

Planning Committee

Tuesday 19 October 2021

6.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1
2QH

Supplemental Agenda

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Date: 18 October 2021

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| Item No: 6.1 & 6.2 | Classification: Open | Date: 19 October 2021 | Meeting Name: Planning Committee |
| Report title: | | Addendum report Late observations and further information | |
| Ward(s) or groups affected: | | St Giles and Borough & Bankside | |
| 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.

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:

KEY ISSUES FOR CONSIDERATION

Item 6.1: 20/AP/0858 - 25-33 Parkhouse Street, London SE5 7TQ

Additional consultation responses

4. No additional consultation responses were received following the issue of the officer report.

Revisions and updates to officers report

Paragraph 113

5. Paragraph 113 sets out how for the most part, the building would be a minimum of 5m back from the boundary with Burgess Park, save for a

minor incursion at the corner of the tower where the setback would be 4.35m. It is further noted that the corners of the west-facing balconies in the tower would be within 3.9m of the park boundary, although the predominant outlook from the balconies would be to the west. The encroachment into the 5m buffer zone represents 0.0017% of the total buffer area and is considered to be very minor.

Paragraph 198

6. Viability - The application is supported by a Financial Viability Appraisal (FVA) which has been independently reviewed by Strettons on behalf of the Council. Following negotiations between Strettons and the applicant's viability consultant the agreed position is that the proposed development would have a deficit of ~~£2,552,664~~ £2,684,230.

Officer response – Strettons have provided this updated figure which now includes stamp duty / land tax which had been omitted from the earlier appraisal. The updated appraisal and Stretton's letter have been uploaded onto the Council's website.

Revisions and alterations to conditions in Appendix 1

Amend condition 32 in the draft recommendation as follows:

32. DETAILS OF THE SHOWERING FACILITIES

7. Before the first occupation of the ~~development~~ employment space, details of showering facilities to be provided for the commercial units shall be submitted to and approved in writing by the Local Planning Authority and thereafter the shower facilities shall be retained and the space used for no other purpose.

Amend condition 33 in the draft recommendation as follows:

33. LIGHTING STRATEGY

8. Prior to the occupation of the development a wildlife sensitive lighting strategy which takes into account lighting from within the development and shows that no lighting will be provided on balconies facing Burgess Park shall be submitted to and approved in writing by the Local Planning Authority. The recommended lighting specification using LEDs (at 3 lux) is because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer. The lighting shall also comply with Guidance Note 1 for the reduction of obtrusive light (2021) from the Institute of Lighting Professionals and Bat Conservation Trust Guidance note 8 'Bats and Artificial lighting'.

Amend condition 32 in the draft recommendation as follows:

39. RESIDENTIAL UNITS AND BUILDING HEIGHTS

9. The development hereby permitted is limited to 109 residential units, 1,351sqm (GIA) of employment floorspace (class B1c) and a maximum height of up to 40.9540m (AOD) to parapet height and up to 42.05m (AOD) to the top of the lift overrun on the 11-storey tower.

Amend condition 45 in the draft recommendation as follows:

45. RESTRICTION ON THE INSTALLATION OF APPURTENANCES ON THE ELEVATIONS

10. No meter boxes, flues, ~~vents~~ or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevation of the building. Details of additional vents (should they be required), shall be submitted to and approved in writing by the Council prior to the commencement of above ground works.

Amend condition 50 in the draft recommendation as follows:

50. BREEAM REPORT AND POST CONSTRUCTION REVIEW

(a) Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating including at least 'excellent' rating under the WAT 01 category shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

(b) Before the first occupation of the ~~building~~ commercial premises hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Information circulated by applicant

11. The applicant has submitted a summary of the benefits of the scheme to committee members setting out their case for why the scheme should be supported. The submitted information raises no issues in addition to those that are already covered in the main body of the report.

Conclusion of the Director of Planning and Growth

12. Having taken into account the revised information set out above, including alterations and additions to draft conditions, the recommendation remains that planning permission should be granted subject to completion of a satisfactory legal agreement, and referral to the Mayor of London.

Item 6.2: 20/AP/2421 - Hilton London Bankside, 2-8 Great Suffolk Street, London, SE1

Additional consultation response

13. A late representation was made by a member of the public who had objected to the re-consultation on the scheme to clarify that the objection submitted refers to both this application and a separate Bear Lane scheme (21/AP/0737 – 33-36 Bear Lane).

Revisions and updates to the officers report

Fire statement

14. Paragraphs 136 states that a Fire Compliance statement has not been submitted with the application. The applicant has provided a Fire Compliance statement (dated 29/09/2021 by Affinity Fire Engineer). The fire statement must comply with the requirements of London Plan Policy D12, as specified in Condition 5 of the draft decision notice.

CIL Phasing

15. Paragraph 175 outlines an indicative calculation for CIL for the site. It should be noted that a CIL Phasing Plan was submitted with the application, proposing the application to come forward as two phases of development (ref: 6739 (PL) 045). As part of this phasing the CIL Calculations have been updated to reflect this:
16. "The site is located within Southwark CIL Zone 1 and MCIL2 Central London zone. Based on the floor areas provided in the agent's CIL Form1 dated 07-May-21, the gross amount of CIL (pre-relief) is approximately £1,809,216 consisting £564,808 of Mayoral CIL and £1,244,408 of Borough CIL. It should be noted that this is an estimate, and the floor areas on approved drawings will be checked when related CIL Assumption of Liability Form is submitted after planning approval has been obtained.
17. In addition, the applicant has submitted a CIL Phasing Plan (ref: 6739 (PL) 045, Jun20), proposing 2 CIL phases to split out the CIL payment. The phasing split are acceptable:-

Phase 1: 4th, 5th, 6th Floor New Build Extension;
Phase 2: 8th Floor Enclosure and 9th Floor New Build Extension.
18. Based on the agent's Area Schedule (Issue B, August 2020 published May 2021), the Phase 2 totals 2,247sqm of new extension, and the CIL for this phase will be around £1,016,836, whilst Phase 3 totals 1751sqm of new extension, and the CIL for this phase will be around £792,380. If

CIL Form2 and Form6 for each phase have been submitted in a timely manner, these two phases can benefit from 2 instalments each.”

Information circulated by applicant

19. The applicant has submitted letters and a summary of the benefits of the scheme to both the ward councillors and committee members setting out their case for why the scheme should be supported. The submitted information raises no issues in addition to those that are already covered in the main body of the report.

Recommendation of the Director of Planning and Growth

20. Having taken into account the revised information set out above, the recommendation remains that planning permission should be granted subject to completion of a satisfactory legal agreement.

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 |