

Planning Committee

Tuesday 30 November 2021

6.30 pm

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

Supplemental Agenda

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Contact

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Date: 29 November 2021

Welcome to Southwark Planning Committee

30 November 2021

MAIN ITEMS OF BUSINESS

Item 6.1 – Walworth Road Conservation Area
Extension

Item 7.1 - 20/AP/3285 – 4-46 Solomons Passage,
London, SE15 3UH

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 Whitehead



Councillor Kath Whittam (Vice
Chair)

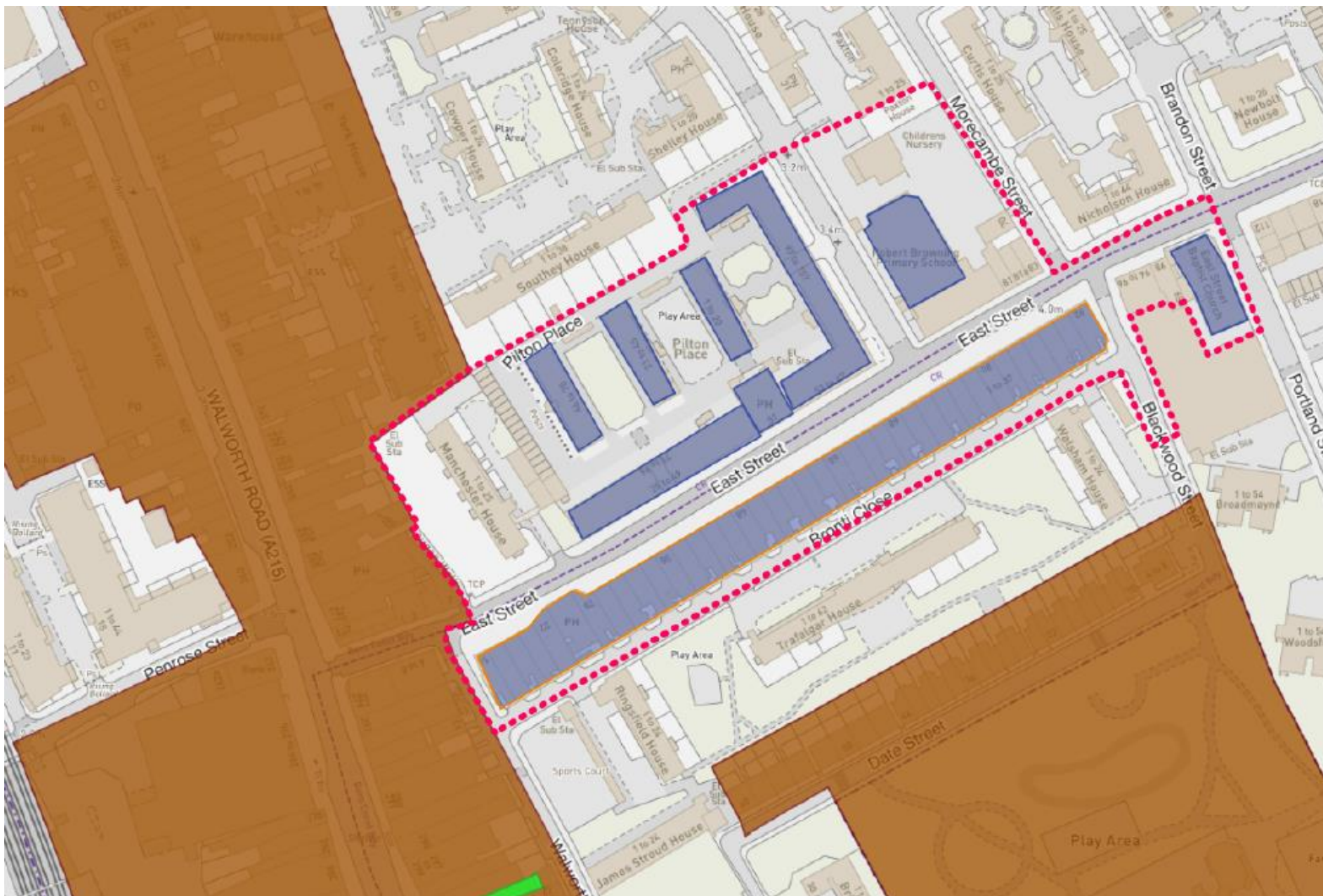


Councillor Bill Williams

ITEM 6.1 - Walworth Road CA Extension

Recommendation

1. To designate the proposed extension to the Walworth Road Conservation Area with immediate effect
2. To note the EQIA appended to the report
3. To agree that Officers prepare a draft Conservation Area Appraisal following the Planning Committee
4. To agree that the council will consult with affected residents and businesses (including a public meeting) about the designation and the draft Conservation Area Appraisal for a minimum of 12 weeks
5. To agree that the council returns to this Committee with the outcome of the consultation within 12 months in order confirm the designation and adoption of the Conservation Area Appraisal



Map of the proposed extension to the Walworth Road Conservation Area



Aerial View of the proposed extension to the Walworth Road Conservation Area



Former Richmond Street Mission Hall and Schools, now East Street Baptist Church



Former Richmond Street Mission Hall and Schools, now East Street Baptist Church



Former Richmond Street Mission Hall and Schools, now East Street Baptist Church

Comments received about Application 21/AP/3888

30 Objections

- Significance of the 150-year old community facility with a rare and surviving example of a community mission building with a largely intact exterior and interior
- The church was designed by George Baines who specialised in Non-Conformist churches
- Contribution of the church to community worship
- The building is still being considered by Historic England for listing and a decision on its demolition should wait until HE have decided whether it should be listed
- There is no need to demolish a historic building like this in the context of the climate emergency
- There is no related Planning Application for the building's replacement
- The application to demolish the building has been made in poor faith and no attempt has been made to raise funds for its restoration

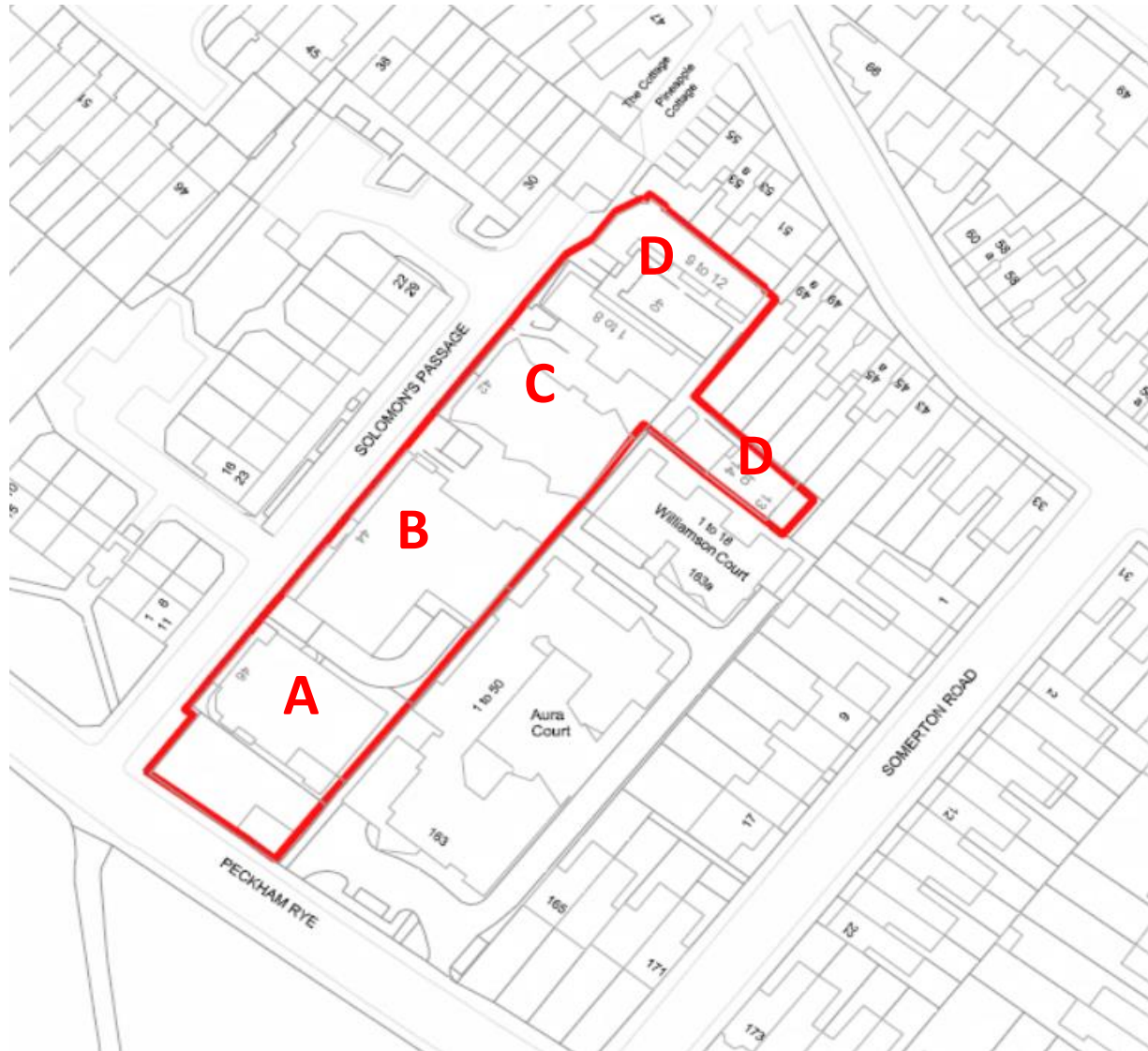
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20/AP/3285 – 40-46 SOLOMONS PASSAGE, LONDON, SE15 3UH

Demolition of all buildings on the site and construction of a development of 91 residential units within four buildings (a 7-storey Block A building, a 6-storey Block B/C building and two buildings in Block D of 2- and 4-storeys), together with alterations to the retained basement, provision of car and cycle parking and landscaping.

6

Site plan



Existing site



11



Existing site



12

Approved 2018 schemes

17/AP/2326:

Re-cladding of Blocks A & D including an increase in the parapet height of 450mm, rearrangement of the car parking (basement car park to be retained) and landscaping improvements.

17/AP/2330:

Demolition of 42 and 44 Solomon's Passage (blocks B and C which contain 48 residential units) and erection of a new part 4, part 6-storey building over existing, rearranged basement car park to provide 50 residential units, together with provision of landscaping works (use class C3).

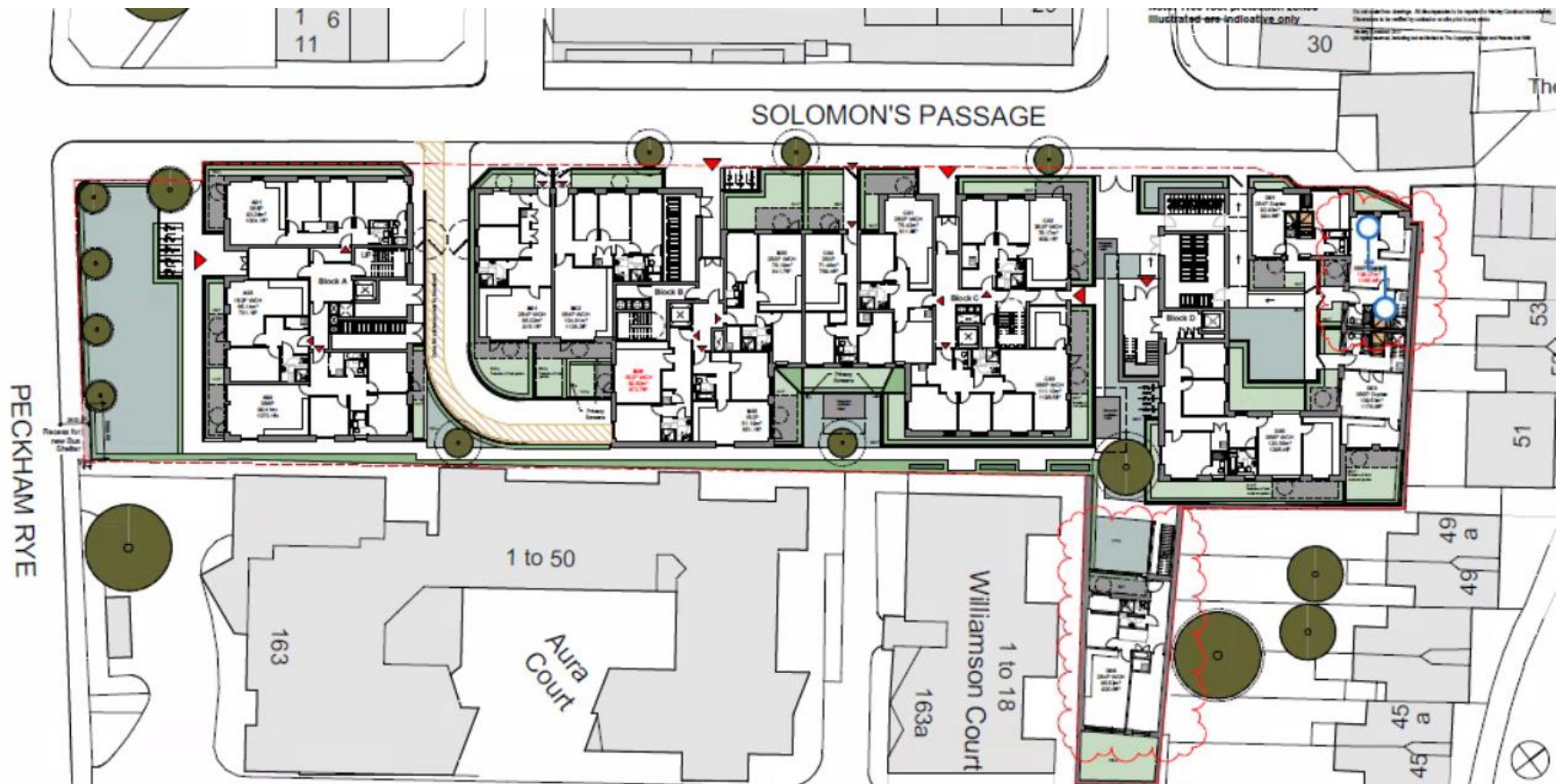
Permissions granted subject to conditions and a 2018 section 106 agreement.

13

Approved 2018 schemes

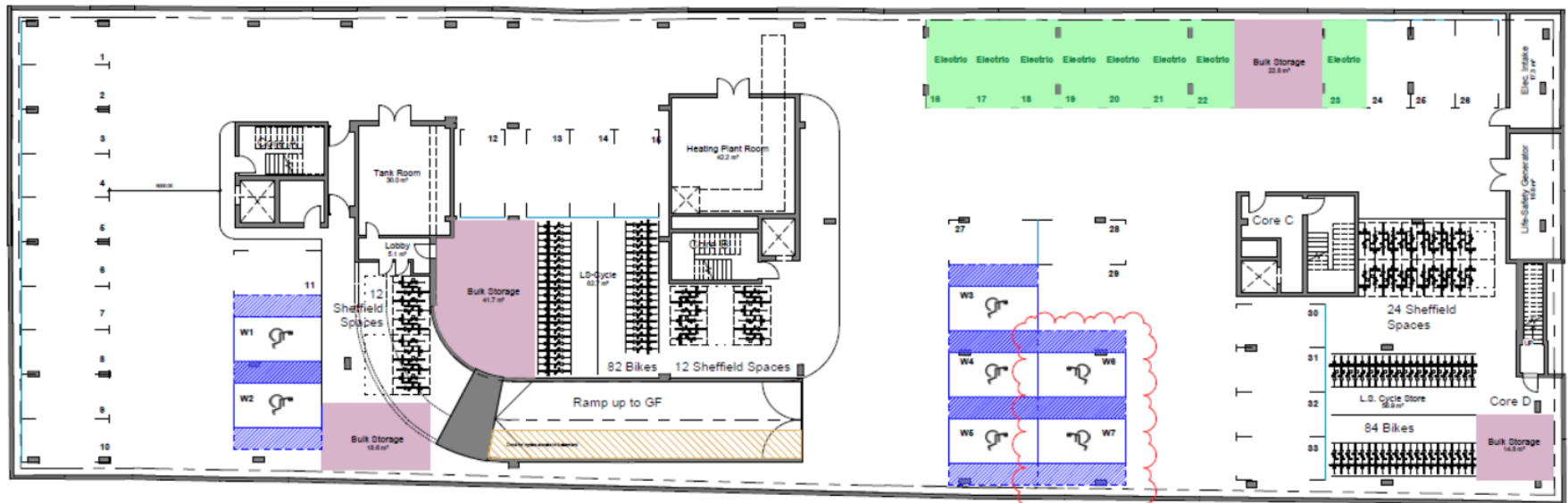


Current application – proposed site layout



15

Proposed basement changes

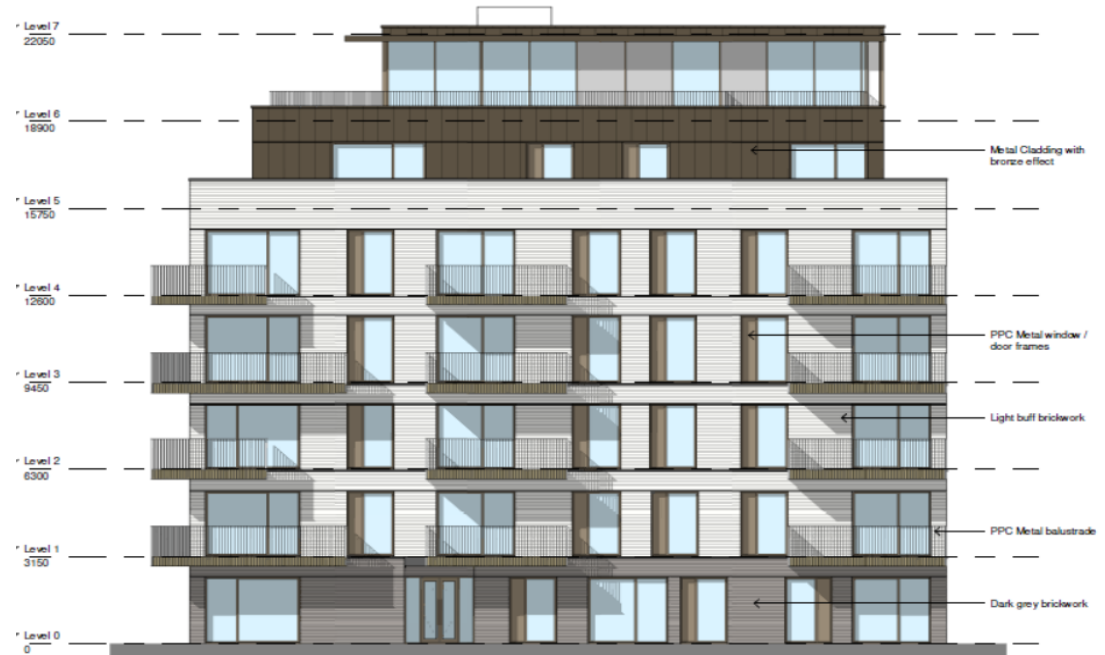
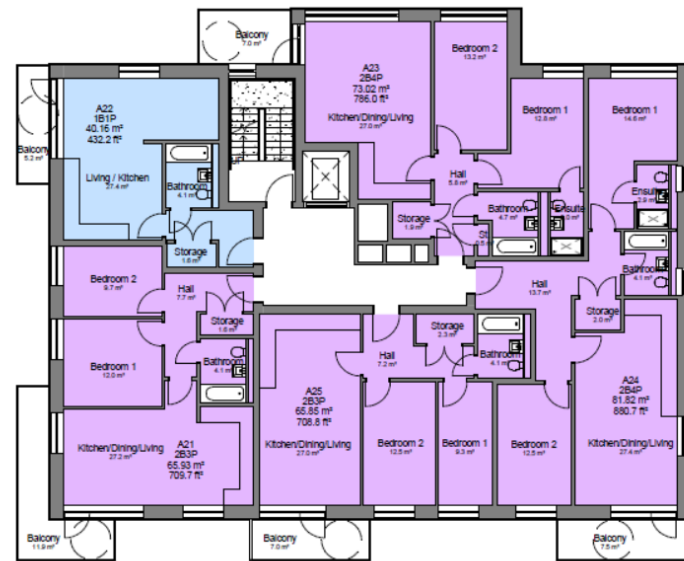


Basement GA Plan - Level B1
1:100

Spaces allocated for Block D
Access will be provided via Block C core

Proposed block A

26 flats and one duplex
7- storeys
Private tenure



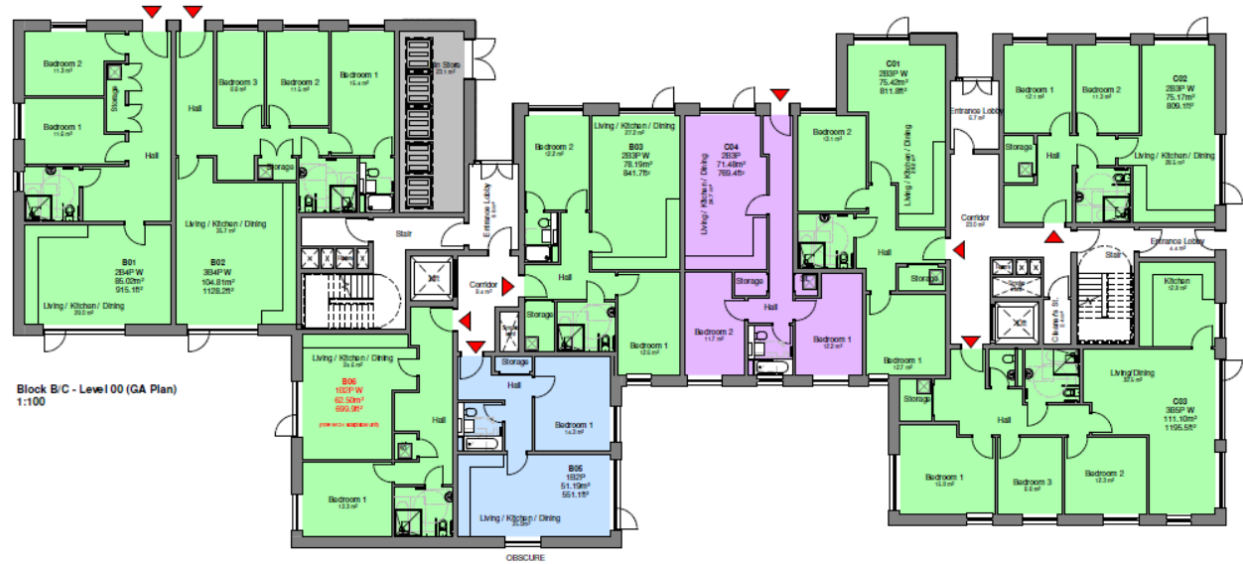
Proposed block B/C

52 flats

3- to 6-storeys

Core B private tenure

Core C social rent
tenure



18



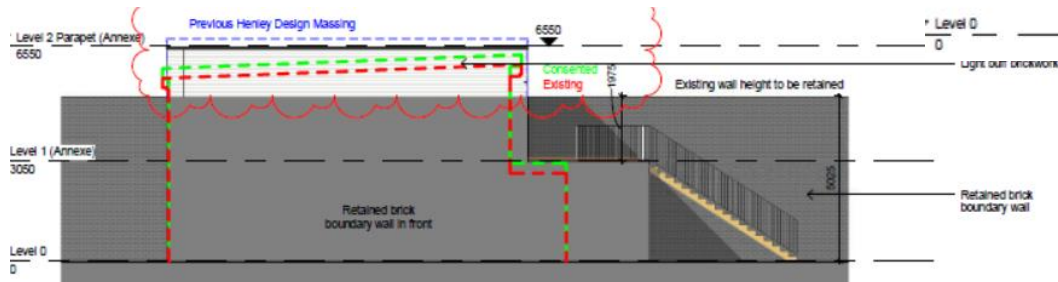
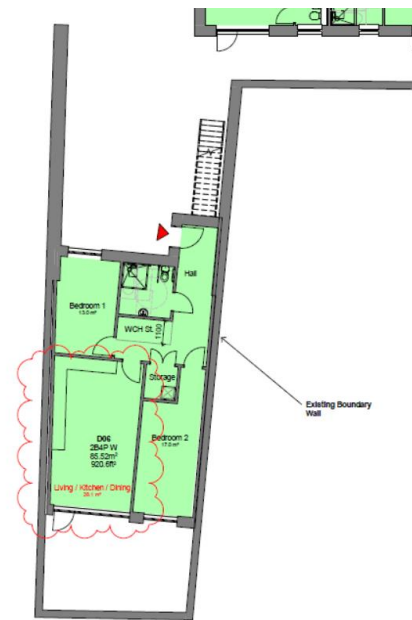
Proposed block D main building

3 houses
7 flats
2- and 4-storeys
Intermediate tenure



Proposed block D annex

2 flats
2-storeys
Social rent tenure



20

Proposed Solomons Passage elevation and visuals



21

Proposed materials and detailing

1 BRICK MATERIAL

Contextual choice of weathered traditional buff brick in stretcher bond with light grey mortar

2 DUAL TONE BRICK

Darker brick at ground level plinth with matching mortar

3 BALUSTRADES

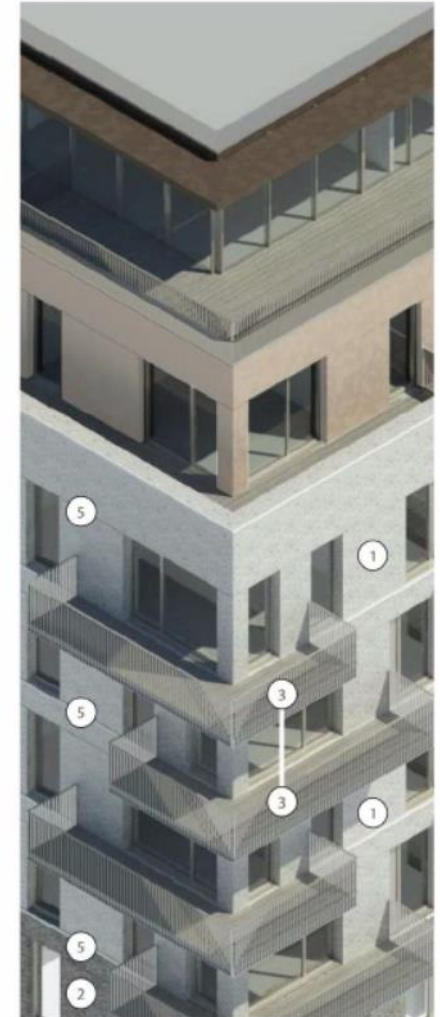
Pressed aluminium/steel balustrades nodding to the sites heritage in industrial metal pressing

4 LANDSCAPING

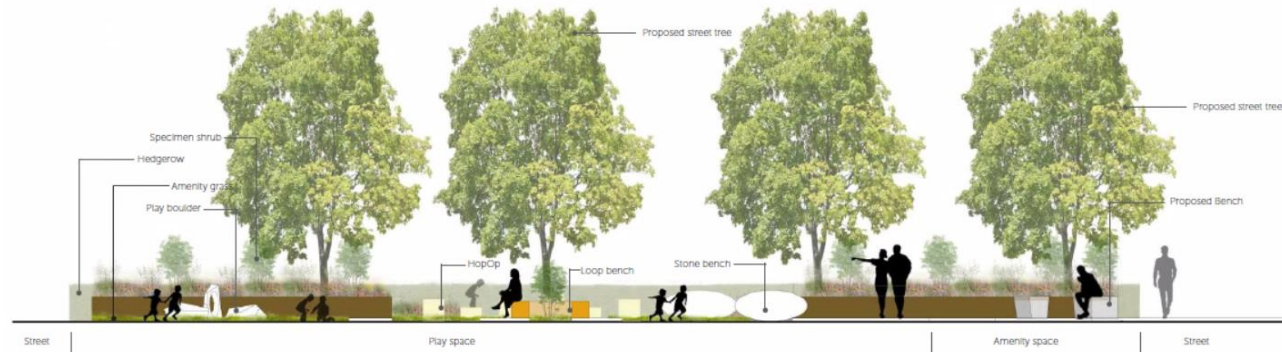
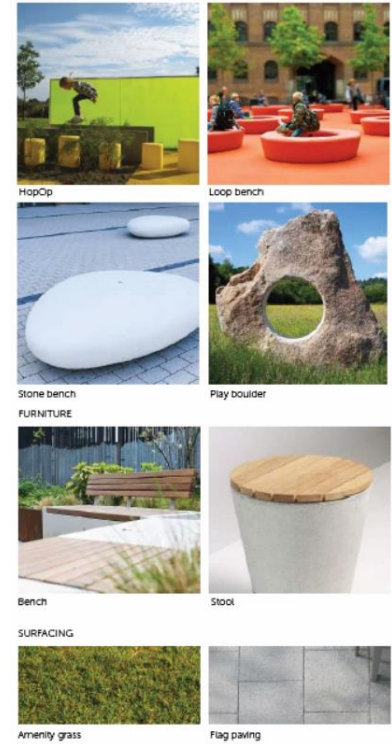
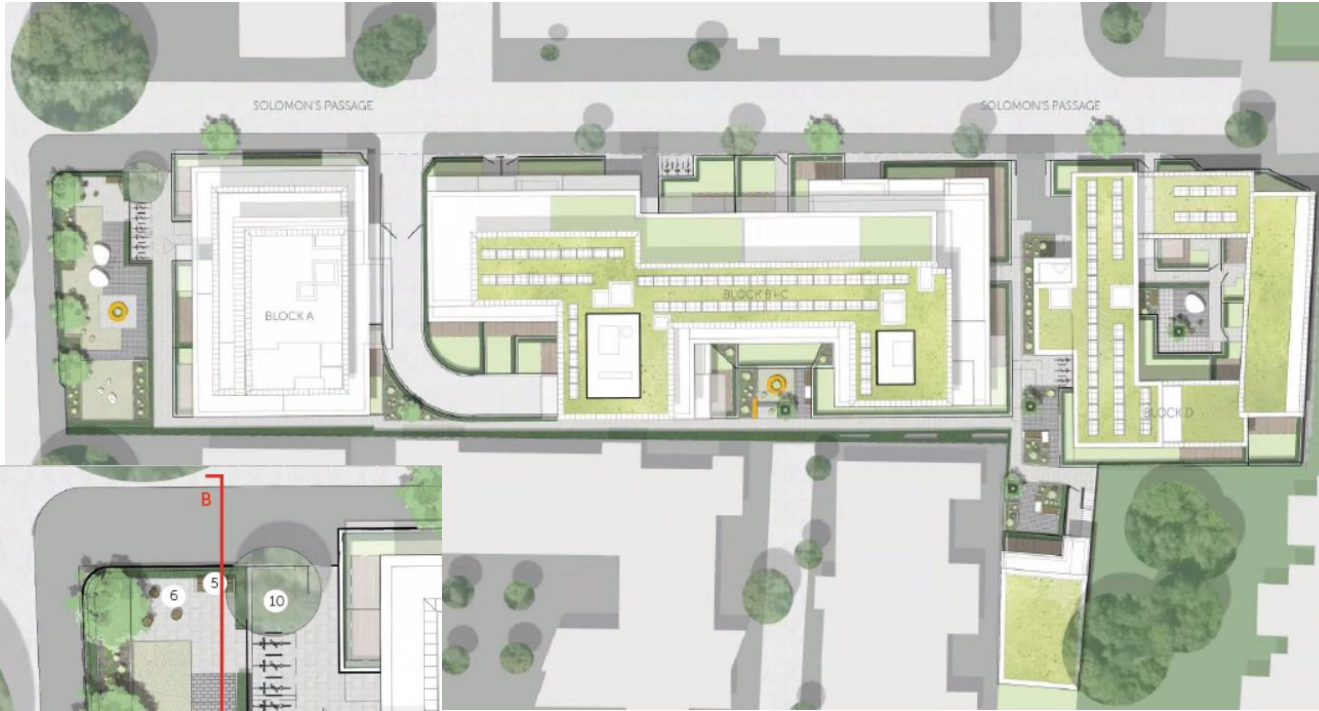
Retained south green buffer to Peckham Rye and green landscaping around edges of Block B and C

5 STRING COURSE

Protruding precast concrete string course at every floor, highlighted the elevations horizontal dimension



Landscaping and play facilities



Amendments

The proposal was amended twice, with two rounds of re-consultation:

- Changes to block D reducing the main building's height on the boundary with Waveney Avenue, alterations to some of its balconies and windows, and a reduced height of the small building.
- More accurate drawings for the ground levels along the Waveney Avenue gardens.
- Improvements to the carbon savings with the addition of solar panels to the roofs of blocks B/C and D, and confirmation of the green roof planting.
- To increase the affordable housing from 35% to 40% by habitable room.
- Revised basement layout including additional cycle parking.

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Consultation

First consultation

Objections (61):

- The history of redevelopments on this site, poor building quality
- Harm to neighbour amenity
- Unacceptable design
- Lack of affordable housing
- Transport impacts (especially on-street parking pressure)
- Pollution
- Sustainability issues
- Lack of engagement by the applicant.

Neutral comments (5)

Support (1)

First re-consultation

Further objections (16) - maintaining the issues with neighbour amenity, design and transport impacts

Neutral comments (2)

Second re-consultation

Objections (2)

Support (1)

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Assessment

Key topics:

- Principle of redevelopment
- Housing mix, density and residential quality

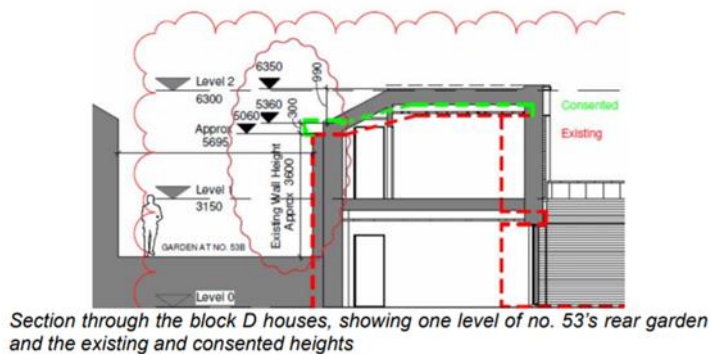
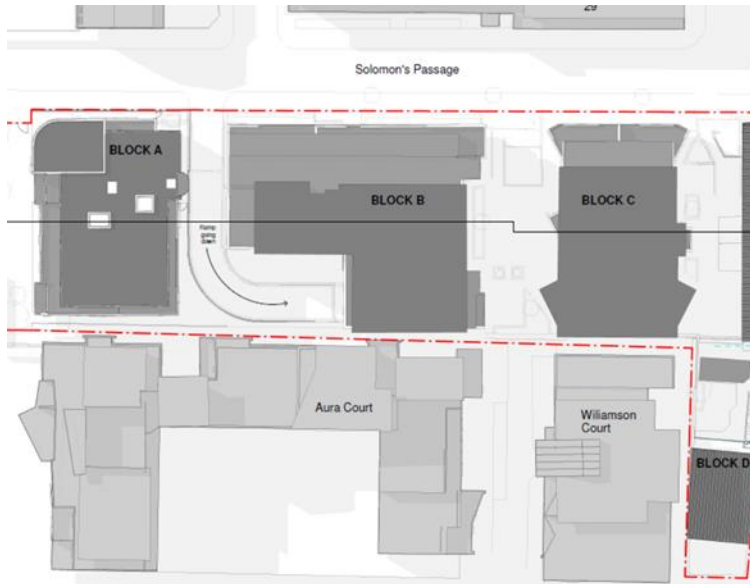
Unit size	Number	Percentage
Studio	4	4.4%
1-bedroom	26	28.6%
2-bedroom	42	46.1%
3-bedroom	19	20.9%
Total	91	100%

- Affordable housing – 40%, as 28% social rent, 12% intermediate
- Design and heritage impacts



Assessment

- Impacts on neighbour amenity
- Existing layout of blocks A, B, C and annex D



Section through the block D houses, showing one level of no. 53's rear garden and the existing and consented heights

Proposed layout of blocks A, B/C and annex D



Block D main building

Existing U shape:



Proposed enclosed courtyard:



Assessment

- Transport and highways
- Sustainability and energy
- Planning obligations

Recommendation

The application ref. 20/AP/3285 is recommended to the Committee for approval subject to:

- the conditions set out in the Recommendation
- and
- completion of a legal agreement to secure the planning obligations.

Item No: 6 and 7.1	Classification: Open	Date: 30 November 2021	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		North Walworth and Peckham Rye	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of consultation responses and further information received in respect of the following items 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

Item 6: Walworth Road Conservation Area Extension

Response from Statutory Authority

3. Historic England wrote to the council on 24 November 2021.
4. Their conclusion states:

On the basis of the information set out in the planning committee report we consider that there is a justified case for the extension of the Walworth Conservation Area as proposed, and that the area meets the requirements for architectural and historic interest set out in the NPPF.

Comments received about relevant Planning Applications

5. Application **21/AP/3888** to demolish the East Street Baptist Church and Ragged School has received 30 comments which break down as follows:
6. All 30 are Objections

Main reasons:

- Significance of the 150-year old community facility with a rare and largely intact surviving example of a community mission building
- The church was designed by George Baines who specialised in Non-Conformist churches
- Contribution of the church to community worship
- The building is still being considered by Historic England for listing and a decision on its demolition should wait until HE have decided whether it should be listed
- There is no need to demolish a historic building like this in the context of the climate emergency
- There is no related Planning Application for the building's replacement
- The application to demolish the building has been made in poor faith and no attempt has been made to raise funds for its restoration

Officer comment

The architectural, historic or communal matters raised cannot be considered in Prior Approval Application to demolish the property. Only matters relating to public safety and the condition of the cleared site after demolition can be considered.

Demolition is a permitted development outside a conservation area unless specifically removed by an Article 4 (1).

7. **Organisations that have objected to this application include**
Friends of Nursery Row Park

Letter received from the East Street Baptist Church

8. The Church wrote to the council on 24 November 2021
9. In their letter the East Street Baptist Church confirmed in writing that they **"will not execute the demolition notice till after Historic England have made their final decision on the listing of our Building, East Street Baptist Church, 100 East Street, London, SE17 2DQ."**

Officer comment

An undertaking from the church to withhold demolition until Historic England (HE) decide on its listing would carry little weight in Planning terms.

The building remains a historic building (over 125 years old and by a noted Baptist Church architect) worthy of local listing. As such its demolition without a planning permission is likely to be resisted regardless of whether it is listed by HE or not.

The proposal to designate the Conservation Area extension is based on a re-appraisal of the historic and cultural significance of the East Street Market Area in line with the NPPF and not just a reaction to the proposal to demolish the church.

The extension would include a number of historic buildings that are noted for their architectural and historic significance to the area and the extension will cement the importance of the historic market to the area.

10. Late information has been received in respect of the following planning application on the main agenda:

Item 7.1: 20/AP/3285 - 40-46 Solomons Passage, London SE15 3UH

Additional consultation responses received

11. None.

Corrections and clarifications on the main report

12. Paragraph 82 of the committee report refers to the council having received a draft of the Inspector's Report on the NSP which raised no issue with policy P1 "Social rented and intermediate housing". On 17 November 2021 the Inspectors examining the NSP provided to the council their final report on the NSP, with their recommended main modifications. This concludes the Examination in Public of the NSP. With the final Inspector's Report now received, and no issues raised with policy P1, the consideration of affordable housing is confirmed as set out in the committee report.

Recommended revisions to the draft conditions

13. None.

Conclusion of the Director of Planning and Growth

14. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions and completion of a section 106 agreement.

REASON FOR LATENESS

15. The new information and comments have been received since the committee agenda was printed. It relates to items on the agenda and members should be aware of the comments made.

BACKGROUND DOCUMENTS

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