

Item No: 6.1 & 6.2	Classification: Open	Date: 12 November 2019	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Old Kent Road	
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. Members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

Item 6.1 – Application 18/AP/2761 for: Full Planning Application – 301-303 ILBERTON ROAD, LONDON SE15 1NW

3. The following corrections, clarifications and amendments are proposed to the Case Officer’s report:
4. In paragraph 47 the report states that the Inspector’s report for the draft New London Plan is awaited and the plan should only be attributed limited weight. This should be corrected to say that The Inspector’s report was published on 8th October, following which significant weight can be given to the draft New London Plan.
5. In paragraphs 97 and 98 the report states that there would be no wheelchair accommodation proposed.
6. Since the publication of the main committee report, the applicant has worked hard to provide wheelchair units on the site (adaptable for a range of disabilities), which is welcomed. There will be four No. 3 bedroom wheelchair units. This is providing 10% wheelchair habitable rooms as required by policy, these are all located in the affordable tenure. An additional condition is recommended to ensure these are fitted out to the relevant Building Regulations standards.

7. The proposal is car free and does not provide off street disabled parking. Whilst it is not located within a CPZ, the council's programme for introduction and revision of CPZ's includes this area. The scheme does not provide any on-site wheelchair parking due to the sites triangular shape and small area. There is a need to replace the commercial floorspace and as a result this meant that parking cannot be provided on site. Whilst on-site parking is not provided, Officers acknowledge that there is also a need for alternative types of specialist housing which meet the needs of people with disabilities that may not require the full wheelchair accessibility and parking option. In addition mobility impaired occupiers could access specialist providers such as Dial a Ride. It is also recommended that a condition to ensure all marketing of the development promotes car free living, to ensure the occupants are well aware they will not be entitled to permits. .
8. In paragraph 103 the report notes that the scheme will deliver 30 units (71%) in dual aspect. It should also be noted that 77% of the affordable units would have dual aspect.
9. In paragraphs 113 - 114 the report conforms that the proposal would meet the minimum children's play space at 195sqm. This is in addition to the 113sqm of communal amenity space on the roof. The Mayor's SPG sets out the intended strategic approach to delivering new and enhanced playspace both on and off-site in new developments. It explains that 'doorstep' play (Under 5s) should usually be provided on-site, unless there is existing provision within 100 metres. For 5-11 year olds and children over 12 years old, it recommends that off-site provision is acceptable, if there is existing provision within 100-400 metres and 400-800 metres respectively. This is summarised in Table 4.5 of the SPG, reproduced below.
10. **Table 4.5 of the Mayor's Providing for Children and Young People's Play and Informal Recreation SPG**

Table 4.5 Provision of play space to meet the needs of new development

		Under 5s	5-11	12+
Existing provision	within 100 m	On site or off-site contribution	Off-site contribution	Off-site contribution
	within 100-400m	On-site	On site or off-site contribution	On site or off-site contribution
	within 400-800m	On-site	On-site	On-site or off-site contribution
No existing provision	within 100 m	On-site	Off-site provision	Off-site provision
	within 100-400m	On-site	On-site	On site or off-site provision
	within 400-800m	On-site	On-site	On-site

11. The landscape design proposed within the roof space would dedicate play facilities for all age groups, which could accommodate such as doorstep play, table tennis, adventure playground equipment and shelters etc. The details would be secured by condition as recommended. The spaces would be welcoming for children and young people of all ages and abilities, but also for parents and carers as well as any resident of the development. The Mayor's SPG states that the spaces should be

inclusive and that differentiation of space, if any should be blurred, not rigid to allow mixed use of spaces and use by family and groups of different ages. The parapet walls are of sufficient height that allows for the play space to be protected and function well.

12. In paragraph 143 under the discussion of daylight and sunlight impacts, there is an error in the report. It reads that the only noticeable reductions would be to the 7 windows in the emerging development at 313-349 Ilderton Road. This should read in the future hypothetical development at the Canterbury Industrial Estate..
13. In paragraph 151 the report states that the pavement in front of the site would be widened. This is an error. The applicant had amended the plan to show that the pavement is not to be widened.
14. Condition No. 11 in the recommended conditions requires the details to be submitted for the (B1(c)) fit out. This condition should be amended to include details for the commercial units to be sprinklered.
15. Condition No. 18 (biodiverse roof) is to be deleted due to the full provision of communal amenity space and children play space across the whole roof level. Members should note that a green wall and swift bricks are being provided within the scheme.

Item 6.2 – Application 18/AP/2895 for: Full Planning Application – 2 VARCOE ROAD, LONDON, SE16 3DG

16. The main committee reported that there were two objections received. However, one further response has been received from a prospective purchaser of the adjoining Pocket Living development. The concerns are summarised as:
 - the loss of privacy and enjoyment of amenity to the external terraces of 1 Varcoe Road that will result from the proposed 2 Varcoe Road scheme design.
 - the north block 'articulated crown' is unnecessary and overbearing and will reduce the amount of direct sunlight that the 1 Varcoe Road communal external amenity will receive due to shading.
 - Insufficient information has been provided in DAS Section 3.6 'Pocket living building interfaces';
 - West elevation of the north block of 2 Varcoe Road steps beyond 1 Varcoe Road building line (predominant, first floor and above), with potential overshadowing of 1 Varcoe Road windows.
17. Officers response: It is acknowledged that there might be the concern of overlooking into the neighbouring roof terrace at the new Pocket Living development. However, this could be appropriately screened with a landscape buffer and Condition No. 12 (amenity space) has been recommended to secure these details. The main committee report further details the daylight and sunlight impacts.

18. The landscape design proposed within the roof space would dedicate play facilities for all age groups, which could accommodate such as doorstep play, table tennis, adventure playground equipment and shelters etc. The details would be secured by condition as recommended.
19. Add condition to require 7 of the wheelchair units meet Part M of the Building Regulation standards.

REASON FOR URGENCY

20. 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

21. 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	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403