

Planning Sub-Committee A

Wednesday 25 January 2023

6.30 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

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Webpage: www.southwark.gov.uk

Date: 25 January 2023

Item No: 7.3	Classification: Open	Date: 25 January 2023	Meeting Name: Planning Sub Committee A
Report title:		Addendum report	
Wards or groups affected:		Dulwich Village	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of a correction in the report that must be taken in to account in reaching the stated recommendation.

RECOMMENDATION

2. That members note and consider the correction in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Correction to the main report in respect of the following item on the main agenda:

ITEM 7.3: APPLICATION 21/AP/4229 - The Workshop Site, Land Bounded By Gilkes Place, Gilkes Crescent And Calton Avenue To The Rear Of 25 Dulwich Village, London

Decision by sub-committee

Paragraph 2

4. Change from 'The application is for decision by the planning sub-committee as the application is for variations of a Section 106 agreement', to 'The original application was decided by planning committee and the chair of planning committee advised that the current application can be decided by planning sub-committee given the size of the application and that it is an amendment of a permission already granted.'

Paragraph 6

5. To add:
A previous application 18/AP/0508, to vary the S106 legal agreement to replace the proposed 4 on-site affordable housing units in approved scheme with a payment in lieu of affordable housing, was refused on 5 April 2018 for the following two reasons:
 1. The evidence submitted fails to robustly justify that an exceptional circumstance exists so that affordable housing may not be delivered on site, and

2. The lack of a financial viability appraisal along with the fact that the financial payment offered does not comply with the requirements of payments in-lieu of on-site affordable housing would mean that the development of this site would not deliver the maximum reasonable amount of affordable housing.

Paragraphs 11, 29 and 41

6. Payment reduced from £70,000 to £60,000 as the applicant has implemented application reference number 19/AP/1788 which reduced the number of habitable room from 7 to 6 due to the removal of the window in the basement, thereby making it a non-habitable room.

Paragraph 18

7. 'Affordable Housing Supplementary Planning Guidance 2011' to be amended to "Affordable Housing Draft Supplementary Planning Document 2011".

Paragraph 24

8. The reference to "Affordable Housing Supplementary Planning Guidance 2011" to be amended to "Affordable Housing Supplementary Planning Document 2008".

Description –

9. Clarification with regards to wheelchair marketing (see last sentence)

Description in Uniform and report	Addendum description
Variation of Section 106 agreement relating to planning permission 14/AP/3104 (Redevelopment of the site to include the demolition of all existing buildings (Use Class B2) and the excavation and removal of fuel tanks and associated supply lines and the construction of 12 dwellings (Use Class C3), 1 x 2 bed and 2 x 1 bed affordable dwellings, 1 x 3 bed house (affordable, wheelchair accessible dwelling), 4 x 4 bed houses and 4 x 5 bed houses with ancillary living accommodation and car parking at basement level accessed from Gilkes Place and landscaping): to replace the proposed 4 onsite affordable housing units in approved scheme with a payment in lieu of affordable housing and requiring a six month period of marketing for a private wheelchair unit to be fitted out based on demand or a payment in lieu.	Variation of Section 106 agreement relating to planning permission 14/AP/3104 (Redevelopment of the site to include the demolition of all existing buildings (Use Class B2) and the excavation and removal of fuel tanks and associated supply lines and the construction of 12 dwellings (Use Class C3), 1 x 2 bed and 2 x 1 bed affordable dwellings, 1 x 3 bed house (affordable, wheelchair accessible dwelling), 4 x 4 bed houses and 4 x 5 bed houses with ancillary living accommodation and car parking at basement level accessed from Gilkes Place and landscaping): to replace the proposed 4 onsite affordable housing units in approved scheme with a payment in lieu of affordable housing and requiring a six month period of marketing for a private wheelchair unit to be fitted out based on demand or a payment in lieu in the event the private wheelchair unit remains unoccupied.

Conclusion of the Director of Planning and Growth

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

REASON FOR URGENCY

11. 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

12. The new information 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

Welcome to Southwark Planning Sub-Committee A

MAIN ITEMS OF BUSINESS

25 January 2023

Item 7.1 - 22/AP/3036

South Dock Marina, Rope Street,
London SE16 1TX

Item 7.2 - 22/AP/2788

Herne Hill Stadium, 104 Burbage
Road, London SE24 9HE

Item 7.3 - 21/AP/4229

The Workshop Site, Land Bounded
By Gilkes Place Gilkes Crescent And
Calton Avenue To The Rear Of 25
Dulwich Village, London



Councillor Kath Whittam (Chair)



Councillor Jane Salmon (Vice Chair)



Councillor John Batteson



Councillor Nastasha Ennin



Councillor Ketzia Harper



Councillor Adam Hood



Councillor Richard Livingstone



Reserves

Councillor Maggie Browning
Councillor Gavin Edwards
Councillor Jason Ochere
Councillor Chloe Tomlinson
Councillor Victor Chamberlain

ITEM 7.1- 22/AP/3036

SOUTH DOCK MARINA, ROPE STREET, LONDON SE16 1TX

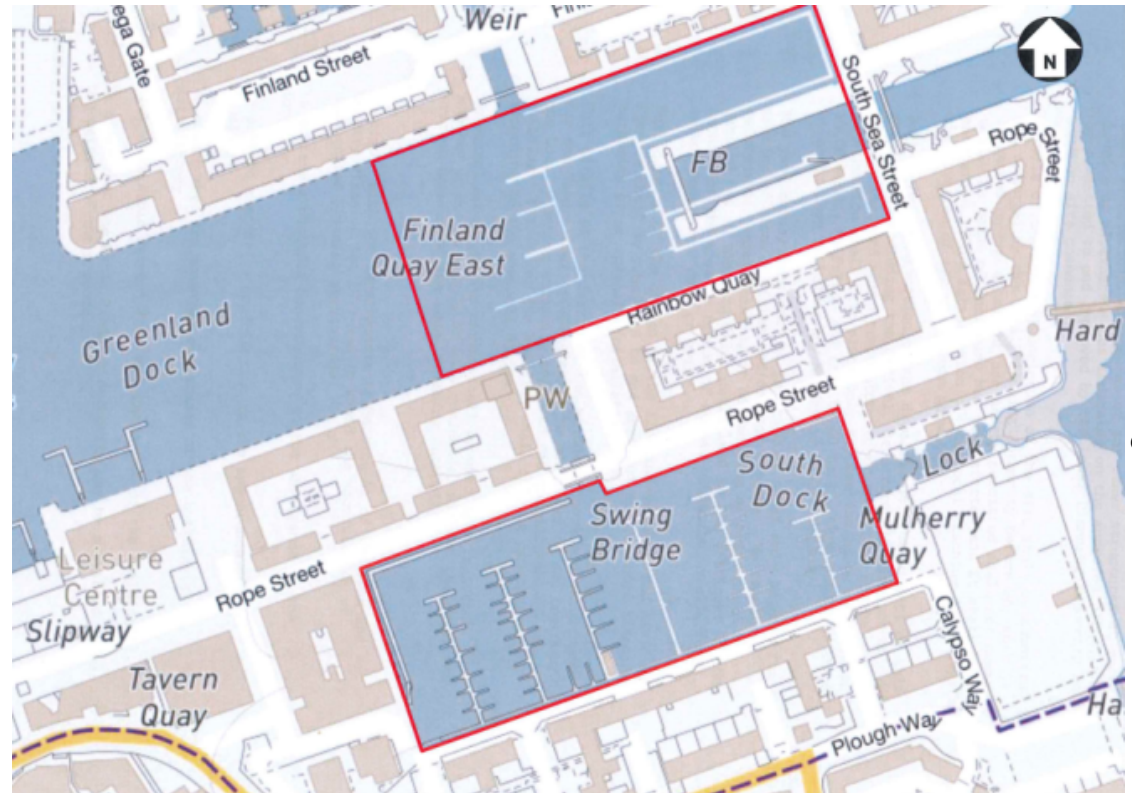
Description of proposed development:

Variation of Condition 12 pursuant to planning permission LDDC S/96/0021 for 'Variation of condition 12 of LDDC S/88/248 to permit 65% of berths to be used as permanent residencies'. The amendment seeks the following: removal of Condition 12 to permit 100% residential use of vessels in the marina.

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EXISTING SITE

- Comprises of South Dock Marina which is located on the southern side of Rope Street and Greenland Dock which is located on the northern side
- Area around the docks is predominately residential with commercial uses along Plough Way.
- 200 berths.



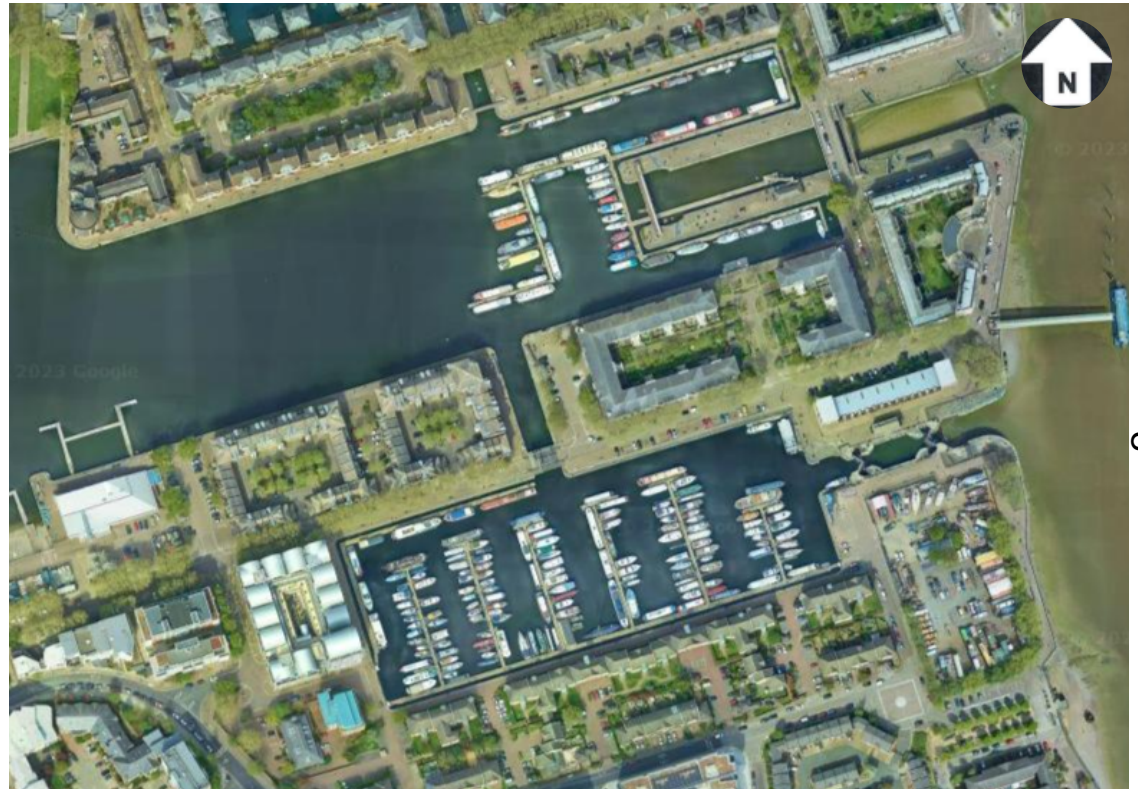
PLANNING HISTORY

- Planning permission granted in 1988. Restrictive condition attached which states that no vessel moored at the marina shall be used as a residence.
- In 1996 a variation of condition application approved to allow for 65% of berths to be used as permanent residences.



PROPOSAL

- Removal of restrictive condition over the current use of the berths to allow flexible use for both residential and leisure uses.
- No increase in number of berths or physical changes to the marinas.
- Long waiting list and strong demand for residential berths.





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CONCLUSION

- The proposal would increase the flexibility in the use of the existing moorings at South Dock and Greenland Dock marinas
- Would contribute to meeting the growing demand for the option to provide additional residential licenses.
- Sufficient facilities including toilets, hand basins, showers, disabled toilets and laundry facilities.
- No increase in the number of moorings therefore the proposal is not considered to cause detrimental harm on the amenity of local residents.

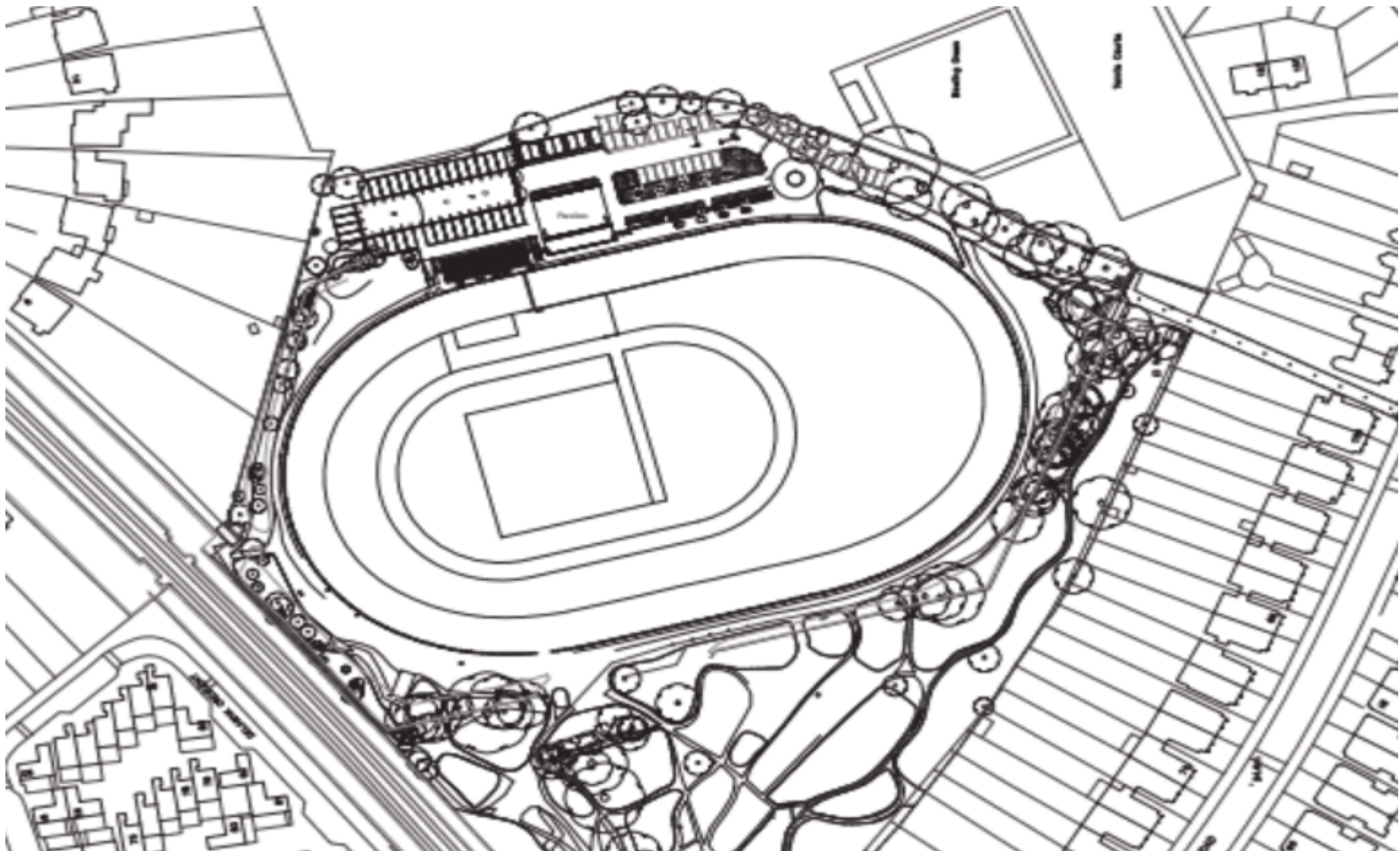
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ITEM 7.2 - 22/AP/2788

Herne Hill Stadium, 104 Burbage Road, London SE24 9HE

Construction of a single storey building to provide an accessible toilet

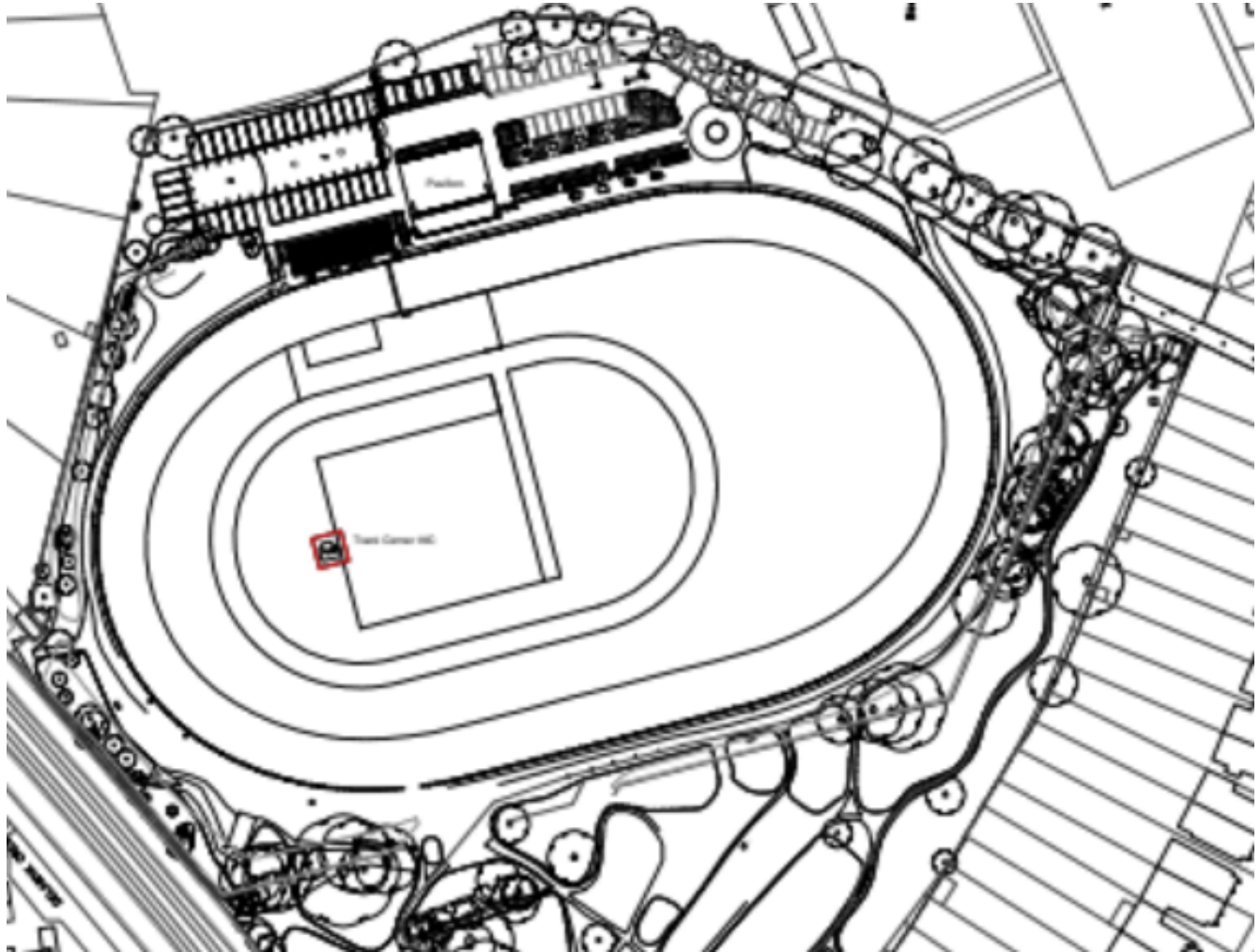
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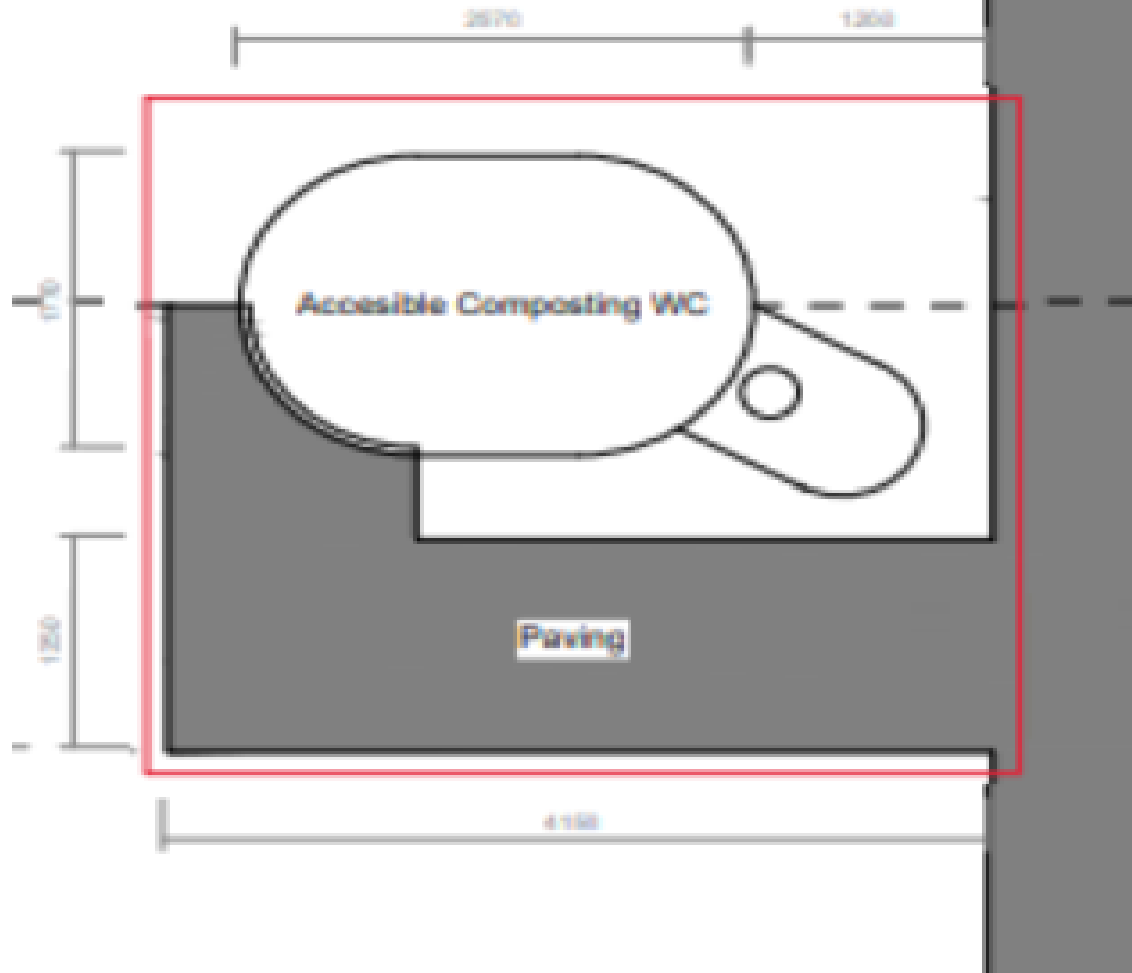
SITE EXISTING LOCATION PLAN



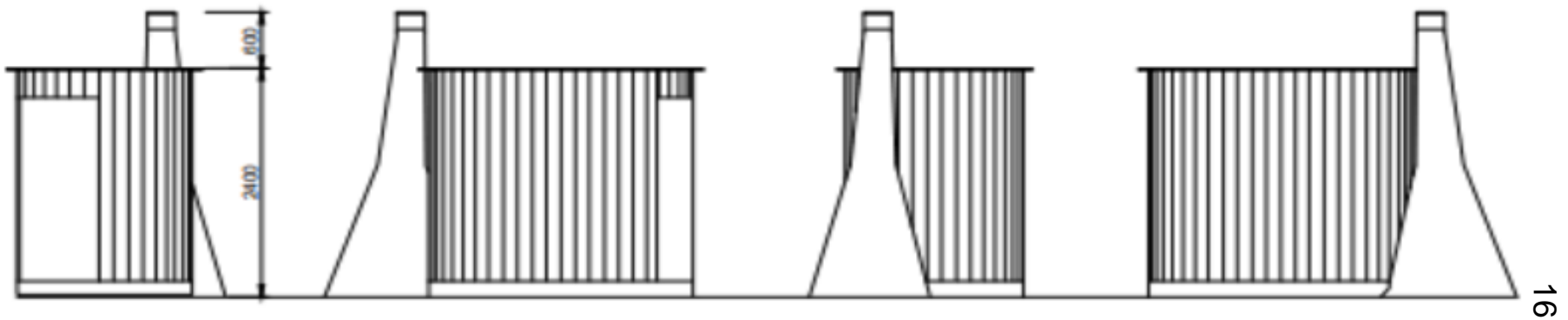
Site Photograph



Proposed location plan



Proposed plan



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PROPOSED ELEVATION

ITEM 7.3 - 21/AP/4229

The Workshop Site, Land Bounded By Gilkes Place Gilkes Crescent And Calton Avenue To The Rear Of 25 Dulwich Village, London

Variation of Section 106 agreement relating to planning permission 14/AP/3104 (Redevelopment of the site to include the demolition of all existing buildings (Use Class B2) and the excavation and removal of fuel tanks and associated supply lines and the construction of 12 dwellings (Use Class C3), 1 x 2 bed and 2 x 1 bed affordable dwellings, 1 x 3 bed house (affordable, wheelchair accessible dwelling), 4 x 4 bed houses and 4 x 5 bed houses with ancillary living accommodation and car parking at basement level accessed from Gilkes Place and landscaping): to replace the proposed 4 onsite affordable housing units in approved scheme with a payment in lieu of affordable housing and requiring a six month period of marketing for a private wheelchair unit to be fitted out based on demand or a payment in lieu..

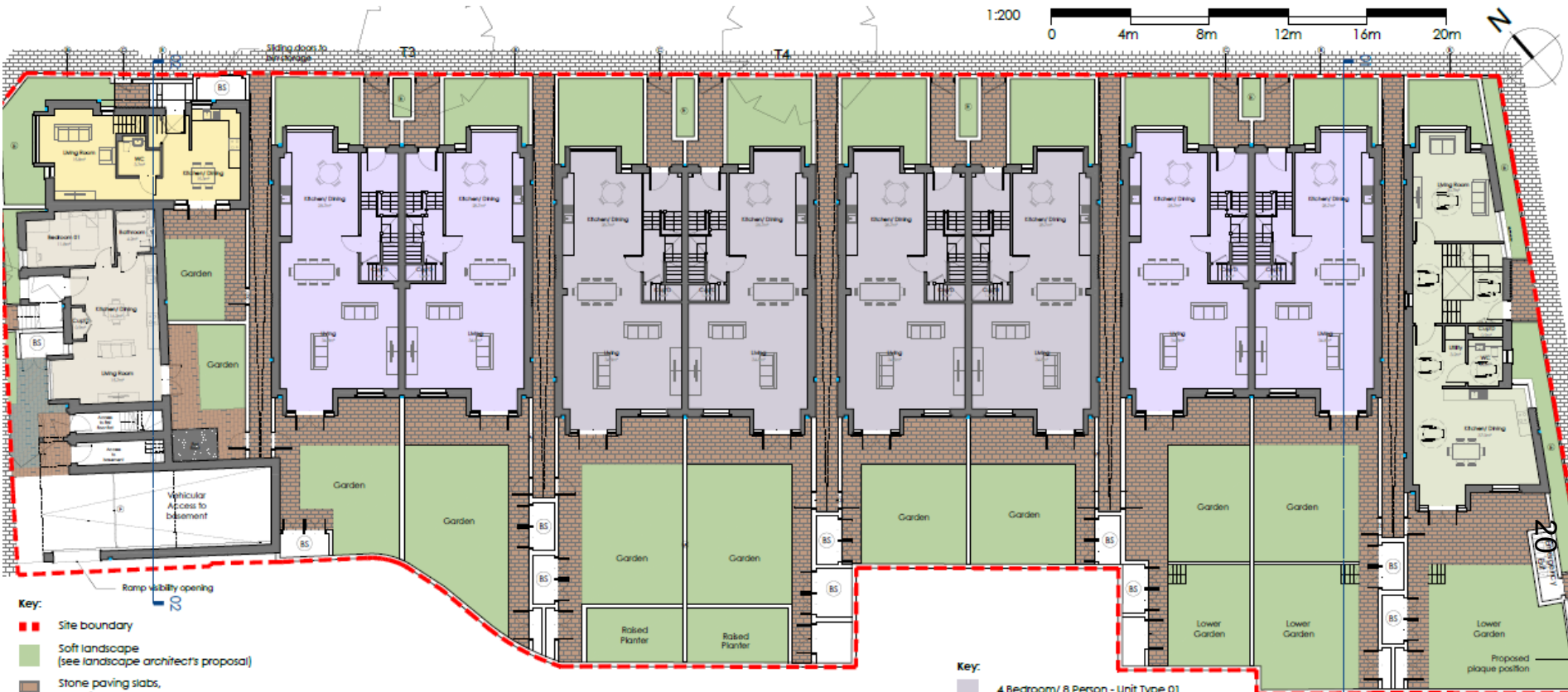
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View of site from corner of Calton Avenue and Gilkes Crescent



PROPOSED BASEMENT PLAN



- Key:**
- Site boundary
 - Soft landscape (see landscape architects proposal)
 - Stone paving slabs, large format
 - Permeable paving
 - Hard landscaping to be reinstated
 - Existing tree (see arboricultural report & proposal)

- Outline of approved scheme - 14/AP/3104
- BS Bin storage
 - A Stone walling & coping
 - B PPC metal flats railing on stone plinth
 - C PPC metal flats gate
 - D Timber garden gate
 - E Planter to match hard landscaping material
 - F Timber security gate

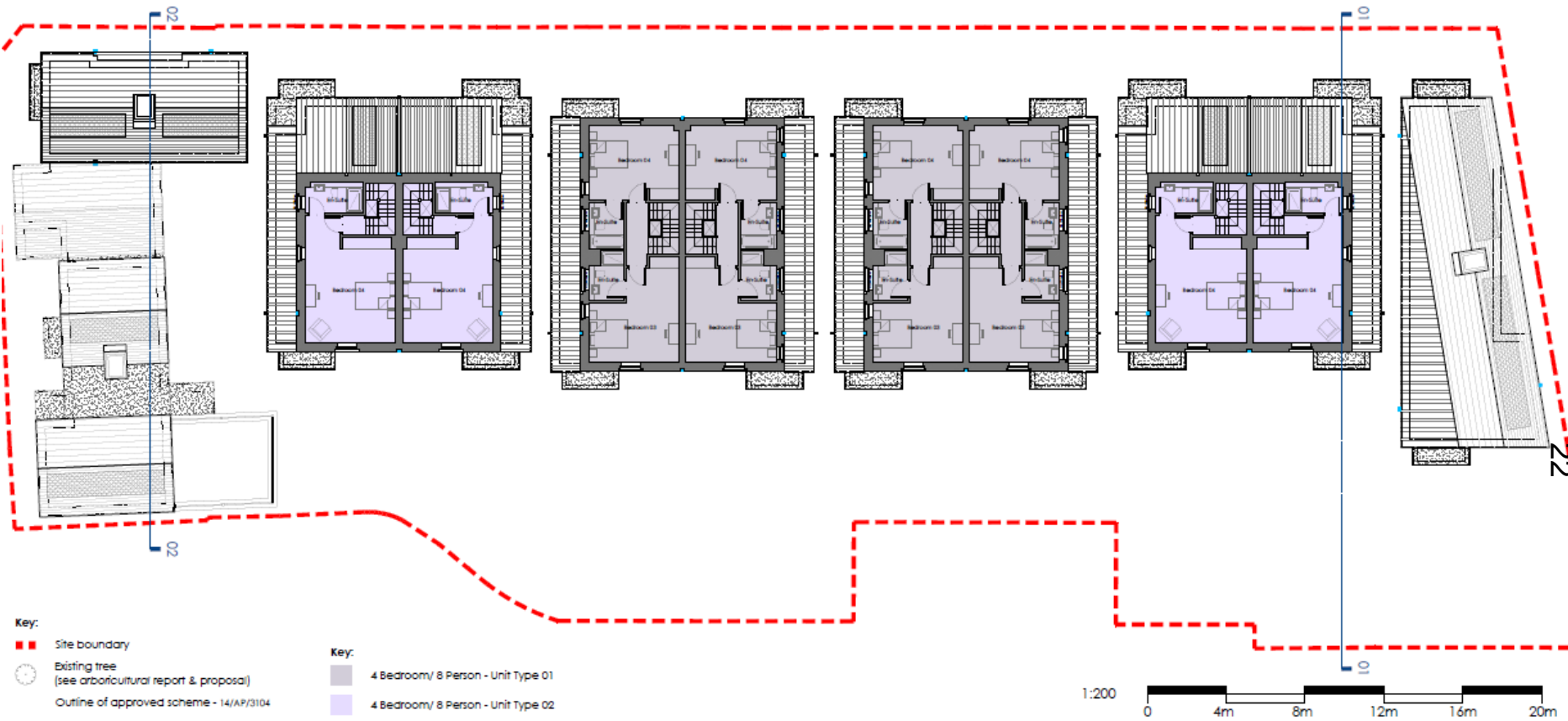
- Key:**
- 4 Bedroom/ 8 Person - Unit Type 01
 - 4 Bedroom/ 8 Person - Unit Type 02
 - 3 Bedroom/ 5 Person - Unit Type 03
 - 2 Bedroom/ 4 Person - Unit Type 04
 - 1 Bedroom/ 2 Person - Unit Type 05a

Note:
Refer to landscape proposal.

PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

VIABILITY COMPARISON TABLE

VIABILITY COMPARISON

	BNP Paribas (for the applicant)	Avison Young (for the Council)
Financial performance of the whole development changing 4 affordable dwellings (2 social rent and 2 shared ownership) to market	£1,576,183	£1,991,470

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