

Item Nos: 6.1 and 7	Classification: Open	Date: 8 September 2015	Meeting Name: Planning Committee
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		All	
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 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: L

Item 6.1 – 14/AP/4640 for: Full Application – CAPITAL HOUSE, 40 - 46 WESTON STREET, LONDON SE1 3QD

- 3.1. The main report noted that the development would follow the London Plan's energy hierarchy as shown in their energy assessment. However, the energy savings have not been based on Part L 2013 as the development is registered under Part L 2010. The GLA had requested that the energy work be reviewed and updated in line with Part L 2013 of the Building Regulations. It was also asked that the applicant investigate further improvements to the energy efficiency performance of the building and provide further calculations and investigate further improvements to the curtain wall thermal performance.
- 3.2. The applicant has provided the GLA with further evidence and calculations of the thermal performance of the façade and after consultation with the GLA, a condition requiring details to be submitted and approved is recommended. This condition would secure details demonstrating reasonable endeavours to reduce average U values across all facades of the building to 1.5W/m²K.
- 3.3. Accordingly, this condition shall be added:

Notwithstanding the Energy Strategy hereby approved, details of the thermal performance for the facade shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The submitted details shall demonstrate reasonable endeavours to reduce average U values across all facades of

the building to 1.5W/m2K. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure the stated energy measures are secured in accordance with Policy 5.2 Minimising Carbon Dioxide Emissions of the London Plan 2015, Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011 and Saved Policy 3.4 Energy Efficiency of the Southwark Plan 2007.

3.4. Remove condition

An error was made in the recommendation whereby Condition No. 23 relates to the submission of a Car parking management plan. No associated car parking is proposed on this site apart from the 2 No. disabled parking spaces and Condition No. 18 would ensure this provision. Condition No. 23 should therefore be omitted.

Item 7 – WALWORTH ROAD CONSERVATION AREA

4. After the publication of the Agenda for this Planning Committee and in advance of the meeting the Walworth Society has published its Historic Area Assessment (HAA) for the Walworth Road. The information can be found at the Walworth Society web-page at the following address:

<http://walworthsociety.co.uk/index.php/news/151-walworth-road-historic-area-assessment>

5. This HAA marks the culmination of more than two years of work for the Walworth Society. It charts the development of the Walworth Road from its early establishment as a Roman and later Saxon and Anglo-Saxon road, through its various phases of development: Georgian; then Victorian; and finally early to mid-20th Century phases, to the cohesive townscape that can be seen today.

6. T
he publication of an HAA is an important document for any proposed conservation area. It helps to define the historic and cultural significance of the Walworth Road and demonstrates the level of historic interest in the Walworth Road worthy of being conserved or enhanced as required by the NPPF 2012.

REASON FOR URGENCY

7. 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

8. 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
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Individual files	Chief Executive's Department 160 Tooley Street, London SE1 2QH	Planning Enquiries telephone: 020 7525 5403
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