

## Planning Committee

MINUTES of the Planning Committee held on Wednesday 7 February 2018 at 6.00 pm  
at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Nick Dolezal (Chair)  
Councillor Cleo Soanes (Vice-Chair)  
Councillor Lucas Green  
Councillor Lorraine Lauder MBE  
Councillor Hamish McCallum  
Councillor Darren Merrill  
Councillor Michael Mitchell  
Councillor Adele Morris

**OTHER MEMBERS  
PRESENT:** Councillor Kath Whittam

**OFFICER  
SUPPORT:** Simon Bevan (Director of Planning)  
Jon Gorst (Legal Officer)  
Victoria Crosby (Development Management)  
Sarah Parsons (Development Management)  
Pip Howson (Transport Policy)  
Michael Tsoukaris (Design and Conservation)  
Patrick Cronin (Development Management)  
Gerald Gohler (Constitutional Officer)

### 1. APOLOGIES

There were none.

### 2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as voting members for the meeting.

### 3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which had been circulated at the meeting:

- Addendum report relating to items 5.1 - 5.4
- Members' pack relating items 5.1 – 5.4

The chair announced that items 5.1 to 5.3 would be heard together, as they were part of one larger scheme and interdependent.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

The following councillors declared an interest in:

##### **Item 5.4 18-19 Crimscott Street, London SE1 5TE**

Councillor Lucas Green, non-pecuniary, as the application site was in his ward, but that he approached the application with an open mind.

#### **5. DEVELOPMENT MANAGEMENT**

##### **RESOLVED:**

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

The chair explained that while items 5.1 to 5.3 would be heard as one item, there would a vote on each individual item.

#### **5.1 MAYDEW HOUSE ABBEYFIELD ESTATE, ABBEYFIELD ROAD, LONDON SE16**

##### **Planning application reference: 17/AP/0527**

Report: see pages 8 to 60 of the agenda pack and pages 1 to 3 of the addendum report.

##### **PROPOSAL**

*Refurbishment of the existing 144 residential units and erection of a 5 storey extension providing 24 additional residential units (Class C3). Landscape improvements to the front of MaydeW House, with a new residential entrance at ground floor and residents amenities at first floor together with a new community facility (Class D1) at ground floor. New pedestrian route and gates into Southwark Park and other associated works incidental to the development.*

The committee heard the officer's introduction to the report and addendum report. Councillors asked questions of the officer.

An objector addressed the meeting. Members of the committee asked questions of the objector.

The applicant and the applicant's agent addressed the committee, and answered questions by the committee.

There were no supporters who lived within 100m of the development site present and wished to speak.

Councillor Kath Whittam addressed the meeting in her capacity as a ward councillor, and answered questions by the committee.

The committee put further questions to officers and discussed the application.

A motion to grant planning permission was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

1. That planning application 17/AP/0527 be granted, subject to the conditions set out in the report, and subject to the applicant entering into an appropriate legal agreement, and receipt of the stage 2 comments from the Mayor of London.
2. That in the event that the requirements of 1. are not met by 31 May 2018, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 159 of the report.

**5.2 BEDE CENTRE, ABBEYFIELD ROAD, LONDON SE16 2BS**

**Planning application reference: 17/AP/2908**

Report: see pages 61 to 105 of the agenda pack and page 3 of the addendum report.

**PROPOSAL**

*Demolition of existing Bede Centre (D1 use) and construction of a part-9 storey and part-6 storey block providing 87 affordable homes with associated cycle stores, refuse store, car parking, and landscaping and highway improvements along Abbeyfield Road and adjacent to Thaxted Court.*

This item was heard jointly with 5.1 and 5.3. (Please see 5.1 for details)

A motion to grant planning permission was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

1. That planning application 17/AP/2908 be granted, subject to the conditions set out in

the report, and subject to the applicant entering into an appropriate legal agreement, and receipt of the stage 2 comments from the Mayor of London.

2. That in the event that the requirements of 1. are not met by 31 May 2018,, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 136 of the report.

### **5.3 DAMORY HOUSE AND THAXTED COURT, ABBEYFIELD ROAD, LONDON SE16 2BU**

#### **Planning application reference: 17/AP/2562**

Report: see pages 106 to 163 of the agenda pack and page 3 of the addendum report.

#### **PROPOSAL**

*Redevelopment of Thaxted Court, entailing;*

- *Conversion of the existing ground floor undercroft/garaging area within the northwest wing into x2 self-contained dwellings;*
- *Construction of a two-storey extension to the roof (i.e. at fourth and fifth floor level) of both wings of the building to facilitate the delivery of x12 self-contained dwellings;*
- *Alterations to the existing building, including: the installation of a new glazed facade; re-cladding of existing elevations; the creation of a new covered entrance at ground floor level; and the provision of dedicated cycle and refuse storage spaces;*
- *Delivery of new public realm, hard and soft landscaping, and associated works*

*Redevelopment of Damory House, entailing;*

- *Construction of a two-storey extension to the roof (i.e. at fourth and fifth floor level) across the full length of the building to facilitate the delivery of x14 self-contained dwellings;*
- *Alterations to the existing building, including: the installation of a new glazed facade; re-cladding of existing elevations; the creation of a new covered entrance at ground floor level; and the provision of dedicated cycle and refuse storage spaces;*
- *Delivery of new public realm, hard and soft landscaping, and associated works*

This item was heard jointly with 5.1 and 5.2. (Please see 5.1 for details.)

A motion to grant planning permission was moved, seconded, put to the vote and declared carried.

#### **RESOLVED:**

1. That planning application 17/AP/2562 be granted, subject to the conditions set out in the report and subject to the applicant entering into an appropriate legal agreement, and receipt of the stage 2 comments from the Mayor of London.

2. That in the event that the requirements of 1. are not met by 31 May 2018, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 195 of the report.

#### **5.4 18-19 CRIMSCOTT STREET, LONDON SE1 5TE**

##### **Planning application reference: 17/AP/3170**

Report: see pages 164 to 206 of the agenda pack and pages 3 to 4 of the addendum report.

##### **PROPOSAL**

*Redevelopment of the site to provide a part 6 / part 9 storey building (plus basement) with 1835sqm GIA of Class B1 office floorspace and 55 residential units (Class C3) and associated car and cycle parking and landscaping.*

The committee heard the officer's introduction to the report and addendum report. Councillors asked questions of the officer.

There were no objectors who wished to address the committee.

The applicant and the applicant's agent addressed the committee, and answered questions by the committee.

There were no supporters who lived within 100m of the development site, or ward councillors, present and wished to speak.

The committee put further questions to officers and discussed the application.

A motion to grant planning permission was moved, seconded, put to the vote and declared carried.

##### **RESOLVED:**

1. That planning application 17/AP/3170 be granted, subject to:
  - a. the conditions set out in the report
  - b. an amended condition 37 stipulating that the outside terraces shall not be used between the hours of 22:00 and 7:00
  - c. the applicant entering into an appropriate legal agreement.
2. That in the event that the requirements of 1. are not met by 1 March 2018, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 131 of the report.

The meeting ended at 8.25 pm.

**CHAIR:**

**DATED:**