

Item No: 7.	Classification: Open	Date: 1 October 2014	Meeting Name: Planning Sub-Committee B
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Brunswick Park	
From:		Head of Development Management	

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 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 - 2 HAVIL STREET, ADJACENT TO 160 SOUTHAMPTON WAY, LONDON, SE5 7SD**
 - 3.2 The main report explains that the applicant has significant interest in site 1 (under application ref 14-AP-0764) and they own site 2 (this application). Officers would like to clarify that the applicant does not actually own site 2, but Family Mosaic's interest in site 2, is a contract to purchase. This does not affect the planning merits of the scheme and officers are confident that because the applicant has significant interest on both of the sites, the delivery of the schemes together can readily be secured by a combined s106 agreement.

Para 55

Clarification should be made on the level of communal amenity space. There should be approximately 76.2sqm of communal amenity space and the scheme provides 75.8sqm. The level of communal amenity space would be under the required amount by 0.5sqm, a shortfall that is considered to be negligible..

Para 65

This paragraph should read as follows:

"Servicing and deliveries are proposed to take place *on street* and the refuse stores are located conveniently for the waste contractors and residents. The Transport Planning Team has however requested further details regarding the expected number, frequency and type of vehicles expected and swept paths for

the largest vehicle, which could be conditioned in the form of a delivery and servicing management plan.”

3.3 Amend Condition No. 11 (Code for Sustainable Homes)

a) Prior to commencement of above grade work, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum Level 4 or equivalent Code Level rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

b) Before the first occupation of the building hereby permitted, a Code for Sustainable Homes final certification (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

3.4 Amend wording of Condition No. 23 (Internal noise levels)

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T * and 45dB LAFmax

Living rooms- 30dB LAeq, T **

*- Night-time 8 hours between 23:00-07:00

**Daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 ‘High environmental standards’ of the Core Strategy (2011) saved policies 3.2 ‘Protection of amenity’ and 4.2 ‘Quality of residential accommodation’ of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

3.5 Amend wording Condition No. 24 (noise levels adjacent to commercial use)

The habitable rooms within the development sharing a party wall element with the other shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall is constructed to meet a minimum of 5dB improvement compared with the Building Regulations standard set out in Approved Document E. ~~A report shall be submitted to and approved in writing by the Local Planning Authority.~~ The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with strategic policy 13 ‘High environmental standards’ of the Core Strategy (2011), saved Policy 3.2

Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

Item 2 - 184-188 SOUTHAMPTON WAY/ 5A HAVIL STREET SE5 7EU

- 3.6 The main report explains that the applicant has significant interest in site 1 (under application ref 14-AP-0764) and they own site 2 (this application). Officers would like to clarify that the applicant does not actually own site 2, but Family Mosaic's interest in site 2, is a contract to purchase. This does not affect the planning merits of the scheme and officers are confident that because the applicant has significant interest on both of the sites, the delivery of the schemes together can readily be secured by a combined s106 agreement.

Para 43

This paragraph should read as follows:

The proposed Block C would be located between No. 190 Southampton Way and Beacon House. *The proposed building would protrude approximately 1m beyond the rear building line of No. 190, this modest amount would not cause an adverse impact on natural light or outlook.* There are no flank windows at Beacon House and therefore there is no loss of outlook or natural light.

Para 53

Clarification should be made on the level of communal amenity space. The level of communal amenity space would make up the shortfall for private amenity space. There should be approximately 96.1sqm of communal amenity space and the scheme provides 155.3sqm.

Para 66

This paragraph should read as follows:

Servicing and deliveries are proposed to take place *on street* and the refuse stores are located conveniently for the waste contractors and residents. The Transport Planning Team has however requested further details regarding the expected number, frequency and type of vehicles expected and swept paths for the largest vehicle, which could be conditioned in the form of a delivery and servicing management plan.

- 3.7 Amend wording of Condition No. 7 (Tree protection)

Notwithstanding the Tree Survey ref F499AIA, the existing trees on or adjoining the site which are to be retained as shown on the approved ground floor plan shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Tree Survey F499AIA. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

3.8 Amend Condition No. 11 (Code for Sustainable Homes)

c) Prior to commencement of above grade work, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum Level 4 or equivalent Code Level rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

d) Before the first occupation of the building hereby permitted, a Code for Sustainable Homes final certification (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

3.9 Amend wording of Condition No. 25 (Internal noise levels)

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T * and 45dB LAFmax

Living rooms- 30dB LAeq, T **

*- Night-time 8 hours between 23:00-07:00

**Daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

3.10 Remove Condition No. 26 (noise levels adjacent to commercial use)

REASON FOR URGENCY

4. 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

REASON FOR LATENESS

5. 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.

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