

Planning Sub-Committee A

Wednesday 29 September 2021

6.30 pm

Ground Floor Meeting Room G01, 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

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Item No: 7.1 and 7.2	Classification: Open	Date: 29 September 2021	Meeting Name: Planning Sub Committee A
Report title:		Addendum report Additional / amended information	
Ward(s) or groups affected:		Camberwell Green and North Walworth	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of 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 information received in respect of each item in reaching their decision.

KEY ISSUES FOR CONSIDERATION

Item 7.1 – Land On Lomond Grove, Lomond Grove, London, Southwark, SE5

Recent representations

3. Comments have been received following the publication of the report. The comments reinforce earlier objections and also raise concern about noise and lighting from the play area. While there might additional noise and disturbance from the play area, this is not expected to be significantly harmful considering the play area is for younger children and the constrained area for equipment. The benefits of the play area, including for existing residents of the estate would outweigh any harm from additional noise. Regarding lighting, condition 18 has been recommended to ensure that this would not cause harm.
4. Additional comments have also been received about the potential surface water flooding. This is addressed in paragraph 102 of the report and mitigation would be secured through condition 7.

Trees

5. The stem girth that would be lost is 1797.6cm. It is proposed to replace this by planting a total of 61 trees (18 on site and 43 off site on the wider estate). Planting a stock range of 20-25cm and 40-50cm trees would achieve the required girth replacement. This would ensure both an established landscape and meet the aims of development to achieve no net loss in stem girth.
6. Tree selection would be based on the 'right tree, right place' principles and with a higher lifetime carbon storage potential than those lost to development.

Community Infrastructure Levy

7. Based on the existing floor areas provided in the agent's CIL Form1 (GIA Info), the gross amount of CIL (pre-relief) is approximately £242,354.10 consisting £119,940.55 of Mayoral CIL and £122,413.55 of Borough CIL. Subjecting to the correct CIL forms being submitted on time, CIL Social Housing Relief can be claimed for a number of types of affordable housing and in this case, relief of 100% CIL can be claimed. It should be noted that this is an estimate, and the floor areas will be checked when related CIL Assumption of Liability Form and Relief Claim Form are submitted after planning approval has been obtained.

Corrections to the report

8. The reference to the London Plan in paragraph 23 should be the London Plan 2021 and the NPPF should be 2021. Paragraph 115 refers to the 2016 s.106 SPD as being recently adopted- this was done six years ago.

Additional conditions

9. An additional condition is recommended to ensure a electrical vehicle charging point is provided:

The blue badge parking bay shown on drawing 1057P1010A shall be provided with an electrical charging point.

Reason:

To comply with policy T6.1 residential parking of the London Plan 2021.

Item 7.2 – 1-27 Rodney Place London Southwark SE17 1PP

Fire safety

10. The applicant has provided a statement to address the requirement of policy D12 (fire safety) of the London Plan. This says that:
- Unobstructed access for a fire appliance exists on the street
 - A fire assembly point will be available across the street on the Elephant Park site
 - The building is being designed with compartmentation between the commercial ground floor and residential floors above and between flats with each having protected lobbies. A dry riser would be provided with the inlet at ground floor level next to the residential access.
 - The detailed construction design will be progressed to ensure that all materials on the external envelope are non-combustible.
 - The evacuation strategy would be based on a 'stay in place' strategy as is usual until the fire brigade order an evacuation of the premises- this would be managed by fire brigade personnel.
 - The common staircase would be a protected environment for firefighting equipment and personnel.
 - The lift will be suitable for use as a fire evacuation lift.

Additional condition

11. It is recommended that an additional condition is imposed if consent is granted to protect the use of the commercial element to an E class use compliant with employment space policies and to limit possible impacts on amenity as follows:

Notwithstanding the provisions in the Town and Country Planning (Use Classes) Order 1987 and any associated provisions in the Town and Country Planning (General Permitted Development) (England) Order 2015 (including any amendment or re-enactment of those Orders) the use of the ground floor commercial premises hereby permitted shall only be used as follows and for no other purpose within Class E:

- *E(a) display or retail sale of goods other than hot food*
- *E(g) uses which can be carried out in a residential area without detriment to its amenity*
- *E(g)(i) Offices to carry out any operational or administrative functions*
- *E(g)(ii) Research and development of products or processes*
- *E(g)(iii) Industrial processes*

Reason:

To protect the amenity of existing and future residents in accordance with saved policy 3.2 protection of amenity of the Southwark Plan 2007 and to protect the employment space and town centre use in accordance with

saved policy 1.4 employment sites outside the preferred office locations and preferred industrial locations of the Southwark Plan 2007.

REASON FOR URGENCY

12. The committee report has been publicised as being on the agenda for consideration at this meeting of the Planning Sub-Committee and supporters and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the Order, leading to its lapse and would also inconvenience all those who attend the meeting

REASON FOR LATENESS

13. The new information and corrections to the main report have been noted and/or received since the committee agenda was printed. They all relate to an item on the agenda.

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 A

29th September 2021

ITEM 7.1 **21/AP/1981**
Land On Lomond Grove
Lomond Grove, London

ITEM 7.2 **21/AP/1843**
1-27 Rodney Place
London
SE17 1PP



Councillor Kath Whittam (Chair)



Councillor Adele Morris (Vice Chair)



Councillor Richard Leeming



Councillor Sunil Chopra



Councillor Maggie Browning



Councillor Martin Seaton



Councillor Jane Salmon

Reserves

Councillor Anood Al-Samerai

Councillor Peter Babudu

Councillor Renata Hamvas

Councillor Victoria Olisa

Councillor Paul Fleming



ITEM 7.1 – 21/AP/1981

Land On Lomond Grove, Lomond Grove, London

Redevelopment of a site on Lomond Grove, to create 22 residential units (use class C3) in a part 4, part 5 storey building, demolition of existing boundary walls, new vehicle cross-over, new landscape, wider landscape and play space improvements including new access through to Caspian Street.

Overview of the proposal

Number of homes		22 council homes, all social rent
Dwelling mix		9 x 1 bed (40.9%) 6 x 2 bed (27.3%) 7 x 3 bed (31.8%)
Outdoor amenity space		All flats with more than 10sq/m
Playspace		Improved play space- 260sq.m.
BUILDING DESIGN		
Height (at max point)		5 storeys (+ plant) / 19m
Materiality		Brick

Public consultation responses: Number of representations

CONSULTATION RESPONSES: SUMMARY TABLE		
NO. OF COMMENTS: 36		
In objection: 28	Neutral: <u>7</u>	In support: <u>1</u>

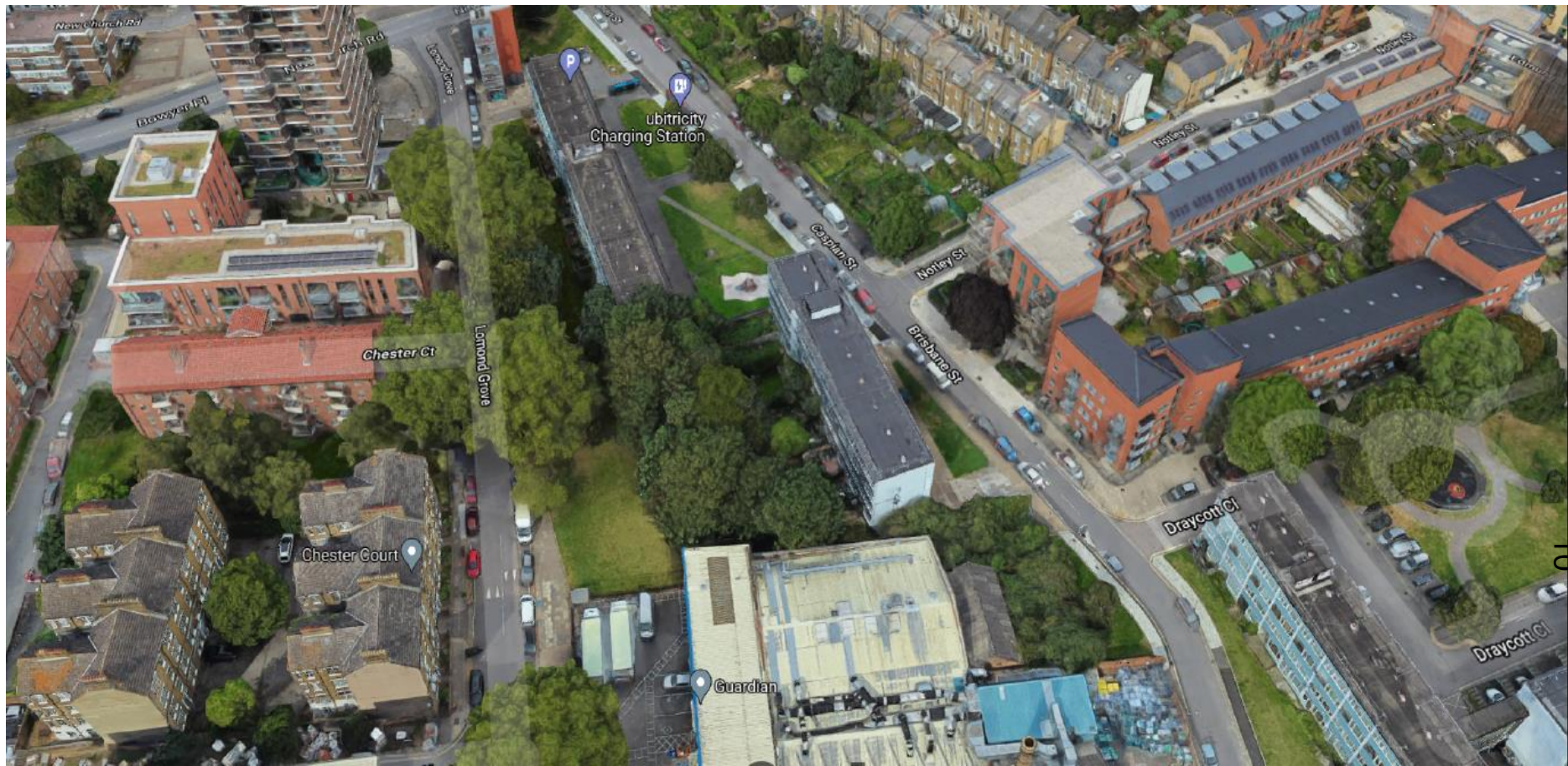
Public consultation responses: Summary of main reasons for objection

- **Privacy, daylight and other amenity impacts**
- **Loss of trees and grassed area**
- **Impact on biodiversity**
- **Surface water flooding**
- **Noise from construction and play space**
- **Height and massing**

∞



Existing Site



Existing Site

Amenity and play space



Amenity and play space



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Amenity and play space

- 170sq.m of communal amenity space
- 260sq.m of play space
- All private amenity spaces 10sq.m or more



Trees and biodiversity

- Loss of 12 trees and 3 groups of smaller trees
- 3 B class sycamore
- 9 U class trees with defects



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Trees and biodiversity



Key:


- Root protection area of category A Tree* to be retained
- Root protection area of category B Tree* to be retained
- Root protection area of category C Tree* to be retained
- Canopy of retained tree
- Canopy of category B tree to be removed
- Canopy of category C tree to be removed
- Canopy of category U tree to be removed
- ◐ Section of canopy to be removed to facilitate development
- Crown of retained tree to be lifted to facilitate development

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. no. PJC/574521/02 contains further information for each tree.

This drawing should be viewed in colour.

Root protection areas have been shown asymmetrically where significant constraints to root development is present.

Drawing no: PJC/574521/02	Rev: -	Sheet number: 1 of 1
Client and site: Southwark Council Land at Lombard Grove London SE5 7HS		
		
Drawing title: Tree Retention Plan		
Date drawn: 18/05/2021		
Scale: 1:200 at A1		
Drawn by: LW	Checked by: PD	

PJC
Arboricultural, Ecological & Landscape Consultancy

Address:
The Hub, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th

Trees and biodiversity

- 43 new trees on the wider estate
- 4 new trees to the rear of the site
- 11 new trees on Caspian Street



Trees and biodiversity

- Amenity grassland
- Scattered trees
- Hedgerow and scrub
- Low bat roost potential

- 6 Bat bricks
- 12 Swift boxes
- Biodiverse green roof
- Native wildflower meadow



Bug hotel and bird boxes to existing trees



Native wildflowers for Lepidoptera species (butterflies)



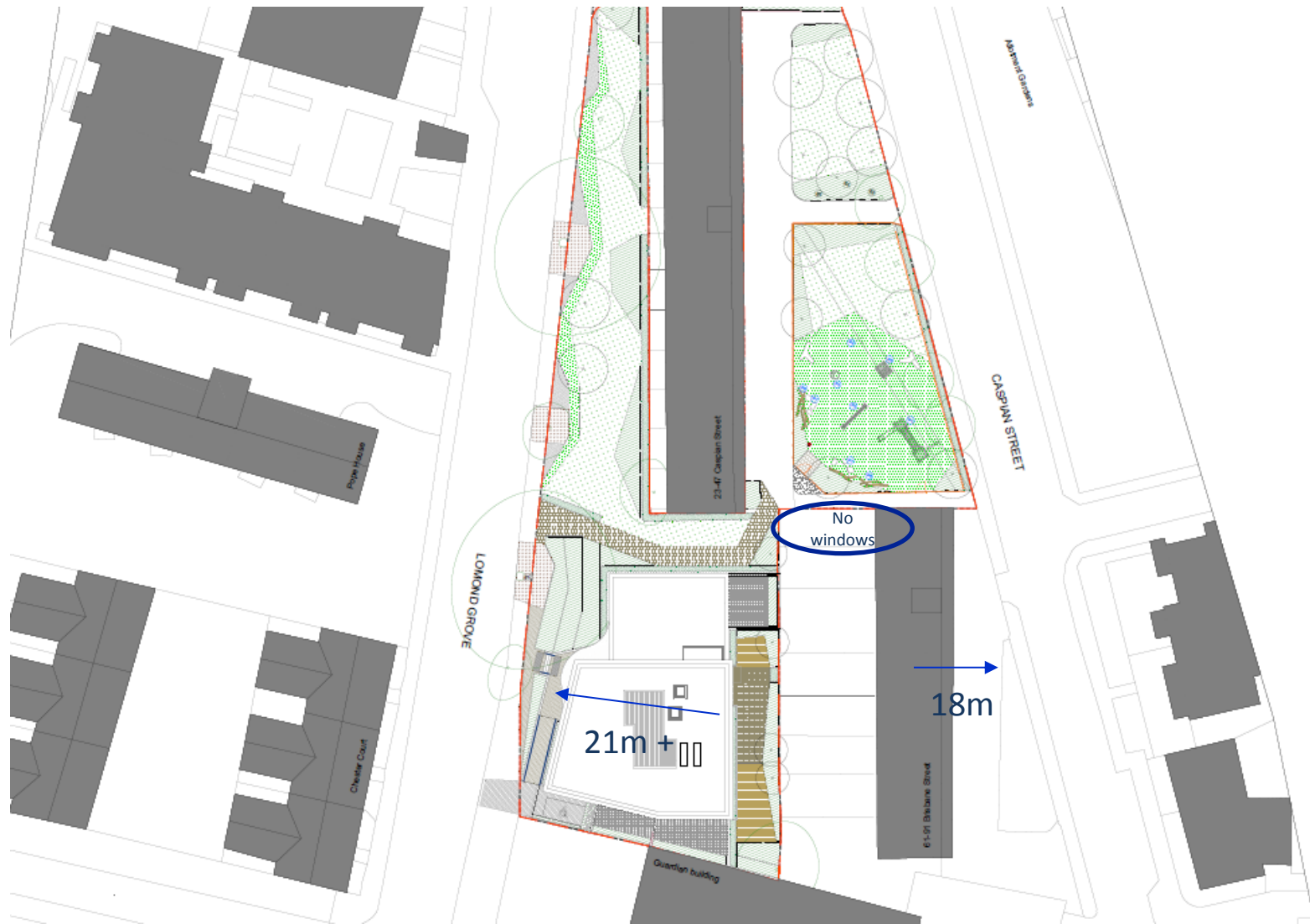
Play area - for younger children

Urban greening

- London Plan requirement of 0.4
- Development would achieve 0.48 through
 - Species rich grassland
 - Hedges
 - Flower rich planting
 - Biodiverse roof



Impact on amenity- outlook and privacy



Impact on amenity- daylight and sunlight

- 1-16 Chester Court and Pope House comply with BRE guidelines for VSC
- Only windows on Brisbane House have reductions in VSC of 20% or more
- All rooms affected would retain 80% or more of their present daylight distribution



61-91 Brisbane Street

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
57	40	70.18%	8	9	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
17	17	100%	0	0	0

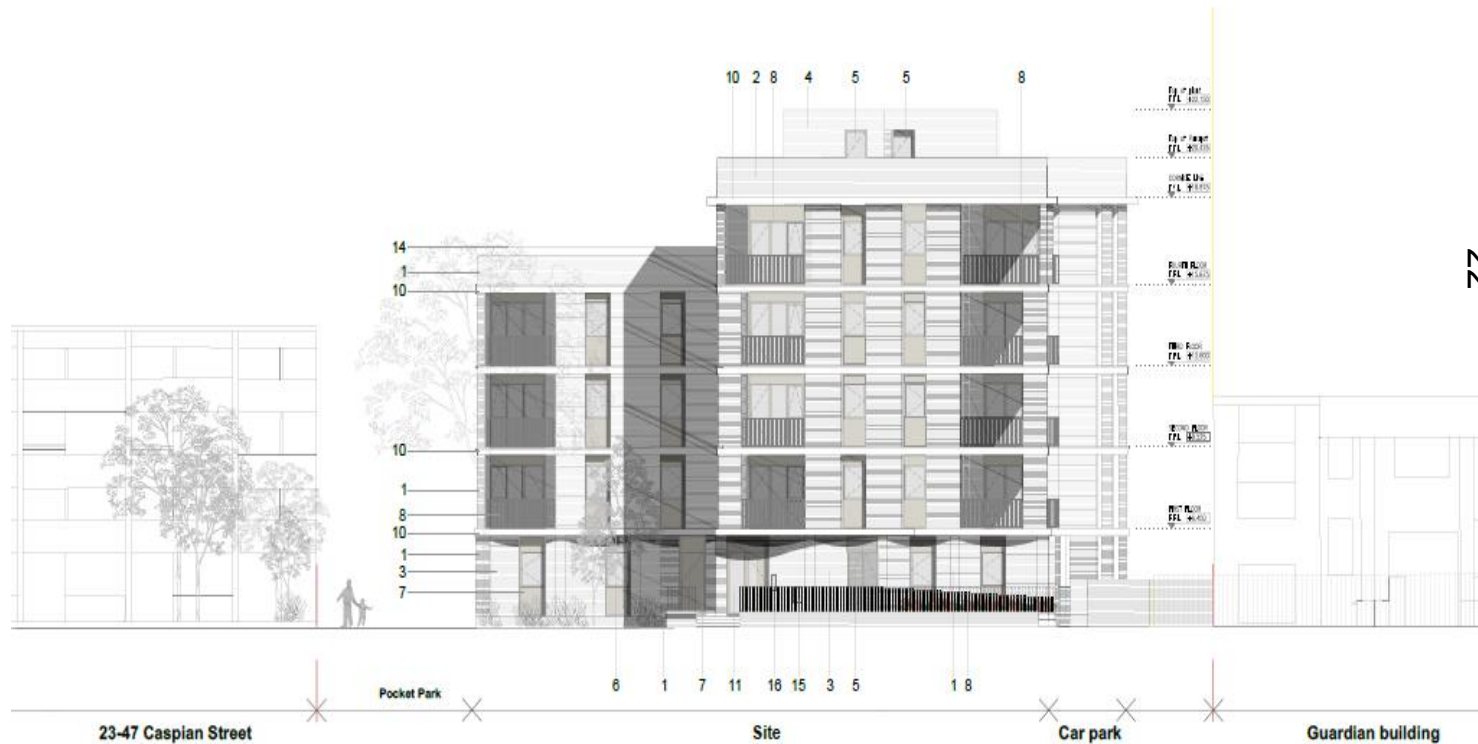
Impact on amenity- noise and construction

- Noise from the new play area
- Lighting controlled by condition
- Secured by design principles
- Construction management condition



Design- height and massing

- Part 4 part 5 storey building
- Steps down towards the lower block to the north



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Proposed Image looking north



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Proposed Image looking south 1

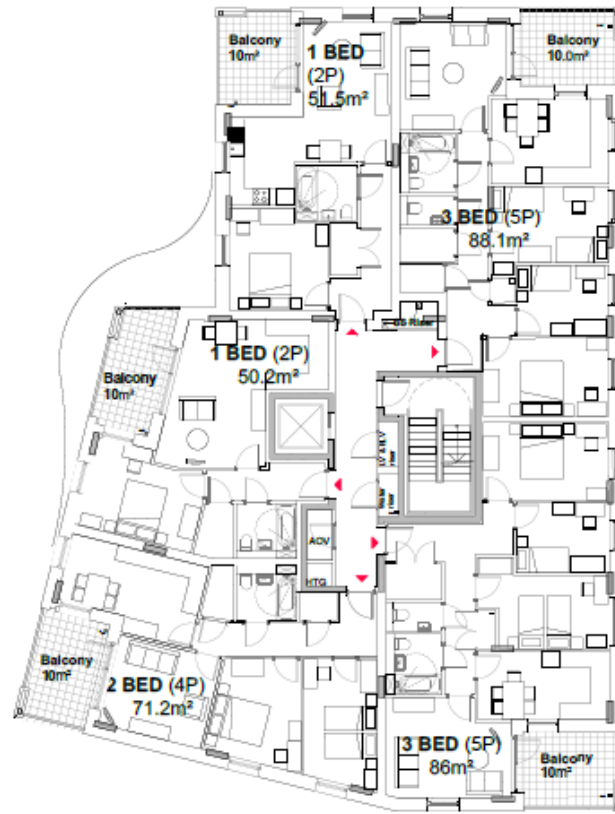


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Image looking south 2

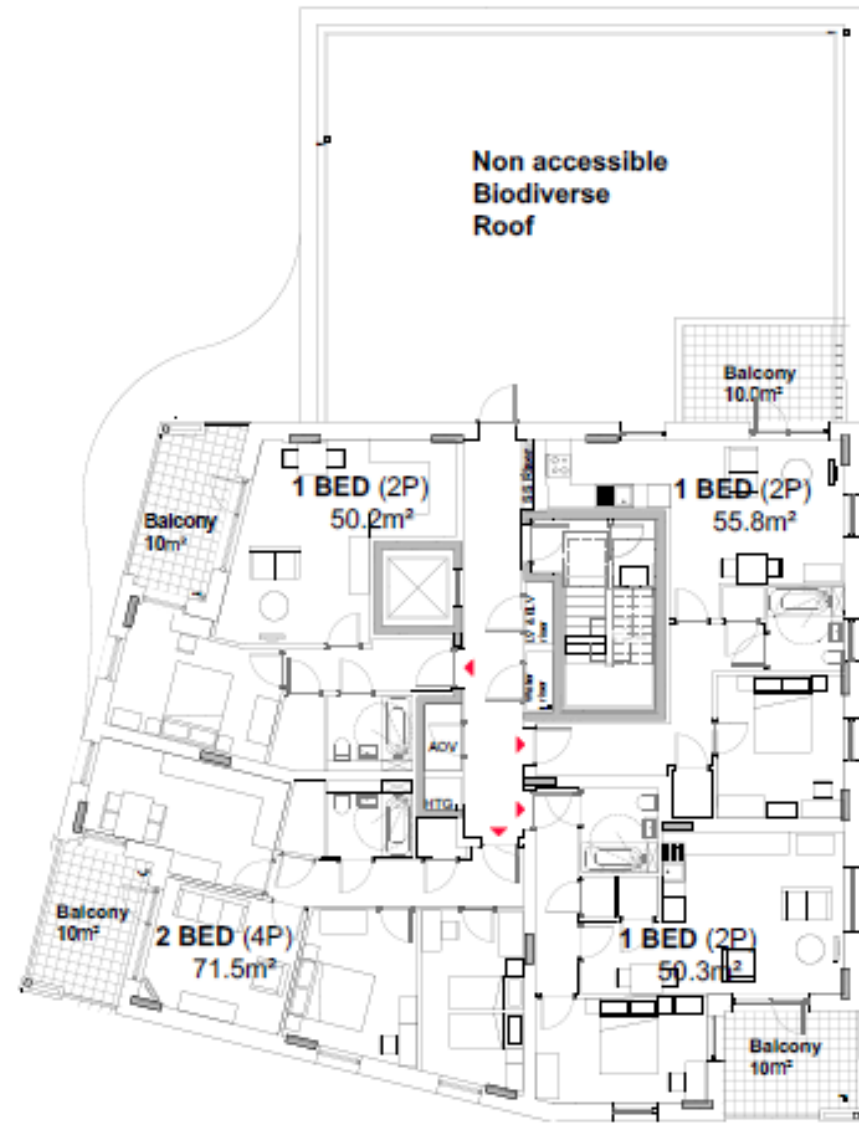


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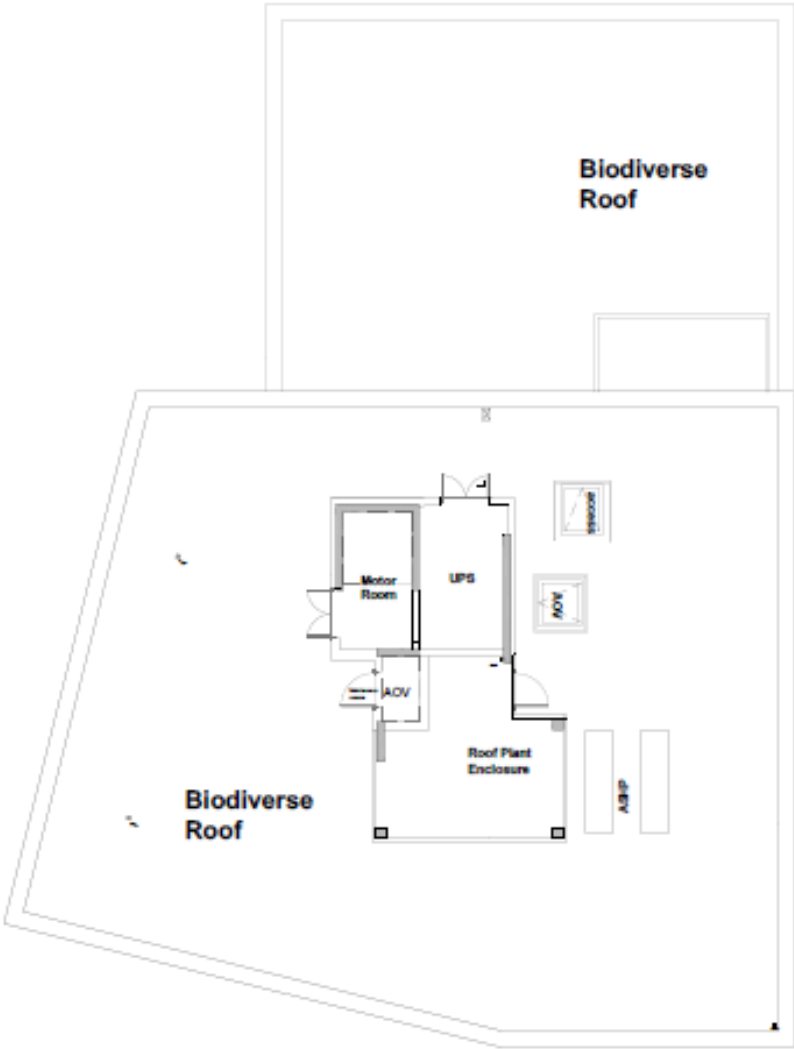
PROPOSED FIRST TO THIRD FLOOR PLAN

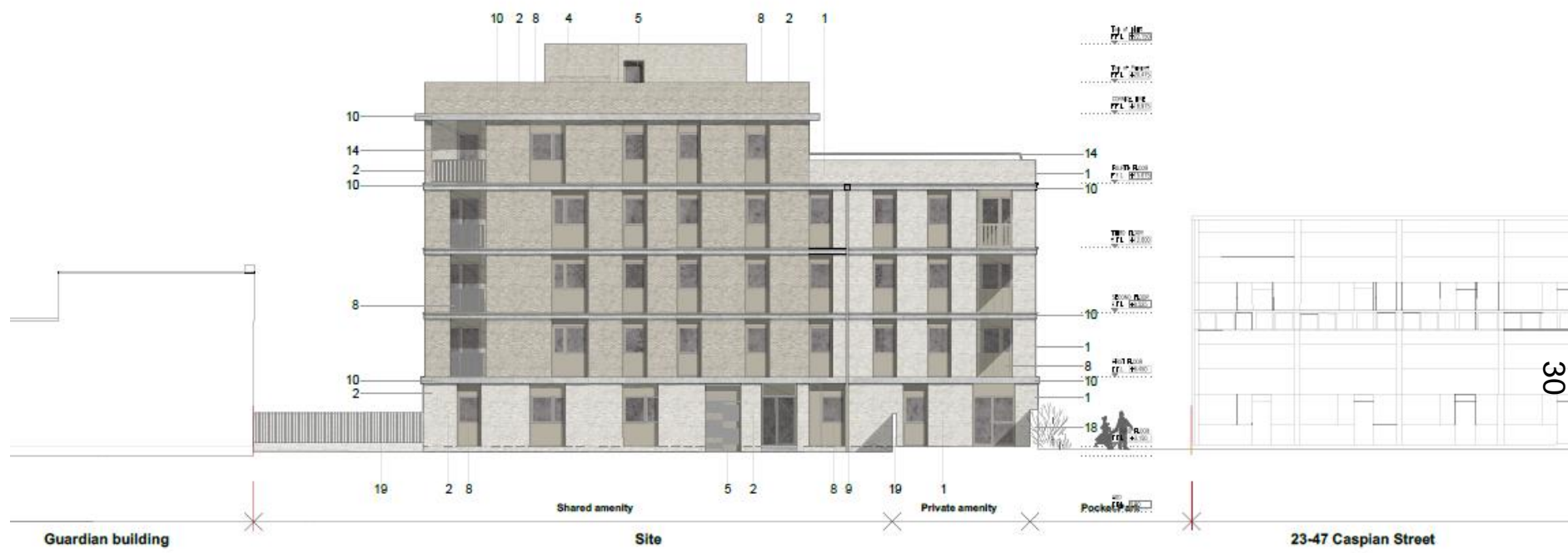
Proposed First to Third Floor Plan
E100621



PROPOSED FOURTH FLOOR

PROPOSED ROOF PLAN





Proposed East Elevation Plan



Proposed North Elevation



Proposed South Elevation

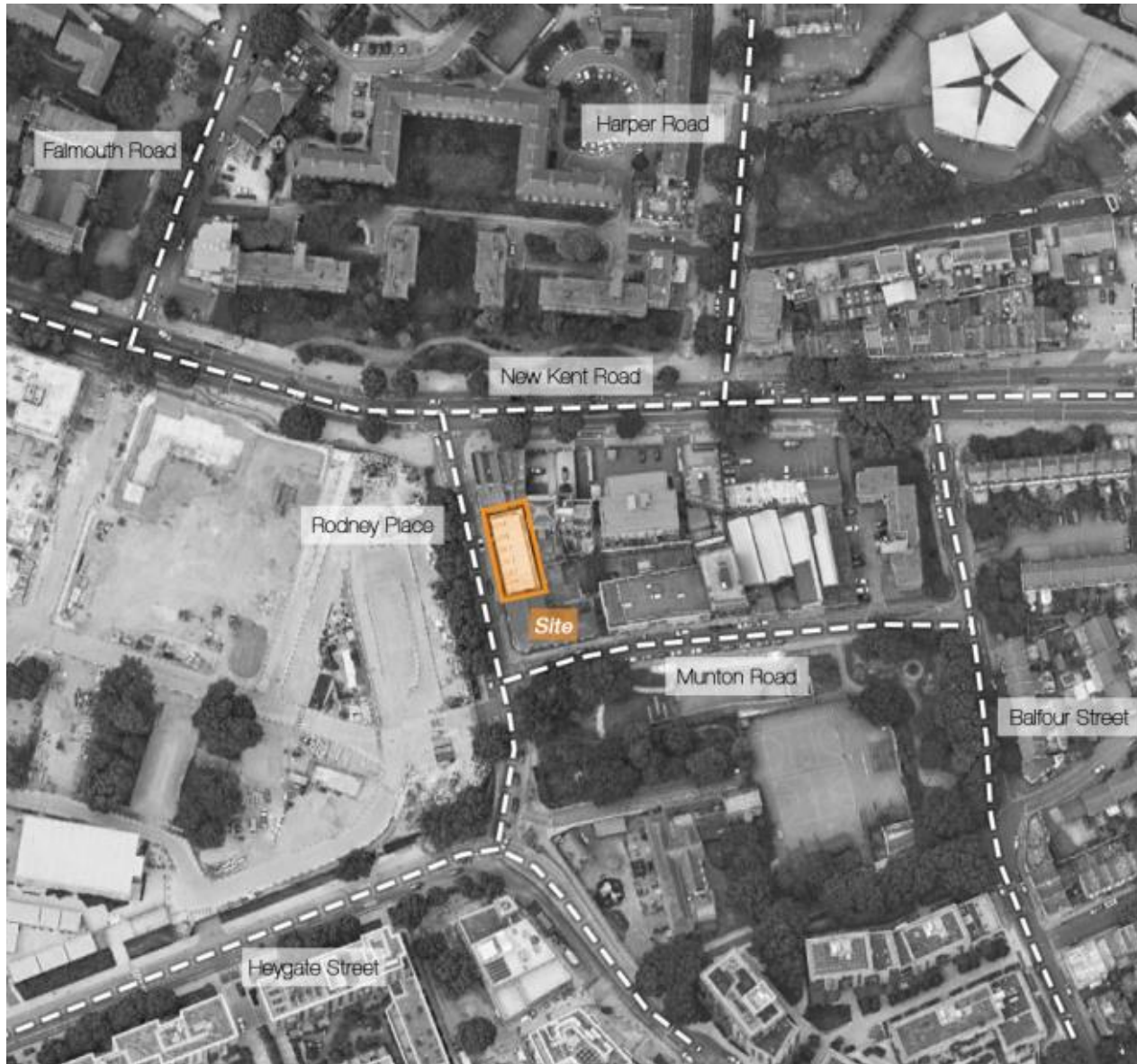
ITEM 7.2 – 21/AP1843

1-27 Rodney Place, London, SE17 1PP

Demolition of an existing single storey arts centre and construction of a 4 storey building comprising 236sqm of Use Class E floor space at ground floor level and 8x residential flats at first, second and third floor levels including: 5x 2 bed 4 person, 2x 1 bed 2 person and 1x 3 bed 5 person, and associated facilities

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Site Location



Existing site



USES

Use Class E	236sqm at ground floor. Overall reduction of 68sq.m of Use Class E to facilitate the access and service areas at ground floor, ancillary to the residential development.
Residential units	8 council flats at first, second and third floor all social rent: 1x 3b/4p 5x 2b/4p 2x 1bed/2p

BUILDING DESIGN

Height (at max point)	4 storeys
Materiality	Brick finish with brick detailing on the arches, curved balconies and junctions with adjacent properties. Details of materials to be secured through condition.

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CONSULTATION RESPONSES: SUMMARY TABLE

NO. OF REPRESENTATIONS: 8

NO. OF UNIQUE REPRESENTATIONS: 8

Of the unique representations, the split comprises:

In objection: 7

Neutral: 0

In support: 1

Public consultation responses: Summary of main reasons for objection

- **Loss of community facilities**
- **Loss of daylight and sunlight**
- **Privacy and overlooking impacts**
- **Noise nuisance**
- **Anti-social behaviour**
- **Height and massing**

Amendments to the scheme in response to consultation

Massing and height reduction	Reduced massing and height of the northern element of the third floor to address daylight and sunlight impacts for neighbouring properties at 118-120 New Kent Road.
Additional screening	Glass block screening to increase the height of the rear walkway boundary by an additional 0.5 metres to address impacts of overlooking onto neighbouring properties.
Land Use- loss of community facilities	
Lawful use Class E	Proposed use is class E, includes artists' studio, office etc.

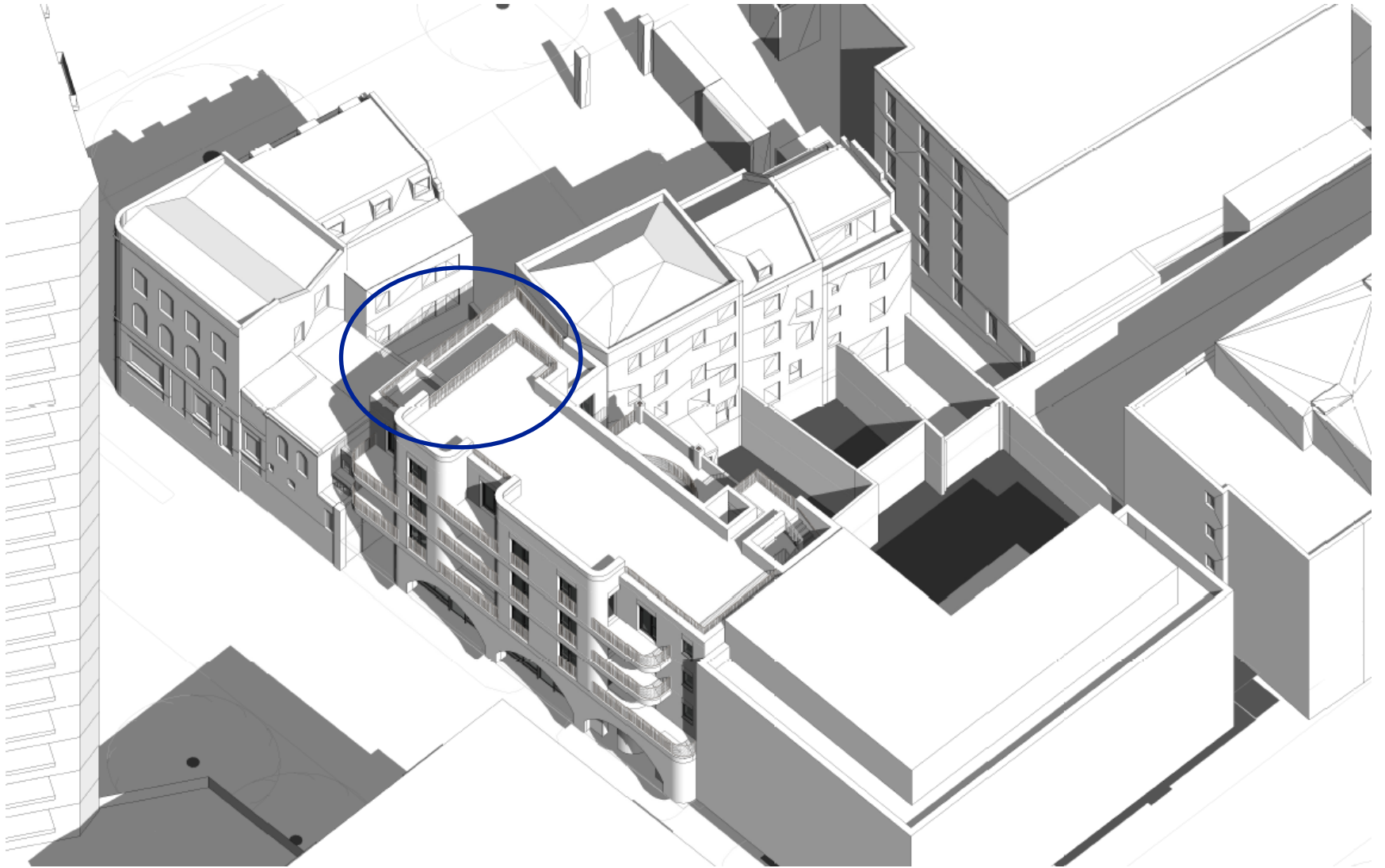
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Original Scheme



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Amended Scheme



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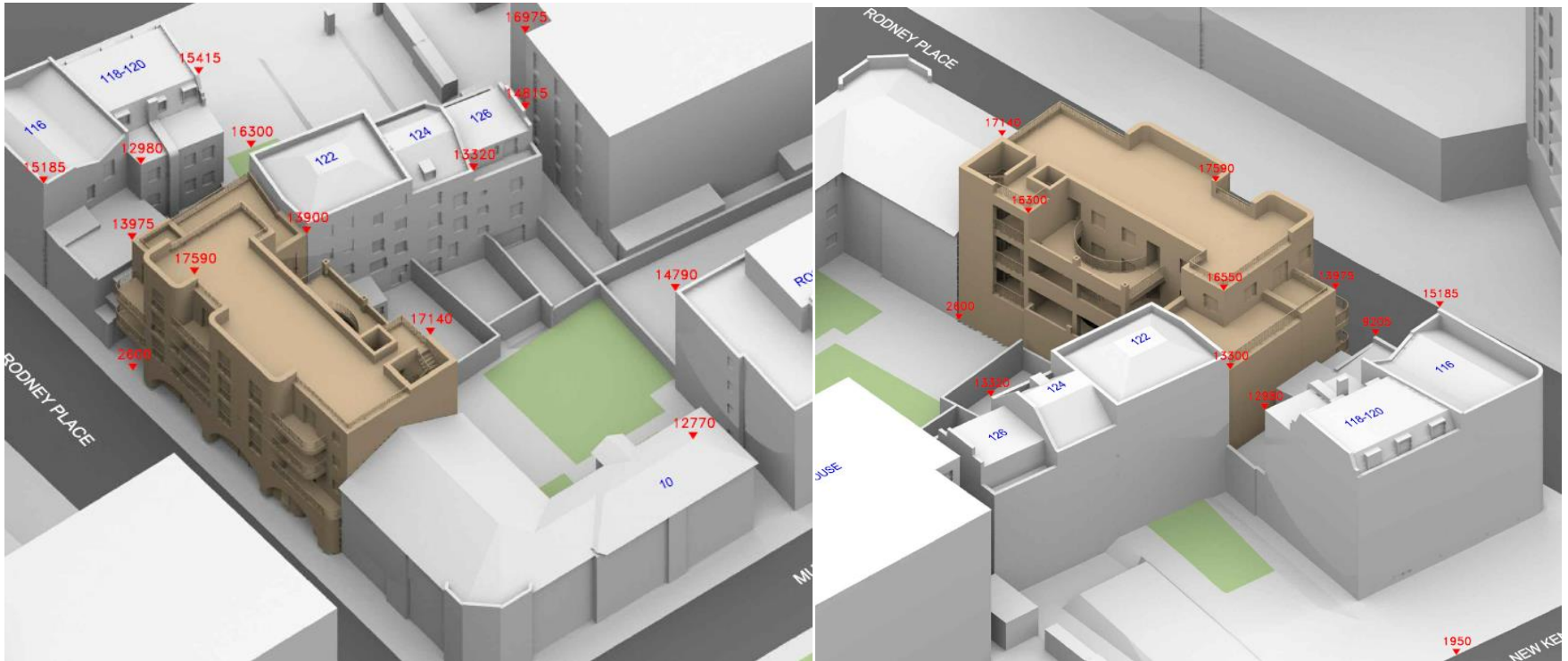
Impact on amenity- daylight and sunlight

- Elephant Park; 124 and 126 New Kend Road; 10 Munton Road all windows pass the VSC test
- Only dwellings at 118-120 NKR fail both VSC and NSL
- Windows reliant on site for light
- VSCs of 12 and 21.



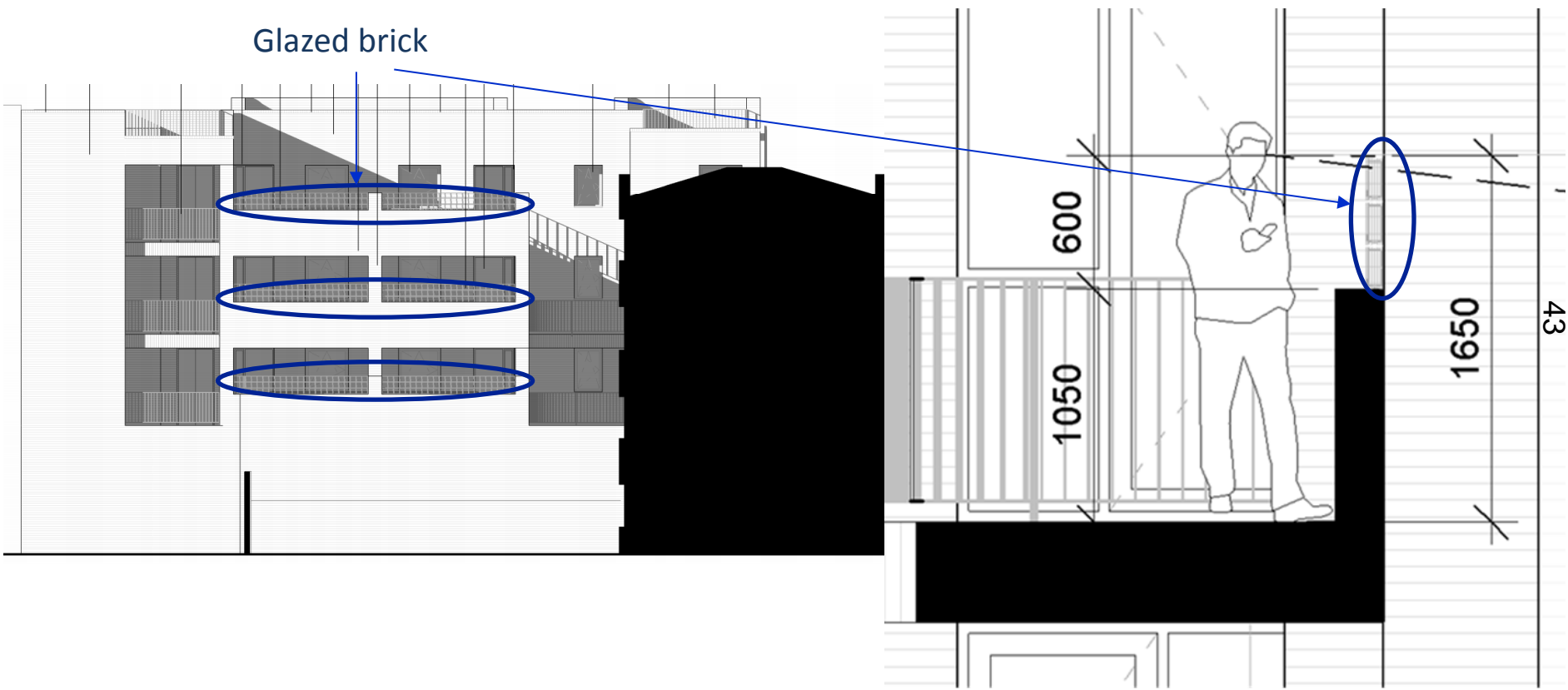
Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
9	6	67%	0	1	2
No Sky Line (NSL)					
Room	Pass	BRE compliant	20-30%	31-40%	41%+
9	7	77%	1	0	1

Impact on amenity- overlooking



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Impact on amenity- overlooking



Impact on amenity- noise and disturbance

Noise from activities and outdoor spaces	Domestic type noise- nuisance pursuable under the EPA
Construction noise	Condition for a management plan

Design- height and massing



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- 4 storeys in height- same as consented scheme at 10 Munton Road
- 1 storey higher than pub at 116 NKR

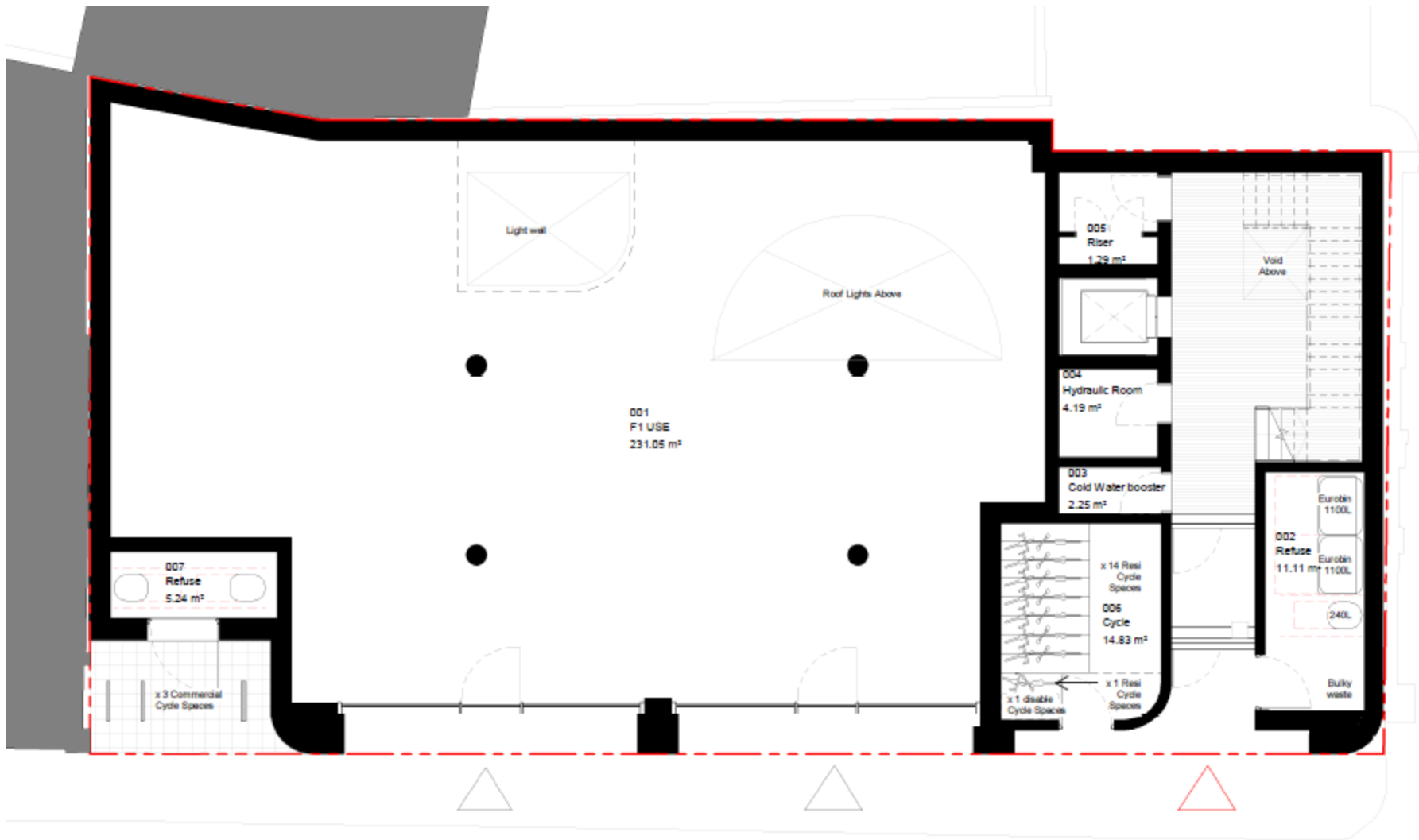
Design- height and massing



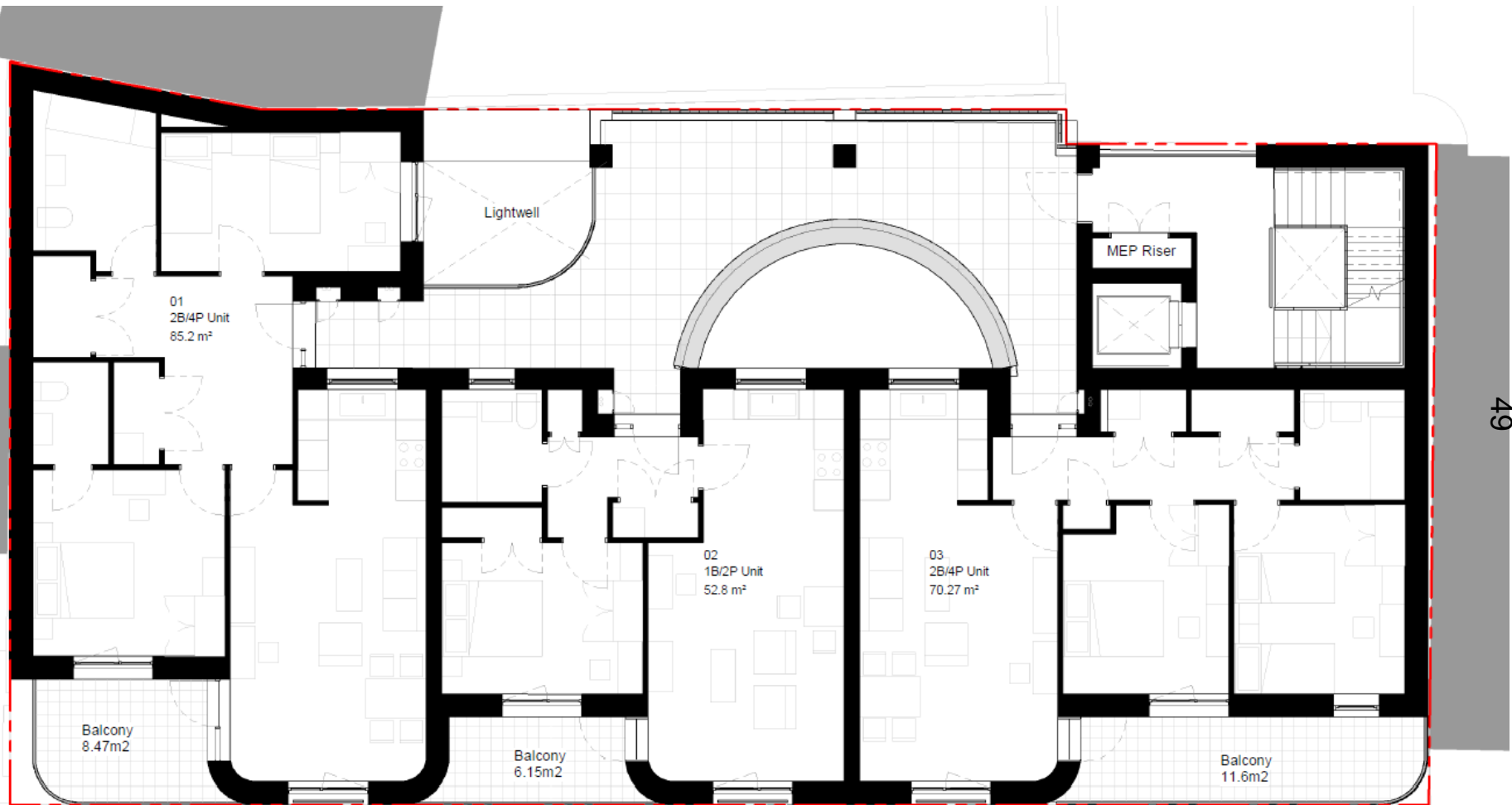
Design- architecture



Quality of accommodation- ground floor

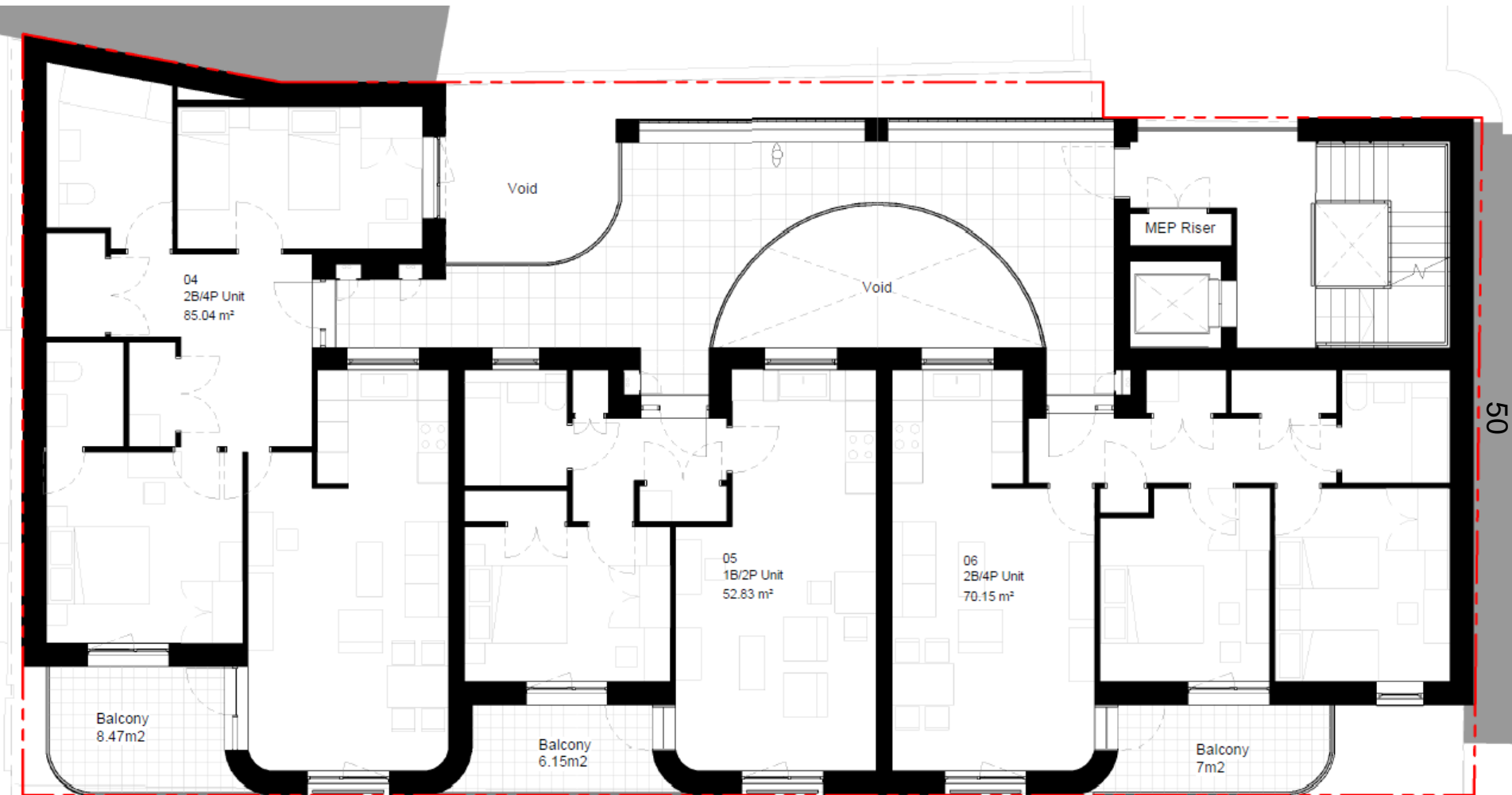


Quality of accommodation- first floor



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Quality of accommodation- second floor



Quality of accommodation- third floor

