

Item No: 7.1 & 7.2	Classification: Open	Date: 3 December 2019	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Borough and Bankside 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. 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

Item 7.1 – Application 19/AP/1404: Full Planning Application - 32-36 LOMAN STREET, LONDON, SE1 0EH

Corrections to case officer report

3. The following corrections are proposed to the Case Officer's report:
4. The tables detailing the daylight and sunlight results included in the original case officer report are to be corrected with results below:

Results from daylight and sunlight report dated 4th November 2019:

Residential Buildings Assessed	Windows Tested	Non-BRE Compliant (VSC)	Non-BRE Complaint Rooms(NSL)
38 Copperfield Street	65	10	1
42 Copperfield Street	22	5	N/A
44-46 Copperfield Street	12	0	N/A
The Cottage Copperfield Street	2	1	N/A

Non-residential buildings assessed	Windows tested	Non-BRE compliant for VSC
15 Risborough Street*	10	3
17 Risborough Street	10	7
19 Risborough Street	10	7
21 Risborough Street	14	6
John Harvard Centre	19	0
8-20 Loman Street	11	5
Blackfriars Crown Court	55	17

Residential Buildings assessed	Domestic Windows tested	Non-compliant annual probable hours	Non-compliant winter sun hours
38 Copperfield Street	37	8	13
42 Copperfield Street	17	2	6
44-46 Copperfield Street	12	0	0
The Cottage, Copperfield Street	2	0	0

These minor changes to three figures within the tables (in bold) do not lead to any changes to the overall conclusions in the original report.

Additional information

5. The residents of 38 Copperfield Street continue to raise concerns about the methodology adopted by the applicant's consultant to assess daylight and sunlight impacts from the potential development. However, whilst the questions raised did warrant investigation, officers have concluded that when read as a whole the report is acceptable.

Conclusion of the Director of Planning

6. That having taken account of the minor corrections to the daylight tables, and the additional response from the neighbouring occupiers, the recommendation remains that planning permission be granted subject to the completion of a s106 agreement.

Item 7.2 – Application 18/AP/2895 for: Full Planning Application – 2 VARCOE ROAD, LONDON, SE16 3DG

Corrections to case officer report

7. 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:
8. 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.

9. 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.
10. Insufficient information has been provided in DAS Section 3.6 'Pocket living building interfaces';
11. 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.
12. 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.
13. Add condition to require 7 of the wheelchair units meet Part M of the Building Regulation standards.

REASON FOR URGENCY

14. 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

15. 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