reports on the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports and draft decision notices unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

#### **6. SAMPSON HOUSE 64 HOPTON STREET SE1 9JH & LUDGATE HOUSE 245 BLACKFRIARS ROAD SE1 & ADJACENT RAILWAY ARCHES**

## Planning application reference number 12/AP/3940

Report: See pages 6-116 of the agenda and addendum report pages 1-3.

### Proposal:

*Demolition of existing buildings and the construction of a mixed use development totalling 144,571 sq.metres GEA comprising 489 flats (Class C3), 45,372 sqm (including basement) of offices (Class B1), 2,581sqm of retail (Classes A1-A5), 1,969sqm of community uses (Class D1) and 1,014sqm of gym (Class D2). New open space including formation of two new east-west routes, new public square, reconfigured vehicular and pedestrian access and works to the public highway with associated works including landscaping and basement car park for 200 cars (including 54 disabled car parking spaces) plus servicing and plant areas. Change of use of the railway arches from a nightclub to retail, gym and community uses. Configuration of the toilet block for retail uses and toilets.*

*The development contains of 9 new buildings: Ludgate A: 13 storeys (62.08m AOD), Ludgate B: 49 storeys (169.60m AOD), Ludgate C: 15 storeys (73m AOD), Sampson A: 17 storeys (62.85m AOD), Sampson B: 31 storeys, (112.10m AOD), Sampson C: 27 storeys (98.30m AOD), Sampson D: 14 storeys (60.80m AOD), Sampson E: 5 storeys (24.6m AOD), Sampson F: 6 storeys (28.9m AOD).*

The committee heard an officer's introduction to the report and members asked questions of the officer.

Members heard a representation from objectors of the application and asked questions.

The applicant's agents made representations to the committee and answered members' questions.

Members debated the application and asked questions of the officers.

A motion to grant planning permission was moved, seconded, put to the vote and declared.

### RESOLVED:

1. That planning permission is GRANTED subject to conditions and the applicant entering into an appropriate legal agreement by no later than 31 March 2014, and subject to referral to the Mayor of London;
2. If it is resolved to grant planning permission, that it is confirmed that the environmental information has been taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011;
3. That it is confirmed that, following issue of the decision, the Head of Development Management should place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 which contains the information required by Regulation 21 and that for the purposes of Regulation 24(1)(c) the main reasons and

considerations on which the Planning Committee's decision was based shall be set out as in the report and the addendum report;

4. In the event that the requirements of (a) are not met by 31 March 2014, the Head of Development Management be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 350
5. That the following conditions are included:
  - A commitment to investigate the use of river transport (barges) to transport construction materials to the site and demolition materials from the site.
  - An agreement to liaise directly with Arqiva with regards to the siting of cranes in order to ensure that telecommunications and TV signals will not be compromised during construction works.
  - Details of cycle awareness training to be undertaken by drivers of lorries in line with Crossrail Standards.
  - A commitment to require the fitting of skirts to all HGV's servicing the site, in order to maximise cyclist safety.
  - the S106 agreement should ensure community involvement in the strategy for selecting of public art.

**6. SOUTHERN ABUTMENT TO FORMER WEST BLACKFRIARS AND ST PAUL'S RAIL BRIDGE, BLACKFRIARS ROAD, LONDON SE1**

**Planning application reference number 13/AP/0392**

Report: See pages 117-125 of the agenda.

**Proposal:**

*Demolition of three bollards, adjacent boundary walls and steps and associated structures, in connection with the Ludgate and Sampson House redevelopment (ref 12/AP/3940).*

This was heard alongside item 6.1.

A motion to grant listed building consent was moved, seconded, put to the vote and declared.

**RESOLVED:**

1. That listed building consent be granted.
2. In the event that application 12-AP-3940 is refused, that LBC also be refused on the grounds that no acceptable scheme for the development of the site is in place.

**7. ARTICLE 4 DIRECTIONS TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS GRANTED BY SCHEDULE 2, PART 3, CLASS C AND SCHEDULE 2, PART 4, CLASS D OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED)**

Report: See pages 126-212 of the agenda.

The committee heard an officer's introduction to the report and members asked questions of the officer.

Members discussed the report.

**RESOLVED:**

That the planning committee:

1. Approved an immediate Article 4 Direction (Appendix A) to withdraw the permitted development rights granted by Schedule 2, Part 3, Class C, for changes of use from of A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaways) to A2 (financial and professional services) in Southwark's protected shopping frontages (Appendix C).
2. Approved an immediate Article 4 Direction (Appendix B) to withdraw the permitted development rights granted by Schedule 2, Part 4, Class D for a change of use to a flexible use falling within either class A1 (shops), class A2 (financial and professional services), class A3 (restaurants and cafes) or class B1 (business) from uses falling within use classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments), A5 (hot food takeaways), B1 (business), D1 (non-residential institutions) and D2 (assembly and leisure) in Southwark's protected shopping frontages (Appendix C).
3. Noted the equalities analysis of the proposed Article 4 Directions (Appendix D).

**8. PUBLIC CONSULTATION ON MAKING A NON-IMMEDIATE ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS GRANTED BY SCHEDULE 2, PART 3, CLASS I OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED) ON HENSHAW STREET, SE17, EAST WALWORTH**

Report: See pages 213-239 of the agenda.

The committee heard an officer's introduction to the report and members asked questions of the officer.

Members discussed the report.

**RESOLVED:**

That the planning committee:

4. Approved public consultation on making a non-immediate Article 4 Direction (Appendix A) to remove permitted development rights granted by Schedule 2, Part 3, Class I of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) which allows a change of use from a dwellinghouse (use class C3) to a house in multiple occupation (use class C4) and vice versa on Henshaw Street, SE17 (Appendix B).
5. Noted the equalities analysis of the proposed Article 4 Direction (Appendix D).

**9. RELEASE OF S106 MONIES TOTALLING £185,330 FROM DEVELOPMENT AROUND CAMBERWELL FOR PUBLIC REALM AND ENVIRONMENTAL IMPROVEMENT WORKS IN CAMBERWELL TOWN CENTRE, INCLUDING PLAY EQUIPMENT AND TREES IN CAMBERWELL GREEN**

Report: See pages 240-250 of the agenda.

The committee heard an officer's introduction to the report and members asked questions of the officer.

Members discussed the report.

**RESOLVED:**

1. To note the comments from Camberwell Community Council about the proposed expenditure.
2. To authorise release of £185,330 of section 106 funding broken down as:
  - £109,839 from land at 69-91(odd) Camberwell Station Road and 90-106 (even), and 108A Warner Road, London, SE5 a/n 330 (06-AP-2183)
  - £36,862 from 316-322 Camberwell New Road London SE5 a/n 437 (09-AP-0717)
  - £28,629 from 67 Crawford Road, London, SE5 9NF a/n 462 (09-AP-0841)
  - £10,000 from 254-268 Camberwell Road, London, SE5 a/n 604 (11-AP-3181)

towards the public realm improvement works in Camberwell Town Centre including play equipment and trees in Camberwell Green.

**10. S106 RELEASE REPORT FOR £160,891 TO REFURBISH THE ATHLETICS FACILITIES AT SOUTHWARK PARK FROM LOCAL DEVELOPMENTS**

Report: See pages 251-254 of the agenda.

The committee heard an officer's introduction to the report and members asked questions of the officer.

Members discussed the report.

**RESOLVED:**

1. To authorise the release of £160,891 of section 106 funding from the legal agreements in respect of the following developments:

- £134,479 - 11/AP/0139, a/n 557 Silwood Estate (Phase 4b), Land At Silwood Street, Debnams Road, Corbetts Lane, London SE16
- £16,505 - 10/AP/3458 a/n 541 Southwark Park Club, 386 Southwark Park Road, London, SE16 2ET And
- £9,907 - 10/AP/0614 a/n 498 Southwark Park Club, 386 Southwark Park Road, London, SE16 2ET

towards the refurbishment of athletics facilities at Southwark Park.

**11. RELEASE OF £282,203.77 S106 MONIES FROM THE ELMINGTON REDEVELOPMENT 11/AP/4309 TOWARDS IMPROVEMENTS TO THE SOUTHERN ENTRANCE OF BURGESS PARK**

Report: See pages 255-259 of the agenda.

The committee heard an officer's introduction to the report and members asked questions of the officer.

Members discussed the report.

**RESOLVED:**

1. To authorise the release of £282,203.77 monies from the S106 Agreement from the Elmington estate, site bounded by Edmund St, Southampton Way and Notley Street, 11/AP/4309 a/n 620 for the improvements works to the southern entrance of Burgess Park.

Meeting ended at 9.45 pm

**CHAIR:**

**DATED:**