

<b>Item Nos:</b> 6.1 and 6.2	<b>Classification:</b> Open	<b>Date:</b> 03 November 2015	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum</b> Late observations, consultation responses, and further information	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		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 – 15/AP/2511 for: S.73 Vary/remove conds/minor alterations –Kings Reach Tower, Stamford Street, London SE1 9LS**

#### Additional consultation responses

- 3.1. Our additional neighbour responses have been received in relation to the 7th floor terrace, all in objection. The comments made, together with an officer response are as follows. F

- Individuals are already using the roof terrace and are 'skulking' behind the superstructure.

Officer response: The offices are not yet occupied, and so it is assumed that these comments relate to the contractors since the roof terrace has not yet been completed. As per paragraph 42 of the main report, the plans would include perimeter planting and a maintenance zone preventing access to the edge of the terrace upon its completion.

- The officer report fails to address the real and reasonable concerns of the residents at Rennie Court in respect of the terrace, and there is no evidence or rationale to support the recommendation. More information is needed in terms of who would use the terrace, how many people would be using it, would alcohol be available, and accordingly a deferral is requested.

Officer response: The terrace already benefits from planning permission, which is a material consideration in coming to the recommendation. The roof terrace would be used by the occupiers of the offices, ancillary to the main office use. Numbers are not presently known but controls would be added in terms of hours of use and lighting. No application for the license has been made, and the applicant has made no indication that they intend to seek a license.

- Four main concerns with the roof terrace:
  1. Concern over proximity of the Rennie Court flats to the roof terrace. Request that users are not allowed beyond the lift shaft.
  2. The configuration of the building acts as an amplifier so that even low level noise can be very disturbing, especially if used late at night. Request that a reasonable time limit be attached.
  3. Unsuitable lighting will shine directly into residents' flats. Request that only low level downlighters are used.
  4. The pergola will effectively raise the height of the podium office building by another storey and would reduce light to the flats. Request that the pergola be refused.

Officer response: Occupiers would not be able to access much of the terrace beyond the lift shaft, owing to the security gate and other landscaping features. A 2300 hours time limit has been imposed by condition, refer to paragraph 45 of the main report. Low level lighting has been proposed, refer to paragraph 46 of the main report. The impact of the pergola upon light levels to the Rennie Court flats has been discussed at paragraph 44, concluding that the pergola is unlikely to restrict daylight.

- The hoist, ventilation shaft, change of location of the lift core and enclosure do not have planning permission.

Officer response: The original permission reference 11/AP/1071 showed the lift core and plant enclosure extending right up to the north-east corner of the podium building. Non material amendment reference 13/AP/1464 pulled the core away from that edge, thereby providing a greater separation distance to Rennie Court. The applicant has confirmed that this equipment is being installed as per the relevant planning permissions.

#### Comments from the Director of Planning

- 3.2. T  
The additional responses have been noted and responded to. They raise no substantial new matters that have not already been discussed in the main report. The recommendation remains that planning permission be granted with conditions.

**Item 6.2 – 15/AP/1062 – Full Planning Permission - MANOR PLACE DEPOT SITE, COMPRISING 30-34 PENROSE STREET, 33 MANOR PLACE, 17-21 MANOR PLACE, UNITS 1-21 MATARA MEWS, 38A PENROSE STREET, LONDON SE17**

- 3.3. A  
Additional late representations have been received from the artists at Occupation Studios (30 October 2015) and the Elephant Amenity Network/35% Campaign (28 October 2015).

- 3.4. T  
 he representation from Occupation Studios provides additional information regarding the use of the Studios and reiterates their previous objections; specifically, the absence of a daylight assessment to consider the potential impacts on daylight received in the artists' studios and the lack of a physical break in the massing of the Viaduct Block (Blocks A-F), located opposite the Studios.
- 3.5. O  
 fficers are satisfied that these issues have been adequately addressed in the relevant sections of the Committee Report.
- 3.6. T  
 he representation submitted by the 35% campaign welcomes the decision to move from 'affordable' rents to 'social' rents.
- 3.7. A  
 s noted in the Committee Report, officers strongly support this decision.

#### **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 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**

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**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Individual files	Chief Executive's Department 160 Tooley Street, London SE1 2QH	Planning Enquiries telephone: 020 7525 5403