

Item No: 7	Classification: Open	Date: 10 October 2017	Meeting Name: Planning Committee
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Grange	
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 7.1 – Application 16/AP/3819 for: Council’s Own Development Application – Guinness Court, Snowfields Street, London SE1 3TA

Additional consultation response

- 3.1 A late objection has been received from Peter Linstead resident of 17 The Grainstore, 70 Weston Street.
- 3.2 In this objection reference is made to the submission of an independent daylight and sunlight report in respect of windows within the lower ground, ground, first and second floor flats at nos. 70 and 72 Weston Street not included within the officer report. This is dealt with within amendments to the officer report below.
- 3.3 The objection comments on the results of the report and goes on to state that residents will be seeking legal advice about potential proceedings to obtain an injunction against the application in respect of a Rights to Light injury. This is a matter outside of the planning process.
- 3.4 The objection then references the impacts upon those properties on Snowfields and concludes that the impacts in terms of daylight and sunlight to existing residents would result in an unacceptable loss of amenity.

Changes to the officer report

Paragraph 46

- 3.5 The objectors within 70 and 72 Weston Street also commissioned their own daylight and sunlight report to assess the impacts of the proposed scheme on residents. The results from the objector's daylight and sunlight study assess basement windows of no. 72 Weston Street not tested by the applicants report, this demonstrates that a reduction to the Vertical Sky Component (VSC) but that the reductions would not exceed 20% or 0.8 times the original value. The first floor windows of both 70 and 72 Weston Street demonstrate losses to the existing VSC levels but also show that these losses do not exceed 20% or 0.8 times their original value. In terms of sunlight all of the windows within the report on behalf of the objectors would comply. Notwithstanding the positive VSC within these properties, it is noted that the living/dining/kitchen of a first floor flat at 70 Weston Street would have daylight restricted when applying a no sky line test. This is due to the deep footprint of the room in relation to the size of the window serving this area. The impacts of the development, in particular to this unit is noted, it does not however outweigh the overall benefits of the scheme and the recommendation to approve stands.

- 3.6 A further condition is suggested around construction management

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

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