

Item No.	Classification:	Date:	Meeting Name:
6.1	Open	3 November 2015	Planning Committee
Report title:	<p>Development Management planning application: Application 15/AP/2511 for: S.73 Vary/remove conditions/minor alterations</p> <p>Address: KINGS REACH TOWER, STAMFORD STREET, LONDON SE1 9LS</p> <p>Proposal: Variation of condition 2 (approved plans) of planning permission 11/AP/3797 (granted on 13 March 2012) for the refurbishment and recladding of the tower and podium buildings, erection of six additional storeys to the tower for residential use and change of use of floors 11 to 30 of the tower from offices to residential, erection of a series of extensions and additions for office use and creation of retail space, pool and gym on the ground floor, and formation of a new pedestrian route linking Stamford Street to Upper Ground.</p> <p>The amendments consist of:</p> <ul style="list-style-type: none"> i. alteration and enlargement of the Stamford Street offices ii. alteration and enlargement of the tower office entrance on Hatfields; iii. introduction of new internal accommodation stair to tower; iv. extension of retail units 4 (fronting Hatfields) and 7 (within new pedestrian route); v. subdivision of retail unit 5 (within new pedestrian route); vi. revised design and layout for the 7th floor Stamford Street office roof terrace. 		
Ward(s) or groups affected:	Cathedrals		
From:	Director of Planning		
Application Start Date	23/06/2015	Application Expiry Date	04/11/ 2015
Earliest Decision Date	28/08/2015		

RECOMMENDATION

1. That planning permission be granted, with additional conditions relating to terrace hours of use and terrace lighting.

BACKGROUND INFORMATION

Site location and description

2. The site comprises an urban block bounded by Upper Ground, Rennie Street, Stamford Street and Hatfields. It accommodates a 30 storey former office tower building now known as South Bank Tower, currently being extended by 11 storeys and to be used for offices and flats; and an adjacent 8 storey T shaped podium block previously in office and retail use and in the process of being remodelled for continued office and retail use. Rennie Court, a T- shaped block which comprises 99 residential flats, lies in the north-eastern part of the urban block, but the flats do not form part of the application site.
3. Stamford Street to the south of the site is a strategic road which is managed and maintained by Transport for London.
4. A major refurbishment and extension of the site is currently being implemented, in accordance with planning permission ref: 11/AP/3797 for the provision of offices, retail and residential uses. A later permission, ref: 13/AP/1403 for a vertical extension to the tower is also being implemented. A series of roof terraces were approved as part of the 11/AP/3797 permission for terraces at seventh floor level (for the offices) and 10th floor level (for the tower residential).

Details of proposal

5. A series of amendments are proposed to the permitted scheme, primarily related to the reconfiguration of the two office entrances within the development, some associated changes to the retail provision and the amended design for the 7th floor office roof terrace. The offices are contained within the tower from ground floor to floor 10 (Tower offices) and the T shaped podium building on Stamford Street (Stamford Street offices). As originally submitted, some additional changes were also proposed, namely the provision of a layby and relocation of a street tree and bus stop on Stamford Street. However these aspects were removed from the plans owing to an objection from Transport for London. Amended plans were also submitted to revise the layout of the terrace in response to neighbours comments. Each change is described in detail below.
 - i. alteration and enlargement of the Stamford Street offices
6. It is proposed to widen the existing entrance into the Stamford Street offices, by extending into the adjoining retail unit (no.8). This would allow for the provision of a larger entrance than that which was permitted. The entrance to the pedestrian route is also widened at this point.
 - ii. alteration and enlargement of the Tower office entrance on Hatfields
7. It is proposed to extend the tower office entrance into the adjoining retail unit (no.3) again to allow for the provision of a larger entrance and also to give the offices more presence on Hatfields.
 - iii. introduction of a new internal accommodation stair to tower
8. This change is an internal change for the provision of a new staircase to serve all the office levels within the tower, from ground to the tenth floor. The staircase would be located within the existing recess between the tower and the podium building.

- iv. extension of retail units 4 (fronting Hatfields) and 7 (within new pedestrian route)
9. The expansion of retail unit 4 is as a result of closing the narrow street connection to Hatfields. Retail unit 7 is proposed to be expanded into the internal pedestrian street.
- v. subdivision of retail unit 5 (within new pedestrian route)
10. This change is a subdivision of retail unit 5 which faces the pedestrian street, to create a small retail kiosk.
- vi. revised design and layout for the 7th floor Stamford Street office roof terrace
11. The 11/AP/3797 permission marked an area on the 7th floor of the Stamford Street office building for use as a roof terrace. The plans approved under that consent detail a row of eight Field Maple trees, hedge planting and some decking. It is now proposed to amend this layout, with the addition of tree and hedge planting, decking, seating and a steel pergola over the main terrace walkway.

Planning history

12. The site has a long planning history. Planning permission for the part refurbishment and part redevelopment of the site was granted planning permission in October 2011 (ref 11/AP/1071), followed by a series of other design changes in March 2012 (ref 11/AP/3797) which is the scheme currently being implemented. The permission involves the creation of new publicly accessible routes through the western part of the site [hereby referred to as the “new pedestrian route”]; the primary route linking Stamford Street to Upper Ground and a secondary route to Hatfields. A further permission was granted in August 2013 (ref 13/AP/1403) for a vertical extension of the tower for residential use. The most relevant planning applications are listed below.
13. 11/AP/1071 Application type: Full Planning Permission (FUL)
Refurbishment and re-cladding of the tower and podium buildings, erection of six additional storeys to the tower for residential use [132.2m AOD to top of core] and change of use of floors 11 to 30 of the tower from offices to residential [to provide a total of 173 flats]; erection of a series of extensions and additions for office use including the erection of a ten storey infill atrium building between the tower and T shaped podium, erection of a part one, part three storey roof extension to the podium building and a series of other extensions to the north, east and west of the podium building to accommodate plant and stair cores. Creation of retail (Class A1, A2, A3 and A4) space, pool and gym (Class D2) on the ground floor, provision of new and refurbished landscaping, plant and equipment, formation of new accesses, including formation of a new pedestrian route linking Stamford Street to Upper Ground, and public realm improvements.

Decision date 04/10/2011 Decision: Granted with Legal Agreement

14. 11/AP/3797 Application type: S.73 Vary/remove conditions/minor alterations (VAR)
Variation of Condition 2 (approved plans) of planning permission 11-AP-1071 (for refurbishment and re-cladding of the tower and podium buildings, erection of six additional storeys to the tower for residential use and change of use of floors 11 to 30 of the tower from offices to residential, erection of a series of extensions and additions for office use and creation of retail space, pool and gym on the ground floor, and formation of a new pedestrian route linking Stamford Street to Upper Ground), in order to allow the following amendments to be made:

- i. correction of the site plan boundary to shift the boundary 800mm away from Sea Containers House on Upper Ground;
- ii. reduction in the footprint of the ground floor residential cycle parking store;
- iii. subdivision of the retail unit on the corner of Rennie Street and Upper Ground;
- iv. shifting of the building line of the retail unit on the corner of Rennie Street and Upper Ground further to the south to allow for the retention of street trees.

Decision date 13/03/2012 Decision: Granted with Legal Agreement

15. 13/AP/1464 Application type: Variation: non-material changes (VNMC)
Non-material amendments to planning permission 11-AP-3797 consisting of:
1. Ground floor/office entrance (relocation of Stamford Street office entrance)
 2. Tower office entrance (provision of flexible Class A1-A4/B1 space at tower entrance)
 3. South-west corner (provision of a ground and first floor retail unit at corner of Stamford Street and Hatfields and provision of offices at first floor level)
 4. Unit at north end of route through site (enlarged retail unit on Upper Ground)
 5. Revisions to basement extent
 6. Cycle and shower provision
 7. Relocation of parking spaces
 8. Sixth floor slab retained
 9. Revisions to basement east and west core
 10. Core detailed design changes
 11. Courtyard stair (relocation of stair pod enclosure)
 12. Changes to residential layouts
 13. Changes to outdoor and private amenity space

Decision date 01/08/2013 Decision: Agreed

16. 13/AP/1403 Application type: Full Planning Permission (FUL)
The erection of an 11 storey roof extension to existing South Bank Tower (formerly King's Reach Tower), rising to a maximum of 42 storeys, comprising 36 residential units [maximum overall height 154.860m AOD].

Decision date 12/08/2013 Decision: Granted with Legal Agreement

17. 14/AP/4258 Application type: Approval of Details (AOD)
Details of the landscaping design pursuant to Condition 6 of planning permission 11-AP-3797 for: Variation of Condition 2 (approved plans) of planning permission 11-AP-1071 (for refurbishment and re-cladding of the tower and podium buildings, erection of six additional storeys to the tower for residential use and change of use of floors 11 to 30 of the tower from offices to residential, erection of a series of extensions and additions for office use and creation of retail space, pool and gym on the ground floor, and formation of a new pedestrian route linking Stamford Street to Upper Ground).

Decision date: 04/06/2015 Decision: Granted

Planning history of adjoining sites

18. Many of the surrounding sites have been granted planning permission for substantial office and residential developments including at Sea Containers House, 1 Blackfriars

Road, 240 Blackfriars Road, Wedge House, 32-40 Blackfriars Road. Where relevant, reference to these permissions will be referred to in the main assessment section of the report.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

19. The main issues to be considered in respect of this application are:
- i) principle of the proposed development in terms of land use;
 - ii) impact on office provision;
 - iii) impact on retail provision;
 - iv) impact upon the amenity of adjoining occupiers (with respect to the 7th floor terrace);
 - vi) design issues;
 - vii) planning obligations;

Planning policy

20. The site is subject to the following designations; Bankside and Borough District Town Centre, Bankside, Borough and London Bridge Opportunity Area, Central Activities Zone, Archaeological Priority Zone, Strategic Cultural Area and the Air Quality Management Area.

National Planning Policy Framework (the Framework)

21. The NPPF came into effect on 27 March 2012 and is a material planning consideration. Relevant sections are:
Section 1: Building a strong, competitive economy
Section 2: Ensuring the vitality of town centres
Section 4: Promoting sustainable development
Section 7: Requiring good design

22. London Plan 2015

Policy 2.9 Inner London
Policy 2.11 Central Activities Zone – Strategic Functions
Policy 2.13 Opportunity Areas and intensification areas
Policy 4.1 Developing London's economy
Policy 4.12 Improving opportunities for all
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 8.2 Planning obligations
Policy 8.3 Community infrastructure levy

23. Core Strategy 2011

The relevant policies of the Core Strategy are:
Strategic Policy 1 - Sustainable development
Strategic Policy 3 - Shopping, leisure and entertainment
Strategic Policy 10 - Jobs and businesses
Strategic Policy 12 - Design and conservation
Strategic Policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

24. The Council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Policy 1.1 Access to Employment Opportunities

Policy 1.4 Employment Sites outside the Preferred Office Locations and Preferred Industrial Locations

Policy 1.7 Development within Town and Local Centres

Policy 2.5 Planning Obligations

Policy 3.1 Environmental Effects

Policy 3.2 Protection of Amenity

Policy 3.11 Efficient Use of Land

Policy 3.12 Quality in Design

Policy 3.13 Urban Design

Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites

Supplementary Planning Documents

25. Blackfriars Road SPD 2014

Principle of development

26. S73 of the Town and Country Planning Act 1990 (as amended) allows applicants to vary or remove conditions on existing permissions. Guidance on the use of this procedure is provided in 'Greater flexibility for planning permissions: Guidance' which was published by the Department for Communities and Local Government in October 2010. The guidance relates to the use of this procedure to seek amendments to existing planning permissions, most commonly physical alterations to a consented scheme by varying the approved plans condition. It advises that the development which the application under this procedure seeks to amend will already have been judged to be acceptable in principle at an earlier date. It advises that these applications should be determined in accordance with the development plan, but local planning authorities should, in making their decisions, focus their attention on national or local policies or other material considerations which may have changed significantly since the original grant of permission, as well as the changes sought. The effect of granting a s73 permission would essentially be to issue a new consent, although the parent permission would remain in place and either permission could be implemented.
27. The principle of the development in terms of the refurbishment and extension of the existing buildings, including change of use of the tower at the upper levels from offices to residential was previously considered to be in compliance with all relevant policies and found to be acceptable when planning permission was originally granted in 2011. Since that decision was taken, the London Plan 2015 and Blackfriars Road SPD 2014 have been adopted. The London Plan and The Blackfriars Road SPD continue to support the creation of increased employment and retail space within town centre alongside residential developments. Accordingly, there has been no

significant change in policy circumstances since that permission was granted, and the principle of development on the site remains acceptable. The considerations should therefore focus on the specific aspects that are proposed to be amended and these are discussed below.

Office provision

28. The proposal involves making alterations to the approved ground floor layout through the enlargement of both the Tower and Stamford Street office entrances, increasing the office provision by 246sqm (NIA). The site lies within the Central Activities Zone (CAZ), the London Bridge and Bankside Opportunity Area and the Borough and Bankside District Town Centre. In these locations the London Plan, Saved Southwark Plan policies and Core Strategy seek to ensure the provision of high quality office accommodation because of the good links to public transport and supporting shops and services. London Plan Policy 2.11 Central Activities Zone - Strategic Priorities and Strategic Policy 10 – Jobs and Businesses of the Core Strategy states that developments proposals should increase office floor space within the CAZ. This is because the CAZ is recognised as the country's most important strategic office location and needs to ensure adequate capacity to meet future demand.
29. The Southbank commercial market has flourished in recent years and a number of major office tenants have moved into the area, and this trend is expected to continue with tenants seeking attractive designs, security and a vibrant and active local area.
30. The applicant has been in discussions with potential occupiers of the space, but it has yet to be let. Office agents have provided an assessment of the scheme, and have noted that the visibility of the office entrances are disappointing and that in order to attract top office occupiers, the building needs to have greater visibility at street level and have a reception which is secure and of a high quality. The visibility and prominence of both office entrances have therefore been reconsidered, in line with the market advice. The changes to both the Stamford Street and Tower offices involve the provision of larger office entrances, which would allow them to benefit from more visibility, greater reception space and touchdown facilities. The Stamford Street offices could include reception seating space and a generous reception desk. The entrance doors to these offices would be from Stamford Street as well as the internal pedestrian street, securing 24 hour access. As approved, the Tower office entrance would only be visible from within the pedestrian street. The new proposals would create an entrance from Hatfields, so as to establish them on a street frontage, increasing the attractiveness of the space. Combined, the proposals would increase the office floor space by 246sqm.
31. Internally, a new staircase is proposed to serve all the office levels within the tower, from ground to the tenth floor. The staircase would be located within the existing recess between the two buildings and would not be visible from the street or the residential units within the tower or those within Rennie Court.
32. Overall, these changes are considered positive and would provide high quality office entrances with greater visibility which could attract new occupiers to Southwark. The changes would also facilitate 24 hour access to the offices, further increasing their appeal.

Retail provision

33. Strategic Policy 3: Shopping, leisure and entertainment of the Core Strategy and Saved Policy 1.7 of the Southwark Plan support the provision of new shopping space in Bankside, Borough and London Bridge. The enlarged office entrance would slightly reduce the extent of retail floor space within the scheme. The reduction would be from 3,264sqm (NIA) to 3,089sqm (NIA), equating to a 173sqm loss. The loss of this relatively small quantum when assessed against the retail provision as a whole is considered acceptable here because of the benefits associated with the enlarged offices as discussed above. The scheme would continue to provide an active ground floor to Stamford Street with a reception/touchdown space.
34. A new retail unit (unit 4) is proposed which closes off the pedestrian route to Hatfields. This route was considered as the secondary route with the new pedestrian route with the main route providing the north-south access towards Sea Containers House and the Thames Path. The formation of new retail unit here creates more active frontage within the development and helps to off-set some of the retail floor space lost from the office entrance expansion. It would also further enliven the pedestrian environment along Hatfields.
35. Retail unit 7 is also proposed to be expanded westwards into the new pedestrian route. Sliding doors to this unit are proposed allowing for a greater degree of engagement within the internal pedestrian street.
36. A further aspect of the proposals is the provision of a new retail unit resulting from the subdivision of retail unit 5 which faces the pedestrian route. The proposal is to provide a small retail kiosk which would provide more activity and vitality to the pedestrian street. The layout and size of the kiosk would make it particularly suitable to a small café.
37. Accordingly, whilst the proposal would result in the small loss of retail floor space, the extent of active ground floor frontage would remain. The retail units within the development remain of varying sizes and should enable the provision of a varied retail offer and accordingly is considered acceptable and in compliance with relevant policies.

Environmental Impact Assessment

38. The applicant submitted a request for a screening opinion on 15 March 2011 (ref: 11/AP/0818) to determine whether an Environmental Impact Assessment would be required for the development. The development was not considered to constitute EIA development, based on a review of the scheme against the EIA Regulations. The amendments sought as part of this application are not considered significant and therefore the view that an EIA would not be required is maintained.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

39. The changes to the office and retail provision would not have any material impact on the amenity of adjoining occupiers in terms of daylight, outlook or privacy. The main consideration here is in relation to the changes to the approved 7th floor office roof

terrace on Stamford Street.

40. These changes have generated a number of objections from the adjoining residents. 38 objections were received on the original submission and 15 on the revised submission and these mainly relate to loss of light, overlooking and the increase in noise from the roof terrace.
41. The substantive planning permission ref: 11/AP/3797 already included proposals for an office roof terrace at 7th floor level. The plans detailed a row of eight Field Maple trees, hedge planting and some decking. The current application seeks to make some modifications to the approved terrace. It includes proposals for outdoor seating, a steel framed pergola and soft landscaping. Planting has been proposed in the form of a Red Japanese Maple Tree, a Golden Robinia Tree and a Japanese Hornbeam Tree. It also includes a wild flower hedge and barrier hedge planting and box ivy planting. The trees could grow to 4m in height, but it is likely that they would be lower when taking into account the limited depth of the tree pits.
42. The applicant has submitted revised plans which deleted some features that were originally included on the new plans, such as the snooker table and fire pit, so as to help address some of the residents concerns. The perimeter of the terrace is now defined by a glass balustrade, a maintenance zone plus a planting hedge. A further revised plan has been received which shows the introduction of a 1m high structural gate in the gap between the lift core and the sculpted barrier hedge planting ensuring that no occupier or user of the terrace could gain access to the perimeter of the terrace except for maintenance purposes. These additions would prevent access to the edge of the terrace, and a condition can be attached requiring these features to be retained and maintained. However, 15 residents have continued to maintain their objections to the revised plans.
43. To the north of the terrace, there would be a distance of 42m to the face of the Rennie Court flats. To the east, there would be a distance of 10m to corner of the closest flat, whereas in the approved layout, the distance would be closer at 7.4m. With these distances, it is considered unlikely that any harm from overlooking would result. The Residential Design Standards SPD does set some guidance on overlooking however this is between windows of different residential units and so is not so directly relevant here. The degree of set back from the edge, together with the balustrade, glass gate, maintenance zone and planting which would prevent people coming to the building edge, would prevent any direct or harmful overlooking. The incorporation of these features are a benefit of the proposals, since the approved scheme did not include these boundary details.
44. Some concern has been raised in relation to the loss of light from the steel pergola and the trees. The steel pergola consists of a 2.5m high frame, set back from the eastern edge of the building edge by 7.38m. It would be set approximately 15m away from the closest Rennie Court flats, behind the location of the approved lift over run. It is difficult to see how this frame would have any perceptible impact on the daylight levels to the Rennie Court flats. It does comprise of a new addition to the terrace, but it would be sufficiently set away from the terrace edge at a height and would not be prominent in views when taking into account the planting along the terrace boundary and the trees. The trees, shown at a height of approximately 4m, again are unlikely to restrict the daylight to the flats, because of the separation distance.

45. As mentioned above, the terrace already benefits from planning permission. No controls or conditions were added to the permission in terms of hours of use. From the plans however it is assumed that there may be a greater intensity of its use, because of the formalised seating arrangement and pergola. Accordingly, residents are concerned that it would give rise to increased noise and disturbance, particularly if it is used in the evenings or late at night. It is understood that the Rennie Court residents are subject to a restriction in their lease preventing use of their own roof terrace beyond 11pm. In order to help address some of the residents concerns, the applicant has since advised that they would be willing to accept a condition preventing use of the terrace beyond 11pm. This should help overcome some of the residents concerns in relation to late night noise. It is therefore recommended that a condition be attached to the decision securing these hours. It is noted that, as a terrace solely for the offices, the use will be primarily in the daytime and weekdays.
46. Low level bollard lighting, fixed to the ground, is proposed which would not be expected to harm the amenities of the Rennie Court flats. Some lighting would be fixed to the underside of the pergola, with the beam focused downward to minimise light spill. It is recommended that a condition be imposed requiring the lighting to be switched off after 2300 hours, so as to align with the hours of use condition.
47. In conclusion, it is considered that with extra controls in relation to the hours of use of the roof terrace and lighting, that the changes would preserve the amenities of the nearby residents at Rennie Court and provide amenity space for the office tenants. Regard has been attached to the permitted scheme which already introduced a terrace and on this basis it would be unreasonable to place any further restrictions on its use, or the features included in the design .

Design and landscaping issues

48. At ground level, the changes involve the reconfiguration of the office and retail space. The permitted scheme included the provision of an internal pedestrian street to offer a new connection between Stamford Street, Upper Ground and Hatfields across the heart of the site, under the T-shaped block and through to the foot of the tower at the north-west corner of the site. It is now proposed to close off the connection to Hatfields with a new retail unit proposed in its place. Overall, these changes do not raise any substantial new issues, with the primary route being retained under the proposals.
49. The other ground floor changes are considered acceptable, maintaining the ground floor active frontages of the development. The design details of the pedestrian route gates have been submitted; these comprise sliding and folding gates [with a 'fixed' section at either end] which would be opened every day and closed at night, maintaining public access within the pedestrian route and importantly, not discouraging public usage. The legal agreement requires the pedestrian route to be kept open between the hours of 0600 and 2300 hours every day and the design of the gates would secure this.
50. The new layout for the 7th floor terrace includes an increase in soft planting and erection of a pergola, which would have limited visibility from street level. The new layout is considered acceptable and raises no new design issues.

Impact on character and setting of a listed building and/or conservation area

51. The site is not located in a designated conservation area but is immediately adjacent to the Old Bargehouse Alley conservation area. The changes however are not considered to have an impact on the setting of this conservation area, and therefore its character and appearance would be preserved.

Planning obligations (section 106 undertaking or agreement)

52. The legal agreement relating to the original planning application contains a clause ensuring that all obligations and provisions are carried forward to any new section 73 permission that is issued. Since this is a section 73 application, all of the terms and provisions contained within the legal agreement would continue to be in force in the event that planning permission is granted.
53. Since the proposal does not add any new floor space, Southwark SCIL or Mayoral SCIL is not payable.

Sustainable development implications

54. The proposals do not raise any new sustainability issues, the energy and sustainability strategy would be as approved. The proposals for the roof terrace include some new planting, which would be a biodiversity benefit.

Other matters

55. A resident has also queried the temporary relocation of the East bound bus stop and shelter serving routes RV1 and 381. Transport for London have confirmed that the bus stop will be reinstated in its original place.

Conclusion on planning issues

56. The changes proposed to the ground floor involving the office and retail provision are considered acceptable and would be in compliance with relevant policies. The 7th floor roof terrace was included in the approved scheme and although it does include new features these do not fundamentally alter its use, and, the hours of use and lighting would be controlled by condition. The changes at ground floor level do not compromise the pedestrian access, and although the link to Hatfields is omitted, the new retail unit here will support the activity on this street. It is therefore recommended that planning permission is granted subject to the attachment of new conditions relating to the hours of use, lighting and permanent retention of the terrace boundary features.

Community impact statement

57. In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

Consultation

58. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

59. Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

60. Greater London Authority: Having assessed the details of the current application, the revisions are consistent with the principles agreed by the Mayor during the consideration of the original application, particularly land use and design. On this basis, it is concluded that the proposal for minor material amendments (section 73) does not raise any new strategic issues.
61. Transport for London: Although the proposed alterations to the building itself are no concern to TfL, the application also proposes to remove an existing street tree and relocate the bus stop outside the site. TfL objects to these two elements of the proposals – the tree is of good quality and makes an important contribution to the street scene, and as such its removal would be contrary to London Plan Policy 7.21. Similarly, the bus stop has been relocated in the last few weeks as part of the agreed package of s.278 works and we would not want to cause further disruption by its relocation soon afterwards. (*Officer comment: these aspects of the proposal were deleted from the plans*).

Neighbour responses – original submission

62. 38 objections were received on the original submission. 36 were from residents of Rennie Court, Upper Ground. Two were received from River Court, Upper Ground. The issues raised are in response to the proposals for the 7th floor terrace and are summarised as follows:

- the proposals effectively add an additional floor to the building through the pergola;
- loss of light to the Rennie and River Court flats and the Rennie Court communal garden;
- overlooking from the terrace into the flats;
- additional noise and disturbance from the use of the terrace;
- light pollution;
- concern with the fire pits, gaming tables and pergolas/structures proposed;
- lack of meaningful engagement with residents;
- request the attachment of an hours condition limiting the use of the terrace to daytime hours.

Neighbour responses – revised submission

63. 15 objections were received on the revised submission, again all in response to the proposals for the 7th floor terrace. The following issues were raised:

- some improvement to the original design;
- still too close to Rennie Court flats;
- noise and disturbance from the use of the terrace including from smokers;

- suggest that a condition be imposed limiting use to (some residents have suggested 1800 hours, others 1900, 2000, 2130, 2300 hours);;
- loss of light to Rennie Court flats from the pergola;
- the lighting should be low level lighting;
- the trees are too large;
- will the terrace be licensed?;
- lack of meaningful engagement with residents;
- a mechanical hoist for window cleaning has been installed on the roof terrace;
- concern relating to the relocation of the bus stop and tree [these aspects have been deleted from the plans].

64. Kings Reach Flats Management

Object to the proposals on two grounds. Firstly that the plan effectively adds another story to the development which will adversely affect the light to the lower floors of Rennie Court flats and to the re-landscaped Rennie Court podium. Secondly that the garden is in very close proximity to the Rennie Court South block apartments and the proposal for a barbeque/fire area at the extreme south east of the garden will create a smell nuisance for our lessees. There are no objections to the other elements of this application for variation of conditions, only to those relating to the roof garden.

Human rights implications

65. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
66. This application has the legitimate aim of providing minor material amendments to an approved planning application. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1234-E2 Application file: 15/AP/2511 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5452 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation
Appendix 4	Images

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Kiran Chauhan, Senior Planning Officer	
Version	Final	
Dated	22 October 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic director, finance and governance	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and modernisation	No	No
Director of regeneration	No	No
Date final report sent to Constitutional Team	22 October 2015	

APPENDIX 1

Consultation undertaken

Site notice date: 07/07/2015

Press notice date: 02/07/2015

Case officer site visit date: n/a

Neighbour consultation letters sent: 07/07/2015

Internal services consulted:

Highway Development Management
Public Realm Comments on Developments Where Trees are Affected

Statutory and non-statutory organisations consulted:

Greater London Authority
London Borough of Lambeth
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

Flat 71 Rennie Court SE1 9NZ
Flat 70 Rennie Court SE1 9NZ
Flat 73 Rennie Court SE1 9NZ
Flat 72 Rennie Court SE1 9NZ
Flat 69 Rennie Court SE1 9NZ
Flat 66 Rennie Court SE1 9NZ
Flat 65 Rennie Court SE1 9NZ
Flat 68 Rennie Court SE1 9NZ
Flat 67 Rennie Court SE1 9NZ
Flat 80 Rennie Court SE1 9NZ
Flat 79 Rennie Court SE1 9NZ
Flat 82 Rennie Court SE1 9NZ
Flat 81 Rennie Court SE1 9NZ
Flat 78 Rennie Court SE1 9NZ
Flat 75 Rennie Court SE1 9NZ
Flat 74 Rennie Court SE1 9NZ
Flat 77 Rennie Court SE1 9NZ
Flat 76 Rennie Court SE1 9NZ

Flat 64 Rennie Court SE1 9NZ
Flat 56 Rennie Court SE1 9LP
Flat 55 Rennie Court SE1 9LP
Flat 58 Rennie Court SE1 9LP
Flat 57 Rennie Court SE1 9LP
Flat 54 Rennie Court SE1 9LP
Flat 51 Rennie Court SE1 9LP
Flat 50 Rennie Court SE1 9LP
Flat 53 Rennie Court SE1 9LP
Flat 52 Rennie Court SE1 9LP
Flat 61 Rennie Court SE1 9NZ

20 Upper Ground London SE1 9PD
10-11 Milroy Walk London SE1 9LW
Flat 13 Rennie Court SE1 9LP
Flat 12 Rennie Court SE1 9LP
Flat 15 Rennie Court SE1 9LP
Flat 14 Rennie Court SE1 9LP
Flat 11 Rennie Court SE1 9LP
25 Stamford Street London SE1 9NT
9 Milroy Walk London SE1 9LW
Flat 10 Rennie Court SE1 9LP
Flat 1 Rennie Court SE1 9LP
Mondrian Sea Containers House SE1 9PD
Unit 8 Basement Enterprise House SE1 9PQ
Unit 305 To 305a Enterprise House SE1 9PG
Ground And First Floor Rennie House SE1 8DL
Second To Fourth Floor Rennie House SE1 8DL
Basement 52-54 Stamford Street SE1 9LX
Units 1 And 4 And Unit 3 Basement Enterprise House SE1 9PQ
Unit B5 Enterprise House SE1 9PQ
First Floor 52-54 Stamford Street SE1 9LX
Unit B03 Enterprise House SE1 9PG
Fourth Floor Dorset House SE1 9NT
Units G06 07 08 Enterprise House SE1 9PG
Fifth Floor To Eighth Floor Dorset House SE1 9NT
Excluding Part Third Floor Rennie House SE1 8DL
Part Third Floor Rennie House SE1 8DL
Basement And Ground Floor Dorset House SE1 9NT
Flat 4 Rennie Court SE1 9LP
Flat 39 Rennie Court SE1 9LP

Flat 60 Rennie Court SE1 9NZ
Flat 63 Rennie Court SE1 9NZ
Flat 62 Rennie Court SE1 9NZ
Flat 9 Rennie Court SE1 9LP
Flat 6 Rennie Court SE1 9LP
Flat 59 Rennie Court SE1 9LP
Flat 8 Rennie Court SE1 9LP
Flat 7 Rennie Court SE1 9LP
23 Stamford Street London SE1 9NT
5 Enterprise House 59-65 Upper Ground SE1 9PQ
3 Enterprise House 59-65 Upper Ground SE1 9PQ
1 Milroy Walk London SE1 9LW
14 Milroy Walk London SE1 9LW
12-13 Milroy Walk London SE1 9LW
4 Milroy Walk London SE1 9LW
15 Enterprise House 59-65 Upper Ground SE1 9PQ
Unit 204 Enterprise House SE1 9PG
Unit B2 Enterprise House SE1 9PQ
Unit B1 Enterprise House SE1 9PQ
Unit 203 Enterprise House SE1 9PG
5b Enterprise House 59-65 Upper Ground SE1 9PQ
5a Enterprise House 59-65 Upper Ground SE1 9PQ
9 Enterprise House 59-65 Upper Ground SE1 9PQ
Unit 6 Basement Enterprise House SE1 9PQ
5 Milroy Walk London SE1 9LW
Flat 89 Rennie Court SE1 9NZ
Flat 88 Rennie Court SE1 9NZ
Flat 91 Rennie Court SE1 9NZ
Flat 90 Rennie Court SE1 9NZ
Flat 87 Rennie Court SE1 9NZ
Flat 84 Rennie Court SE1 9NZ
Flat 83 Rennie Court SE1 9NZ
Flat 86 Rennie Court SE1 9NZ
Flat 85 Rennie Court SE1 9NZ
Flat 98 Rennie Court SE1 9NZ
Flat 97 Rennie Court SE1 9NZ
24 Upper Ground London SE1 9PD
Flat 99 Rennie Court SE1 9NZ
Flat 96 Rennie Court SE1 9NZ
Flat 93 Rennie Court SE1 9NZ
Flat 92 Rennie Court SE1 9NZ
Flat 95 Rennie Court SE1 9NZ
Flat 94 Rennie Court SE1 9NZ
3 Milroy Walk London SE1 9LW
2 Milroy Walk London SE1 9LW
7 Milroy Walk London SE1 9LW
6 Milroy Walk London SE1 9LW
15 Milroy Walk London SE1 9LW
22 Stamford Street London SE1 9LJ

Flat 41 Rennie Court SE1 9LP
Flat 40 Rennie Court SE1 9LP
Flat 38 Rennie Court SE1 9LP
Flat 35 Rennie Court SE1 9LP
Flat 34 Rennie Court SE1 9LP
Flat 37 Rennie Court SE1 9LP
Flat 36 Rennie Court SE1 9LP
Flat 48 Rennie Court SE1 9LP
Flat 47 Rennie Court SE1 9LP
Flat 5 Rennie Court SE1 9LP
Flat 49 Rennie Court SE1 9LP
Flat 46 Rennie Court SE1 9LP
Flat 43 Rennie Court SE1 9LP
Flat 42 Rennie Court SE1 9LP
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Flat 33 Rennie Court SE1 9LP
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Flat 20 Rennie Court SE1 9LP
Flat 18 Rennie Court SE1 9LP
Flat 16 Rennie Court SE1 9LP
Flat 2 Rennie Court SE1 9LP
Flat 19 Rennie Court SE1 9LP
Flat 30 Rennie Court SE1 9LP
Flat 3 Rennie Court SE1 9LP
Flat 32 Rennie Court SE1 9LP
Flat 31 Rennie Court SE1 9LP
Flat 29 Rennie Court SE1 9LP
Flat 26 Rennie Court SE1 9LP
Flat 25 Rennie Court SE1 9LP
Flat 28 Rennie Court SE1 9LP
Flat 27 Rennie Court SE1 9LP
Flat 19 Rennie Court 11 Upper Ground SE1 9LP
85 River Court Upper Ground SE1 9PB
By Email
55 River Court Upper Ground SE1 9PE
Flat 8 Rennie Court 11 Upper Ground SE1 9LP
Flat 6 Rennie Court 11 Upper Ground SE1 9LP
38 Gladstone Road BA2 5HL
Flat 11 Rennie Court SE1 9LP
5 Rennie Court 11 Upper Ground SE1 9LP
Rennie Court London se1 9nz
Flat 17 Rennie Court Upper Ground SE1 9LP
Flat 19 Rennie Court 11 Upper Ground SE1 9LP
84 Rennie Court 11 Upper Ground SE1 9NZ
74 Rennie Court 11 Upper Ground SE1 9NZ
84 Renniecourt 11 Upper Ground SE1 9NZ

Re-consultation: 30/09/2015

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

Greater London Authority

Neighbours and local groups

Email representation

Flat 11 Rennie Court SE1 9LP
Flat 13 Rennie Court SE1 9LP
Flat 15 Rennie Court SE1 9LP
Flat 15 Rennie Court SE1 9LP
Flat 17 Rennie Court Upper Ground SE1 9LP
Flat 18 Rennie Court SE1 9LP
Flat 19 Rennie Court SE1 9LP
Flat 19 Rennie Court 11 Upper Ground SE1 9LP
Flat 19 Rennie Court 11 Upper Ground SE1 9LP
Flat 19 Rennie Court 11 Upper Ground SE1 9LP
Flat 20 Rennie Court SE1 9LP
Flat 24 Rennie Court SE1 9LP
Flat 3 Rennie Court SE1 9LP
Flat 35 Rennie Court SE1 9LP
Flat 45 Rennie Court SE1 9LP
Flat 50 Rennie Court SE1 9LP
Flat 50 Rennie Court SE1 9LP
Flat 50 Rennie Court SE1 9LP
Flat 52 Rennie Court SE1 9LP
Flat 54 Rennie Court SE1 9LP
Flat 57 Rennie Court SE1 9LP
Flat 57 Rennie Court SE1 9LP
Flat 6 Rennie Court 11 Upper Ground SE1 9LP
Flat 60 Rennie Court SE1 9NZ
Flat 60 Rennie Court SE1 9NZ
Flat 77 Rennie Court SE1 9NZ
Flat 77 Rennie Court SE1 9NZ
Flat 8 Rennie Court 11 Upper Ground SE1 9LP
Flat 83 Rennie Court SE1 9NZ
Flat 83 Rennie Court SE1 9NZ
Flat 84 Rennie Court SE1 9NZ
Flat 84 Rennie Court SE1 9NZ
Flat 9 Rennie Court SE1 9LP
Flat 9 Rennie Court SE1 9LP
Flat 90 Rennie Court SE1 9NZ
Flat 91 Rennie Court SE1 9NZ
Flat 94 Rennie Court SE1 9NZ
Flat 95 Rennie Court SE1 9NZ

Flat 95 Rennie Court SE1 9NZ
Flat 96 Rennie Court SE1 9NZ
Flat 98 Rennie Court SE1 9NZ
Flat 99 Rennie Court SE1 9NZ
Rennie Court London se1 9nz
38 Gladstone Road BA2 5HL
5 Rennie Court 11 Upper Ground SE1 9LP
55 River Court Upper Ground SE1 9PE
74 Rennie Court 11 Upper Ground SE1 9NZ
84 Rennie Court 11 Upper Ground SE1 9NZ
84 Renniecourt 11 Upper Ground SE1 9NZ
85 River Court Upper Ground SE1 9PB