

Item No: 6.	Classification: Open	Date: 1 December 2020	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

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

Item 6.1: 20/AP/1009 - 25 LAVINGTON STREET, SOUTHWARK, LONDON, SE1 0NA.

Clarifications on the officer report

4. Paragraph 20 – It should be clarified that the extension to the east building would be four full storeys with an additional smaller pavilion storey that would not be visible from the street.
5. Paragraph 139 – The use of reclaimed bricks within the hard landscaping is still being investigated and as such it should be clarified that these are a potential incorporation. For this reason Condition 9 relating to materials salvaging should be removed.
6. Paragraph 195 – PV panels will be provided on the east building only.

Amendments to conditions

7. Condition 10 (Tree Planting) – The trigger on this condition should be amended to above grade works.
8. Condition 21 (BREEAM) – Part (i) should refer to BREEAM Design Stage.
9. Condition 33 (Hours of Use) – This should be corrected to allow Class D2 use to commence at 07:00 on Mondays - Saturdays

Conclusion of the Director of Planning

10. Having considered the additional information as set out above, the recommendation remains that planning permission should be granted, subject to conditions, referral to the Mayor of London, and completion of a s106 agreement.

Item 6.2 – 19/AP/7610 – 14-22 OSSORY ROAD, SE1 5AN

FACTORS FOR CONSIDERATION

Amendment to officer report

11. In the Case Officer's Report, the tables in the Executive Summary and paragraph 112 that demonstrates the number of private, social and intermediate units within the scheme has been revised to distinguish the provision of Studio units within the private mix. Amended tables are shown below:

Table in Executive Summary:

Market		Social Rented		Intermediate	
Studio	3	1 Bed	2	1 Bed	3
1 Bed	25	2 Bed	6	2 Bed	3
2 Bed	18	3 Bed	4	3 Bed	1
3 Bed	4	4 Bed	2	4 Bed	0
4 Bed	0				
	50		14		7

Table in paragraph 112:

Unit size	Private homes		Intermediate homes		Social rented homes	
	No.	%	No.	%	No.	%
Studio	3	6%	0	0	0	0%
1 bed	25	50%	3	42.86%	2	14.29%
2 bed	18 (5WC)	36%	3 (1WC)	42.86%	6 (2WC)	42.86%
3 bed	4	8%	1	14.28%	4	28.56%
4 bed	0	0%	0	0%	2	14.29%
Total	50		7		14	

12. Members are advised that the 6% studio flats figure above represents only the private mix. The 3 units within the 50 private units equates to 6%. When assessing the overall provision, the 3 studio flats comes to 4%, below the maximum of 5% within a development.
13. Members are advised that para 96 of the report is amended to the following wording:

'There are no tree or landscape constraints on, or adjacent to the subject site. Given that the site currently contains no trees, the development would result in a significant increase to the number of trees which enables the development to achieve an Urban Greening Factor of 0.3. Locations for the trees include street trees on the public space fronting the north elevation, and Ossory Road elevation. The Council's Urban Forester is supportive of the initiative to provide trees within the development; However, the size and species of the trees proposed still requires agreement to provide larger and more appropriate trees.'

Additional condition

14. A condition regarding the parapet height and finish to the eleventh floor terrace has been agreed with the applicant.
15. *Notwithstanding the approved plans, prior to commencement of works above grade, a revised drawing at scale 1:20 shall be submitted to and approved by the local planning authority in writing detailing a roof brick parapet with an increased height to 1.50m and the substitution of the glass balcony at roof level with black metal railings. The development shall not be carried out otherwise than in accordance with any such approval given*

Amended wording of conditions

16. Condition 23 of the revised recommendation has been amended to include landscaping measures to safeguard the amenity of the occupiers

that abut the tenth floor communal terrace. Amended wording copied in below:

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), and landscaping measures to safeguard the amenity of the two units abutting the tenth floor terrace shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

Removal of conditions

17. Members are advised that previously proposed condition numbers 28 and 33 relating to marketing of car free development and parking permit restriction respectively, have been removed as both conditions are covered within the S106 Agreement. As they are continuing obligations that do not just relate to the first occupation of the development and will bind successive purchasers of the land.

Additional informative

18. An informative has been attached notifying the applicant that the final design and details of the children's play space is to be reviewed by planning committee members before it is to be discharged as referred to in paras 93 and 143 of the Case Officer Report.

19. Given the above, the amendments to the conditions and informative list of the Case Officer's Recommendation has been added as an appendix. The appendix item to this addendum reflects the updated conditions and informatives as part of the recommendation to grant planning permission.

Public representations

20. Two comments were received from members of the public comprising of two letters of objection to the scheme. The comments are copied in below:

Comment 1:

Height of development

21. There is nothing else in the area that is this high. It will spoil the low-level aesthetic of the area which is not currently plagued by high-rise buildings. There is presumably a reason that Portway House was capped at four stories, and this may well open the floodgates in terms of high rise developments.

Overlooking issues

22. The new building - because it is so high - will overlook our balcony and significantly affect our privacy and outlook.

Road access

23. The turning into Ossory Road is at present hugely dangerous. I personally have witnessed 3 accidents on that corner (one which required my brother to give first aid and have ambulance attendance) - it is not at all designed for heavy usage (or even the usage it gets currently). The road is already regularly blocked with Asda vans and I've often been unable to pull out of our development. I'm concerned about building related traffic - HGVs, and the volume of cars that will inevitably come down once the building is built. If this is to go ahead, traffic lights need to be installed or a permanent access route through the industrial estate to the road where there are traffic lights agreed. Additionally I think a separate route for building vehicles should be agreed.

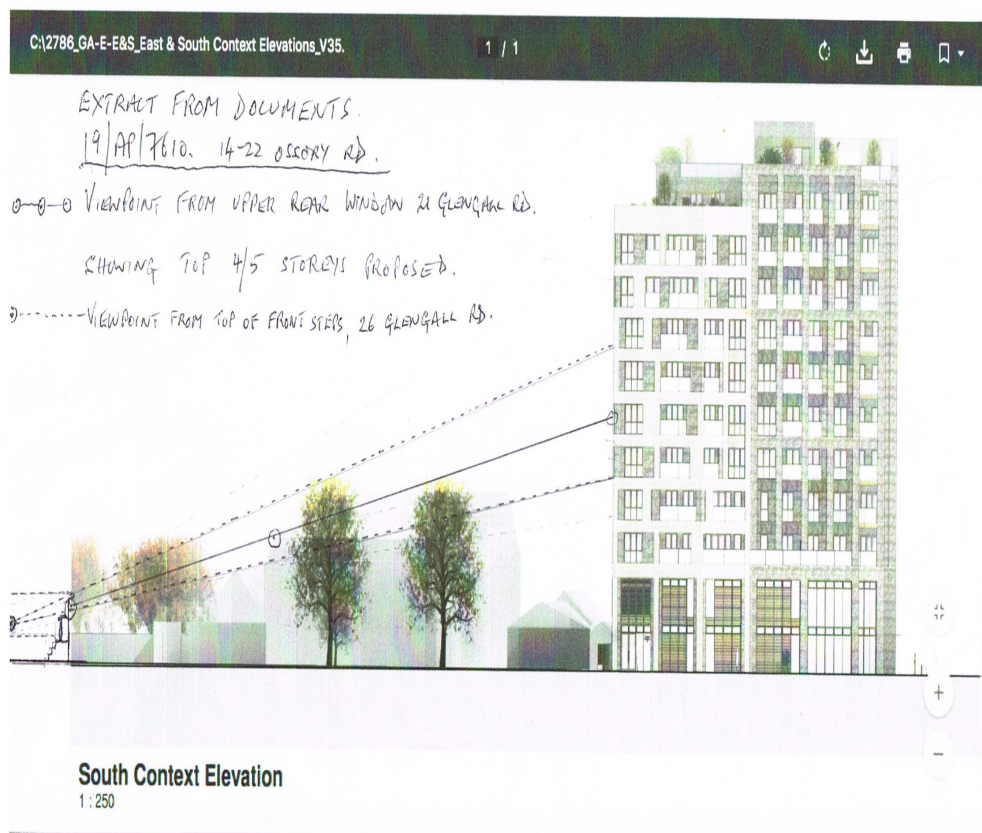
Noise of construction

24. With the move to everyone now working from home, I'm concerned about our ability to do this with significant construction noise so close to our building.

Comment 2:

Development too high

25. I have further studied the Documents. The Officers Report page 44, Viewpoint 2, grossly misrepresents and underestimates the impact of the height of the proposal, from the viewpoint of the Residents of Glengall Rd. From the mid-street, pavement view outside No. 30, the proposed development is FOUR times the height of the houses in Glengall Road. From the upper rear window of 21 Glengall Rd, the height of the proposed development is THREE times the height of the Mineral Water building. The proposed development at 14-22 Ossory Road should be reduced by FIVE storeys. I have recent photographs, more useful to the Planning Committee, to submit.



Conclusion of the Director of Planning

26. Having taken account of the additional consultation responses and the minor changes set out in this report, the conclusion remains that planning permission should be granted, subject to conditions (including those amended above) completion of the s106 agreement, and referral to the Mayor of London.

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403