

Planning Sub-Committee B

Wednesday 2 March 2022

7.00 pm

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

Supplemental Agenda No.1

List of Contents

Item No.	Title	Page No.
7.	Development management items	1 - 13
	TABLED ITEMS	
	Addendum report and members pack	

Item No: 7.1	Classification: Open	Date: 02 March 2022	Meeting Name: Planning Sub Committee B
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Champion Hill	
From:		Director of Planning and Growth	

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:

21/AP/4210 Adventure Playground Dog Kennel Hill London Southwark. Removal of existing buildings and creation of a single storey community centre (F2) for Dog Kennel Hill Adventure Playground (Renewal of planning permission 17/AP/4769 granted 28.6.2018)

Cycle parking provision

4. The Southwark Plan (2022) Policy P53 sets out minimum cycle parking standards for non-residential uses. In accordance with Policy P53, the development would be required to provide a minimum of 2 long stay cycle parking and 2 short stay spaces. A condition has been applied to require the applicant to submit details of the cycle parking provision, where previously this was not required at the time of the 2018 permission.

Fire Safety Strategy

5. The applicant has submitted information on fire safety in accordance with part A of the London Plan Policy D12.

6. The Fire Safety Statement (prepared by Salus, dated 23/02/2022) sets out the proposed means of escape, evacuation strategy, passive/active fire safety measures and the fire service access and facilities. The measures cover the protection of users of the building, mitigation against the spread of fire, smoke detection systems and suitable access for firefighting services onto and around the site.
7. The Statement confirms that all fire safety strategy measures will comply with the legislative requirements and that information will be passed to the end user at the completion of development.

Distance to neighbouring residential properties

8. Paragraph 27 of the Officer Report sets out a distance of 20.8 metres between the proposed building on site and the front elevation of the neighbouring residential block to the north.
9. The distance between the existing building on site and the front elevation of this neighbouring residential block to the north is 13 metres. Therefore the new building would be further set back from the closest residential neighbours, reducing impacts in regards to outlook and privacy.

Conclusion of the Director of Planning

10. 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.

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

2 March 2022

MAIN ITEMS OF BUSINESS

Item 7.1 – 21/AP/4210

Adventure Playground, Dog Kennel Hill,
London



Councillor Cleo Soanes (Chair)



Councillor Maria Linforth –Hall (Vice Chair)



Councillor Sirajul Islam



Councillor Victoria Mills



Councillor David Noakes



Councillor Sandra Rhule



Councillor Martin Seaton

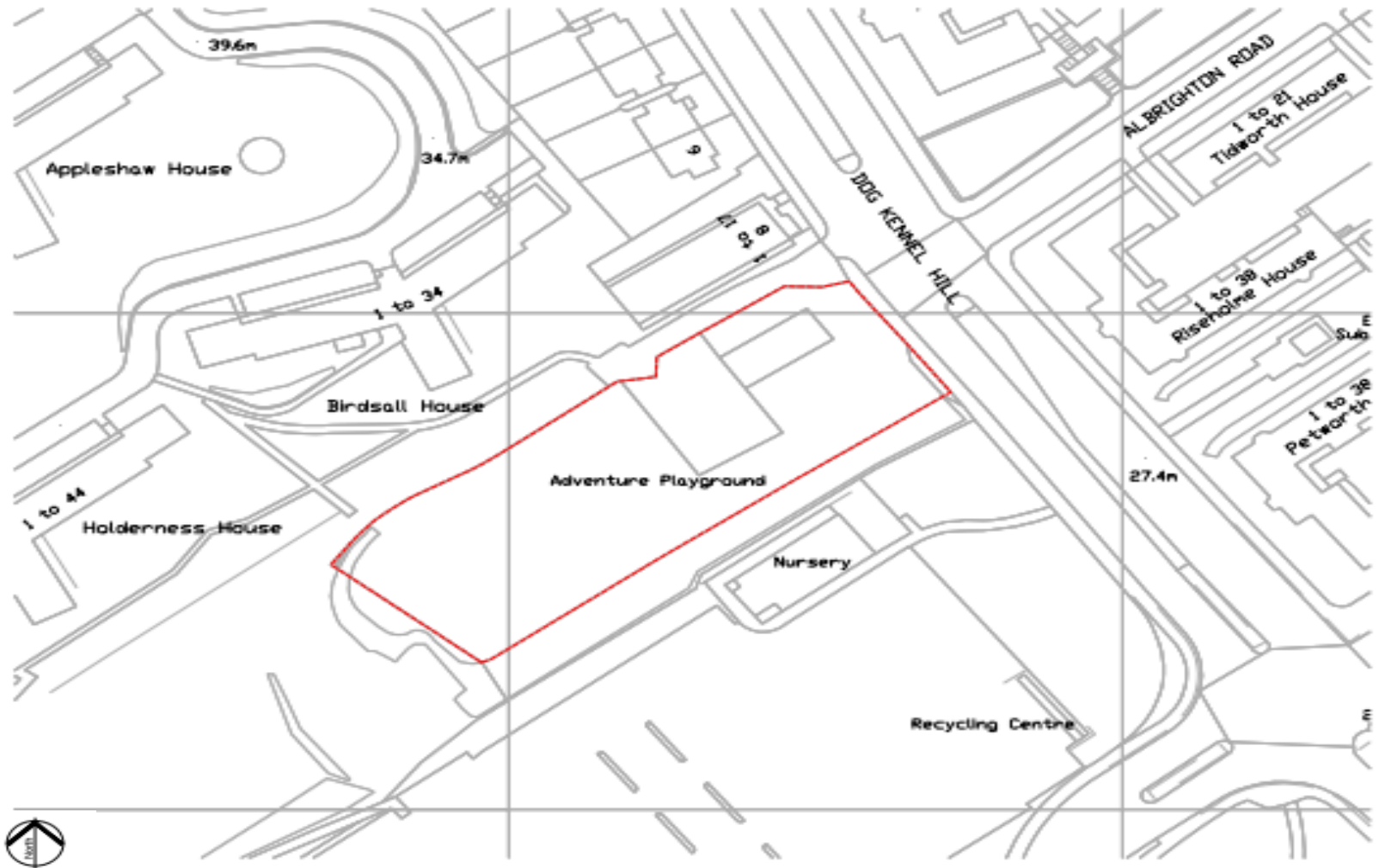
Item 7.1 - 21AP4210

Adventure Playground Dog Kennel Hill London Southwark

Removal of existing buildings and creation of a single storey community centre (F2) for Dog Kennel Hill Adventure Playground (Renewal of planning permission 17/AP/4769 granted 28.6.2018)

4

Site Location Plan



5

Site Aerial View

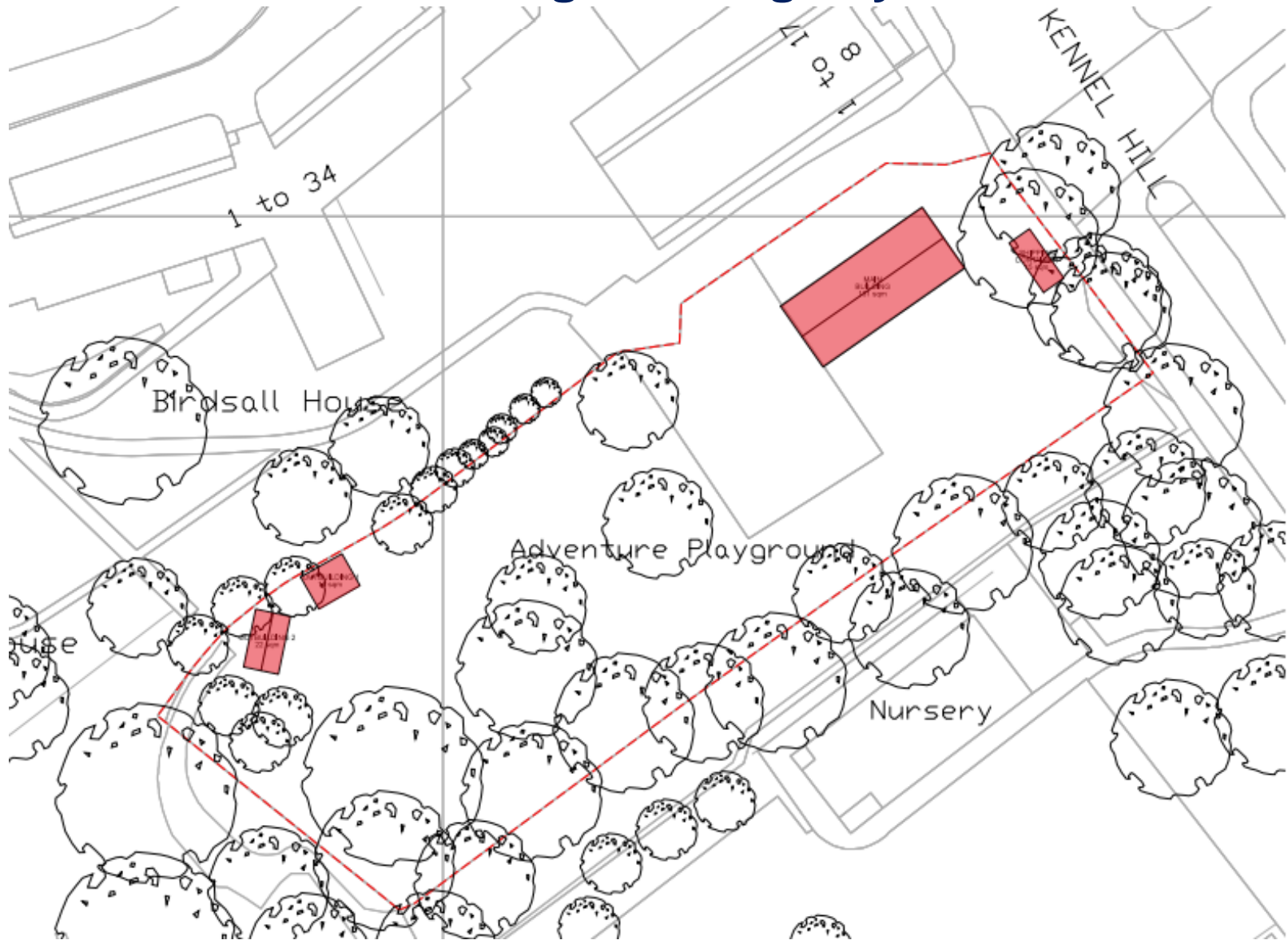


Existing Site Context

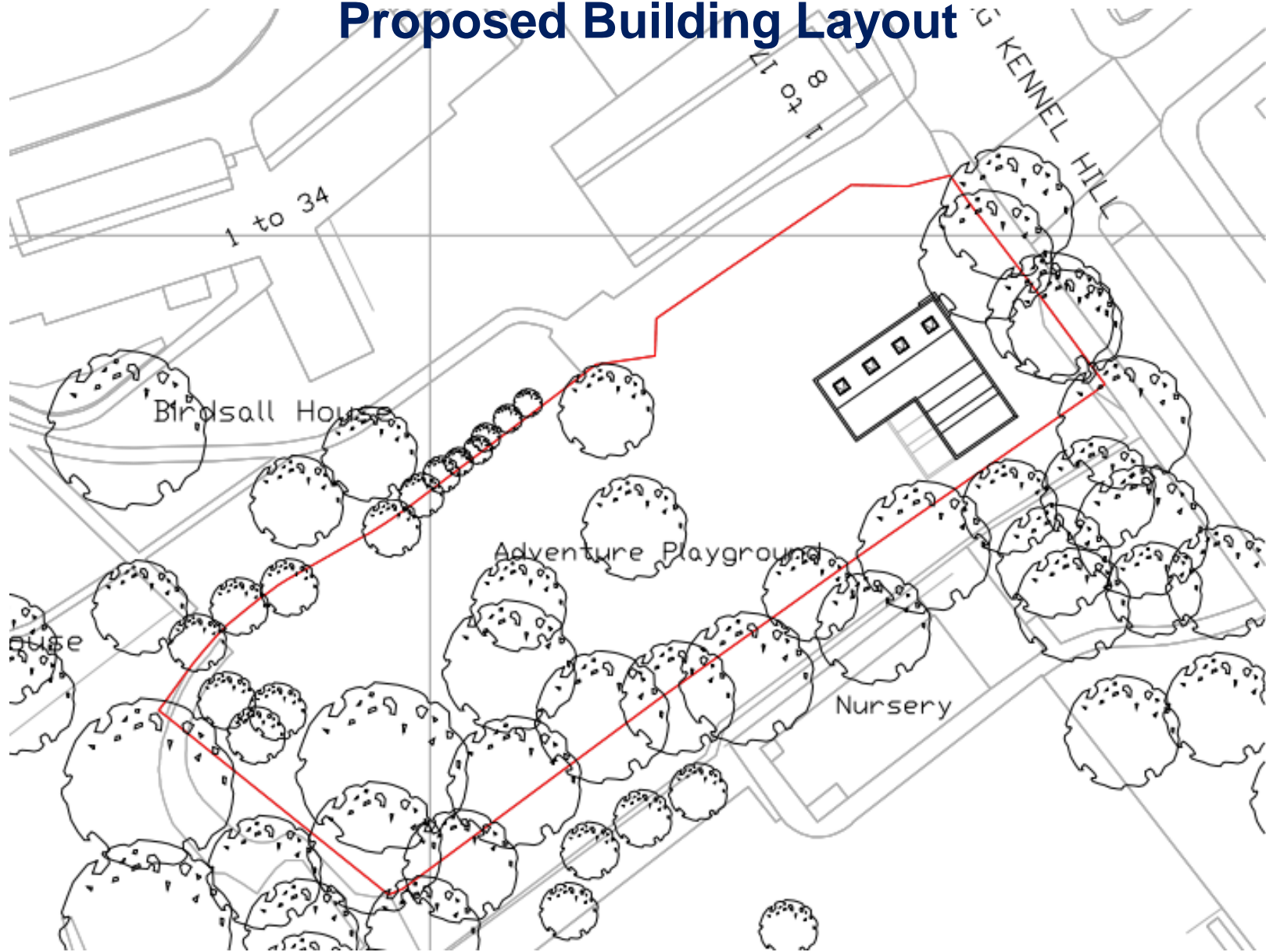


7

Existing Building Layout



Proposed Building Layout



6



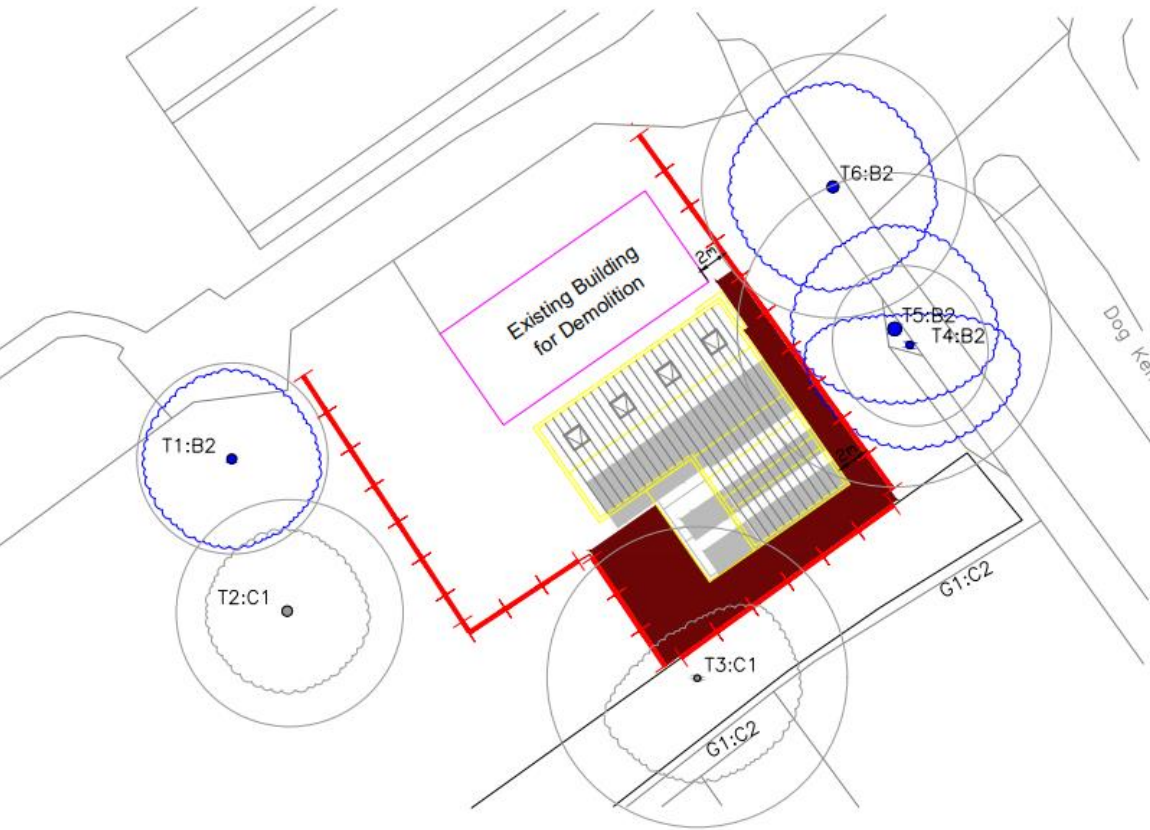
Existing street elevation



Proposed street elevation

10

Tree Protection Measures



- All trees to be retained and protected and one tree would be pruned to facilitate the new building.
- Urban Forester has reviewed the submission and supports recommendation subject to planning condition for the protection of existing trees on site.

11

Ecology Impacts

- No bat related ecological issues found on site that would prevent demolition of the existing buildings on site.
- The Ecologist has reviewed the submission subject to planning conditions for details of bat boxes and submission of a sensitive lighting plan.

12

Summary

The proposed development has been re-assessed in accordance with current Development Plan policies and remains acceptable in planning policy terms:

- Principle of development in MOL is acceptable;
- Not considered to harm openness of MOL or detract from its character;
- Replacement community facility that is more functional and flexible to needs of the local community and users of the site;
- No negative impact on biodiversity or trees;

It is therefore recommended that planning permission be granted, subject to conditions.