

## Planning Sub-Committee B

Tuesday 30 March 2021  
7.00 pm

Online/Virtual: Members of the public are welcome to attend the meeting. Please contact [Constitutional.Team@southwark.gov.uk](mailto:Constitutional.Team@southwark.gov.uk) for a link or telephone dial-in instructions to join the online meeting

## Supplemental Agenda No. 2

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7.	Development management item	1 - 26

**TABLED ITEMS:**

Members pack (amended) and the addendum report

<b>Item No:</b> 7.1	<b>Classification:</b> Open	<b>Date:</b> 30 March 2021	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		London Bridge And West Bermondsey	
<b>From:</b>		Director of Planning	

## PURPOSE

1. To advise members of clarifications, corrections, 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 stated recommendation.

## RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

## FACTORS FOR CONSIDERATION

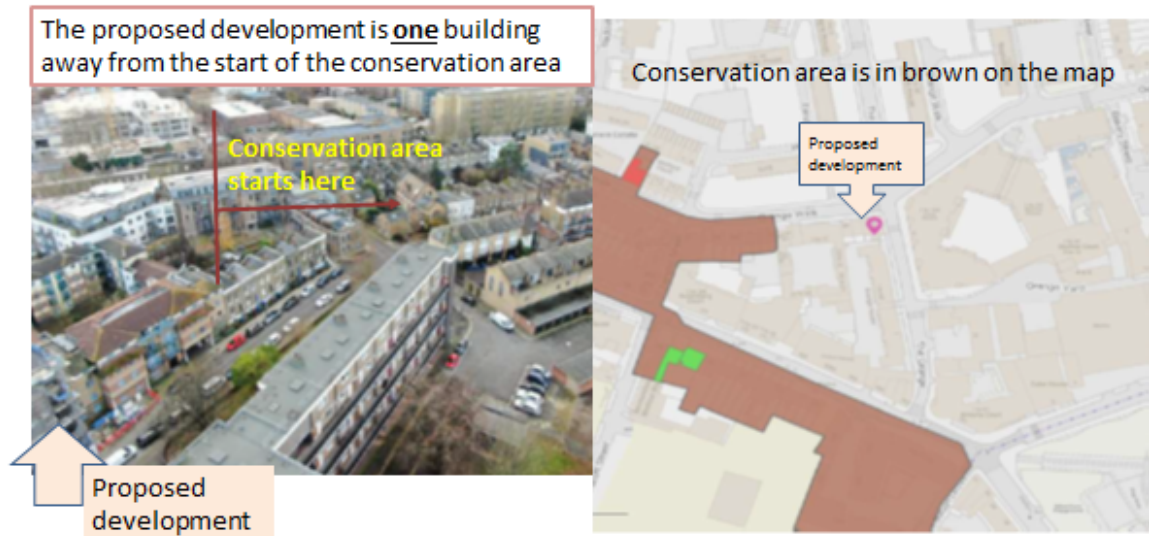
3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

**Item 7.1: 20/AP/0489- 46-48 GRANGE WALK, LONDON SOUTHWARK, SE1 3DY**

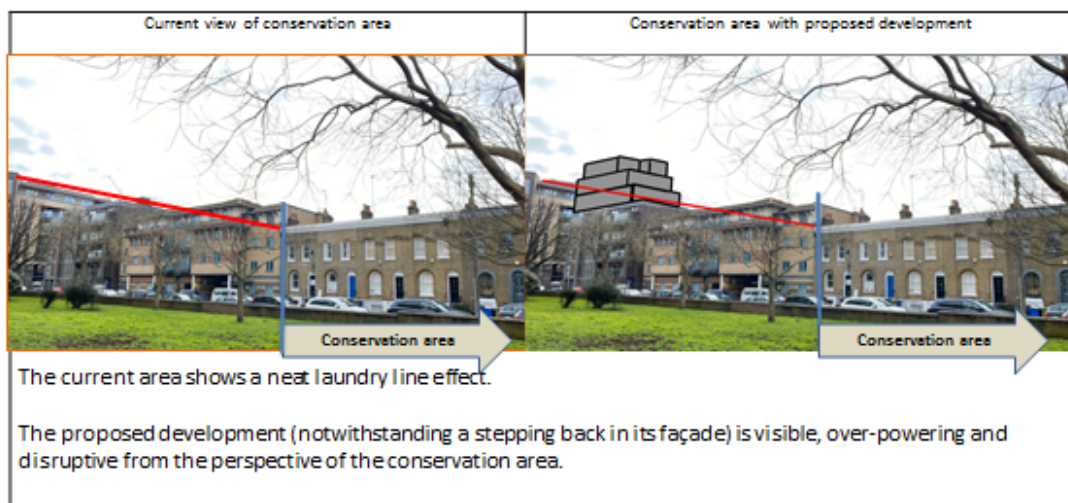
### Additional comments/ representations received

4. Objectors have provided additional information that they would like the committee to consider in the form of two slides. These show the site in relation to the Bermondsey Street Conservation Area and a view of the site and its relationship with the terrace on Grange Walk that forms part of the conservation area:

## Where is the conservation area?



## Conservation area



5. The viewpoint provided above is outside the conservation area seemingly from amenity space in front of St Vincent House and not from an area of public realm.
6. The site is separated from the conservation by 32m and importantly, the proposed massing would not be seen above the roof of the terrace at 34-40 Grange Walk from the conservation area. Officers therefore consider that the proposal would not affect the setting of the Bermondsey Street Conservation Area.

7. The applicant has responded to the slides saying that the building between the site and the conservation area is a modern one that visually and spatially separates the site from the conservation area. They also say that the view provided is not from the conservation area and is not a sensitive viewpoint.

#### Legal agreement

8. It is recommended that the works to the pavement and highway detailed in paragraph 96 be included in the legal agreement

### **Conclusion of the Director of Planning**

9. Having taken into account the additional consultation responses, and other additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions.

### **REASON FOR URGENCY**

10. 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 Sub-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**

11. The new information, comments reported and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the comments made.

### **BACKGROUND DOCUMENTS**

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

# Welcome to Southwark Planning Sub-Committee B

30 MARCH 2021

## MAIN ITEMS OF BUSINESS

**Item 7.1 20/AP/0489**  
46- 48 GRANGE WALK,



Councillor Cleo Soanes (Chair)



Councillor Maria Linforth –Hall ( Vice Chair)



Councillor Sirajul Islam



Councillor Victoria Mills



Councillor David Noakes



Councillor Karl Eastham



Councillor Martin Seaton

Item 7.1– 20/AP/0489

46- 48 GRANGE WALK, LONDON, SE1 3DY

**Construction of a part 2/part 3 storey rooftop extension, remodelling of existing building facades and associated works to provide 5 residential units (Use Class C3) including cycle and refuse storage..**

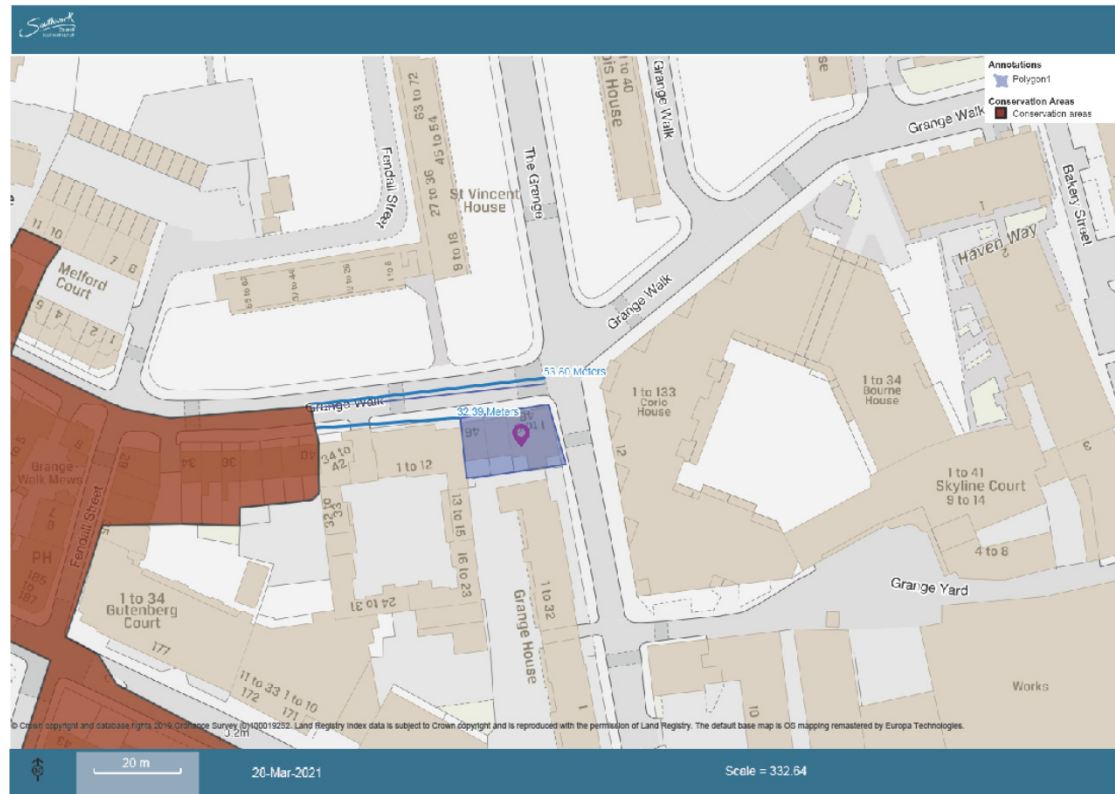
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## SITE LOCATION PLAN

# PUBLIC CONSULTATION RESPONSES

Total number of representations	Support	Neutral	Object
85	27	6	52

## SUMMARY OF OBJECTIONS

- Phased development to avoid affordable housing contribution
- Design and heritage impacts
  - Impact on the Bermondsey Street Conservation Area
  - Impact of the height scale and massing on the townscape
- Neighbouring Amenity impacts
  - Daylight and sunlight impacts
  - Impact on privacy
  - Creation of a sense of enclosure
  - Impact from construction
- Transport impacts from servicing and additional parking strain

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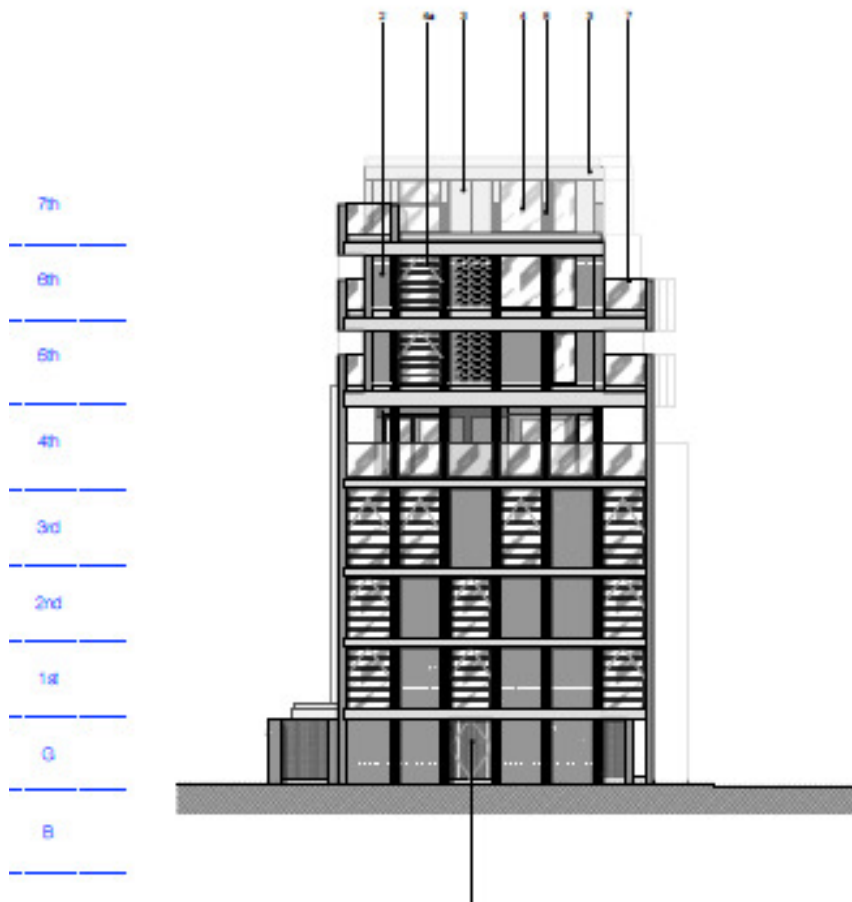


Existing Front Elevation

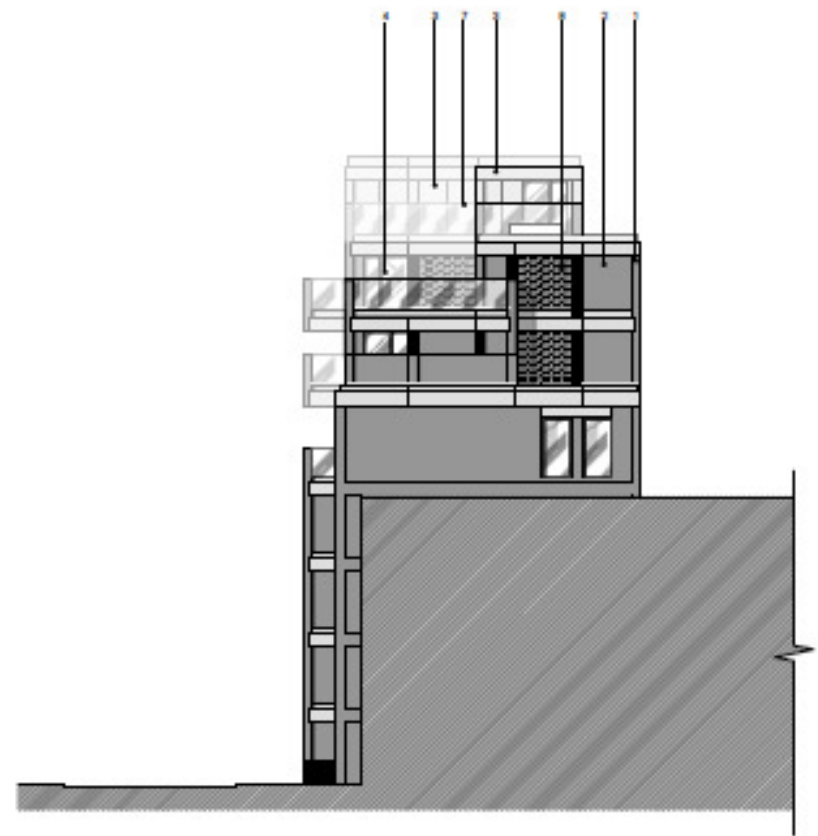
## Existing northern elevation



## Proposed northern elevation.



Proposed east elevation



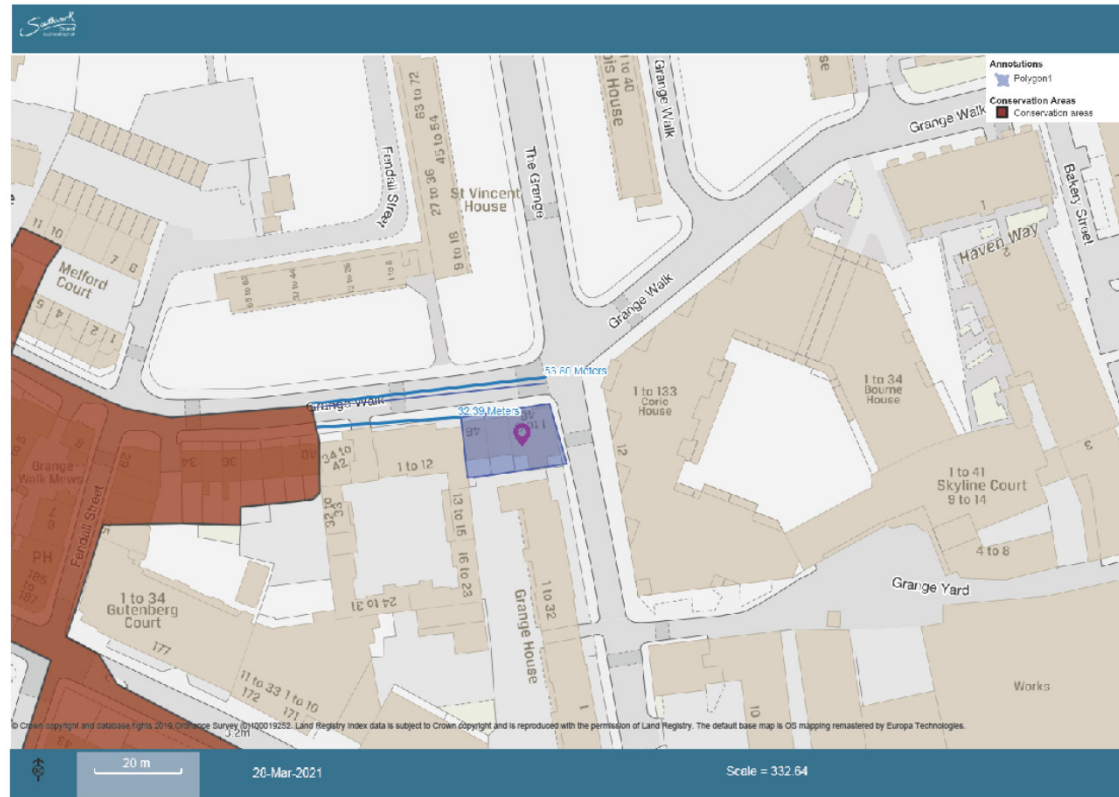
Proposed west elevation

# Phased development?

2016	Pre-application advice saying that five storeys was suitable
2017 Corio completed	Townscape context changed
May 2017	9 dwellings at 46-47 Grange Walk Approved
October 2017- appeal decision on 148-150 Old Kent Road	Appeal allowed- roof extension not phased development.
February 2018	Pre-application advice saying that three additional storeys could be acceptable.

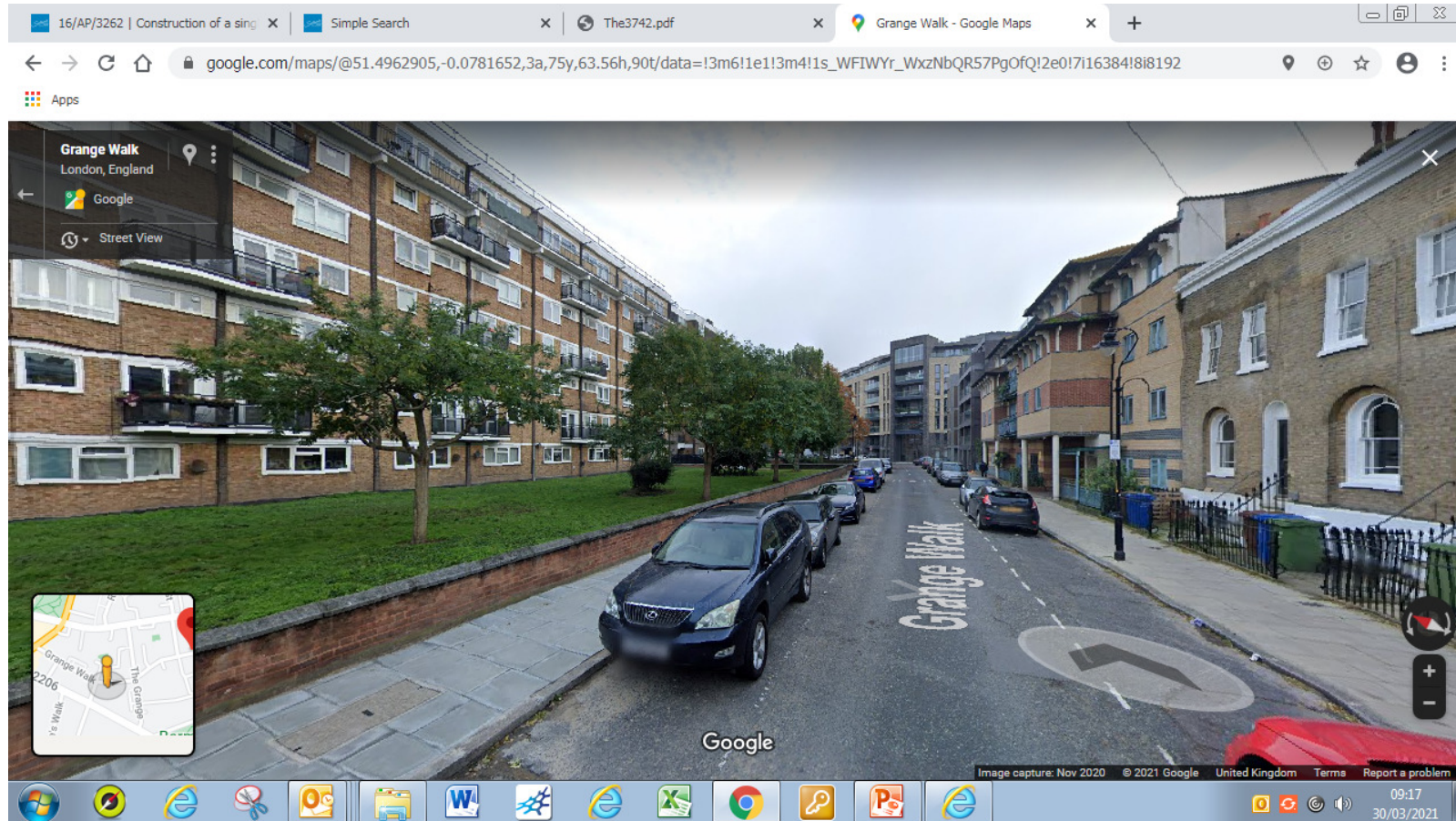
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# Design and heritage





# View from the conservation area- existing



# View from the conservation area- proposed



## Proposed view- west



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## Proposed view- south



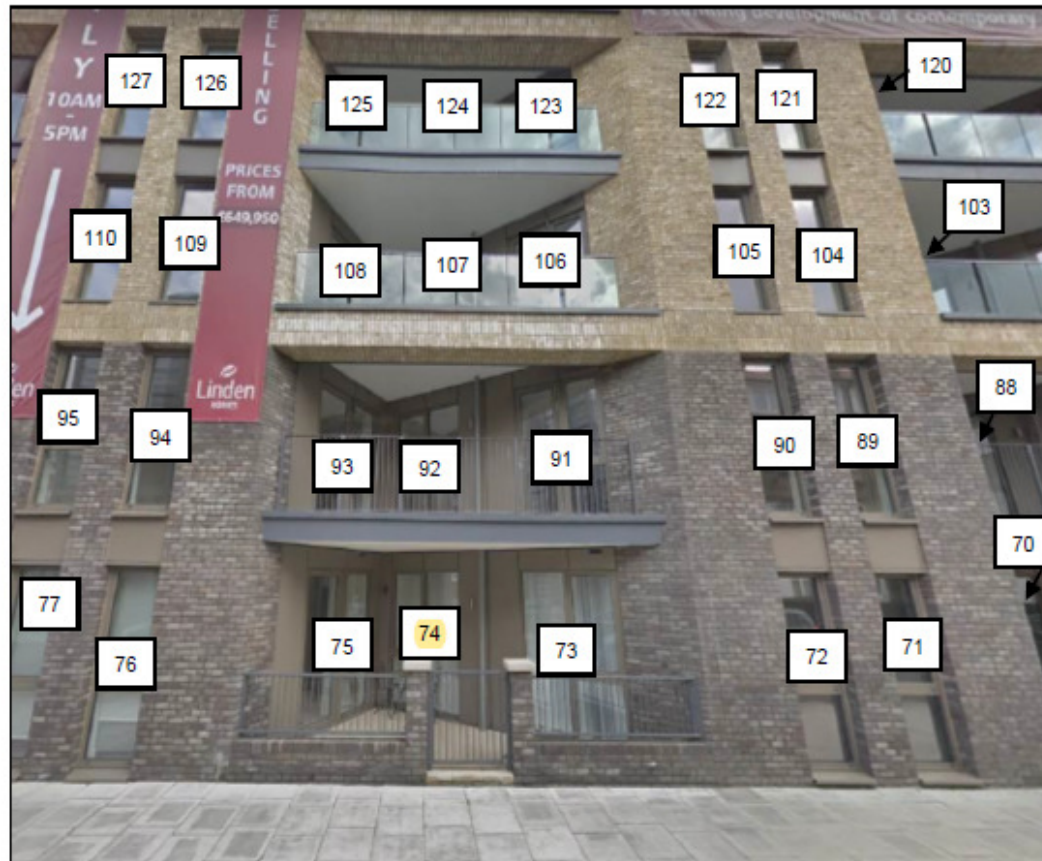
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# Impact on neighbours

Daylight and sunlight	Some transgressions from BRE guidance
Sense of enclosure	Separated from neighbours by roads and no closer than the existing building
Privacy and overlooking	Meets distance separation guidance
Construction	Temporary impact controlled through other legislation



# Impact on neighbours- daylight and sunlight



12 The Grange



12 The Grange



12 The Grange

# Transport impacts

In a CPZ	Condition prohibiting residents obtaining parking permits
Servicing	As existing with areas for refuse on the ground floor
Cycle parking	Meets London Plan requirements





## Proposed Ground Floor Plan

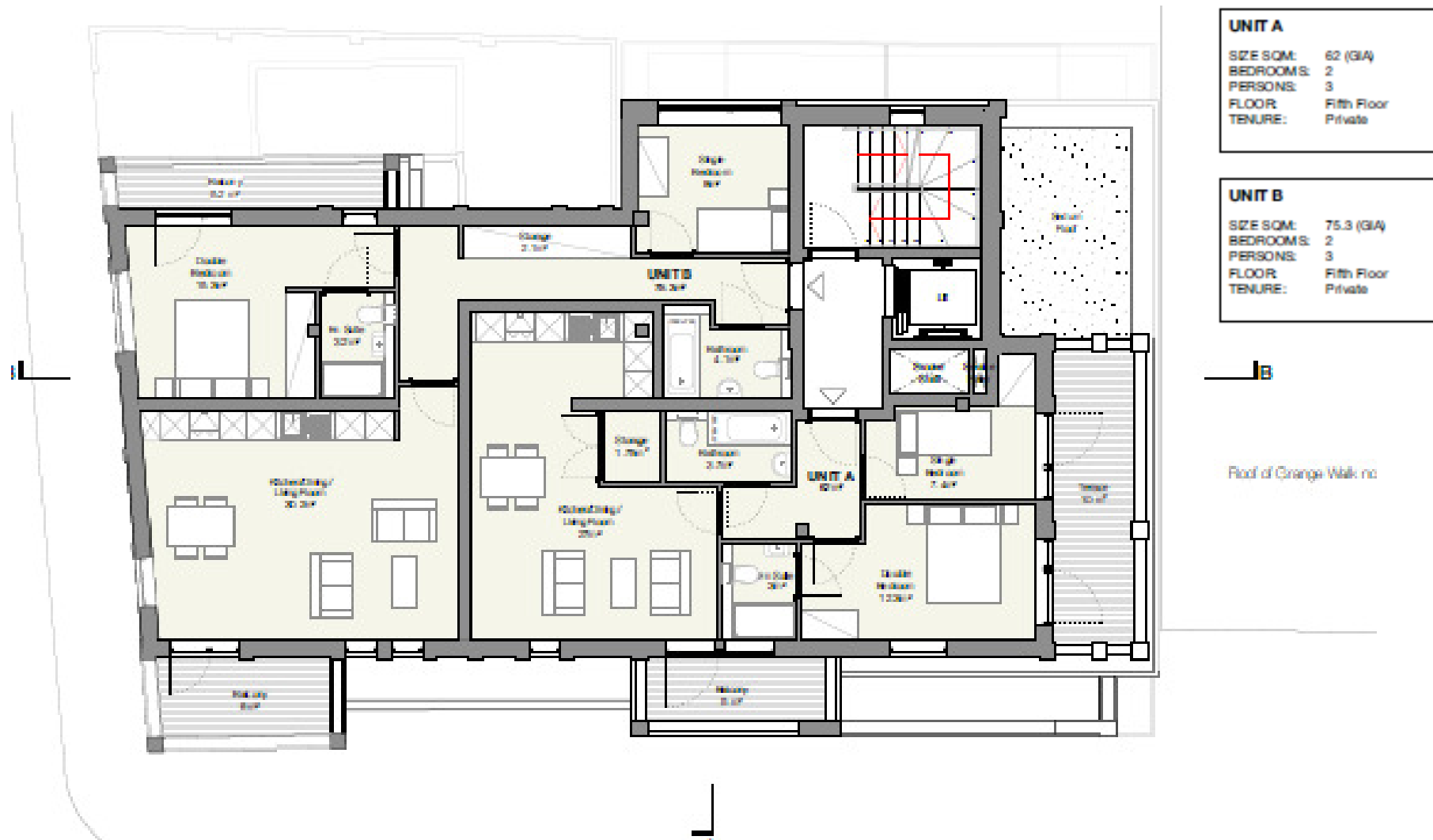


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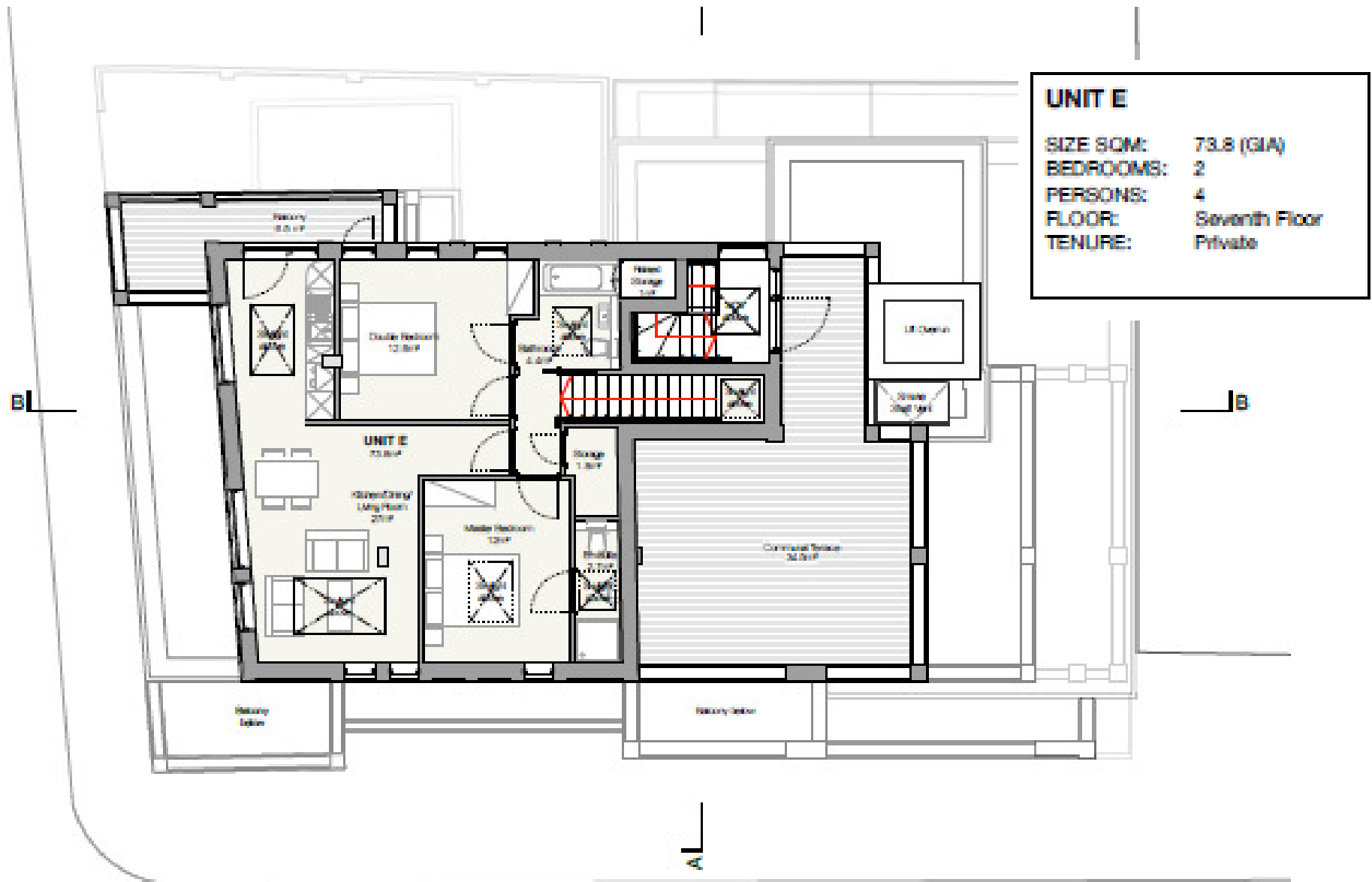


## Proposed Fifth Floor Plan





## Proposed Sixth Floor Plan



## Proposed Seventh Floor



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