

Item No: 10	Classification: Open	Date: 19 September 2017	Meeting Name: Planning Committee
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Newington	
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 of each 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:

Item 10.1 – Application 17/AP/0907 for: Council’s Own Development Application – 161-179 Manor Place, London, SE17 3BS

Additional consultation response

- 3.1 One further objection was received summarised as follows:
The maximum height of any other building in the surrounding area is 4 storeys, this proposed building at 6 storeys will block natural light from the surrounding existing residence.

Officer response: These issues have been addressed in the officer report regarding the height of the proposal, and show that the building would not cause a significant loss of daylight or sunlight to surrounding properties and open spaces.

Amendments to the proposal

- 3.2 As noted in paragraph 91 of the report, the applicant considered how to increase the proportion of social rent in the Manor Place scheme, in order to improve the tenure split between the social rent and intermediate units proposed across the Manor Place and Braganza Street applications.
- 3.3 Amended proposed floorplans for the first and second floor were received after the officer report had been finalised. These have increased the number of social rent units by 1, and reduced the number of intermediate units by 1, by moving the proposed intermediate units from the first floor to the second floor, and changing the 9 units at

first floor to social rent tenure. Three habitable rooms are moved from the intermediate tenure to social rent. This also results in the unit size mix of the social rent and intermediate units changing (set out below).

- 3.4 This requires the description to be amended to the following to reflect the change in affordable tenure of one unit:

“Demolition of single storey office building and a derelict row of shops (with the retention of the original Victorian facade), and the construction of a 6 storey building comprising 56 flats (**20** x social rented, **8** x intermediate and 28 x private) above a health centre/office space (745sqm)(Use Class D1/B1), pharmacy/shop (85sqm)(Use Class A1) and cafe (285sqm)(Use Class A3), with associated landscaping and public realm works.”

- 3.5 The figures given in paragraphs 83-92 of the officer report are updated as below:

Tenure	Social rent habitable rooms (units)	Intermediate rent habitable rooms (units)	Private habitable rooms (units)	Total
1 bedroom	11 (5)	6 (2)	17 (7)	34 (14)
2 bedroom	19 (5)	17 (5)	49 (15)	85 (25)
3 bedroom	50 (10)	5 (1)	30 (6)	85 (17)
Total habitable rooms (units)	80 (20)	28 (8)	96 (28)	204 (56)

- 3.6 The overall percentage of affordable housing within the Manor Place proposal (53%), and across the two schemes (40.4%) remain the same in terms of units and habitable rooms as set out in paragraph 84.

- 3.7 The tenure mix of the Manor Place scheme, and the cumulative mix when combined with the Braganza Street application is amended from the table at paragraph 86 of the officer report to the following:

Tenure	Social rent habitable rooms (units)	Intermediate rent habitable rooms (units)	Private habitable rooms (units)	Total
Braganza Street	0 (0)	21 (5)	94 (28)	115 (33)
Manor Place	80 (20)	28 (8)	96 (28)	204 (56)
Total habitable rooms (units)	80 (20)	49 (13)	190 (56)	319 (89)
Percentage of total habitable rooms (units)	25% (22.5%)	15.4% (14.6%)	59.6% (62.9%)	100% (100%)

- 3.8 The tenure split now achieves 25% of the total habitable rooms as social rent; this accords with emerging policy DM1 of the New Southwark Plan. If the “additional” 5.4% affordable housing is removed from the calculation, the tenure split of social rent to intermediate would be 71%/29%, and accords with saved policy 4.4 of the Southwark Plan.

- 3.9 The heads of terms within the table at paragraph 154 of the report has been updated for the affordable housing obligation as follows to reflect the changes to the affordable mix, and to change the wheelchair provision now that the units are within the social rent tenure and no longer intermediate tenure:

Planning obligation	Mitigation
Affordable housing	Provision of 28 affordable units on-site: <ul style="list-style-type: none"> • <u>5 x 1-bedroom, 5 x 2-bedroom, 10 x 3-bedroom as social rent, and</u> • <u>2 x 1-bedroom, 5 x 2-bedroom and 1 x 3-bedroom for intermediate rent.</u> Income thresholds and eligibility criteria would be included. Linking this application to the Braganza Street planning application ref. 17/AP/0964 to ensure the total affordable housing and wheelchair housing provision are provided across the two sites.
Wheelchair housing	Provision of 3 wheelchair units and marketing period for these intermediate units.

3.10 The approved drawings condition would need updating to reflect the revised first and second floorplans now received, and a corrected site plan:

Condition 2

The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

353.01.001 F Site Location Plan

Demolition drawings:

- 353.11.001E Site Plan Demolition
- 353.11.002E Section AA Demolition
- 353.11.003E Front Elevation Demolition
- 353.11.004E West Elevation Demolition
- 353.11.005E Park Elevation Demolition
- 353.11.006E East Elevation Demolition

Proposed:

- 353.01.002 F Site Plan Proposed
- 353.12.001 G Ground Floor Plan Proposed
- 353.12.001a G Ground Floor Plan – Doctor’s surgery layout Proposed
- 353.12.002 I First Floor Plan Proposed
- 353.12.003 I Second Floor Plan Proposed
- 353.12.004 G Third Floor Plan Proposed
- 353.12.005 G Fourth Floor Plan Proposed
- 353.12.006 G Fifth Floor Plan Proposed
- 353.12.007 G Roof Plan Proposed

- 353.20.001 G Front Elevation Proposed
- 353.20.002 G West Elevation Proposed
- 353.20.003 G East Elevation Proposed
- 353.20.004 H Park Elevation Proposed
- 353.20.005 G Private Core Lightwell Elevations Proposed
- 353.20.006 G Social Core Lightwell Elevations Proposed
- 353.20.007 E Colour Rendered Front Elevation Proposed
- 353.20.008 E Colour Rendered West Elevation Proposed
- 353.20.009 E Colour Rendered East Elevation Proposed

353.20.010 E Colour Rendered Park Elevation Proposed

353.25.001 G Section AA Proposed
353.25.002 G Section BB Proposed
353.25.003 G Section CC Proposed
353.25.004 G Section Long Proposed
353.25.005 G Section DD Proposed
353.25.006 G Section EE Proposed

Heyne Tillett Steel drawings titled "below ground drainage", "foundation layout", "ground floor layout", "first floor layout", "second floor layout", "section AA", "Indicative temporary works".

Reason:

For the avoidance of doubt and in the interests of proper planning.

Item 10.2 – Application 17/AP/0964 for: Council’s Own Development Application – Braganza Street Workshop, 42 Braganza Street and Land adjacent to 26 Braganza Street, London SE17 3RJ

- 3.11 While no changes have been made to the Braganza Street proposal, the report at paragraphs 66 to 71 has been superseded with the increase in social rent provision in the Manor Place scheme as set out above.

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 new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the committee 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