

Planning Committee

Monday 28 June 2021

6.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1

2QH

Supplemental Agenda

List of Contents

Item No.	Title	Page No.
7.	Development Management	1 - 36
	Tabled items: members pack and addendum report.	

Welcome to Southwark Planning Committee

28th June 2021

MAIN ITEMS OF BUSINESS

Item 7.1 - 19/AP/7057 – Butterfly Walk
Shopping Centre And Land To Rear
Denmark Hill, Orpheus Street, Daneville
Road And Wren Road, SE5 8RW

Southwark Free Wi-Fi Password

Fr33Wifi!



Councillor Martin Seaton (Chair)



Councillor James Coldwell



Councillor Richard Livingstone



Councillor Damian O'Brien)



Councillor Cleo Soanes



Councillor Dan Whithead



Councillor Kath Whittam (Vice-chair)



Councillor Bill Williams

Item 7.1

**Butterfly Walk Shopping Centre and land to the rear,
SE5 8RW**

19/AP/7057 Full planning permission for:

Part redevelopment, part refurbishment of the Butterfly Walk Shopping Centre and the addition of build-over development and new buildings, together accommodating the retained and remodelled supermarket, refurbished and reconfigured retail units, a mix of homes, a cinema, a community use unit, public realm and landscaping, replacement car parking for up to 32 vehicles, and other associated works.



Existing site



3

Existing site photographs



4

Existing site photographs



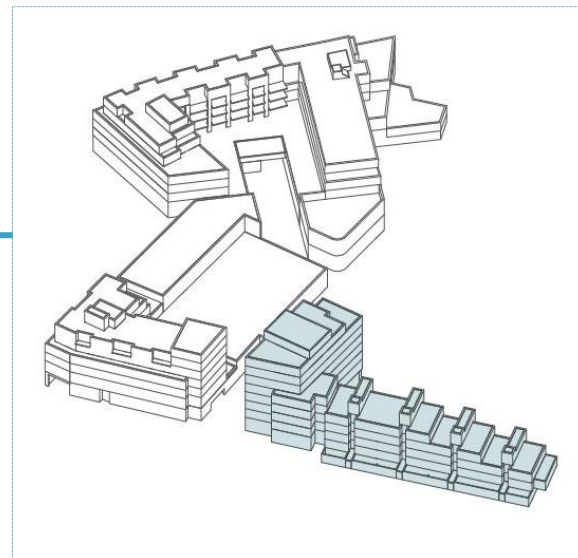
5

Overview of the proposal

Arranged as three blocks – A, B and C

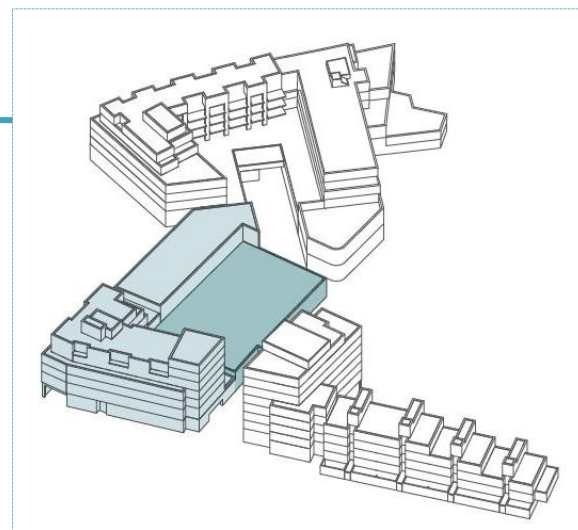
BLOCK A

Uses	Residential, Small community use
Storeys	Rising from 2 to 8 storeys (+ roof plant)
Height (above grnd)	Rising from 6.1 to 29.9 metres
Part/full redevelopment?	Entirely new build



BLOCK B

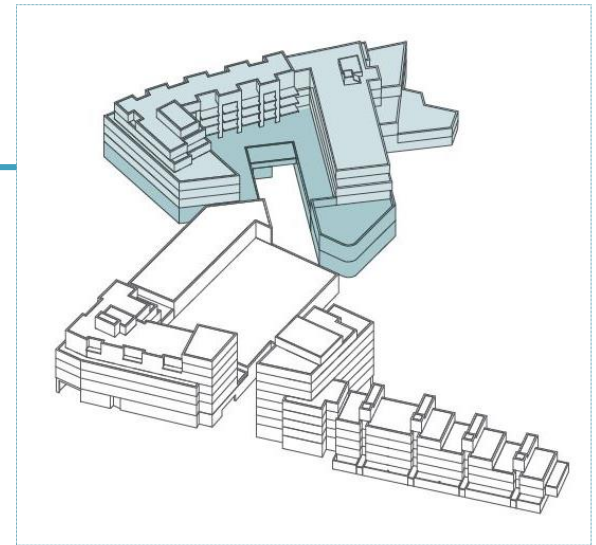
Uses	Residential, Supermarket, Cinema
Storeys	Rising from 1 to 7 storeys
Height (above grnd)	Rising from 6.2 to 24.7 metres
Part/full redevelopment?	Retained and remodelled: supermarket New build: cinema and residential



9

Overview of the proposal

BLOCK C	
Uses	Residential, Retail, Hotel
Storeys	Rising from 1 to 6 storeys (+ roof plant)
Height (above grnd)	Rising from 4.8 to 24.2 metres
Part/full redevelopment?	Retained and remodelled: retail New build: hotel and residential



Block A



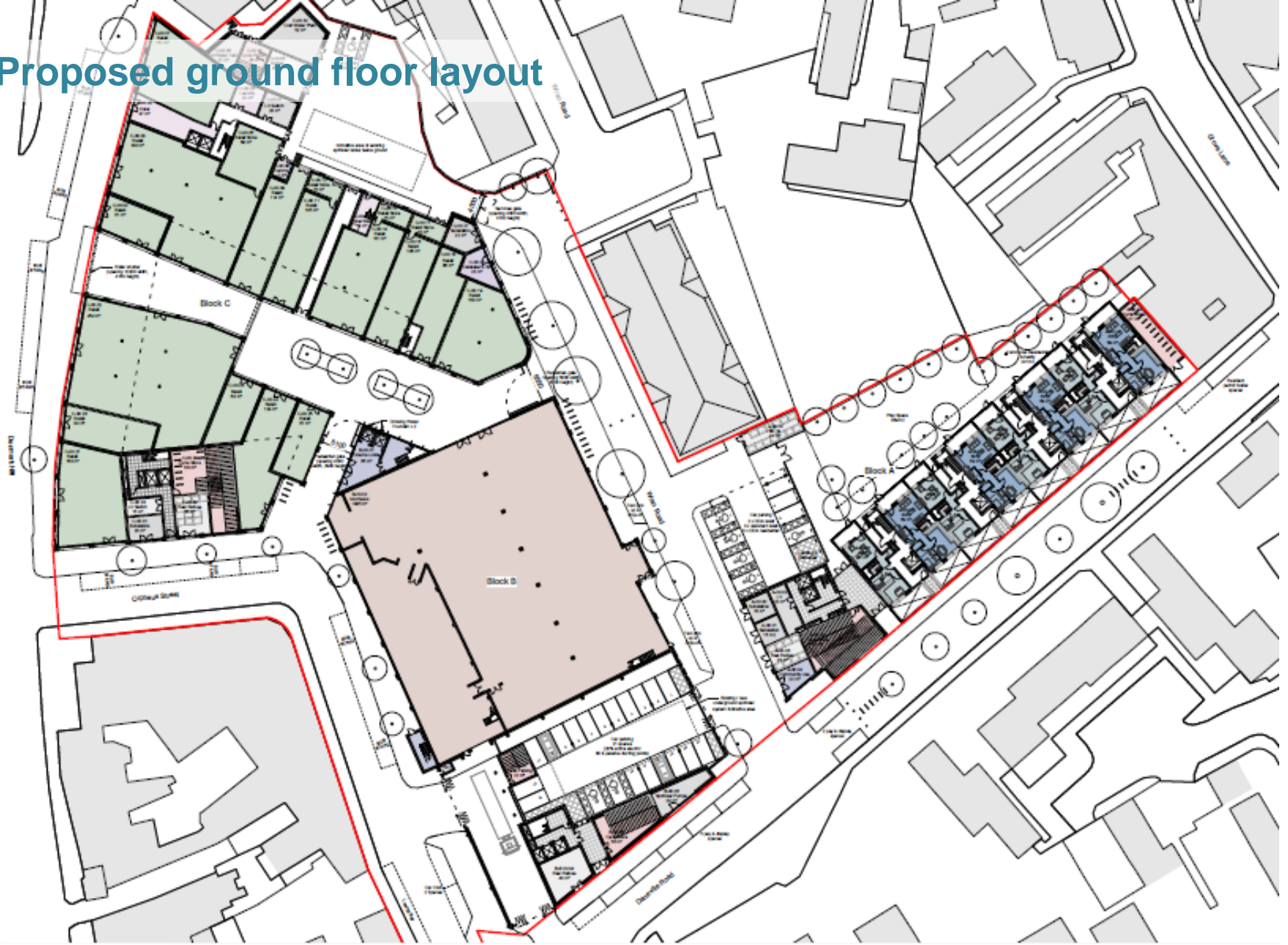
Block B



Block C

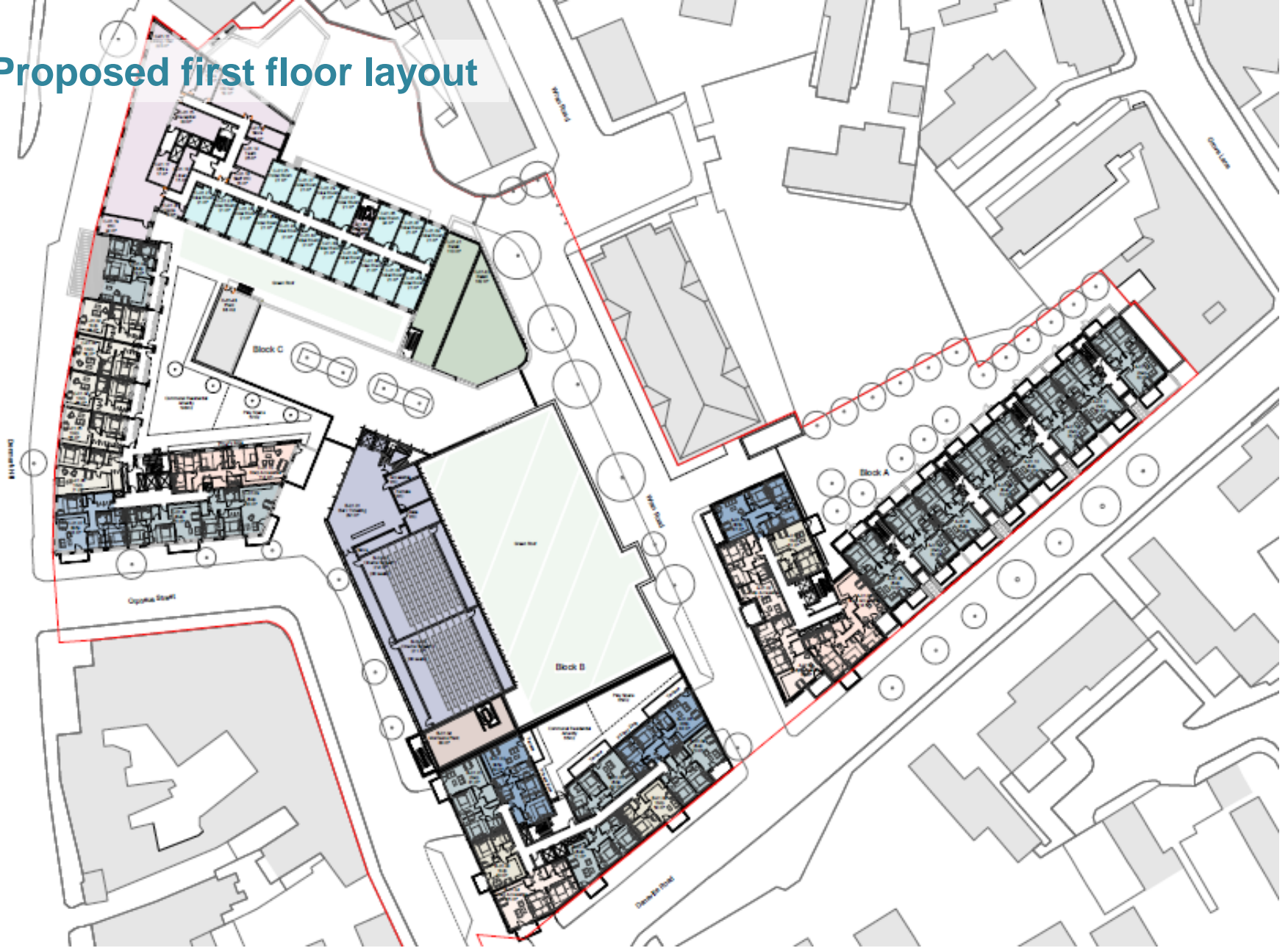
7

Proposed ground floor layout

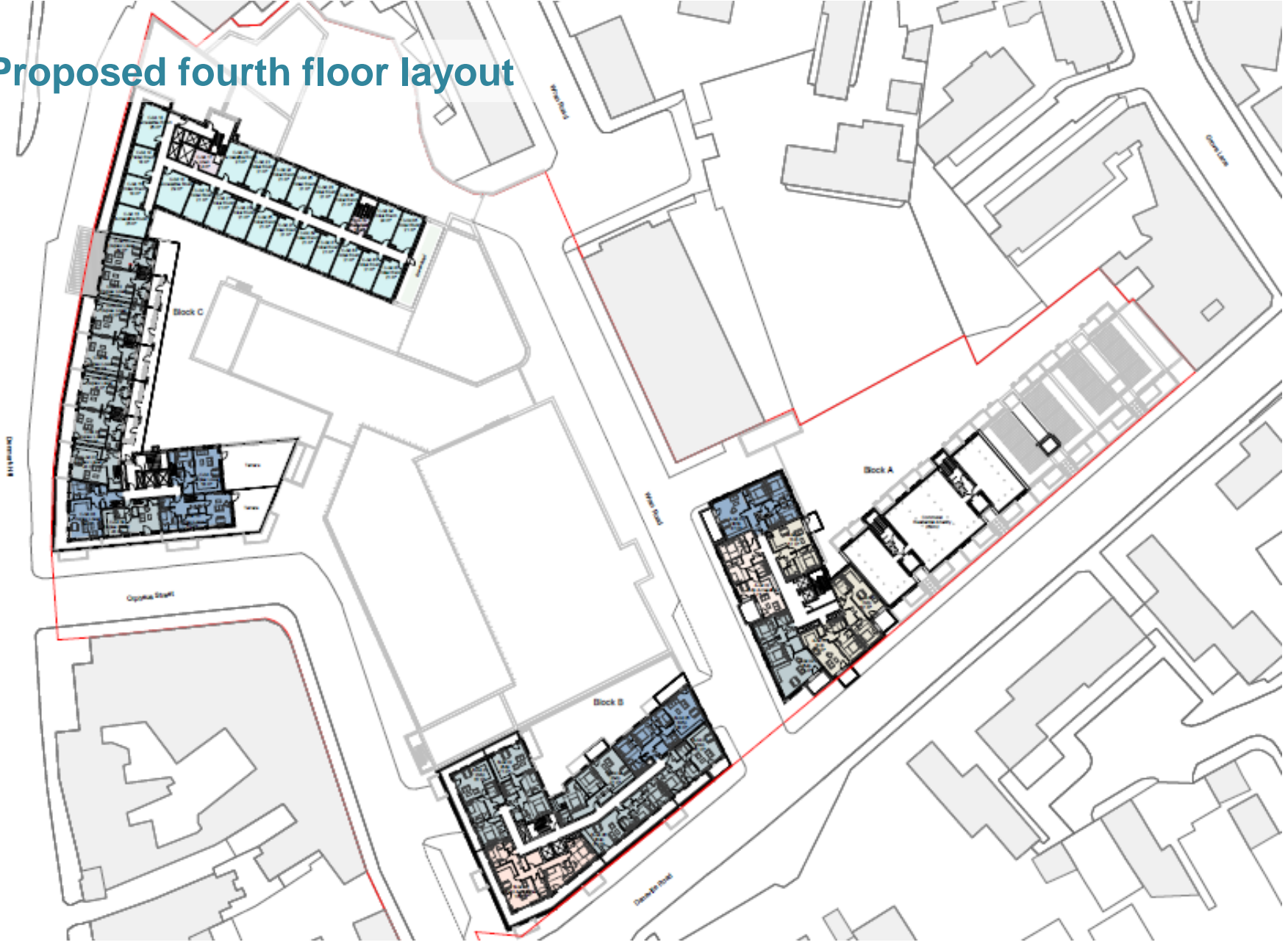


8

Proposed first floor layout



Proposed fourth floor layout



Proposed elevations



Orpheus Street elevation of Block C



Orpheus Street elevation Block B (including the cinema)



Daneville Road elevation of Blocks B and A

11

Proposed elevations



Denmark Hill Street elevation of Block C



Wren Road elevation of Block B (including Morrison's Supermarket)



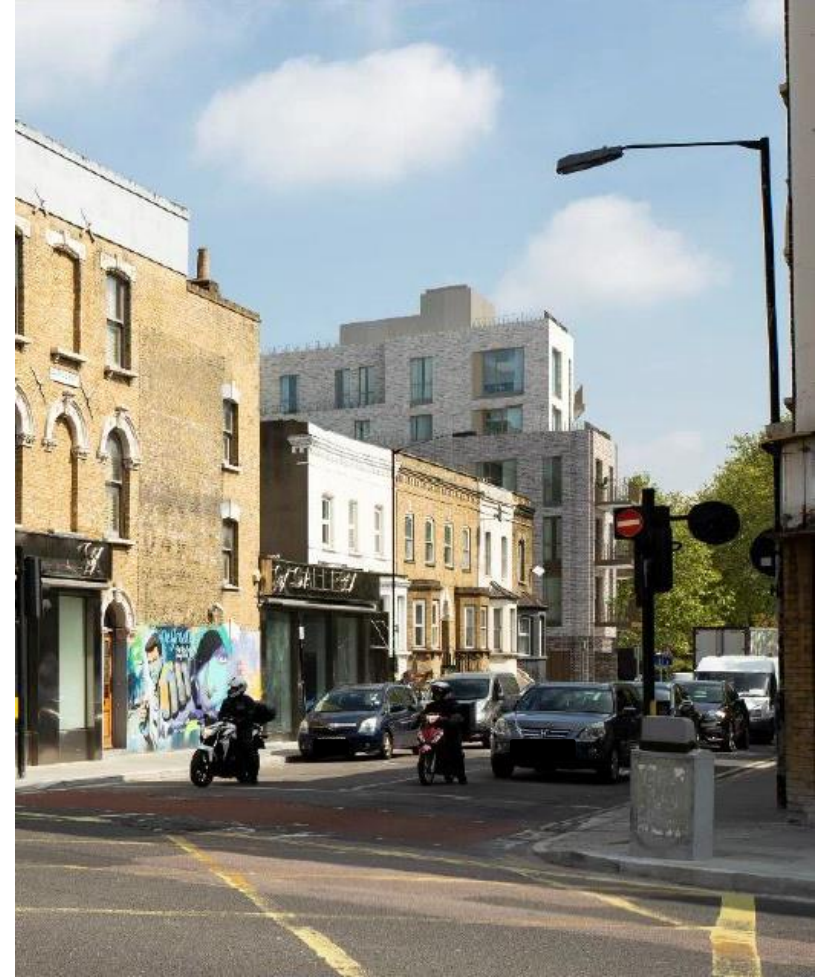
Block C detailed elevation

12

Visualisations of proposal from Denmark Hill



Visualisations of proposal, as seen from vantage points to the west

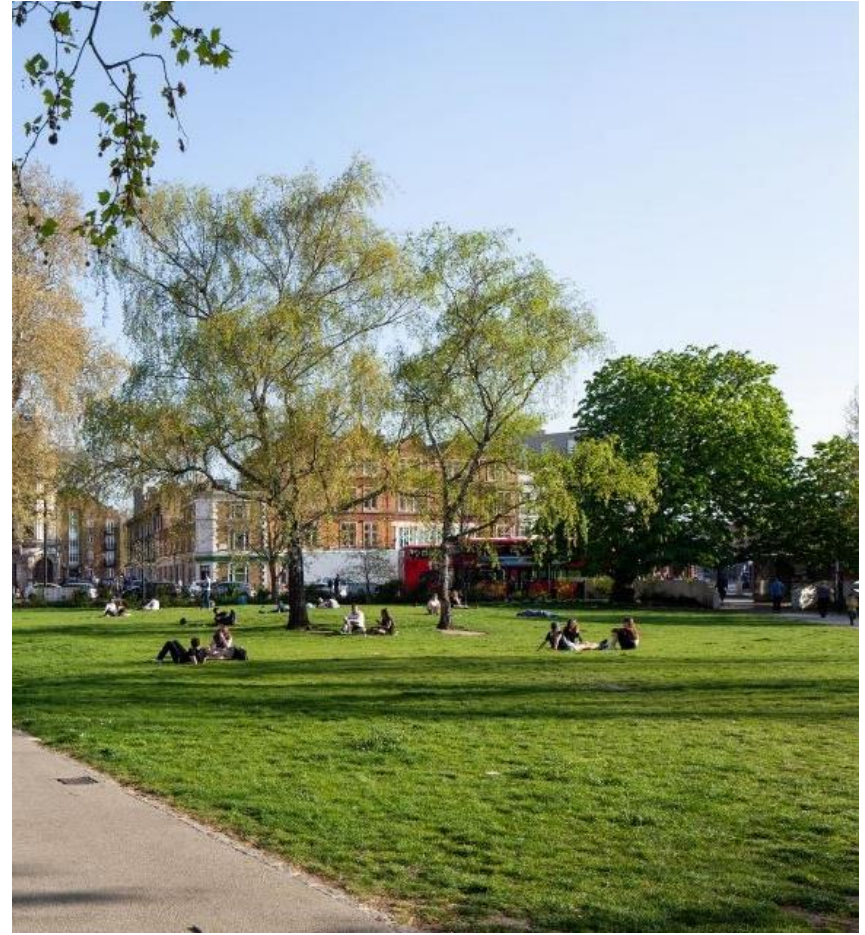


Visualisation of proposal looking westwards along Daneville Road



15

View from Camberwell Green (existing and proposed)



16

Proposed landscaping, greening and trees



PROPOSED TREE SPECIES

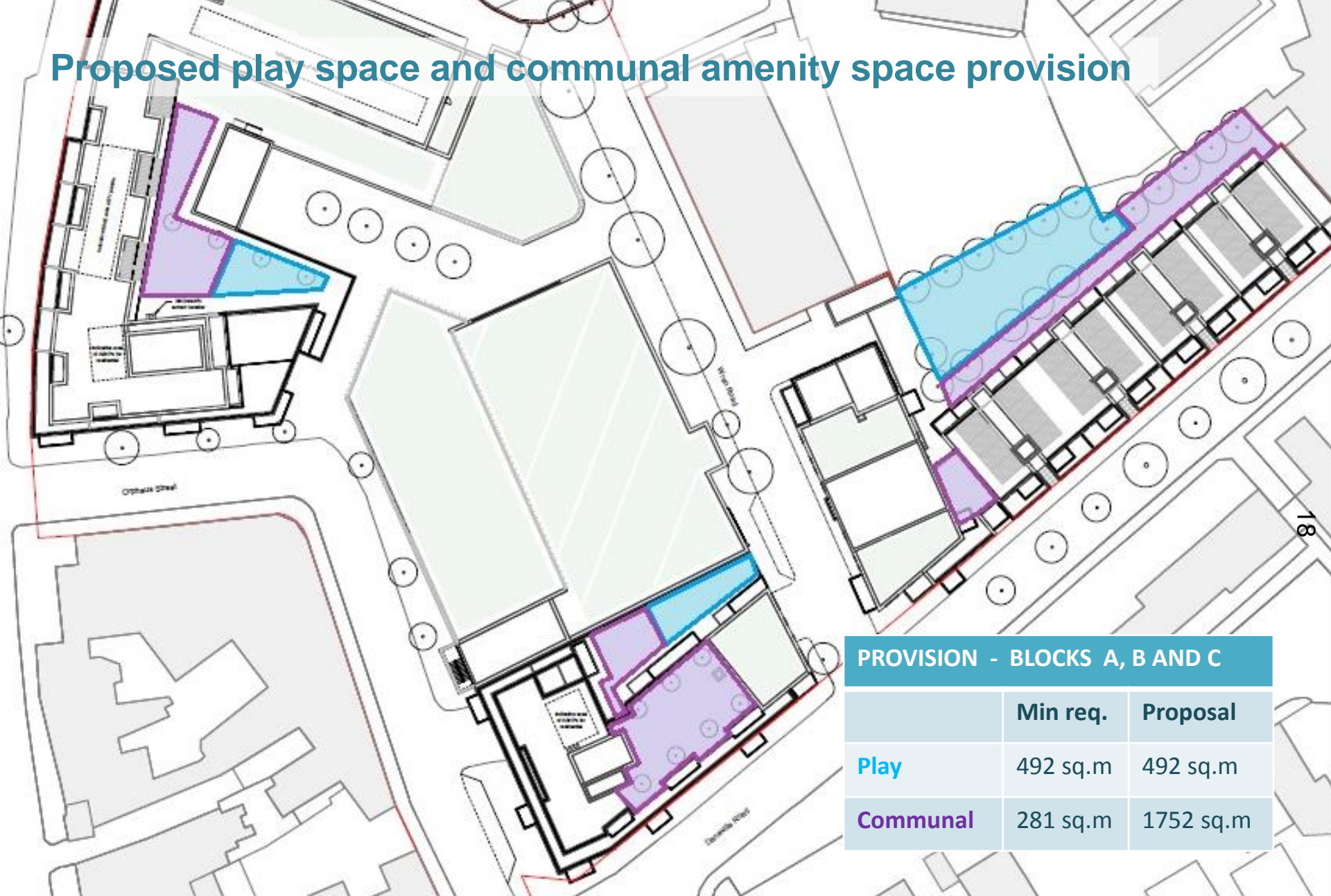


GINKGO BILOBA



PRUNUS AVIUM 'PLENA'

Proposed play space and communal amenity space provision



Residential: proposed housing mix

HABITABLE ROOMS DISTRIBUTION ACROSS THE PROPOSED TENURES			
UNIT SIZE	SOCIAL RENT	INTERMEDIATE	OPEN MARKET
1-bedroom (incl. studios)	12 (9.3% of all s/r)	13 (23.6% of all int)	51 (16.0% of all o/m)
2-bedroom	62 (48.0% of all s/r)	27 (49.1% of all int)	173 (54.2% of all o/m)
3-bedroom	49 (38.0% of all s/r)	15 (27.3% of all int)	95 (29.8% of all o/m)
4-bedroom	6 (4.7% of all s/r)	0	0
All units	129	55	319
Hab rooms as a percentage of total hab rooms (503)	25.65%	10.93%	63.42%
	36.58%		
LBS adopted policy reqm't	24.5% MINIMUM	10.5% MINIMUM	65% MAXIMUM
LBS emerging policy reqm't	25% MINIMUM	10% MINIMUM	65% MAXIMUM

19

Residential: proposed housing mix and quality

- **Are at least 20% of the homes 3+ bedroomed, as required by adopted policy?**
 - 22.8% would be 3+ bedroomed. Furthermore, of the 3+ dwellings, 43% would be in affordable tenures, which exceeds the policy minimum of 35%
- **Is there a predominance of multiple aspect units?**
 - 104 of the 145 homes (71.7%) would be corner, dual or triple aspect
- **All dwellings compliant for space standards?**
 - 2 of the 145 homes (0.1%) would have an undersized GIA
 - 13 of the 503 rooms (0.03%) would fall short of the RDS space standard
- **All dwellings provided with private outdoor space?**
 - 3 dwellings within Block C would have no private outdoor space.
- **Would adequate communal amenity space and playspace be provided?**
 - Under-11s playspace would be on-site, with over-12s off-site
 - Communal amenity space would be generous (approx 1,450 square metres more than minimum requirement)

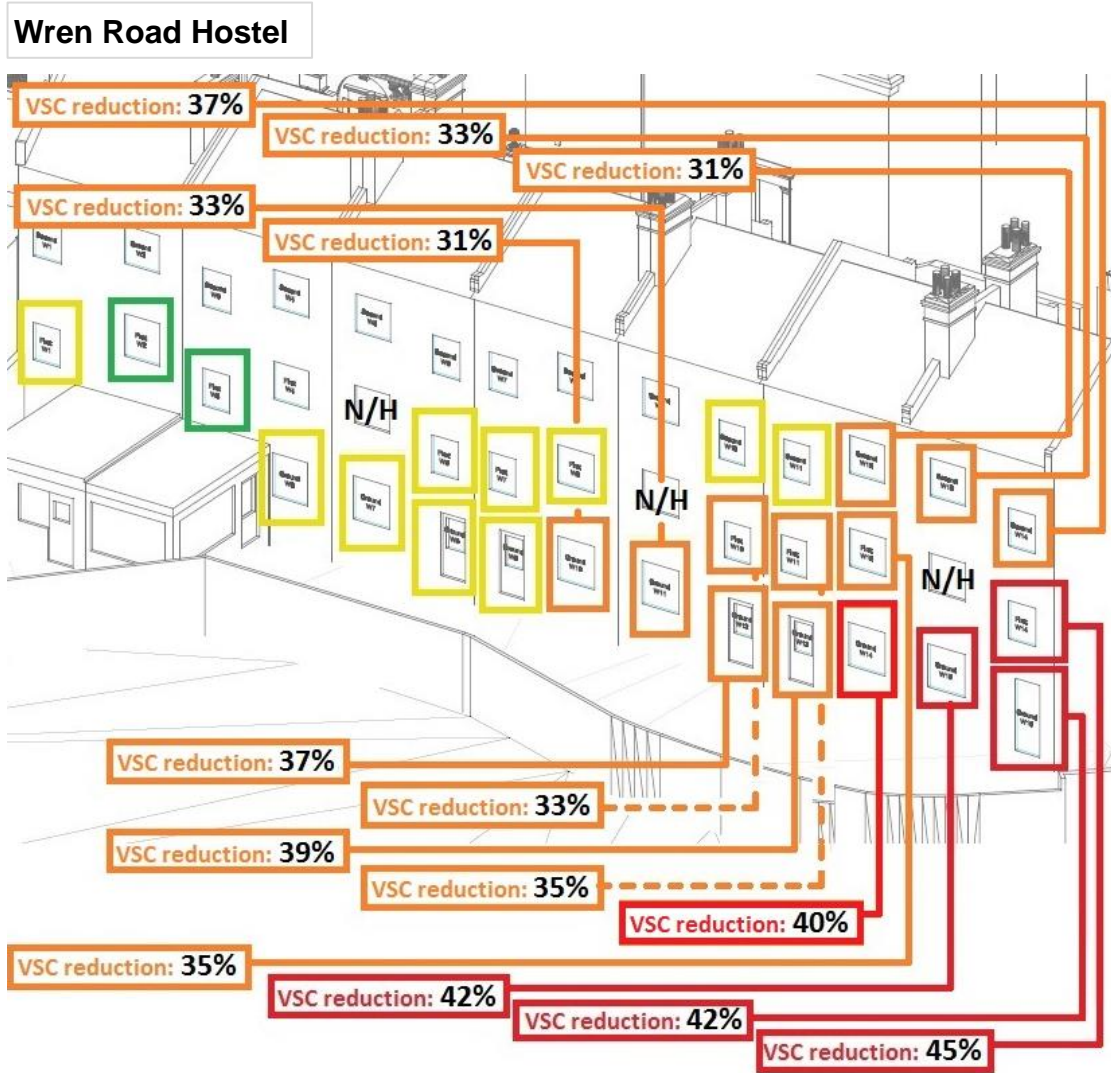
20

Daylight impacts: Summary of substantial adverse losses

SUBSTANTIAL VSC LOSSES	
PROPERTIES	NO. OF LOSSES
Wren Road Hostel	4 (of a total of 40)
The Colonnades	5 (of a total of 90)
Selborne Village	9 (of a total of 129)

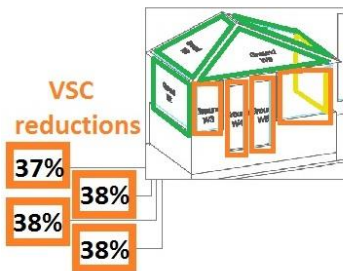
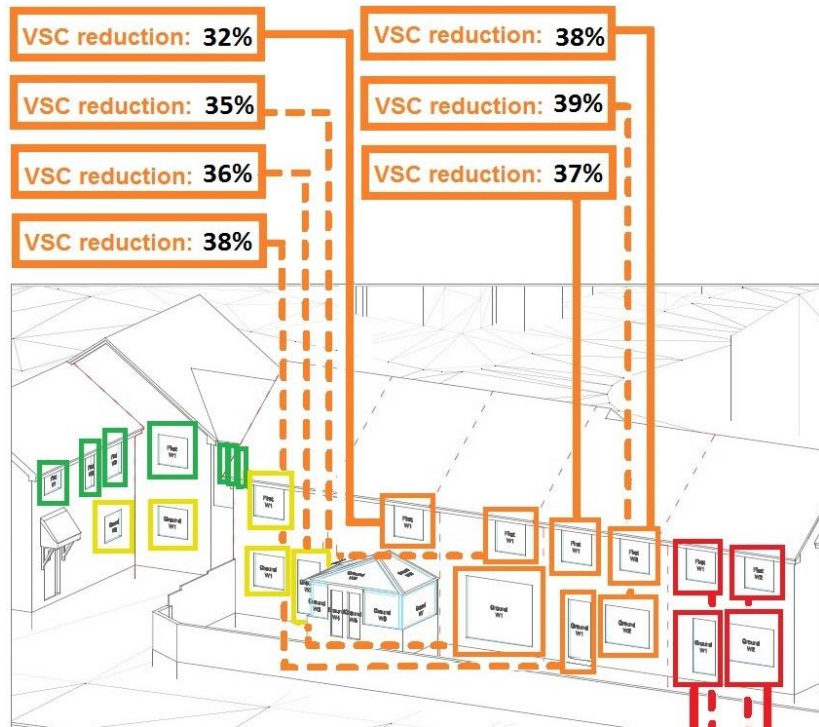
SUBSTANTIAL NSL LOSSES	
PROPERTIES	NO. OF LOSSES
Denmark Hill	1 (of a total of 41)
Wren Road	10 (of a total of 40)
8-14 Grove Lane	1 (of a total of 20)
Selborne Village	9 (of a total of 75)

Daylight (VSC percentage loss) impacts

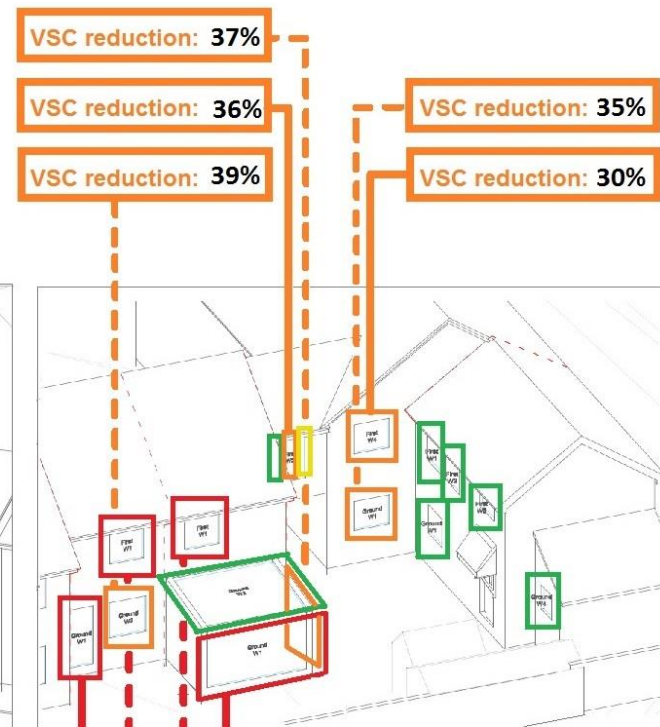


Daylight (VSC percentage loss) impacts

6, 5 and 7 to 11 Kerfield Place



12 to 15 Kerfield Place



Public consultation responses: Number of representations

CONSULTATION RESPONSES: SUMMARY TABLE

NO. OF REPRESENTATIONS: **182**

NO. OF UNIQUE REPRESENTATIONS: **181**

Of the unique representations, the split comprises:

In objection: **155**

Neutral: **6**

In support: **20**

RECONSULTATION RESPONSES: SUMMARY TABLE

NO. OF REPRESENTATIONS: **28**

NO. OF UNIQUE REPRESENTATIONS: **27**

Of the unique representations, the split comprises:

In objection: **25**

Neutral: **0**

In support: **2**

25

Public consultation responses: Summary of main objections

- Design

- **Overdominant / excessive height and scale**

- Cinema and hotel

- **Not necessary / no demand for either**

- Housing provision

- **Not enough social/affordable housing**

- Transport impacts

- **Increased pressure on public transport services/infrastructure**

- Impact on local infrastructure

- **Increased pressure on GPs, schools, public services etc.**

- Environmental impacts and sustainability

- **Construction traffic will cause congestion and worsened air quality**

Changes to scheme during the planning application process

Housing and tenure mix

- **Reduction in housing numbers** from 146 to 145 (but still providing the minimum 35% affordable housing).
- Stronger weighting of **family homes**, including a 4-bedroom social rent unit.
- **Re-distribution of market, intermediate and social rent dwellings across the proposed development.** The majority of affordable homes are now in Block B (on Daneville Road, away from Denmark Hill).

Residential accommodation

- Changes to the layouts of some of the proposed dwellings to achieve a **greater rate of space standards compliance**;
- **Re-distribution of wheelchair-accessible dwellings** so that they are now proportionately distributed among the private, intermediate and social rent tenures.
- **Changes to the deck-access design of Block C**, so that the flats now have a directly-accessible private amenity space, as opposed to the previous arrangement where the private amenity spaces were effectively part of the communal deck walkway.



Changes to scheme during the application process

Cinema

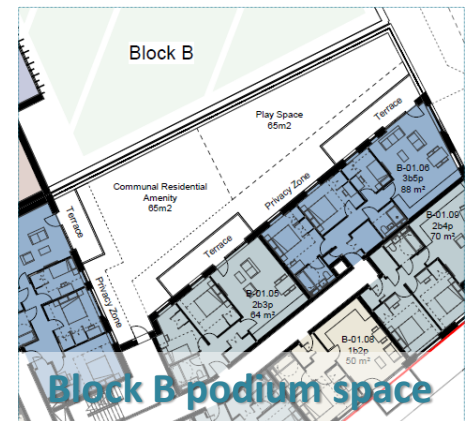
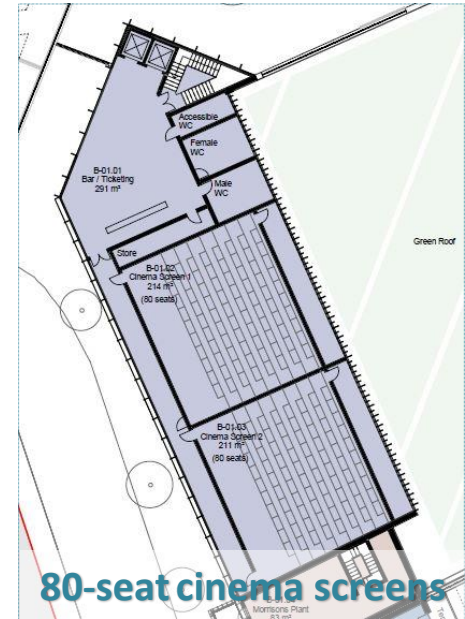
- Changes to the proposed cinema in Block B to allow for greater capacity than previously proposed. This would involve an **enlargement of the footprint to provide two 80-seater screens**, rather than the two previously proposed 60-seater screens.

Landscape, outdoor space and playspace

- Provision of **additional playspace and communal amenity space**, including a podium-level area of communal amenity space and playspace within Block B.
- **Amended landscape** proposals, to include a greater number of new trees.
- Indicative/outline proposals for the **shopping street gates**.

Building design

- Changes to Block A:
 - **re-design of the communal entrance doors.**
 - **0.3 metre rearwards enlargement of the building footprint.**



Benefits

- **Positive re-use** of one of Camberwell's most prominent, accessible and under-developed sites
- **High quality design, sensitive to nearby heritage assets**
- **145 new dwellings, of which at least 35% will be affordable housing**
- **Good mix of well-designed dwellings, in a range of types and sizes in a 'tenure blind' development**
- **Enhanced public spaces, landscaping, and pedestrian permeability**
- **Diverse mix of uses appropriate town centre uses, including new cinema, new hotel, retained supermarket, and refurbished/reconfigured shops - all adding to Butterfly Walk's commercial offer**
- **Existing retailers would be re-accommodated wherever possible, and 3 of the small/independent shops would benefit from frozen rent rates**
- **New jobs during construction and in the end-use, including 10 end-use jobs reserved for local unemployed people**
- **Estimated CIL contribution of £3.6 million**
- **A range of contributions, to be secured in the Section 106 Agreement**



Item No: 7.1	Classification: Open	Date: 28 June 2021	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Camberwell Green	
From:		Director of Planning and Growth	

FINAL report issued on xx

PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following planning application 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: Butterfly Walk Shopping Centre and land to rear of Denmark Hill, Orpheus Street, Daneville Road and Wren Road, SE5 8RW

Additional consultation responses received

4. At the time of publishing the Committee Report, the representations received in response to consultation and re-consultation were as follows:

<u>Consultation responses:</u>		
In objection: 155	Neutral: 6	In support: 20
<u>Re-consultation responses:</u>		
In objection: 25	Neutral: 0	In support: 2

5. Since the Committee Report was published, 6 additional representations have been received, as follows:

Responses post publication of Committee Report*:		
In objection: 4	Neutral: 1	In support: 1

**Accurate as of close of business 24.06.2021. Further public representations may be received after this time and before the Committee meeting.*

6. The 6 new representations did not raise any material planning considerations in addition to those raised by the original consultation and reconsultation processes.
7. The number of times each issue has been raised by the new objections is shown in the table below in **blue**. For completeness, also shown is the number of times the issue was raised by the original consultation (unbold) and the re-consultation (**bold**):

<u>Design</u>	
Excessive height/scale	87 (+12) (+2)
Harmful to or not in-keeping with townscape character	20 (+9) (+2)
Inappropriate finishing materials	17 (+5) (+1)
<u>Density/Quantity</u>	
Proposal is an overdevelopment	8 (+2) (+1)
<u>Hotel</u>	
No demand / not viable	42 (+7) (+1)
<u>Local Economy and Employment</u>	
Existing long-established and/or independent businesses in the wider Camberwell area will be priced out through gentrification, or otherwise harmed	8 (+2) (+1)
<u>Amenity Impacts</u>	
Will produce harmful daylight/sunlight impact	55 (+10) (+2)
<u>Policy Conflict</u>	
Contrary to development framework (NPPF, Mayoral, local, emerging site allocation)	3 (+1) (+1)
<u>Developer Approach And Community Engagement</u>	
Proposal not community-driven	1 (+1) (+1)

Corrections and clarifications on the main report

Agenda Report Pack contains two draft decision notices (one correct, one incorrect)

8. The Agenda Report Pack circulated to Members and available on the Council website contains an erroneous draft decision notice (pages 233 through to 293). The correct draft decision notice is contained within the Agenda Report Pack immediately afterwards (pages 294 through to 377). The correct version of the draft decision notice should be referred to. The erroneous draft decision notice should be disregarded.
9. The correct draft decision notice differs from the erroneous one in two key ways:
 - it contains a full list of the ‘approved’ plans (the erroneous version only contained the ‘as existing’ plans); and
 - some of the conditions are more concisely worded.
10. Under Item 7.1 on the [Committee webpage](#) there is a list of seven documents, including the draft decision notice. The draft decision notice listed here is the correct version, and so Members are advised to refer to this.

Correction to title block of Committee Report

11. The title block on the cover sheet of the Committee Report (page 3) refers incorrectly to the ward being in Borough and Bankside. This correct ward is Camberwell Green.

Correction to description of hotel

12. In various paragraphs of the Committee Report, the proposed hotel is described as containing 101 bedrooms. The hotel would actually contain 102 bedrooms.

Correction to paragraph 579 (Socio-economic impacts) of Committee Report

13. The second sentence of paragraph 579 refers to an incorrect number of sustained jobs. The paragraph should read as follows (corrections in **bold**):

*“Upon completion, **10** sustained jobs for unemployed Southwark Residents would also be required. These obligations will be secured through the Section 106 Agreement”.*

Correction to Planning Obligations Summary Table at paragraph 582 of Committee Report

14. Within the section of the Planning Obligations Summary Table entitled 'Transport Impacts Mitigation', one of the financial contributions towards public realm upgrades is a sum of £15,000 for a raised table at the junction of Daneville Road and Wren Road. This contribution would be paid to the Council, with the works to be delivered by the Council.
15. Since the publication of the Committee Report, the Council's Highways Development Management Division has advised that this particular set of highway improvements should be secured as part of the Section 278 works. This will require the developer to deliver the raised table, fully at their own expense, under the supervision of the Highways Development Management Division.

Change to affordable retail offer

16. The matter of affordable retail space is addressed in the Committee Report at paragraphs 140 to 145 and within the Planning Obligations Summary Table on page 157. The report explains that the six small and independent existing retailers at Butterfly Walk would, if they choose to return to the redeveloped shopping centre, be offered zero rental rates for a five year period upon reopening
17. Since the publication of the Committee Report, the applicant has decided to alter this affordable retail offer. Three, rather than all six, of the small and independent retailers would be offered the frozen rates. The applicant contends that this is necessary for viability reasons.
18. The Business Relocation Plan (part of the Section 106 Agreement) will require the developer to set out the reasons for prioritising the three selected small and independent retailers over the three not selected.

Recommended revisions to the draft conditions

Amendment to the wording of Condition 20 on the draft decision notice

19. In response to comments from members of the public, the developer has agreed to make the wording of Condition 20 more flexible with respect to the tone of the facing brick when final approval is given as part of the 'approval of details' stage (amendment in **bold**):

“Before any above grade work hereby authorised begins (excluding demolition):

a) a materials schedule providing the specification of all facing materials to be used in the development hereby approved shall be submitted to the Local Planning Authority; and

b) sample panels of at least 1 square metre in surface area of all external facing materials and surface finishes to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority; and

c) written approval from the Local Planning Authority for parts a and b (referred to above) shall be obtained.

The development shall not be carried out other than in accordance with any such approval given.

Notwithstanding what is shown on the approved drawings, the applicant will seek the approval of the Local Planning Authority on the choice of all facing materials to be used in the development (which may in the case of the brick be of a warmer tone than depicted on the approved drawings).”

Conclusion of the Director of Planning and Growth

20. 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 as amended in this Addendum report, completion of a s106 agreement, and referral to the Mayor of London.

REASON FOR URGENCY

21. 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

22. 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