

Item No: 6.1	Classification: Open	Date: 25 May 2016	Meeting Name: Planning Committee
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Cathedrals	
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.

KEY ISSUES FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

Item 6.1 – 15/AP/3024 for: Full Planning Permission – Former Lesoco Campus, Ufford Street, London SE1

Additional representations received

- 3.1. Two further objections have been received from residents of Theatre View Apartments who have already commented on the proposals. In summary the objection relates to:
 - Block B is larger than the outline permission and closer to Theatre View Apartments; this will result in loss of light and overlooking.
 - There is concern that the sunlight and daylight assessment has not been updated following the revisions to the scheme.
 - The objectors have submitted their own sunlight and daylight assessment of the proposal.
- 3.2. The revisions to the scheme submitted in February 2016 involved the re-modelling of the basement and ground floor duplex unit adjacent to no.21 Short Street. There were no changes proposed to the height or massing of the main body of Block B and as such the original sunlight and daylight report submitted with the application remains relevant.
- 3.3. The objections and submitted report do not raise any new issues, and the issues which have been raised have been addressed in the officer report.

Minor corrections and clarifications

- 3.4. The applicant has submitted a revised drawing 1429-HT-P-026, which was corrected to omit a window to unit B08 at first floor level
- 3.5. Para 80 of the officers report, relating to wheelchair housing, refers to condition number 16 – this should refer to condition 3.

Additional Condition

- 3.6. In respect of the Commencement of works above grade :

1:5/10 section detail-drawings through:

- the facades;
- parapets;
- fittings fixed to façades;
- roof edges; and
- heads, cills and jambs of all openings,

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the constructed scheme retains the quality of design in its detailed design in the in accordance with part 7 of the NPPF (2012), Strategic Policy SP12 of the Core Strategy (2011) and saved Policies: 3.12 Quality in Design; and 3.13 Urban Design; of The Southwark Plan (2007).

Conclusion of the Director of Planning

- 3.7. The above consultation responses and corrections do not affect the conclusions of the officers report, and the recommendation remains that planning permission be granted subject to the recommended conditions, and the completion of a s106 agreement.

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 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 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