

Item No:	Classification	Committee:	Date:
	Open	Planning Sub-Committee A	12 June 2012
From: Head of Development Management		Title of Report: <u>Addendum</u> Late observations, consultation responses, and further information.	

PURPOSE

- 1 To advise Members of observations, consultation responses and further information received in respect of the following planning application 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 this 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:

3.1 Item 1 – Octavia House, Union Street

3.2 *Description*

Whilst the detailed description of the development is included within the main body of the report, it is considered that a more accurate description of the development is as follows:

Renewal of planning permission reference: 09-AP-0489 dated 2 July 2009 for:
(Redevelopment of the site to create a part four, part six, part seven and part nine storey building (being predominantly 9 storey) containing nine residential units (comprised of 3 x two bed, 5 x three bed and 1 x four bed units) and 2440sqm of commercial floor space of which 286sqm is in retail or financial or professional services uses (Class A1/A2) and 2154sqm is in office use (Class B1).

3.3 *Quality of Accommodation*

It is noted that two of the main bedrooms in Flat 2 and 5 at 10.44 square metres are below the minimum for a double room of 12 square metres as set out in the Residential Design Standards SPD 2011. However, the Inspector in paragraph 17 of the 2009 decision still considered that the proposal provided satisfactory living accommodation for future occupiers. It is also considered that the provision of a large single bedroom of 10.24 square metres would help off set the shortfall in the main bedroom, and overall the flat is above the minimum floor area required for a two bedroom flat. The other units are above the average floor area required and on balance, the level of accommodation is considered acceptable.

The schedule of accommodation is as follows:-

Flat 1, three bedroom 4 person unit – overall 90.72 sq m
Living area 37.2 sq m, Bedroom 1 12.92 sq m Bedrooms 2 and 3 9.24 sq m

Flat 2, two bedroom 3 person unit – overall 67 sq m
Living area 34.12 sq m, Bedroom 1 10.44 sq m and Bedroom 2 10.24 sq m

Flat 3, three bedroom 4 person unit – overall 105.68 sq m
Living area 38.72, Bedroom 1 13.44 sq m and Bedrooms 2 and 3 11.76 sq m

Flat 4, three bedroom, 4 person unit – overall 90.72 sq m
Living area 37.2 sq m, Bedroom 1 12.92 and Bedrooms 2 and 3 9.24 sq m

Flat 5, two bedroom 3 person unit – overall 67.0 sq m
Living area 32.4 sq m, Bedroom 1 10.33 sq m and Bedroom 2 10.24 sq m

Flat 6, two bedroom 3 person unit – overall 81.6 sq m
Living room 32.4 sq m, Bedroom 1 13.44 sq m and Bedroom 2 11.76 sq m

Flat 7, three bedroom 4 person unit - overall 90.72 sq m
Living room 37.2 sq m, Bedroom 1 12.92 sq m and Bedrooms 2 and 3 9.24 sq m

Flat 8, three bedroom 4 person unit – overall 83.72 sq m
Living room 34.12 sq m, Bedroom 1 17.92 sq m, Bedrooms 2 and 3 10.44
and 10.24 sq m

Flat 9, four bedroom 6 person unit – overall 155.2 sq m
Living room 54.76 sq m. Bedroom 1 18 sq m, Bedroom 2 12.25 sq m and Bedrooms 3 and
4 10.08 sq m

3.4 *Environment Agency condition*

The requested Environment Agency condition has been duplicated within the recommendation and therefore condition 20 should be deleted and condition 11 retained.

3.5 *Transportation*

The Transport Team have requested that the developer provide a Travel Plan and a Service Management Plan.

The Travel Plan is to be secured through the S.106 legal agreement with a fee also securing £3,000 for its monitoring.

In terms of the Service Management Plan it is recommended that the following additional condition (20) is imposed:

(20) No development shall take place until a Delivery and Servicing Plan detailing how the site is to be serviced has been 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 be occupied in accordance with the recommendations of the Delivery and Servicing Plan.

Reason:

In order that the safe operation of the transport network is maintained and to ensure in compliance with saved policy 5.2 'Transport Impacts' of the Southwark plan 2007 and strategic policy 2 'Sustainable Transport' of the Core Strategy 2011.

3.6 *Planning Contributions*

The full Crossrail Levy contribution of £110,285 is to be secured by the Section 106 Agreement (rather than the difference between the Crossrail Levy and CIL as previously calculated).

As such, the overall total payment rises to £296,315 from £224, 810 as stated in paragraph 59 of the report.

This increase fee has been updated within the legal agreement.

3.7 **Comments from Head of Development Management**

Taking into account the additional information set out above, the recommendation remains that planning permission be granted subject to the revised conditions and completion of the legal agreement.

REASON FOR LATENESS

4. The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

REASON FOR URGENCY

- 5 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 Sub-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/enforcements and would inconvenience all those who attend the meeting.

Lead Officer: Gary Rice - Head of Development Management

Background Papers: Individual case files.

Located at: 160 Tooley Street London SE1.