

## Planning Sub-Committee A

Wednesday 12 June 2019

6.30 pm

Ground Floor Meeting Room G02, 160 Tooley Street, London SE1 2QH

## Supplemental Agenda No.1

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<b>Item No:</b> 7.1, 7.2 & 7.3	<b>Classification:</b> Open	<b>Date:</b> 12 June 2019	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		London Bridge & West Bermondsey and North Bermondsey	
<b>From:</b>		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. 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.

### Item 7.1 – Application 18/AP/3229 – Full Planning – 2-4 Melior Place, London SE1 3SZ

4. A further three letters of objection have been received:
  - a) I would like to make further comments on this planning application which I think should be considered prior to or at the forthcoming planning committee. I am unable to attend on the 12th June due to the short notice given that this application was due to be considered at this meeting.

There are 12 comments in support of which 10 are from the artist community who I believe are not residents. In my original comments I too acknowledged the positive input of having a thriving art gallery on this corner which feeds into a growing, vibrant arts and craft area and so can see why the artist community support the gallery but it is not this element that is the problem. It is the bulky residential block on this corner which will detract from the surrounding buildings. I therefore put it to the committee that they can achieve the art gallery element for which there is support without allowing the large bulk of residential units above it for which there are obvious objections.

In the planning document under 'Impact on adjoining property' I would like to state that paragraph 40 is misleading. It may be that the wall mentioned is only 1m higher than the current one but behind that wall is a glazed, pitched roof and not the proposed block of brick construction. It is not the wall that makes the detrimental impact but what is built behind it.

There has been a commitment to maintain the green wall between the land owned by Snowfields Yard that lies between this development and Arthurs

Mission. I do not know how this can be achieved with the current building line. I attach a photo taken from apartment which shows that the current green wall is thriving. It also shows the East facing wall mentioned in comment B.

- b) As a resident of the Snowsfields Yard development directly neighbouring the one proposed in this planning application, I have been closely following its initial submission and the subsequent amendments.

First of all, I would like to note that neither I nor any other residents in my building have been initially notified about the submission of the application which would have a direct impact on the Snowsfields Yard if approved, having learnt about it accidentally from a leaflet placed on a street light. I believe it is unacceptable not to inform and consult neighbours when the proposed development may adversely affect them by limiting privacy and the availability of light, like in this case.

Although I find an idea of a mixed use development including an art gallery and a small scale residential block conceptually appropriate to replace the existing Glasshouse in this historic part of Bermondsey, I strongly oppose the design, height and overall massing of the proposed development, and would urge you to reject it in its current form. Being situated in the conservation area, the new building's design should show more sensitivity to the surrounding Arthur's Mission, Horseshoe Inn pub and the church building further down Melior Street. The currently proposed dark brick structure (coupled with its disproportionately big size and height) will be detrimental to the view and feel of this cozy historical corner of the neighbourhood.

Even greater problem presents the fact that the building is proposed to be extremely close to the Snowsfields Yard, adversely affecting the amount of light received through its east-facing windows (please also refer to the DPR report) and creating an issue of overlooking by introducing wrap-around balconies. The proposed solid brick wall on the west elevation will almost completely reduce the light coming into some of the flats from the east.

I sincerely hope my objection will be taken into consideration when considering this application.

- c) I object to the application reference 18/AP/3229. While the continued redevelopment of our neighbourhood is vital, this proposal is out of character with the scale of the block and will unfairly block a great deal of sunlight to our neighbours in Snowsfields yard.

I would ask the planners to review the consultation report provided regarding the light impact of this proposed development.

5. There has also been a further letter of support along the same lines as previously submitted letters of support.
6. Alterations to the officer report

#### Density

7. The proposal would result in a site density of 1,416 habitable rooms per hectare. This is above the density range within the Central Activities Zone of 650-1100 habitable rooms per hectare. Although the density is higher than that the indicative density by habitable rooms (of 650-1100) identified by the table (and draft Policy P9 of the NSP.).
8. The residential density falls within the corresponding density range of 175-405 u/ha for a highly accessible central London site (as identified by the Sustainable Residential Quality Density Matrix provided at Table 3.2 of the London Plan).

9. The Residential Design SPD does allow for more dense schemes provided they meet exemplar design standards. The proposed units are spacious and the design is considered to be an exciting and characterful addition to this part of the conservation area. Given the overall benefits of the scheme and its location in this highly accessible site in central London. The proposal be in general accordance with Council Policies and those of the London Plan.
10. The revised table is slightly altered to take account en-suite bathrooms and shows two flats without external amenity space, (changes shown in red).

	G.I.A (sq.m)	Type	L/K/D (sq.m)	Bedrooms (sq.m)	Bathrooms (sq.m)	Amenity space (sq.m)
Flat 1	97	3b/4p	43	17; 10; 10	3.8 (bathroom) 4.3 (ensuite)	5
Flat 2	79	2b/4p	35	13; 12	3.7 (bathroom); 1.8 (WC)	0
Flat 3	97	3b/4p	43	17; 10; 10	3.8 (bathroom); 4.3 (ensuite)	5
Flat 4	68	2b/3p	30	13; 11	3.7 (bathroom)	0
Flat 5	149	4b/6p	66	17; 15; 11; 10	6 (bathroom); 2.2 (WC); 5 (ensuite)	13; 5
Flat 6	126	4b/5p	51	17; 11; 10; 10	6 (bathroom); 2.2 (WC); 5 (ensuite)	13; 5
Flat 7	102	2b/4p	37	13; 18	4.3 (bathroom) ; 3.4 (ensuite)	32; 20 (fifth floor flat has access to 20 sq.m terrace at roof level)

#### Paragraph 52

11. There is a typographical error. The current proposal would be **not be** harmful to the future enjoyment of this space.

#### Paragraph 66

12. The contribution should refer to outdoor amenity space rather than public realm contributions. This should be increased to £6,560.

#### Conditions

13. Amendment to condition 3:

*Before any work hereby authorised, including **excluding** demolition, the applicant shall:*

- a. Secure the implementation of a programme of archaeological watching brief works, in accordance with a scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority. A suitably qualified archaeologist is to be present during the undertaking of*

*any ground disturbing works within the development area, to observe, evaluate and record any archaeological finds and deposits.*

- b Submit a copy of the watching brief report to the local planning authority, for approval in writing, within six months of the fieldwork being completed on site.*

14. Condition 7 should read;

The first and second floor outdoor space to the south elevation shall not be used, other than for maintenance or repair purposes or means of escape.

15. Reason as per officer report,

**Item 7.2 and 7.3 – Application 19/AP/0683 and 19/AP/0698 – Full Planning and Listed Building Applications - The Circle, Queen Elizabeth Street, London SE1 2JU**

16. The responses are with regard to the following matters:

- a) Harm to special architecture of the listed building;
- b) By increasing height- harm to the special character and appearance of the conservation area, contrary to Council policies;
- c) Inappropriate materials which clash with those of the main building;
- d) Overlooking and loss of light.

17. No new issues have been raised and the matters detailed above are addressed in the planning and listed building reports

18. In addition, responses were received with regard to noise and dust during construction, and with regard to fire safety. Noise and dust during construction can be controlled through environmental legislation while fire safety is dealt with under the Building Regulations; these are not material considerations for this application.

19. Following revisions to the design of the scheme the following email was received from the original architect of The Circle.

*'I accept the conclusion of your officer's report that, given the pre existing construction, the amended proposals are an improvement.*

*'Thank you for ensuring the additions and their windows are now lower and symmetrical above their parapets. I commend the gold shingled wall as a witty reference to the existing gold windows. It will rely on the colours matching. I trust that you can ensure that they will.*

*Thank you again for consulting me. You may wish to convey to the committee that I withdraw my objection.'*

**REASON FOR LATENESS**

20. 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
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Individual files	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403
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# Welcome to Southwark Planning Sub-Committee A

12 June 2019

## MAIN ITEMS OF BUSINESS

- Item 7.1 2-4 Melior Place,  
London SE1 3SZ
- Item 7.2 & Item 3 The Circle,  
Queen Elizabeth Street, London  
SE1 2JE
- Item 4 153-159 Borough High  
Street, London SE1 1HR
- Item 5 153-159 Borough High  
Street, London Se1 1HR



Kath Whittam (Chair)



Councillor Jane Salmon (Vice-Chair)



Councillor Peter Babudu



Councillor Sunil Chopra



Councillor David Noakes



Councillor Martin Seaton



Councillor Leanne Werner

## Item 1 – 2-4 Melior Place, London SE1 3SZ

Full Planning Application

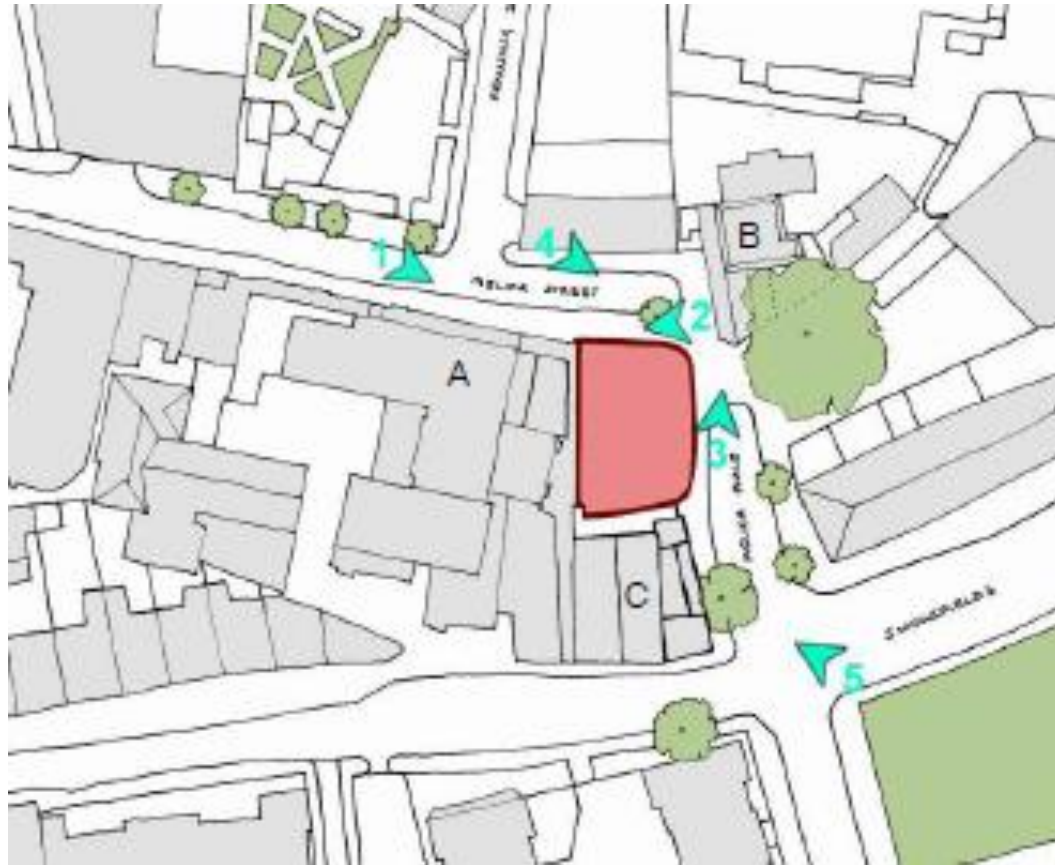
Application 18/AP/3229

Redevelopment of the site involving the construction of a 6-storey plus basement building, comprising a retail art gallery (Class A1) on the ground floor and 3 x 2 bed, 2 x 3 bed and 2 x 4 bed residential units on the upper floors

✓



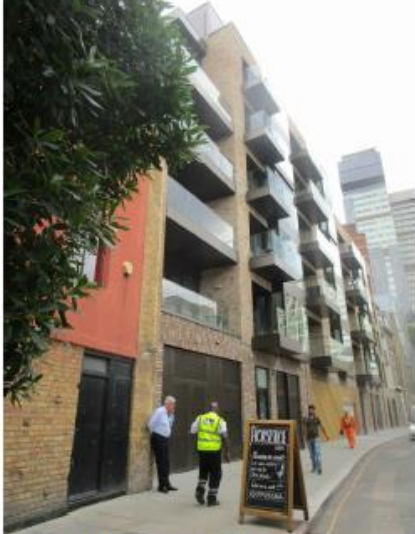
## SITE PLAN



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01 \_ 6-10 MELIOR STREET (VIEW 01)



02 \_ 6-10 MELIOR STREET (VIEW 02)



03 \_ THE HORSESHOE INN (VIEW 1)



04 \_ THE HORSESHOE INN (VIEW 2)



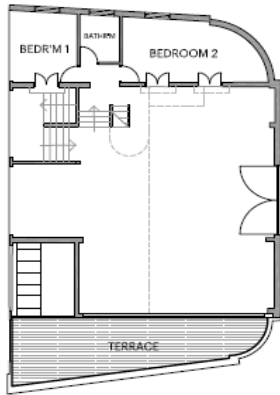
05 \_ ARTHUR'S MISSION



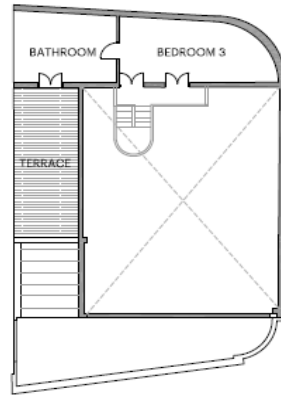


01 \_ PROPOSED HERITAGE VIEW 2. SNOWFIELDS

# EXISTING PLANS



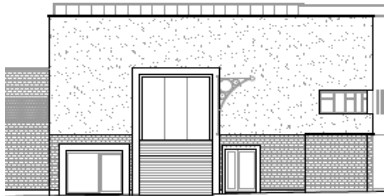
01 \_ EXISTING FIRST FLOOR



02 \_ EXISTING SECOND FLOOR



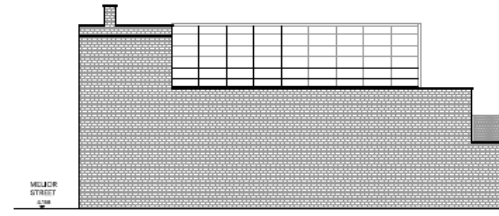
03 \_ EXISTING ROOF PLAN



04 \_ EXISTING EAST ELEVATION



05 \_ EXISTING NORTH ELEVATION



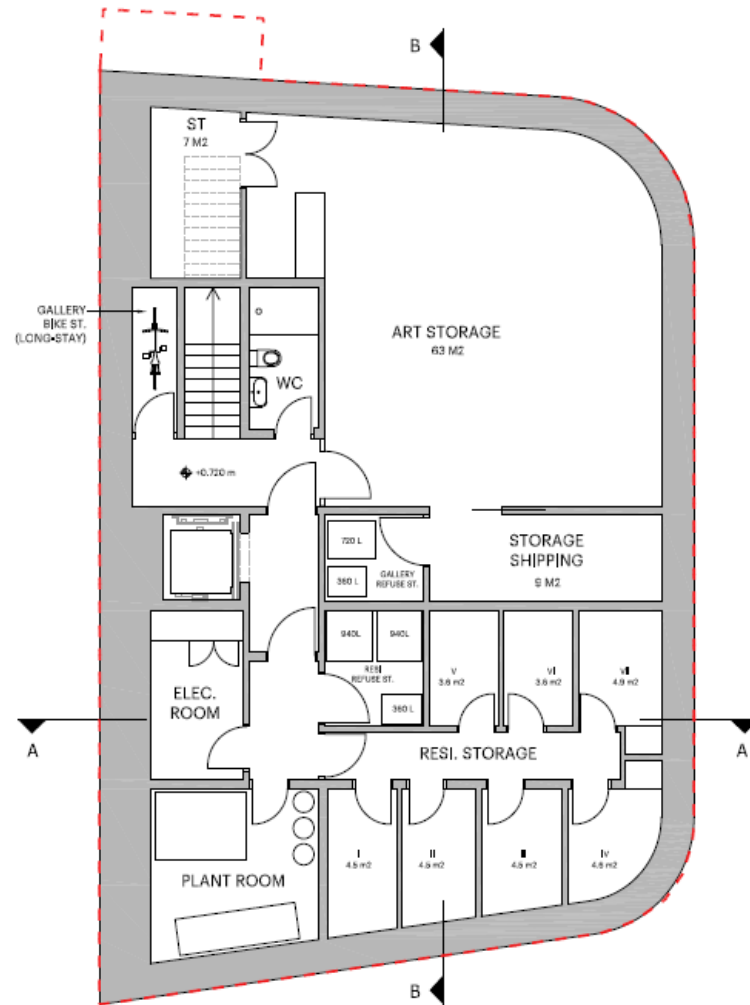
06 \_ EXISTING WEST ELEVATION

	(CLASS A1) SHOP	(SUI GENERIS) LIVE/WORK	G.E.A	G.I.A	AMENITY
GROUND FLOOR	25	192	233	220	-
FIRST FLOOR	-	171	185	171	31
SECOND FLOOR	-	48	162	48	24
	25m²	411m²	580m²	439m²	55m²

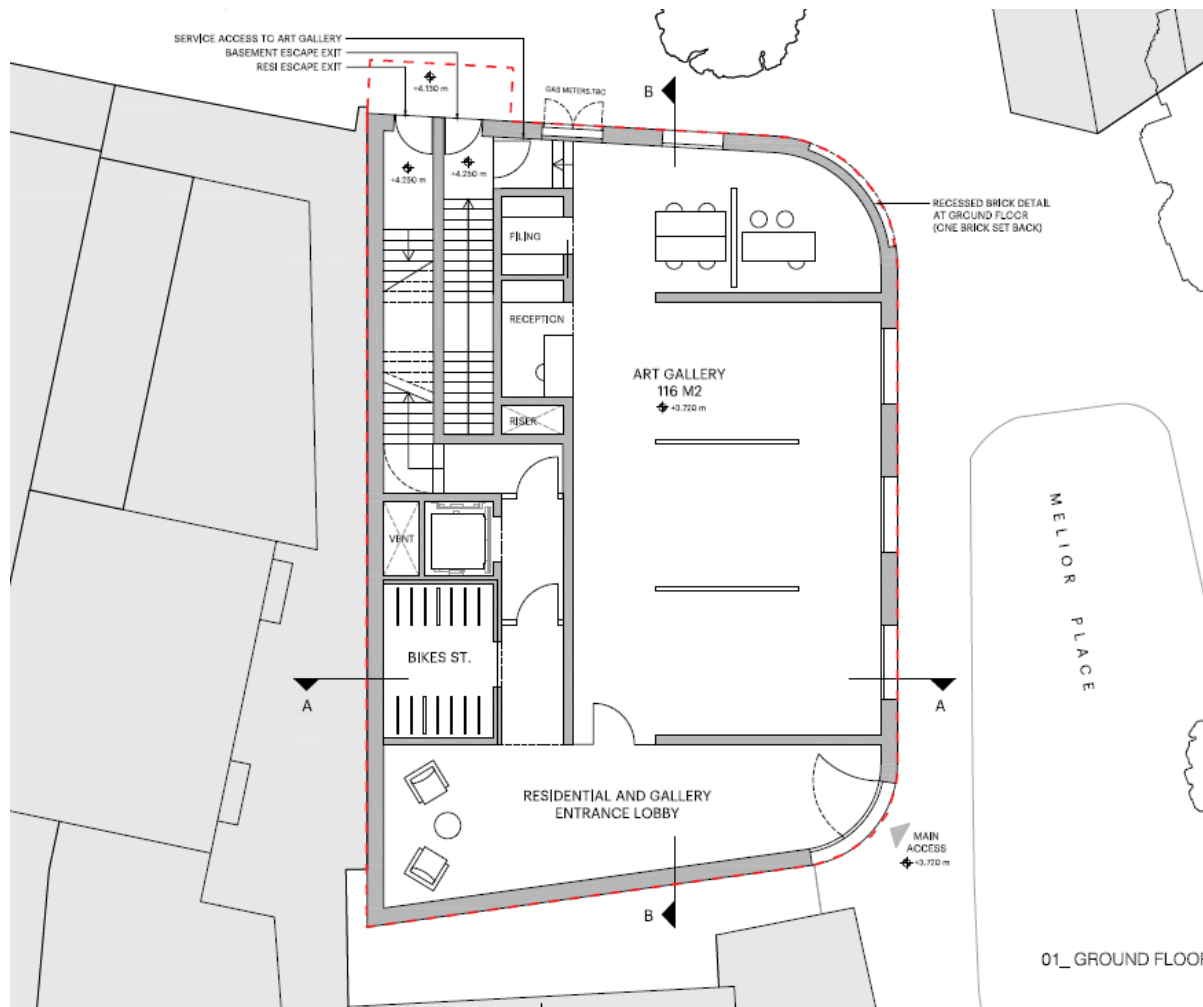
NOTE:  
- APPROXIMATE AREAS TAKEN FROM PREVIOUS  
PRE-PLANNING APPLICATION DRAWINGS

07 \_ EXISTING AREA SCHEDULE

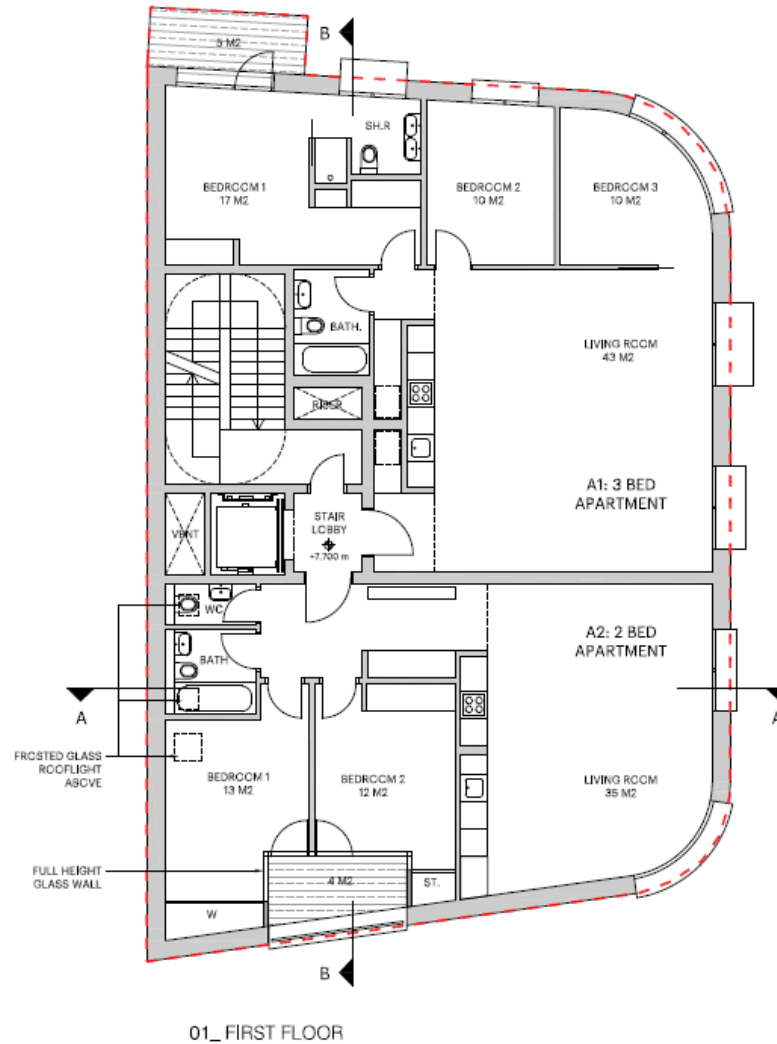
# PROPOSED 01 BASEMENT PLAN



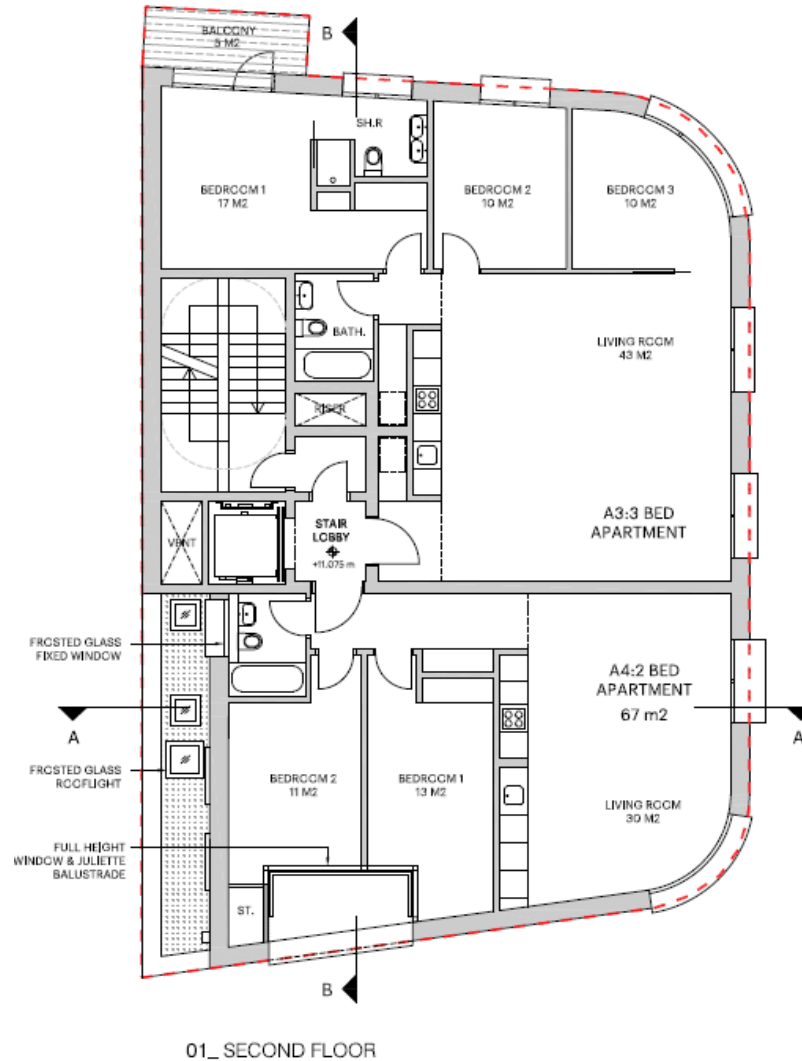
# PROPOSED 01 GROUND FLOOR PLAN



# PROPOSED FIRST FLOOR PLAN

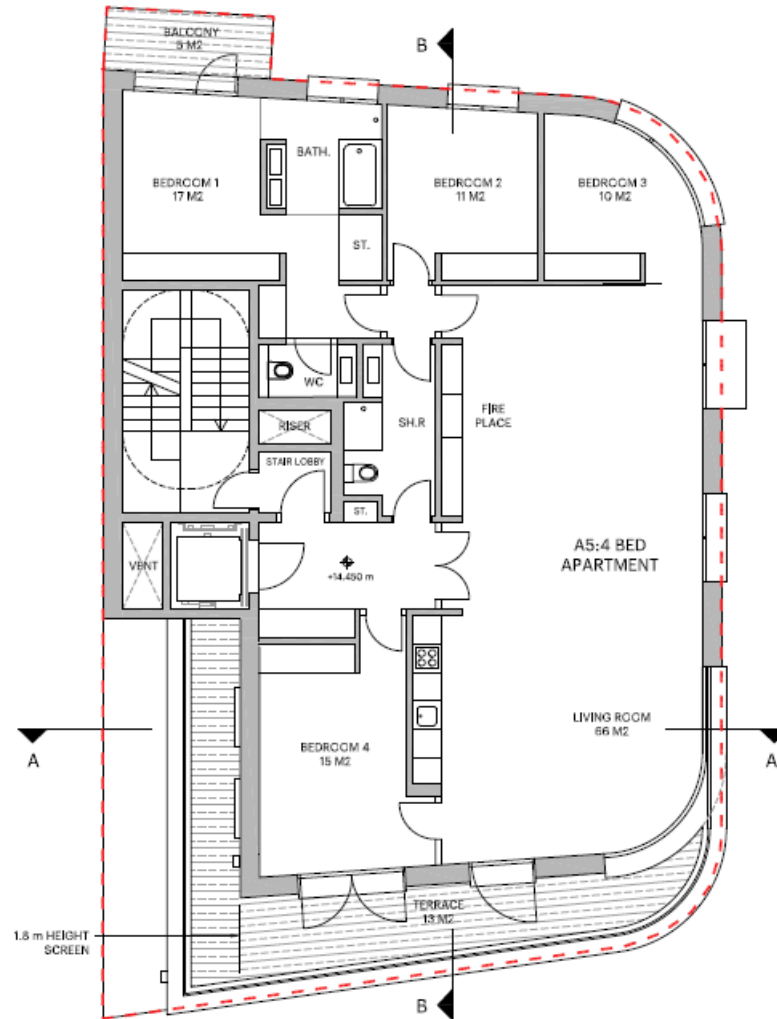


# PROPOSED 01 SECOND FLOOR PLAN



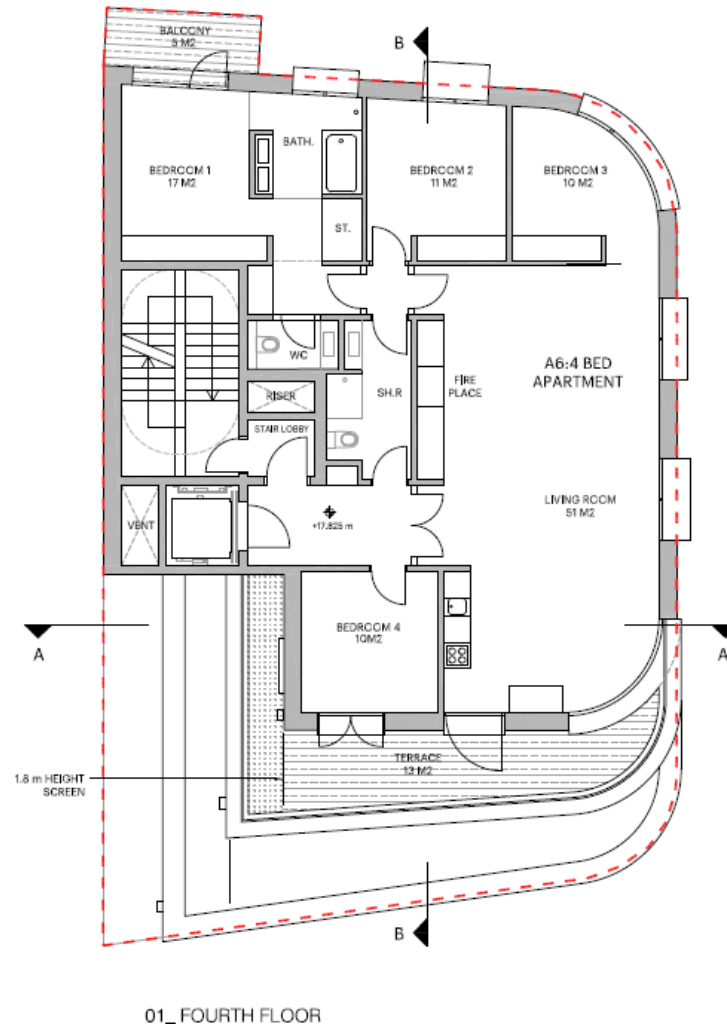


# PROPOSED 01 THIRD FLOOR PLAN

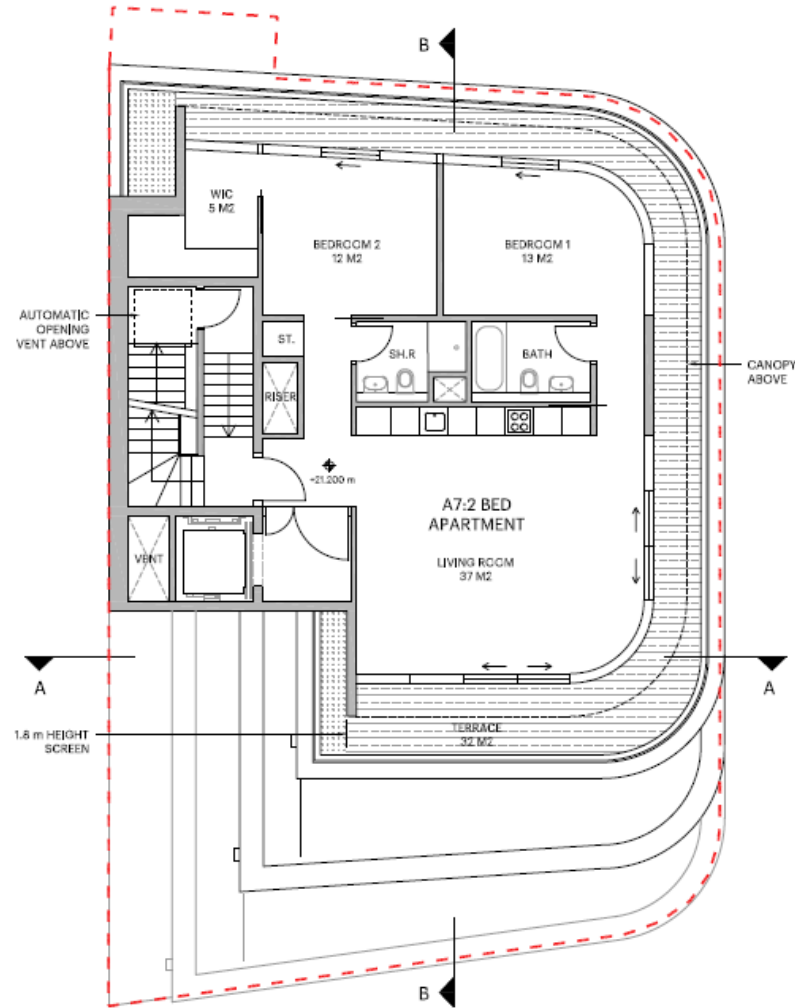


01\_ THIRD FLOOR

# PROPOSED 01 FOURTH FLOOR PLAN

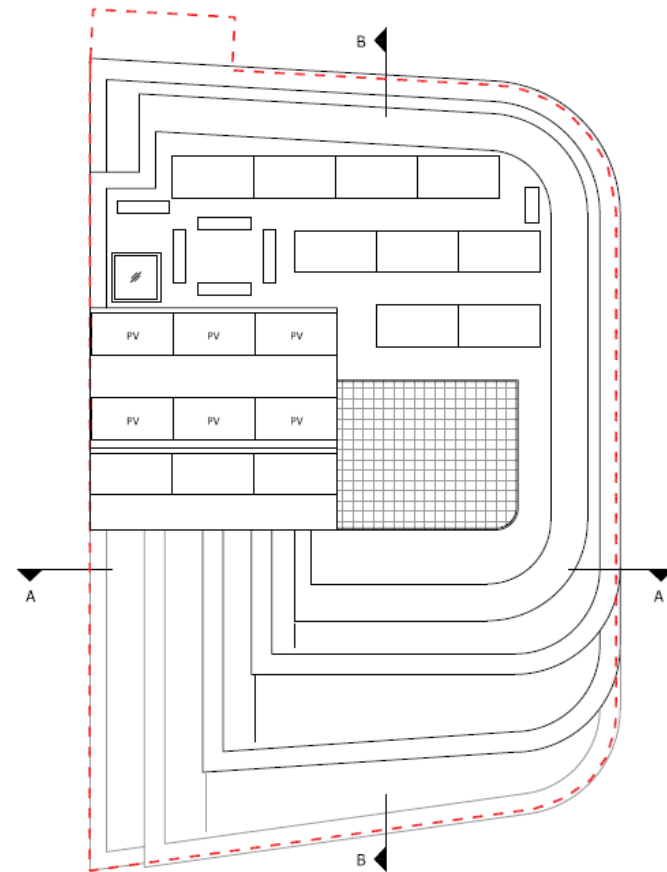
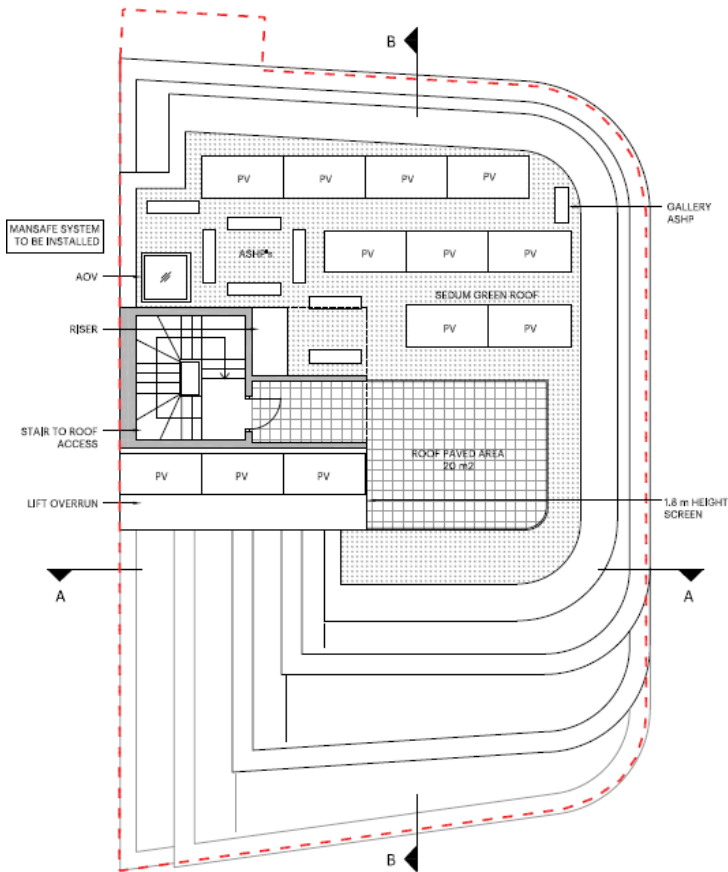


# PROPOSED 01 FIFTH FLOOR PLAN



01\_ FIFTH FLOOR

## 01 ROOF TERRACE & 02 ROOF PLAN



# 01 PROPOSED NORTH ELEVATION



01 \_ PROPOSED NORTH ELEVATION

# 01 PROPOSED SOUTH ELEVATION



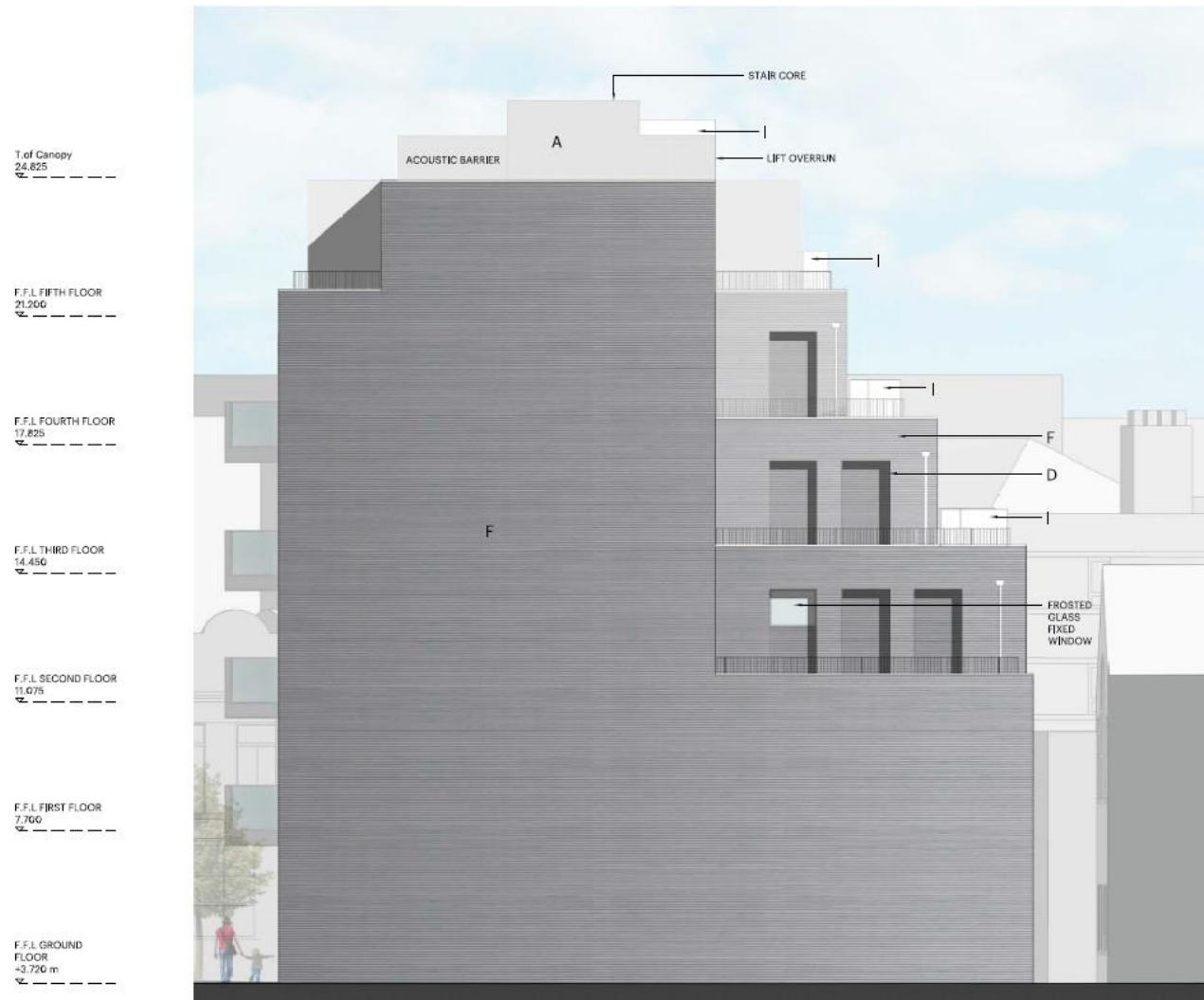
# 01 PROPOSED EAST ELEVATION



01\_ PROPOSED EAST ELEVATION



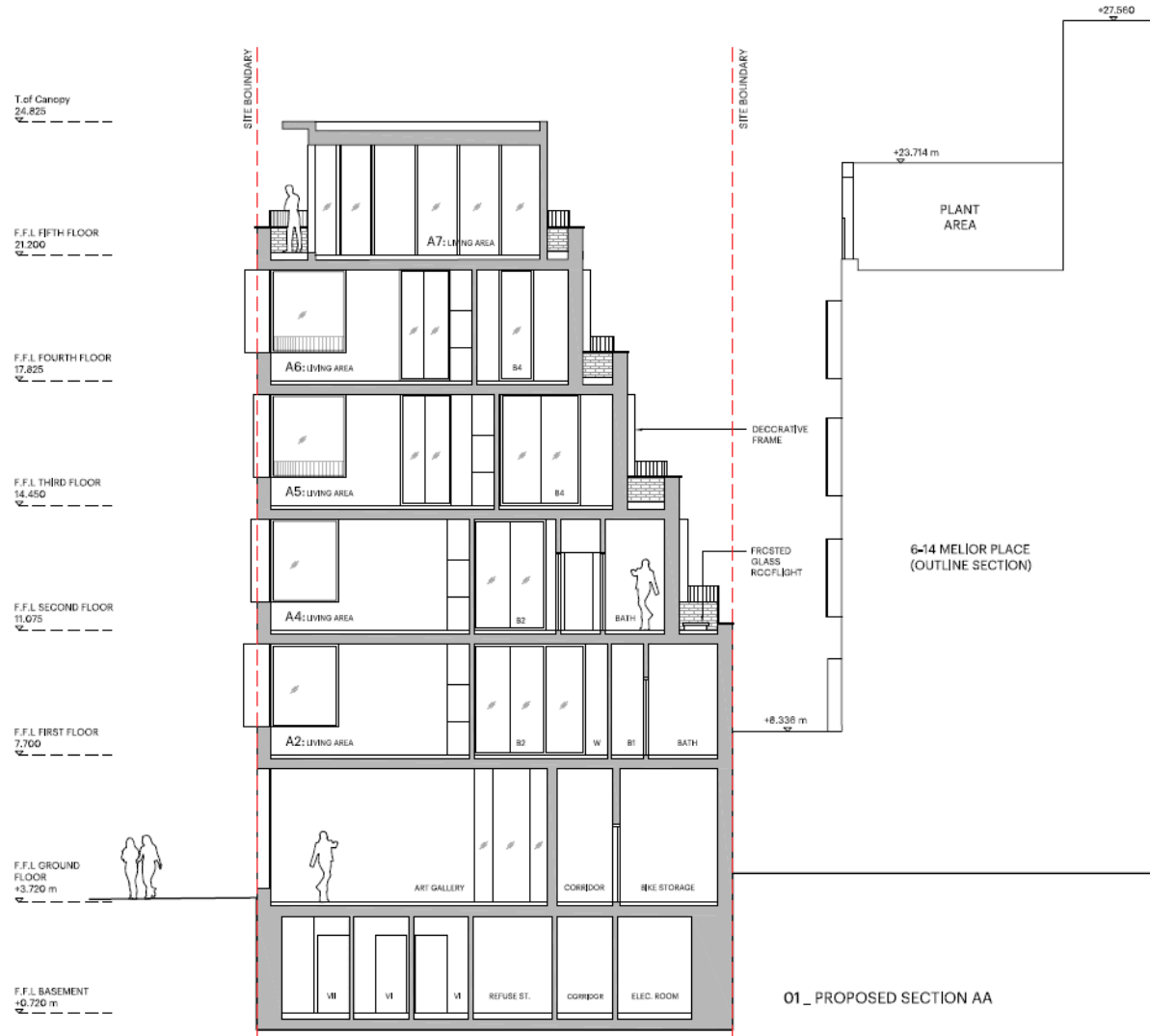
# 01 PROPOSED WEST ELEVATION



01 \_ PROPOSED WEST ELEVATION



# 01 PROPOSED SECTION AA



## Item 2 and Item 3 – The Circle, Queen Elizabeth Street, London SE1 2JU

Full Planning Application 19/AP/0683

Listed Building Application: 19/AP/0698

Construction of single-storey extension at roof level to provide four residential units (Use Class C3), together with the provision of car parking spaces and bicycle storage facilities.

25

The buildings:

- 4no. apartment blocks 5-7 storeys high
- 299 apartments, commercial uses on ground floor
- focused around four quadrants of a 'Circus'
- Listed in 2018.



The approved scheme:

- Rooftop apartment on each of the four quadrants;
- Approved 2003, partially implemented
- Lawful development certificate and minor material amendment

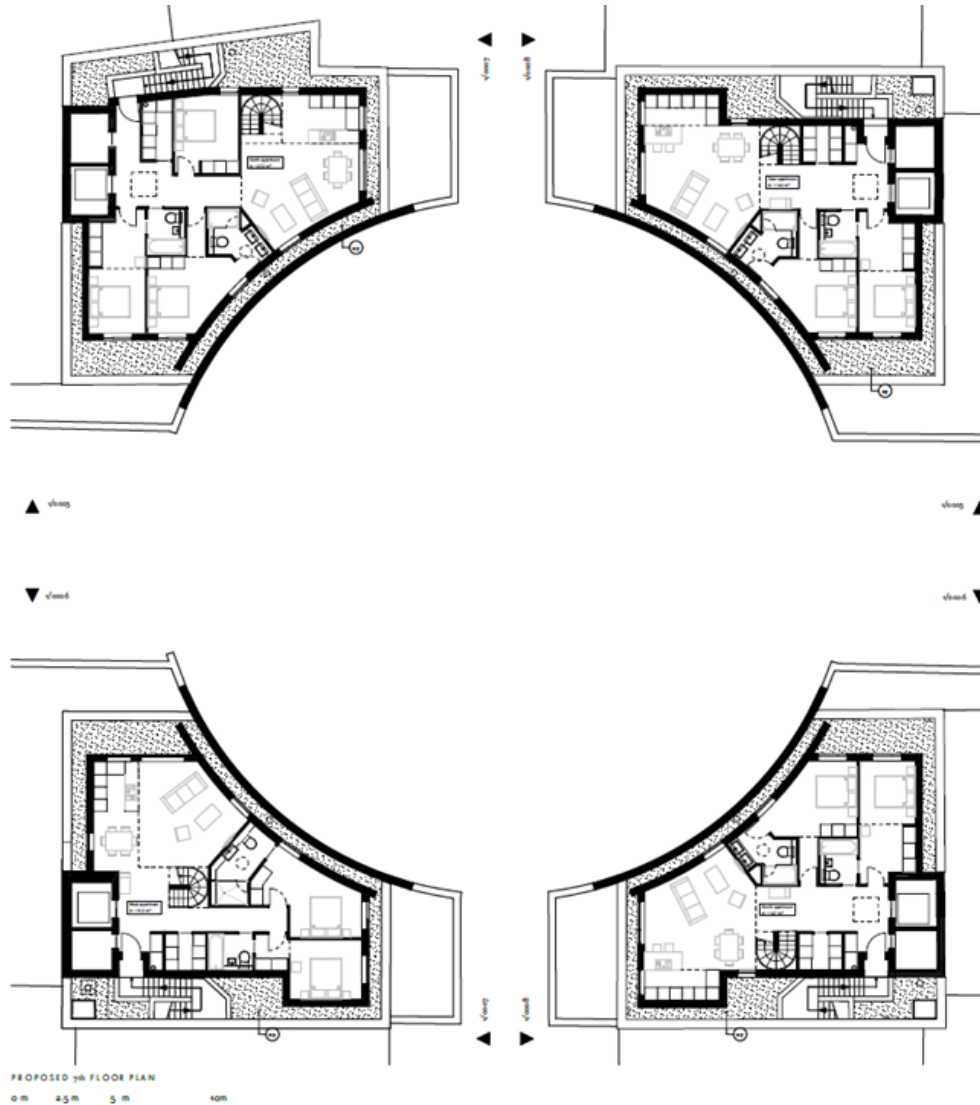


Site progress under NMA 15/AP/0060

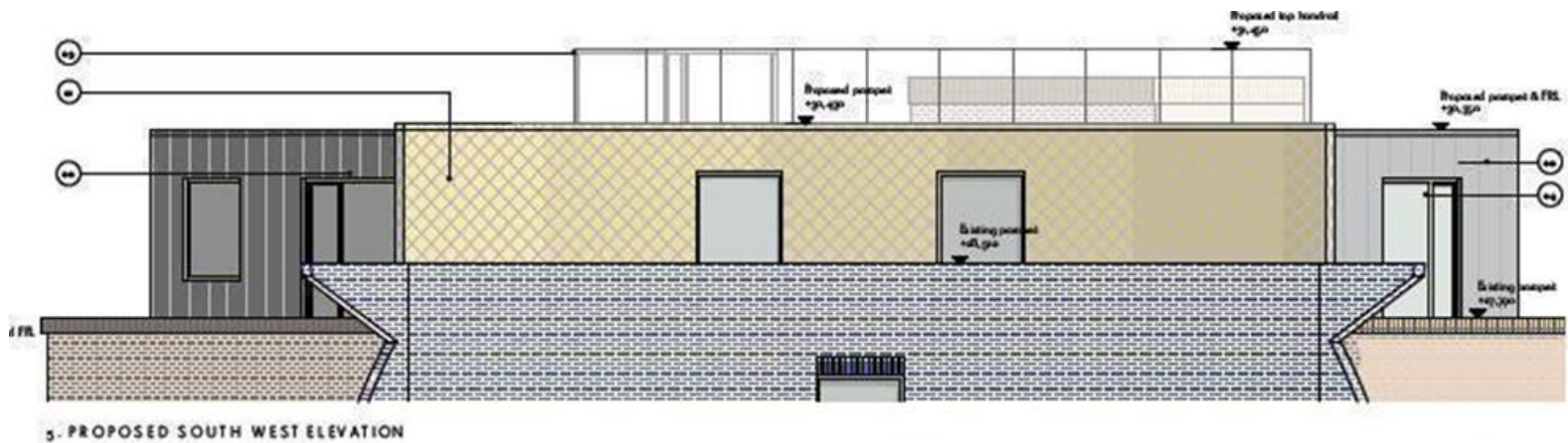


Site progress under NMA 15/AP/0060

# Proposed floor plan







## The current scheme:

- Rooftop apartment on each of the four quadrants;
- Slightly higher (220mm at edge), revised design with rooftop balcony
- Parking, cycle storage arrangements as per approved scheme



## Item 4 – 153-159 Borough High Street, London SE1 1HR

Full Planning Application

Application 19/AP/0277

- Details of Condition 4 - Section Detail Drawings for planning permission 15/AP/4980. (Demolition of 153-159 Borough High Street, and erection of 7-storey hotel (with basement), comprising 50 bedrooms and roof terrace, top 2 floors set back; and A1/A3 use at basement and ground floor level)

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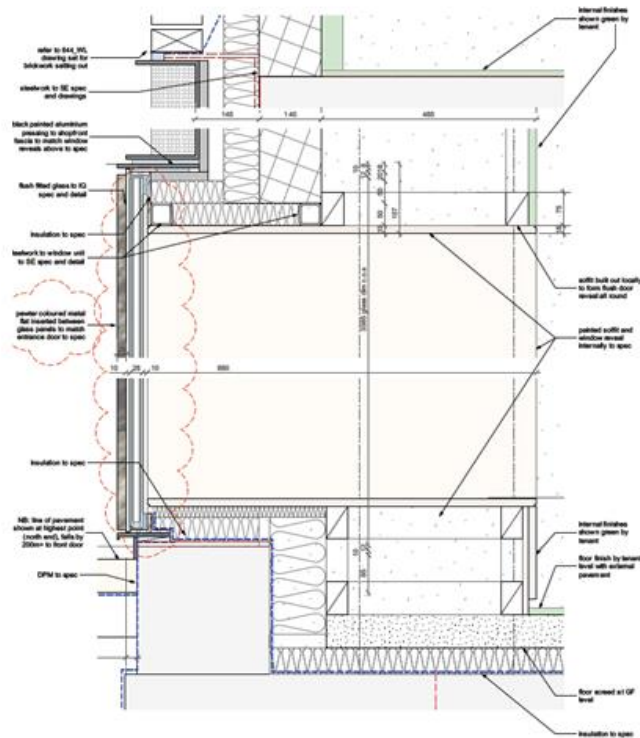
## The approved scheme 15/AP/4890:

- Demolition of 153-159 Borough High Street, and erection of 7-storey hotel (with basement), comprising 50 bedrooms and roof terrace, top 2 floors set back; and A1/A3 use at basement and ground floor level)





# The current scheme: Agreement of construction drawings



## Item 5 – 153-159 Borough High Street, London SE1 1HR

Full Planning Application

Application 18/AP/4155

- Details of Condition 11 Samples of External Facing Materials for planning permission 18/AP/4155 (Demolition of 153-159 Borough High Street, and erection of 7-storey hotel (with basement), comprising 50 bedrooms and roof terrace, top 2 floors set back; and A1/A3 use at basement and ground floor level.)

33

## The approved scheme:

- Demolition of 153-159 Borough High Street, and erection of 7-storey hotel (with basement), comprising 50 bedrooms and roof terrace, top 2 floors set back; and A1/A3 use at basement and ground floor level)



34



## The current scheme: Agreement of materials

