

Planning Committee

Tuesday 21 February 2023

6.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1
2QH

Supplemental Agenda

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Contact

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Webpage: <http://www.southwark.gov.uk>

Date: 21 February 2023

Item No: 6.1 & 6.2	Classification: Open	Date: 21 February 2023	Meeting Name: Planning Committee
Report title: Address:	Addendum report Late observations and further information		
Ward(s) or groups affected:	Chaucer and North Walworth		
From:	Director of Planning and Growth		

PURPOSE

1. To advise members of observations, 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 recommendation stated.

RECOMMENDATION

2. That members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

KEY ISSUES FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

Item 6.1: 22/AP/2492 - 74-84 Long Lane, London, SE1 4AU

CIL payment

4. Update paragraph 9 and paragraph 161 of the report to revise the amount of CIL payable by the development. Based on the floor areas provided in the agent's Area Schedule (D&A Statement June 22, Part 11), the gross amount of CIL is approximately £992,362, consisting £972,407 of Mayoral CIL and £19,955 of Borough CIL. It should be noted that this is an estimate, and the approved drawings will be measured after planning approval has been obtained.
5. The previous CIL estimate of £928,068 was provided in Sep-2022 before publication of the RICS 2023 CIL indexation. In the event of a planning decision notice being issued in 2024, the CIL indexation will be updated again.

Other matters

6. Update to the Background Documents table on page 44 of the report to replace Chief Executive's Department with 'Environment, Neighbourhoods & Growth Department'

Item 6.2: 20/AP/2953 - 98-104 Rodney Road, London, SE17 1RA

Carbon contribution

7. Update paragraph 125 of the report to revise the amount of carbon offset contribution to £282,150. This is a typo correction.

Public consultation

8. Update paragraph 22 of the report to include an additional comment from a member of the public in support of the planning application, received in the latest round of consultation. In total, 81 comments were received comprising of 60 comments in support, 5 neutral comments and 16 objections.
9. The reasons for support in the additional comment received included support for the improvements to a currently neglected junction, the increase in employment floorspace and boost to the local economy, the local community benefits of a hotel use, café use and Arts Network, the proposed planning obligations, and the modern design of landmark significance and high quality materials.

CIL payment

10. Update paragraph 10 and paragraph 169 of the report to revise the amount of CIL payable by the development. Based on the existing floor areas provided in the agent's CIL Form1 dated 01-Oct-20 and proposed areas in Area Schedule P4 (29.09.21), the gross amount of CIL is approximately £ 1,014,337 consisting £299,104 of Mayoral CIL and £715,233 of Borough CIL. It should be noted that this is an estimate, and the floor areas will be checked when related CIL Assumption of Liability Form is submitted after planning approval has been obtained.
11. The previous CIL estimate of £951,476.27 was provided in Nov-2021 before publication of the RICS 2023 CIL indexation. In the event of a planning decision notice being issued in 2024, the CIL indexation will be updated again.

Other matters

12. Update paragraph 2 of the report to change the date from 28th February 2023 to '30th June 2023'. This is a typo correction.

13. Update paragraph 165 of the report to change the date from 4 April 2023 to '30th June 2023'. This is a typo correction.
14. Delete paragraphs 167 and 168 of the report which are a repeat of paragraph 165, in relation to reasons for the Director of Planning be authorised to refuse planning permission. This is a typo correction.
15. Update to the Background Documents table on page 52 of the report to replace Chief Executive's Department with 'Environment, Neighbourhoods & Growth Department'

Conclusion of the Director of Planning and Growth

16. 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

17. 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

18. 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	Environment, Neighbourhoods & Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

Welcome to Southwark Planning Committee

21 February 2023

MAIN ITEMS OF BUSINESS

Item 7.1 - 22/AP/2492

74-84 Long Lane London Southwark London SE1
4AU

Item 7.2 - 20/AP/2953

98-104 Rodney Road London Southwark SE17
1RA



Southwark Free
Wi-Fi Password
Fr33Wifi!



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam (Vice
Chair)



Councillor Cleo Soanes



Councillor Reginald Popoola



Councillor Ellie Cumbo



Councillor Bethan Roberts



Councillor Richard Leeming



Councillor Nick Johnson

Item 7.1 - 22/AP/2492

74-84 Long Lane London Southwark London SE1 4AU

Demolition of the existing building and the erection of an 11 storey building (including mezzanine) together with basement to provide office space (Class E) and flexible retail / cafe space (Class E and Sui Generis); new landscaping and public realm; reconfigured pedestrian and vehicular access; associated works to public highway; ancillary servicing; plant; cycle storage and associated works with ancillary facilities.

Non-determination Appeal



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Site location



Existing Site Context



1 Southall Place - site bounded by blank barbed wall



2 West flanking extension and mature tree of heaven on Long Lane



5 View along Pilgrimage Street showing the disused office space



3 Eastern flanking extension - refuse often left on street

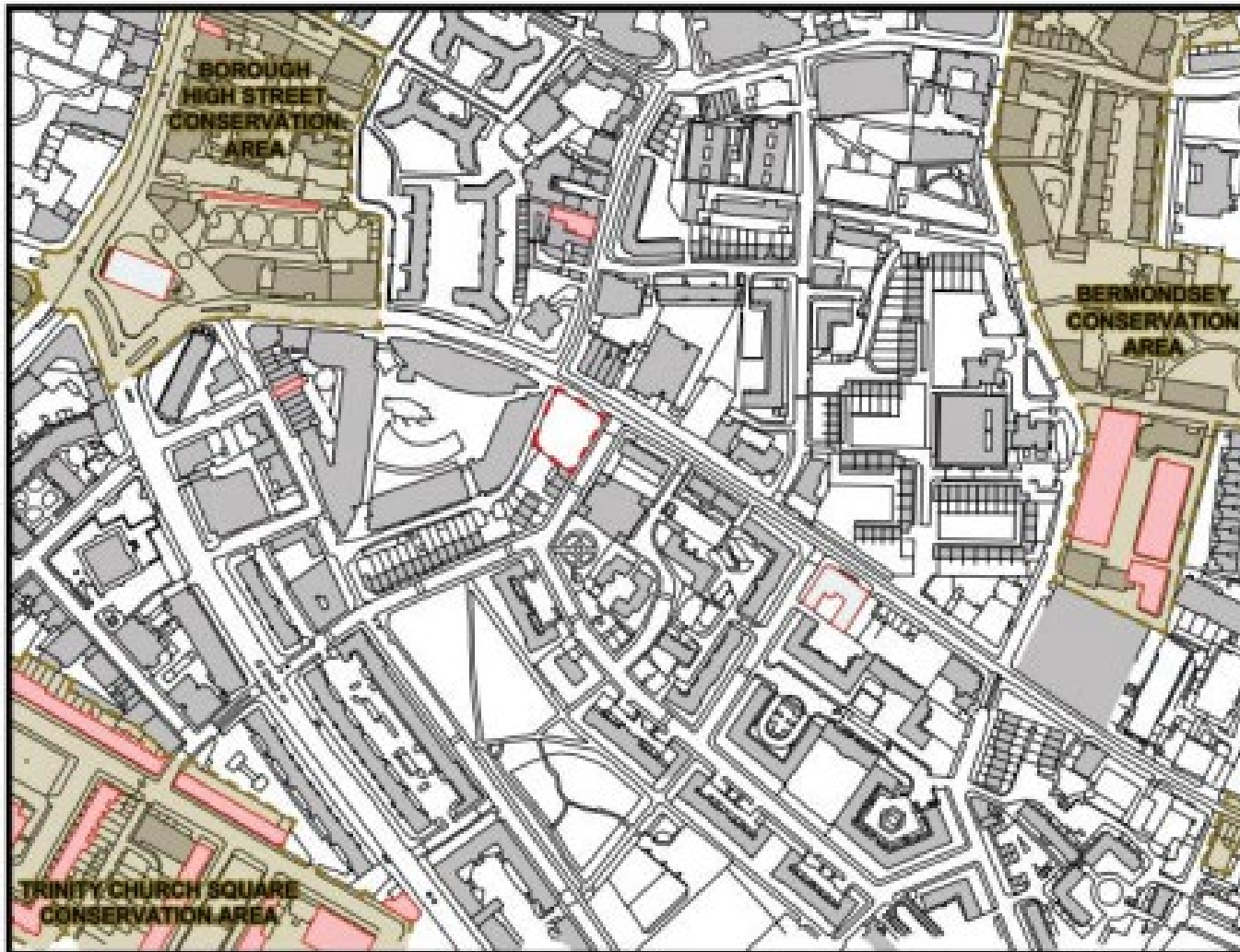



4 View west on Long Lane with Empire Square tower beyond



6 Elevation of the warehouse building showing the distinctive green glazed brick facade

Heritage Context



-  Site Boundary
-  Grade I Listed Building
-  Grade II Listed Building
-  Grade II* Listed Building
-  Conservation Area

Consultation Responses

Neighbours consulted via letter	Site notice date of display	Press notice date of publication	Public comments received	Support	Neutral	Objection
774	28.09.2022	06.10.2022	56	0	1	55

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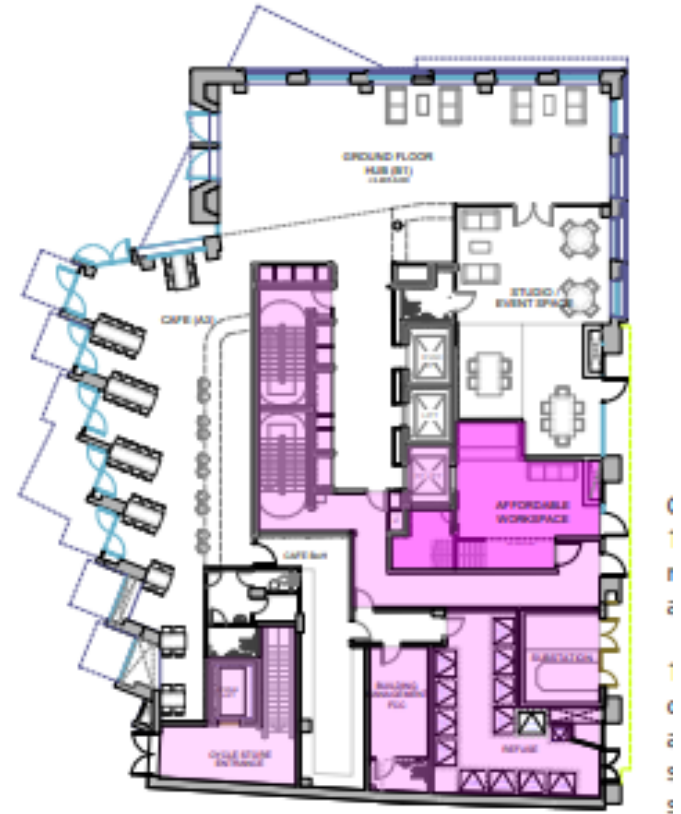
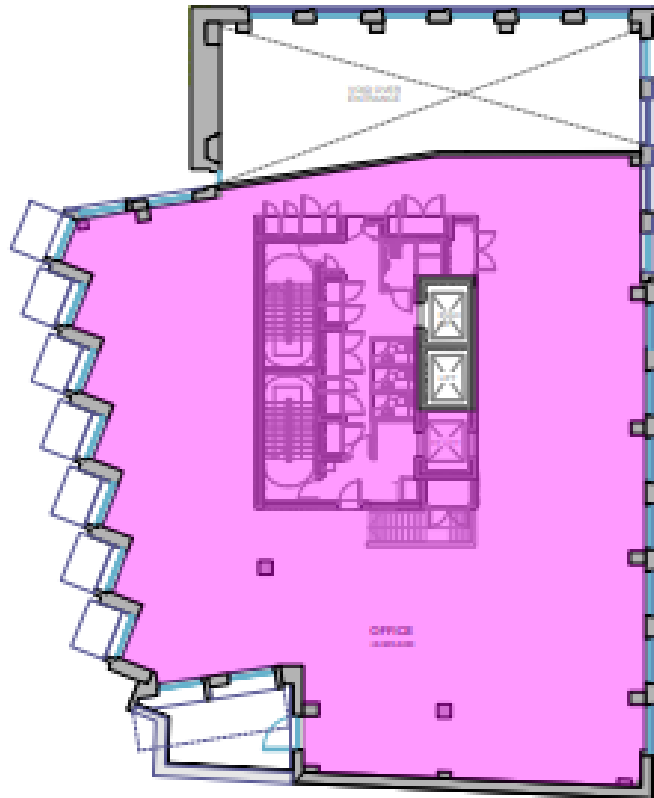
Ground Floor Layout



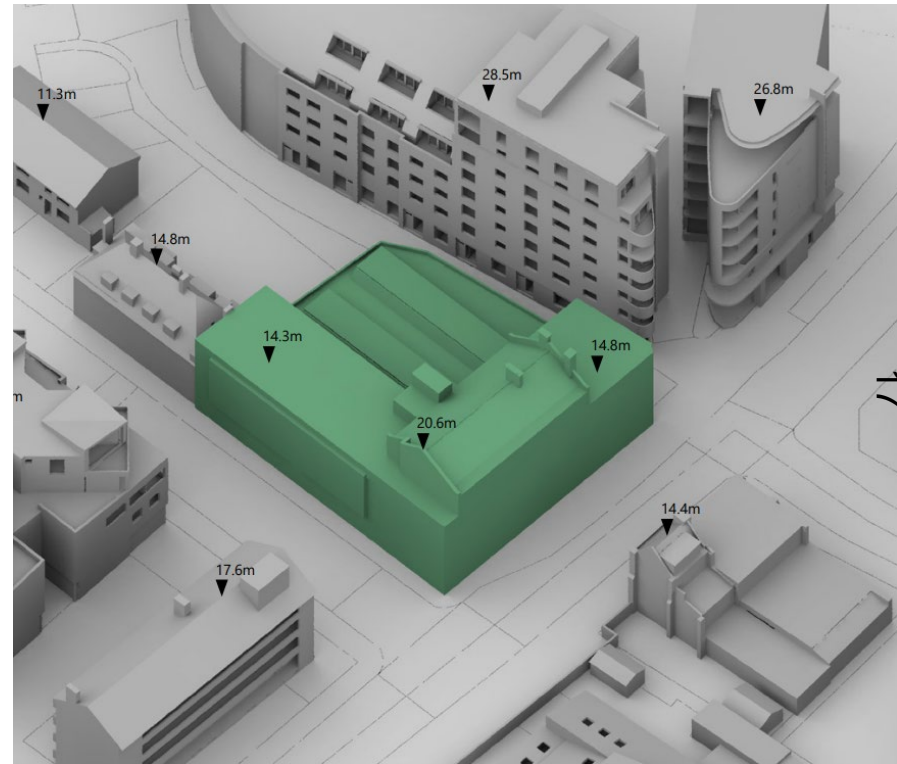
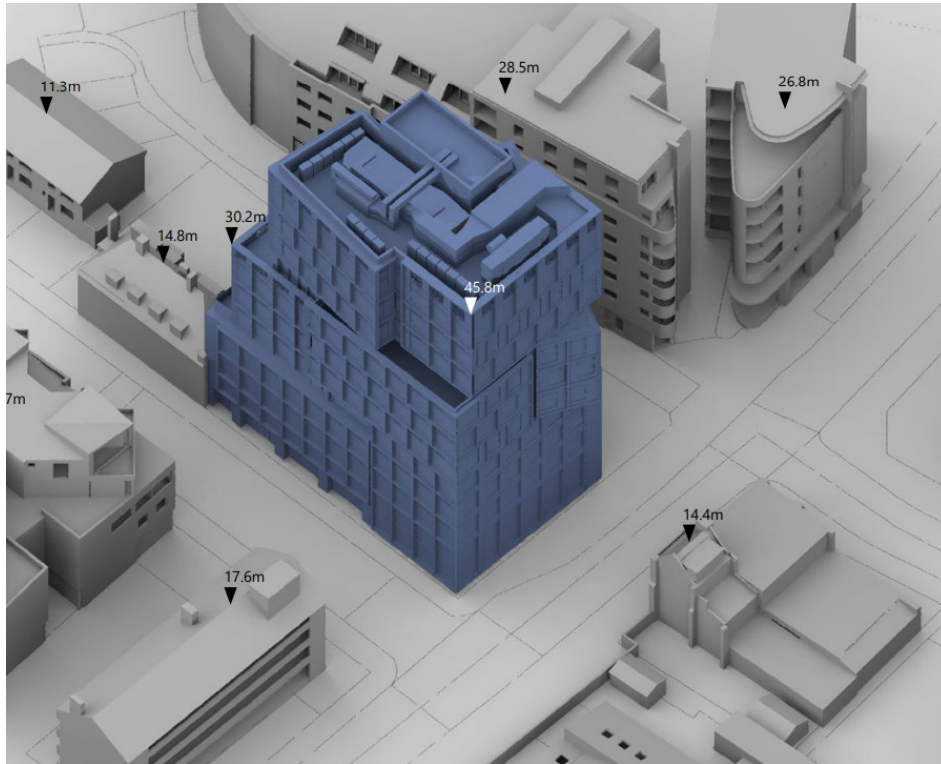
Public Realm Improvements



Affordable Workspace



Amenity – daylight and sunlight



Daylight and sunlight assessment

Vertical Sky Component (VSC)						
Address	Total windows assessed	Total meeting BRE Guidance	Below BRE criteria			Total affected windows
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Empire Square South	119	21	21	15	62	98
89 Long Lane	4	0	0	2	2	4
85-87 Long Lane	5	0	0	5	0	5

No Sky Line (NSL)						
Address	Total rooms assessed	Total meeting BRE Guidance	Below BRE criteria			Total rooms windows
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Empire Square South	82	42	11	3	26	40
89 Long Lane	4	0	1	1	2	4
85-87 Long Lane	4	2	1	0	1	2

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Daylight and sunlight Mirror image assessment results

Vertical Sky Component						
Address	Total windows assessed	Total meeting BRE Guidance	Below BRE criteria			Total affected windows
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Empire Square South	119	113	2	3	1	6

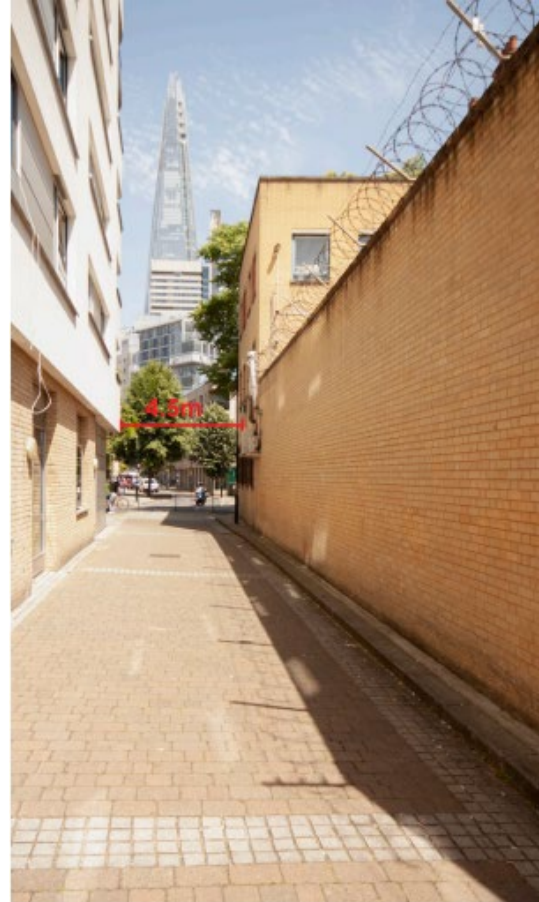
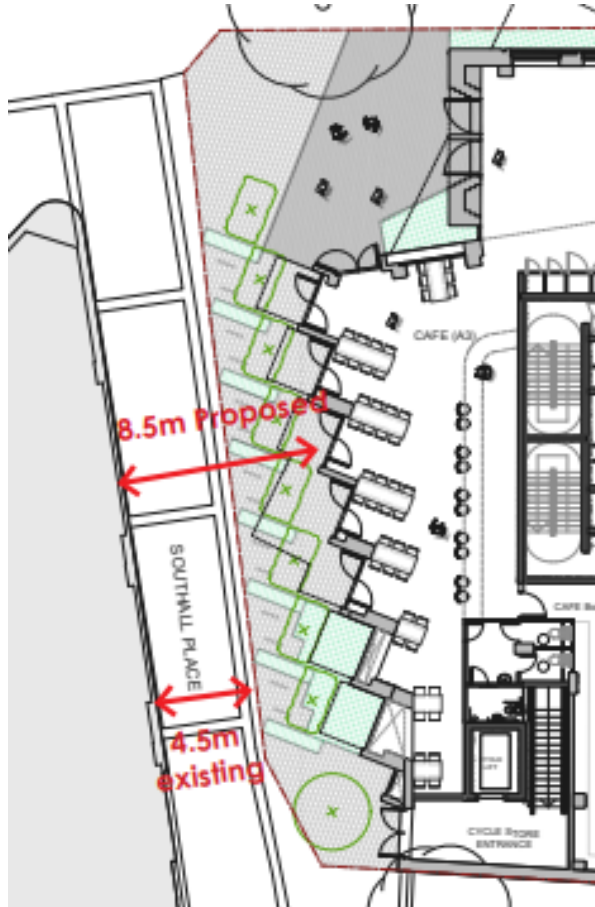
No Sky Line						
Address	Total rooms assessed	Total meeting BRE Guidance	Below BRE criteria			Total affected rooms
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Empire Square South	82	78	3	1	0	4

VSC impact Mirror image assessment

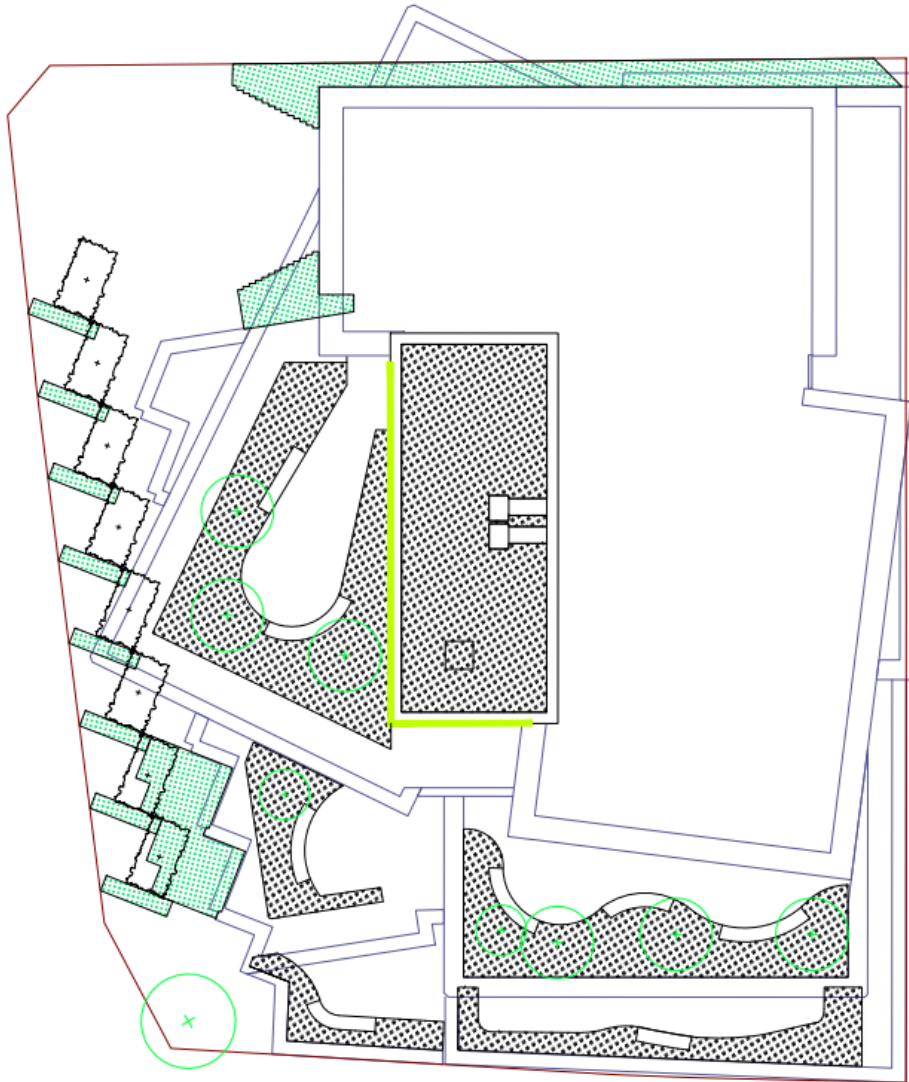


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Overlooking, privacy and outlook



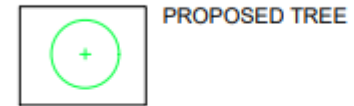
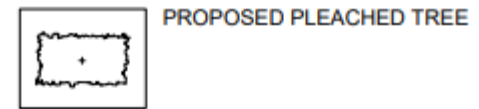
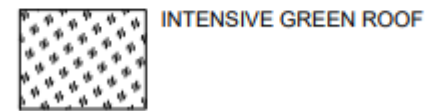
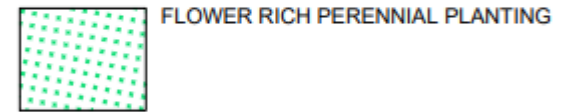
Outdoor terraces



KEY



UGF ENHANCEMENTS KEY



Wind assessment

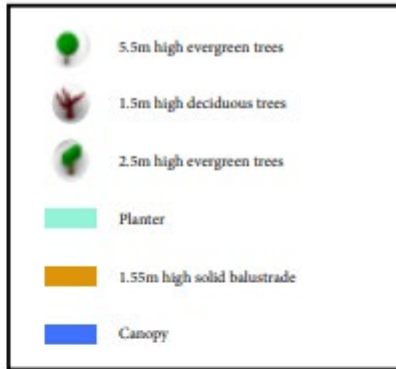
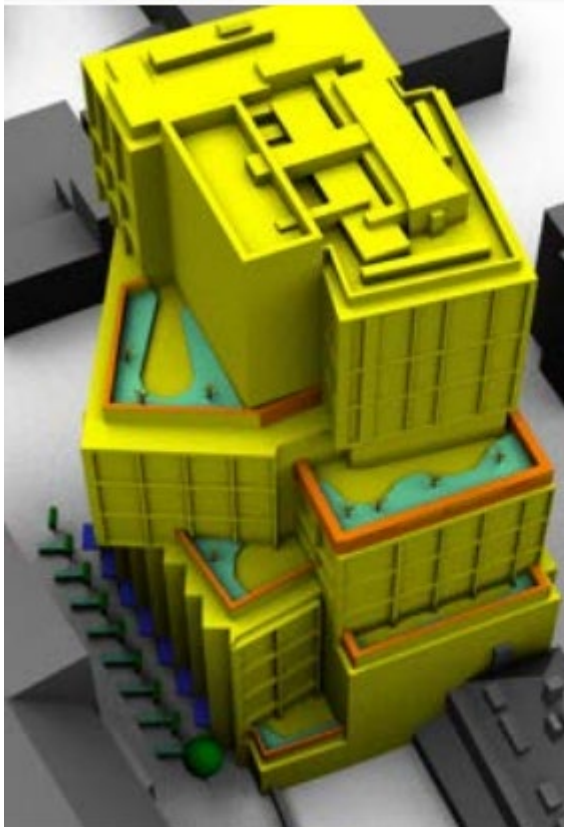


Figure 34. Mitigation Features around Proposed Site

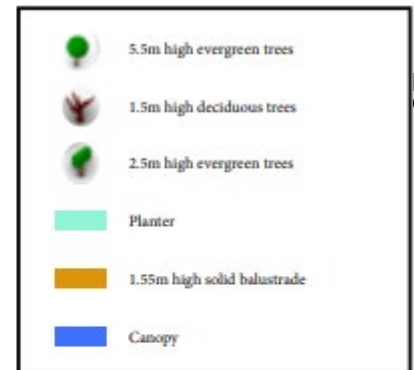
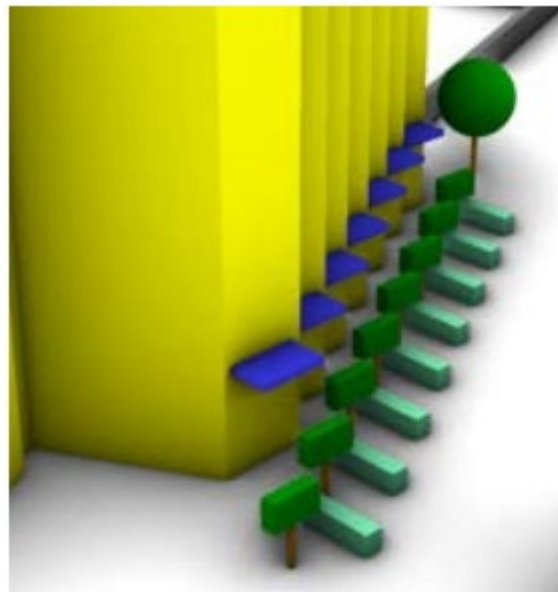
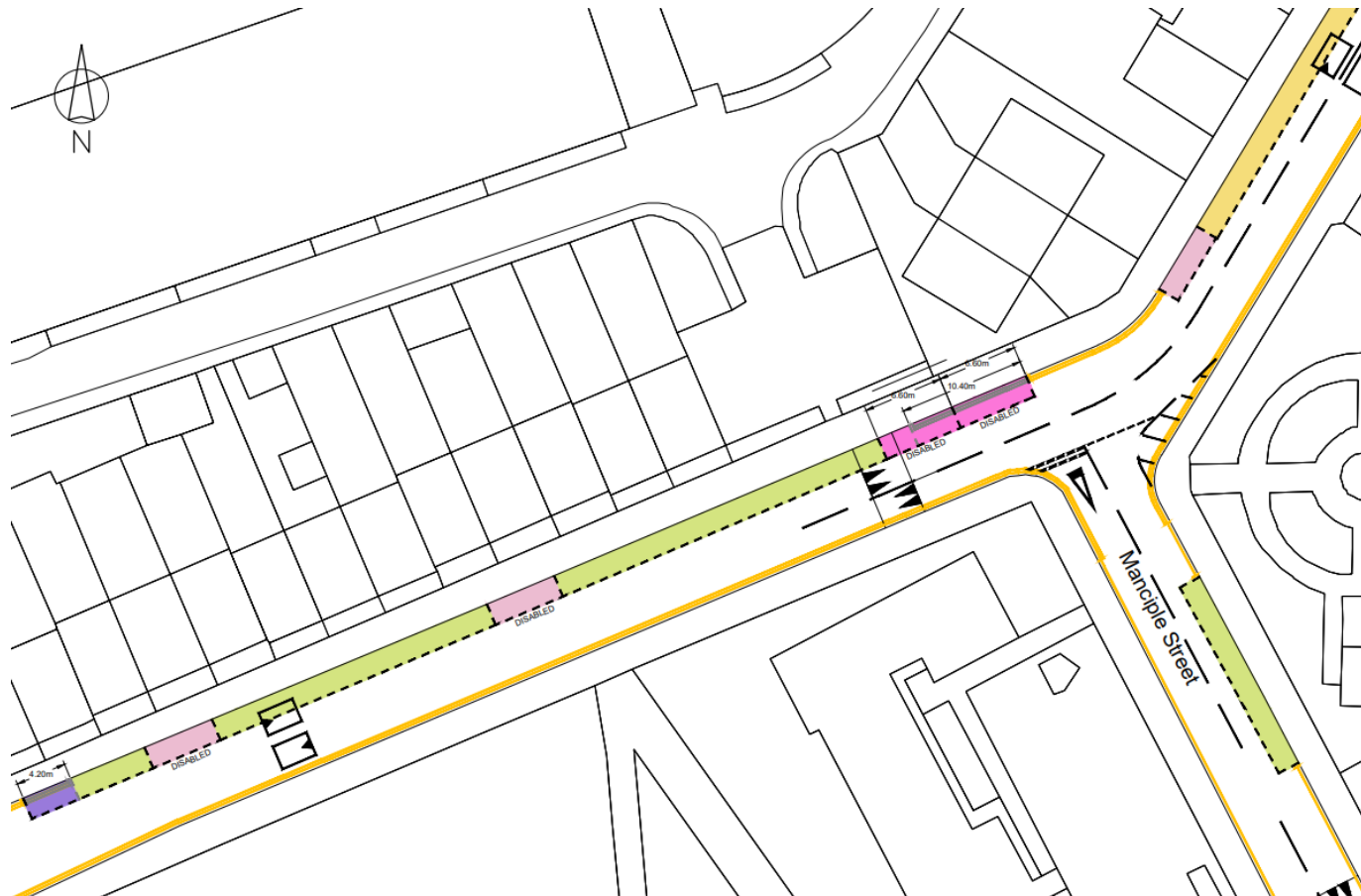


Figure 35. Mitigation Features around Proposed Site (ground level)

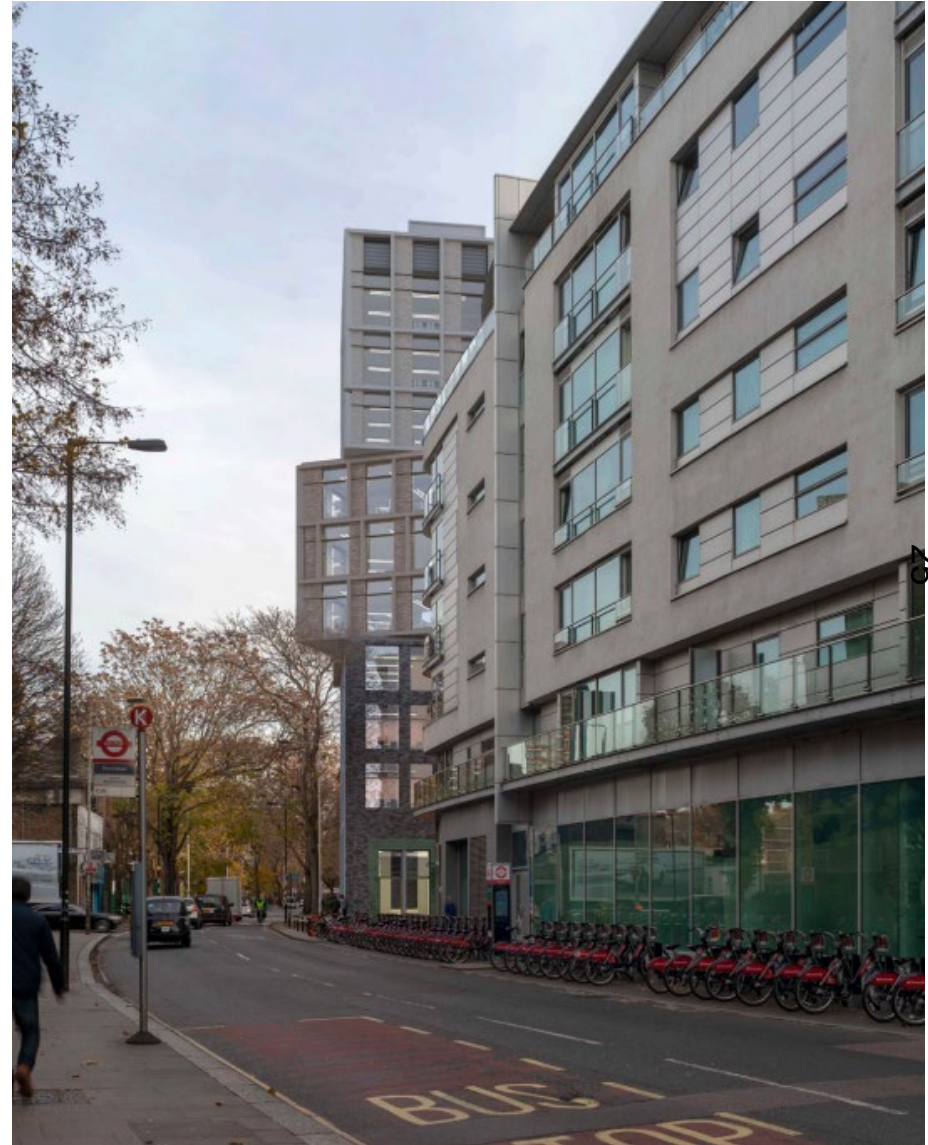
Disabled parking and servicing



KEY:	
	SINGLE YELLOW LINES
	DOUBLE YELLOW LINES
	DISABLED BADGE HOLDERS ONLY
	PERMIT HOLDERS ONLY 'D' MON-FRI 8.30AM-6.30PM
	'D' OR PAY AT MACHINE MAXIMUM STAY 4 HOURS
	PROPOSED DISABLED BADGE HOLDERS ONLY BAY
	PROPOSED PARKING BAY EXTENSION

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Views



Views



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Views



Views



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Key information tables

- The principle of an office use is acceptable in this location
- Uplift in high quality employment floorspace in the CAZ including on site affordable workspace provision.
- 475 FT jobs including 49 sustained jobs for unemployed residents at end use
- 17 sustained jobs, 17 short course and 4 industry apprentices during the construction phase.
- The issue identified at appeal with the design of the Pilgrimage Street elevation has been addressed. The scheme remains otherwise unchanged from the earlier application.
- The appeal decision found no other reason for refusal, concluding that on all other matters of design, neighbouring amenity and disabled parking provision, the proposed development would be acceptable
- 44% carbon saving beyond Part L Building Regs 2013
- Urban greening factor of 0.39
- BREEAM 'excellent' score
- 164 long stay cycle parking spaces and 40 short stay cycle parking spaces, disabled car parking space with EVCP
- Having regard to all the policies considered and any other material planning considerations, it is recommended that planning permission is granted subject to conditions and the completion of a legal agreement and referral to the Mayor of London.

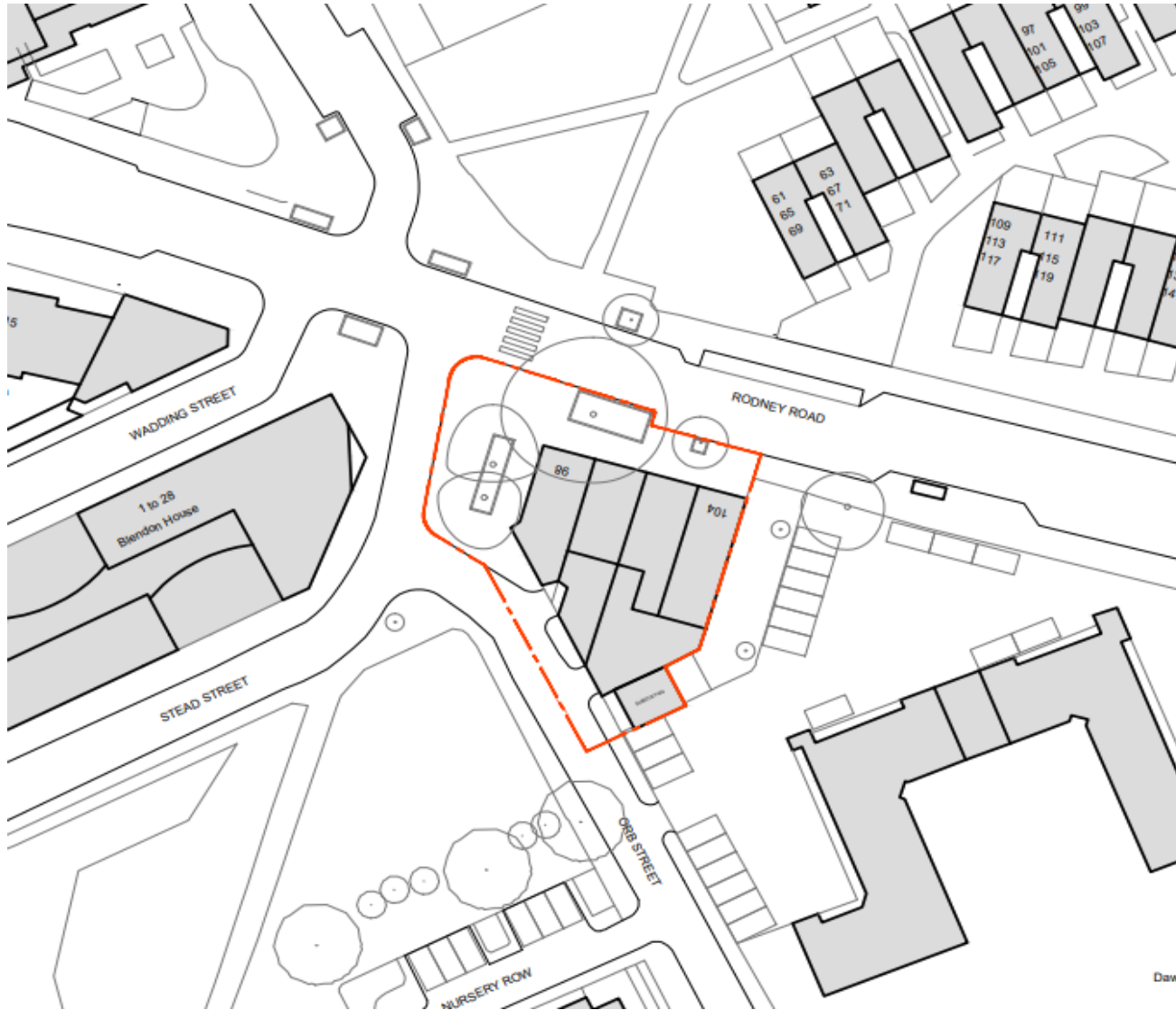
Item 7.2 20/AP/2953

98-104 Rodney Road London Southwark SE17 1RA

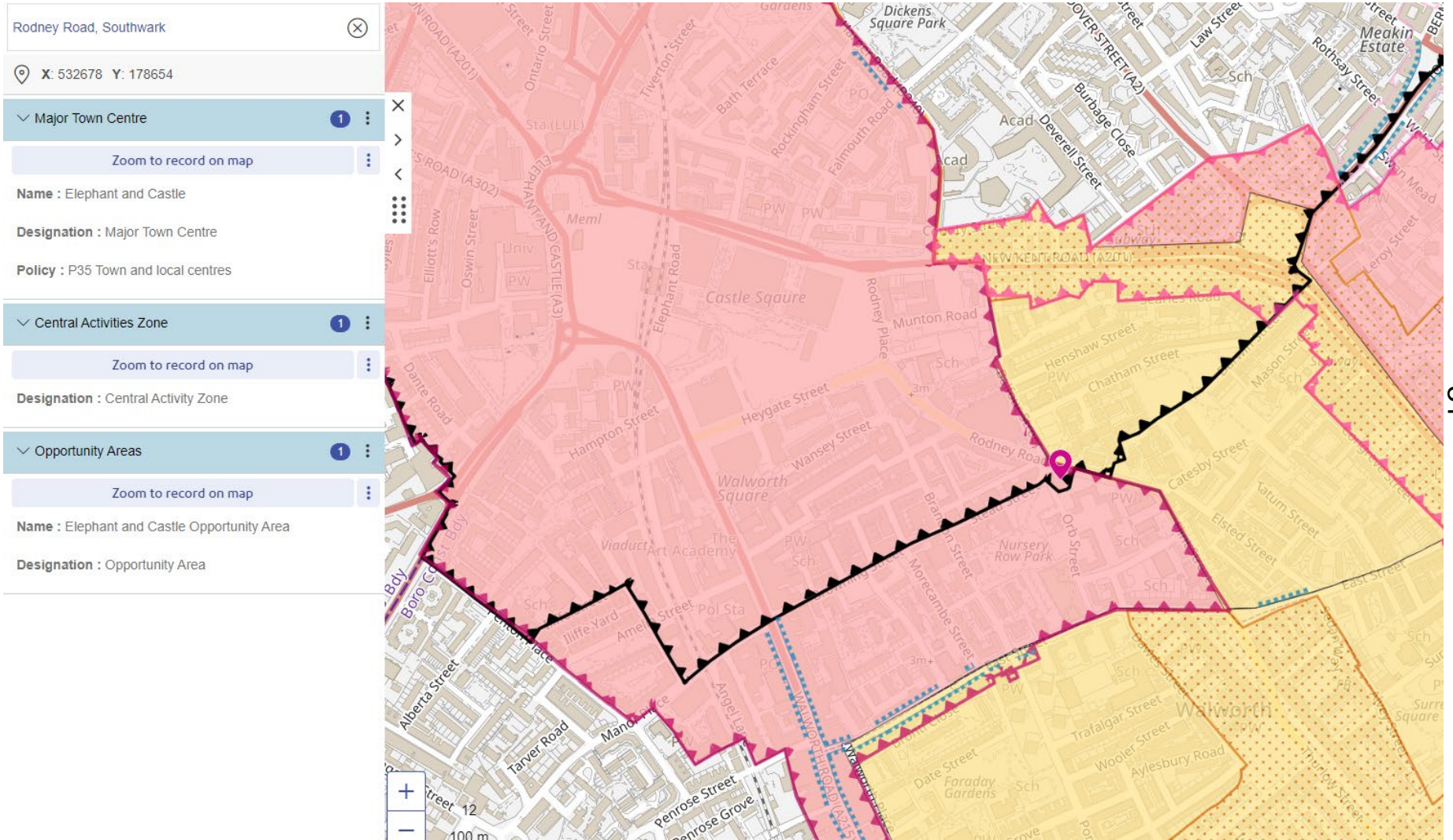
Redevelopment of 98-104 Rodney Road for a 9 storey (plus basement) building for hotel (126 bedrooms), cafe, community use, retail use and associated cycle/disabled parking, plant and landscaping

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Site Location Plan

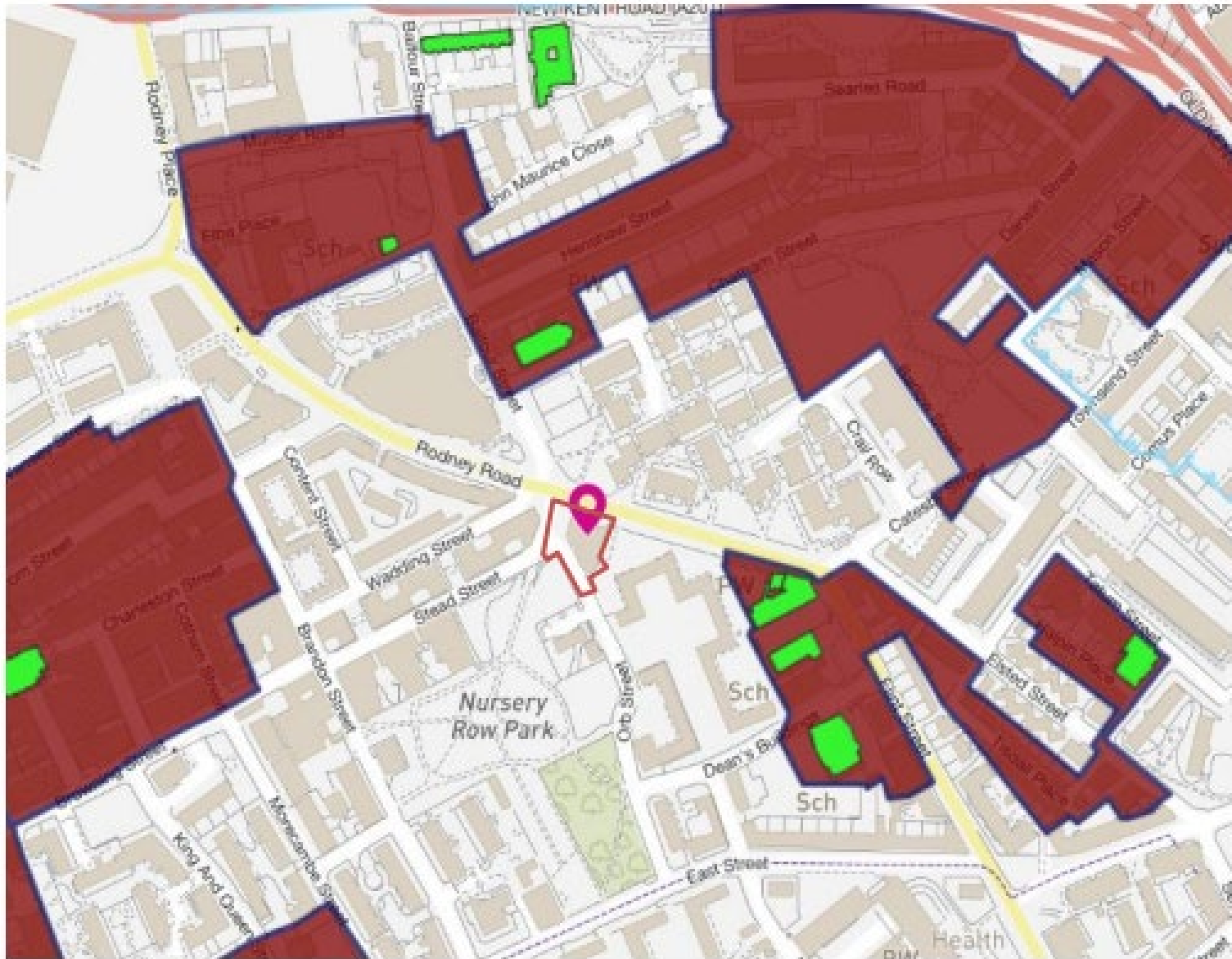


Town centre designations



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Heritage context



Existing Site Context



Existing Site Context



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Existing site context



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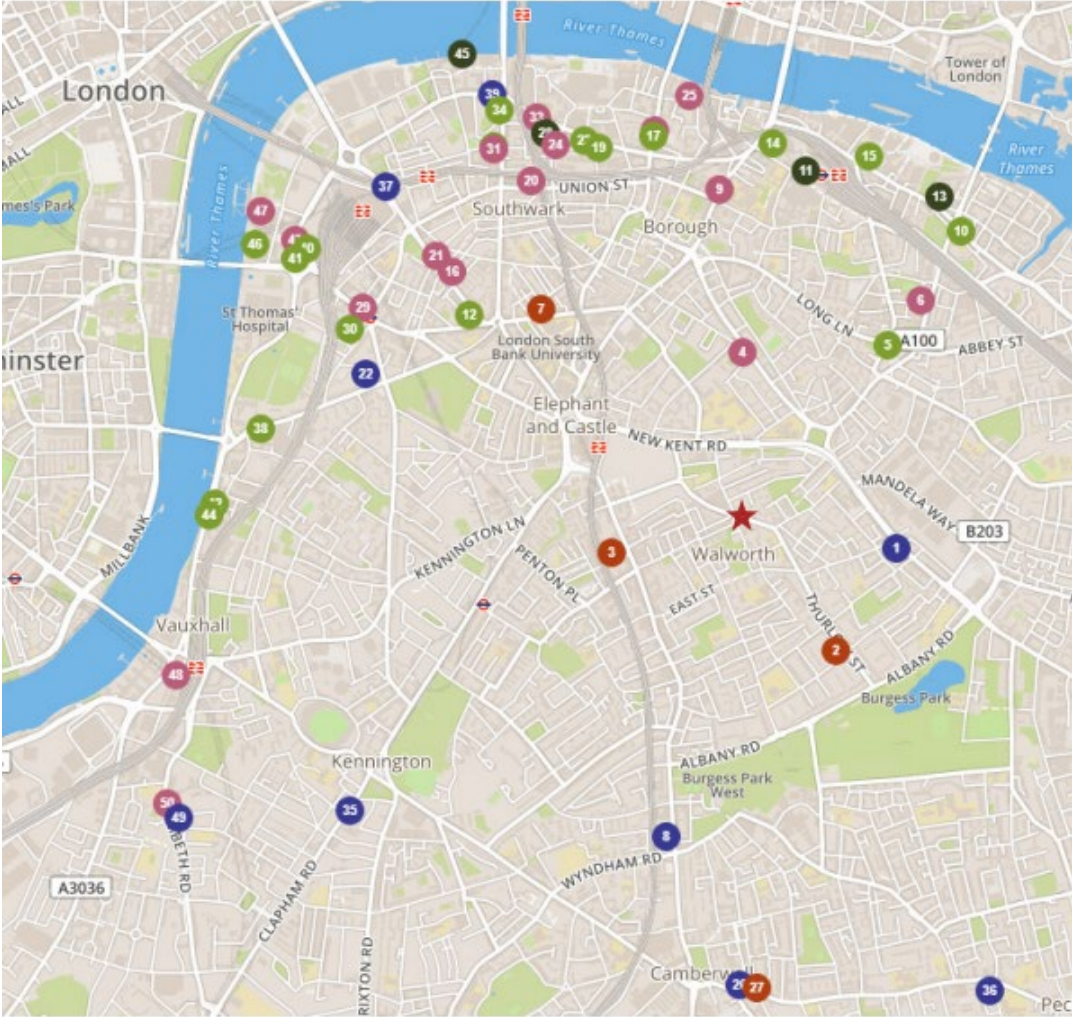
Existing Businesses

Tenant	GIA Floor area (sqm)	Estimated no. employees	Re-location strategy
Lambs Laundrette	190	2	Cease trading due to market changes, high energy prices and retirement plans.
Village Kebab Takeaway	108	2	Cease trading due to a downturn in business post Covid, and focus on other stores which remain profitable.
RAML News Convenience Store	108	2	Letter of intent and negotiations for this business to return to site post-construction and operate from the new and improved retail offering.

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Existing Hotel Supply

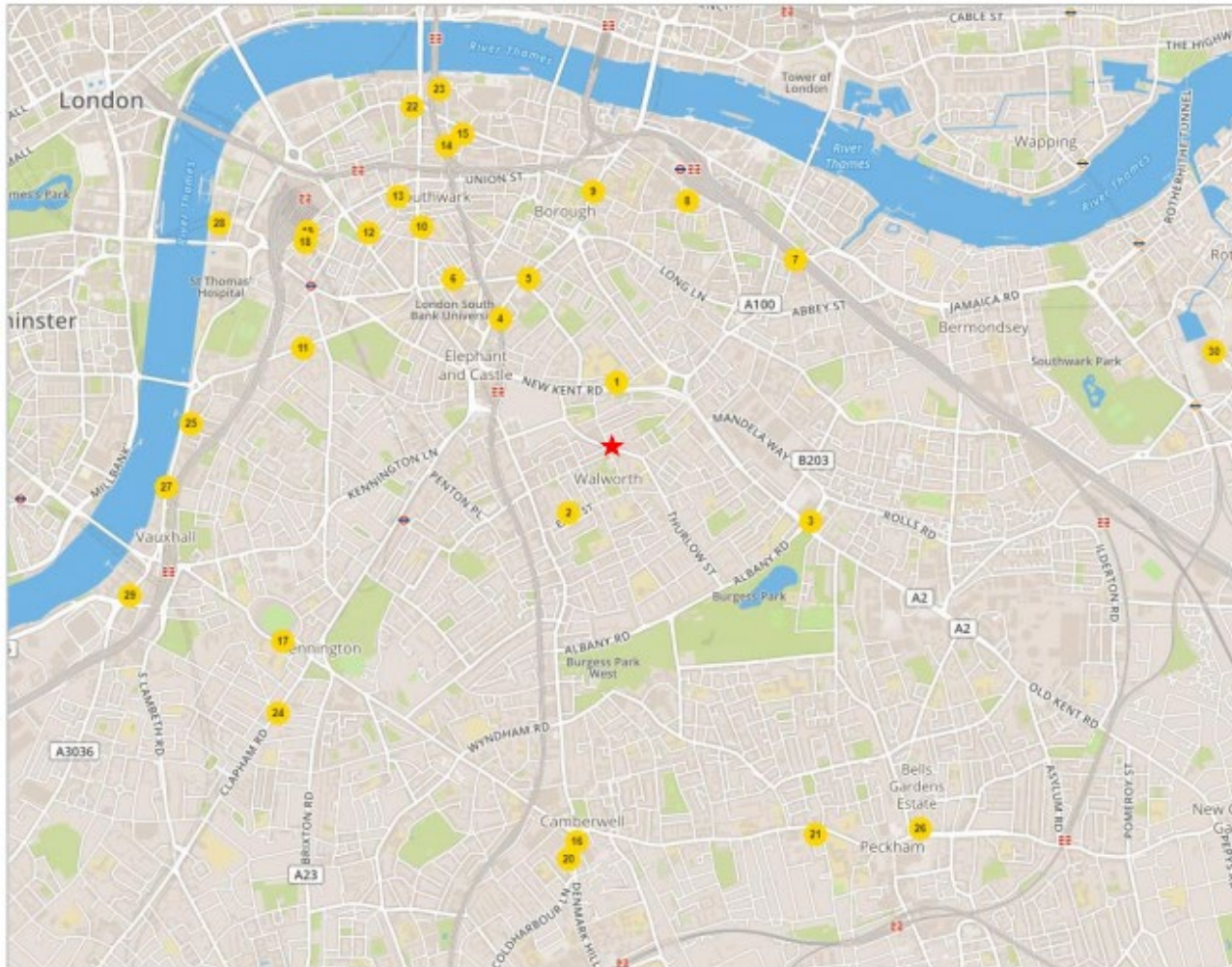
Map 4.3.1: Location of Hotel Supply – within two miles



Source: Avison Young / AM:PM Hotels Database, © 2019 Red star denotes project site

Future Hotel Supply

Map 1.2.2: Geographic Location of Key Future Supply Projects



Source: AMPM, © 2020. Red star denotes project site.

Consultation Responses

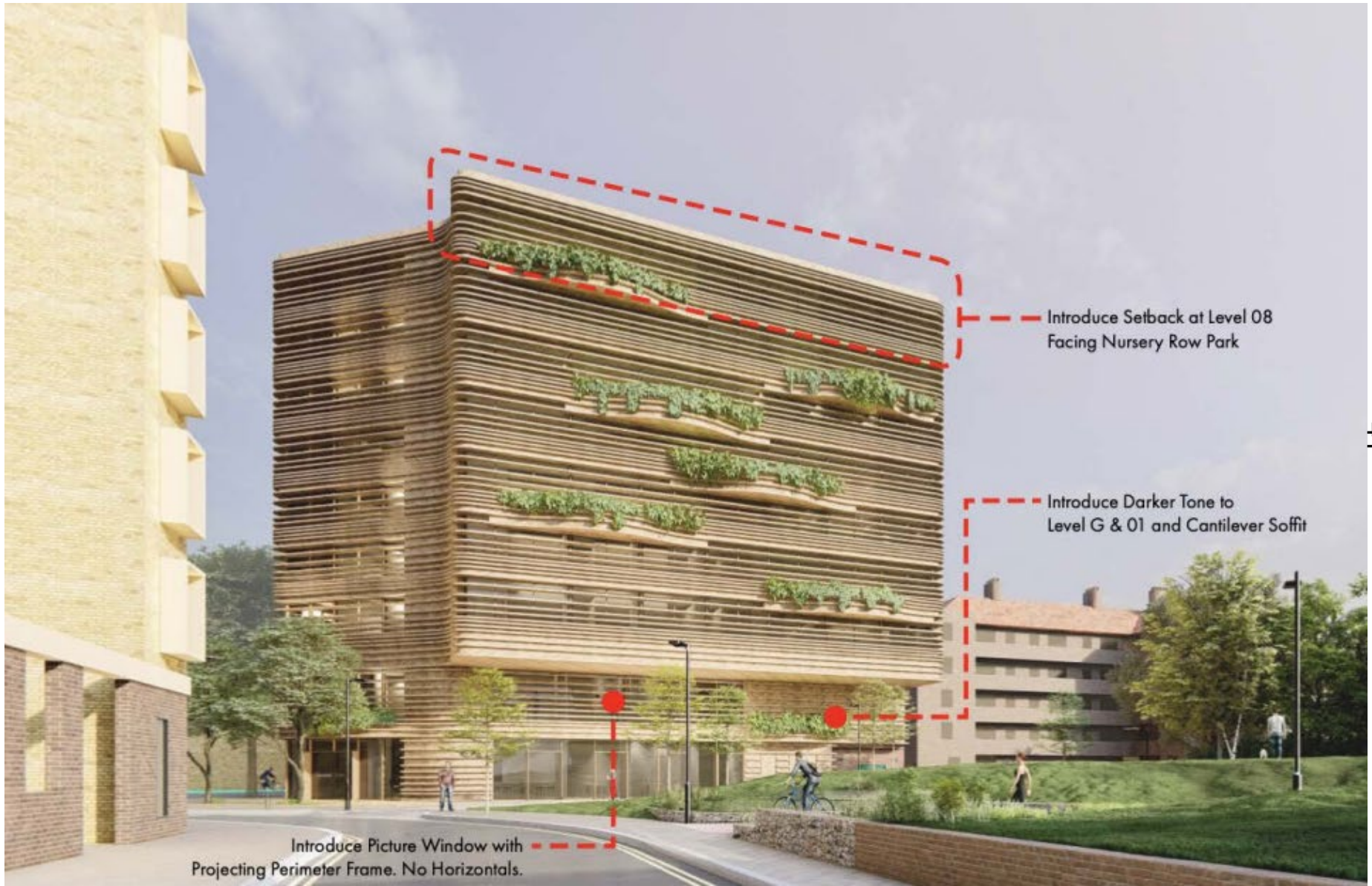
Neighbours consulted via letter	Site notice date of display	Press notice date of publication	Public comments received	Support	Neutral	Objection
724 across three rounds of consultation: 09/10/2020 09/06/2021 18/01/2023	19/01/2023 3	12/11/2020	81	60	5	16

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Design Changes



Design Changes



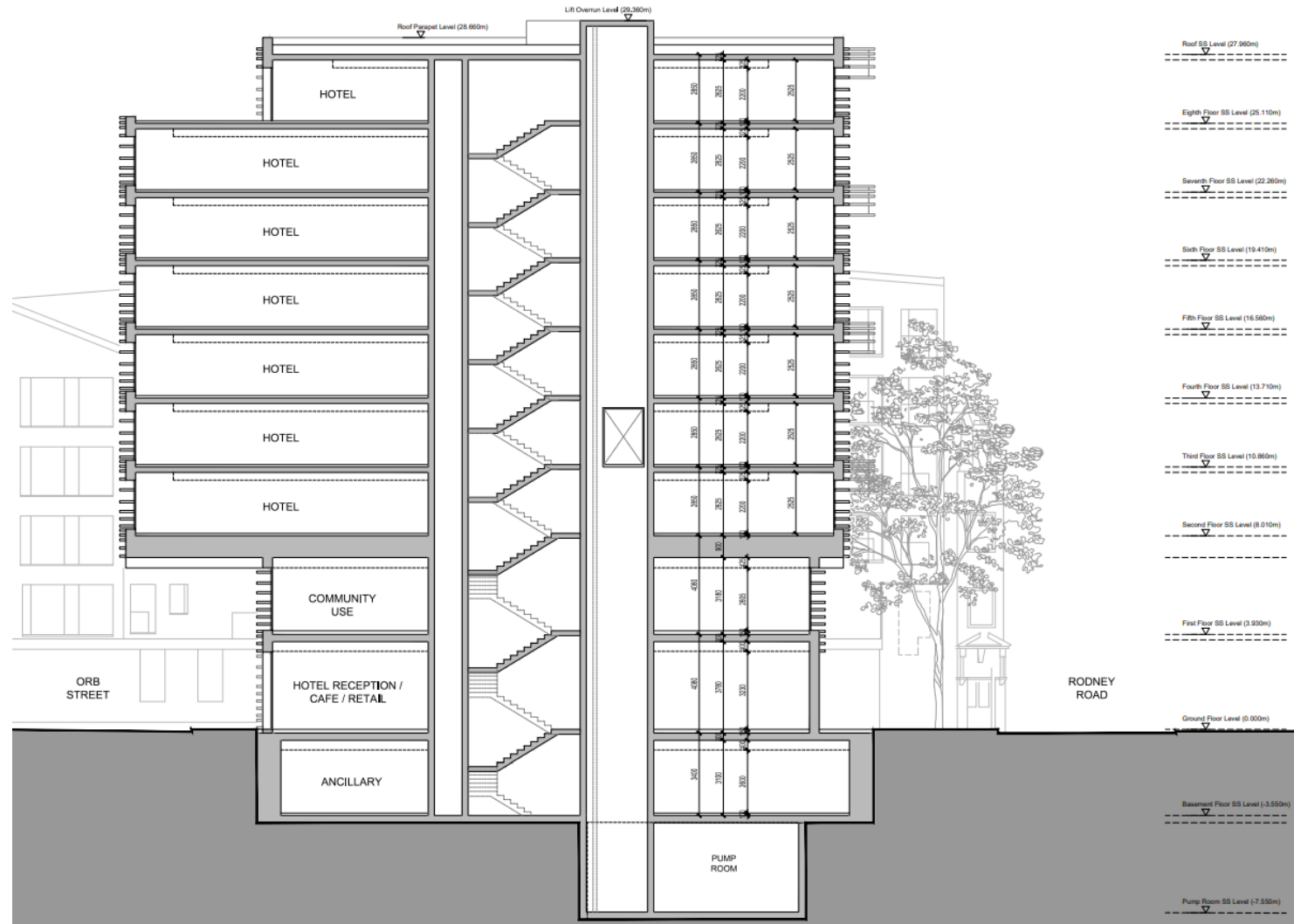
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Revised scheme

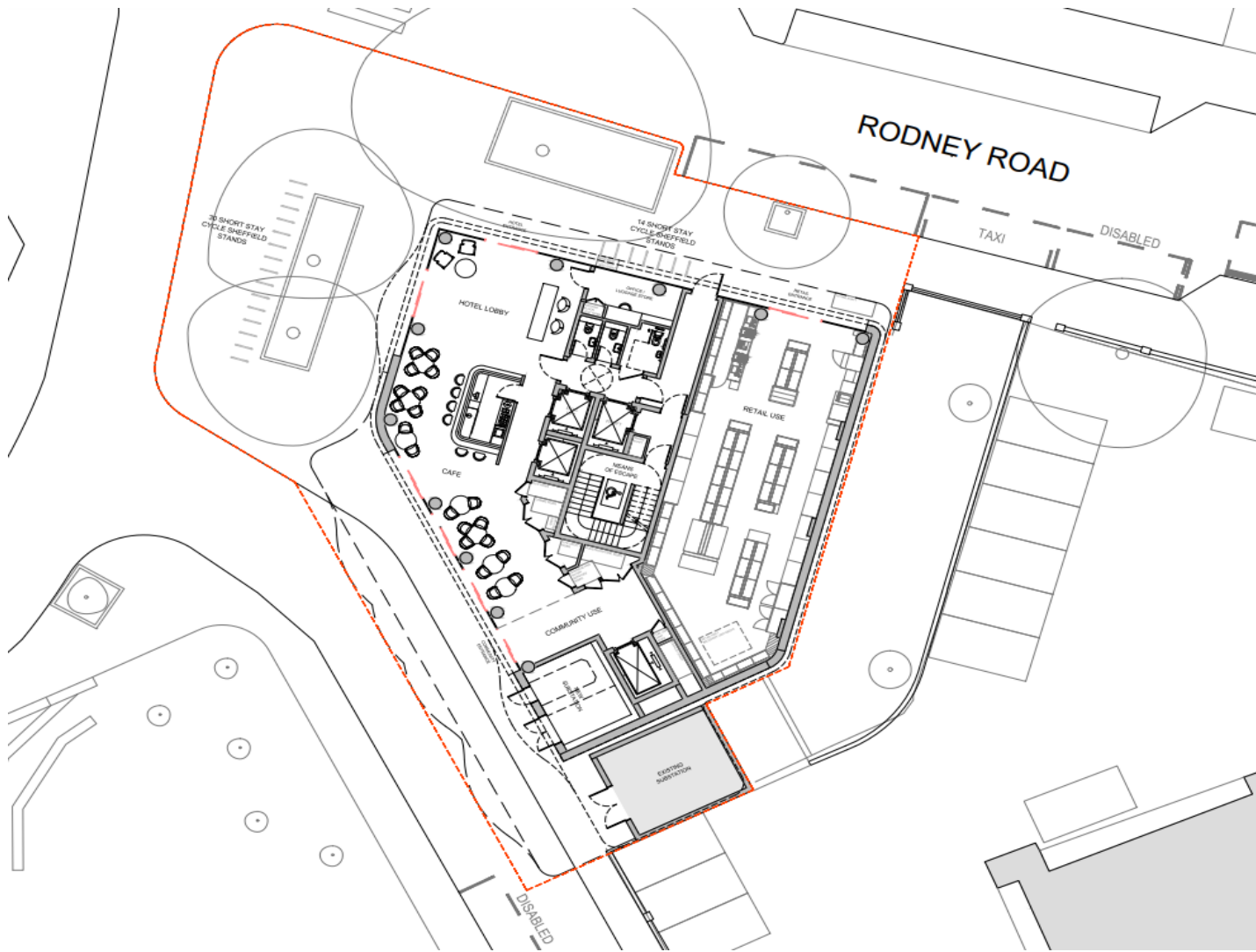


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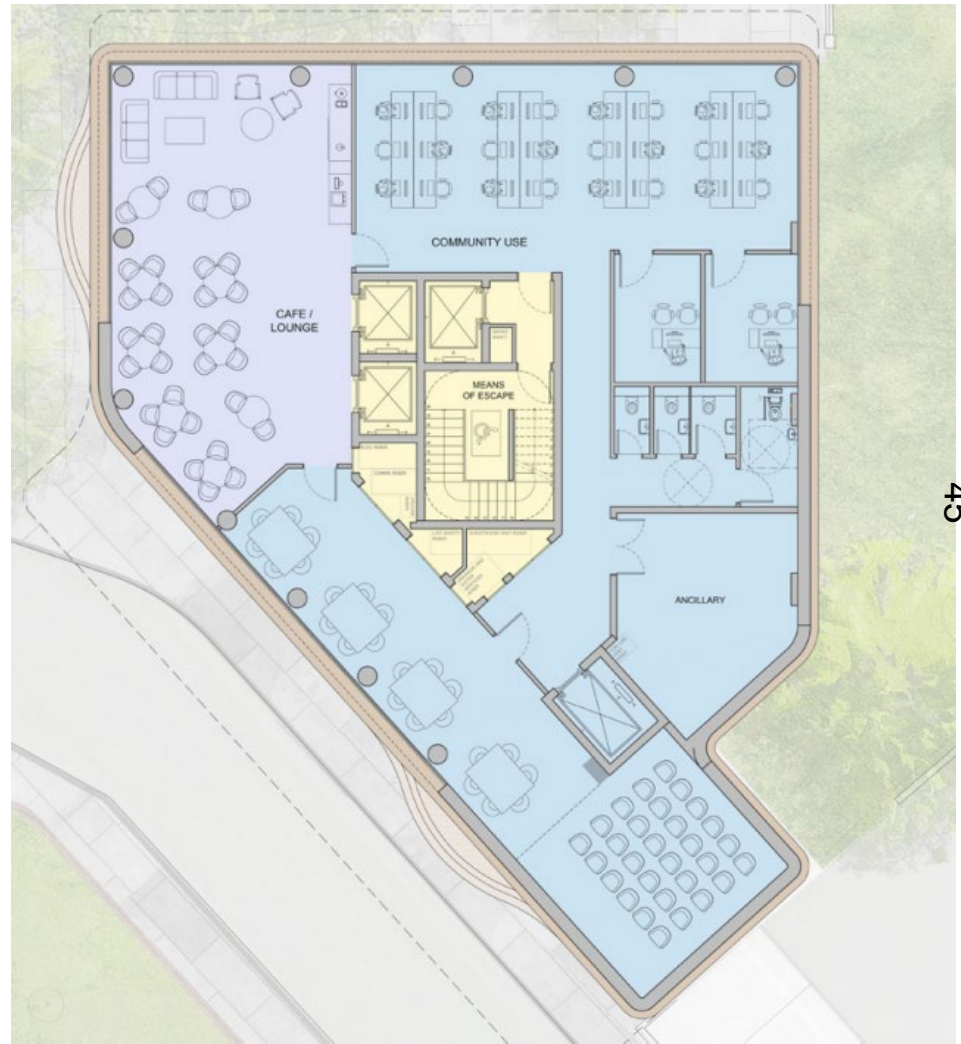
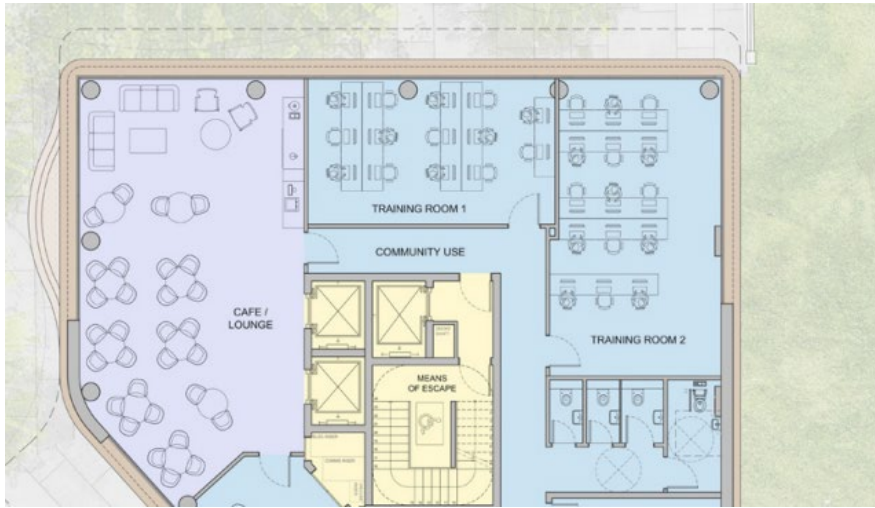
Proposal – site section



Proposed Ground Floor



Community use at first floor

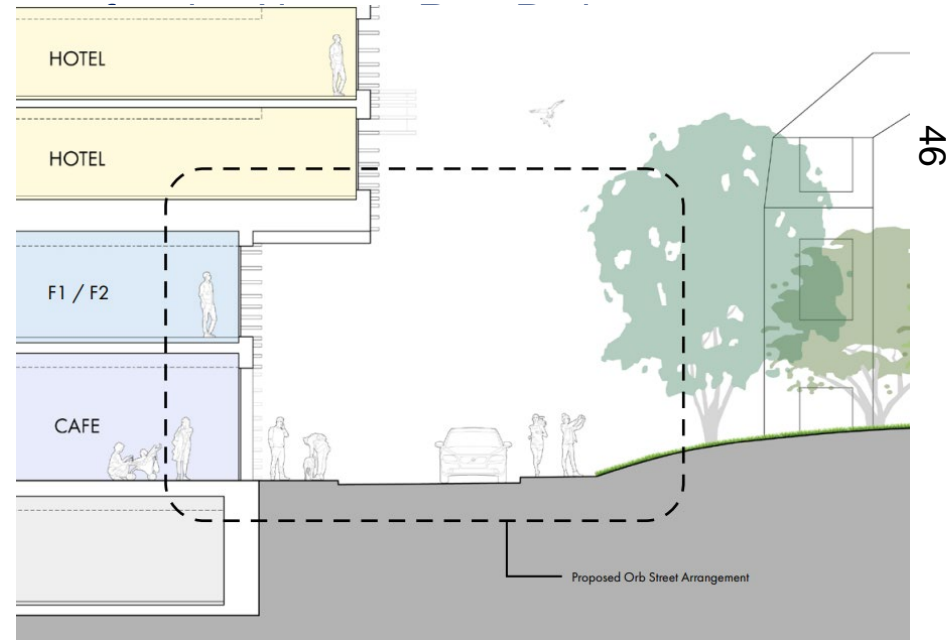


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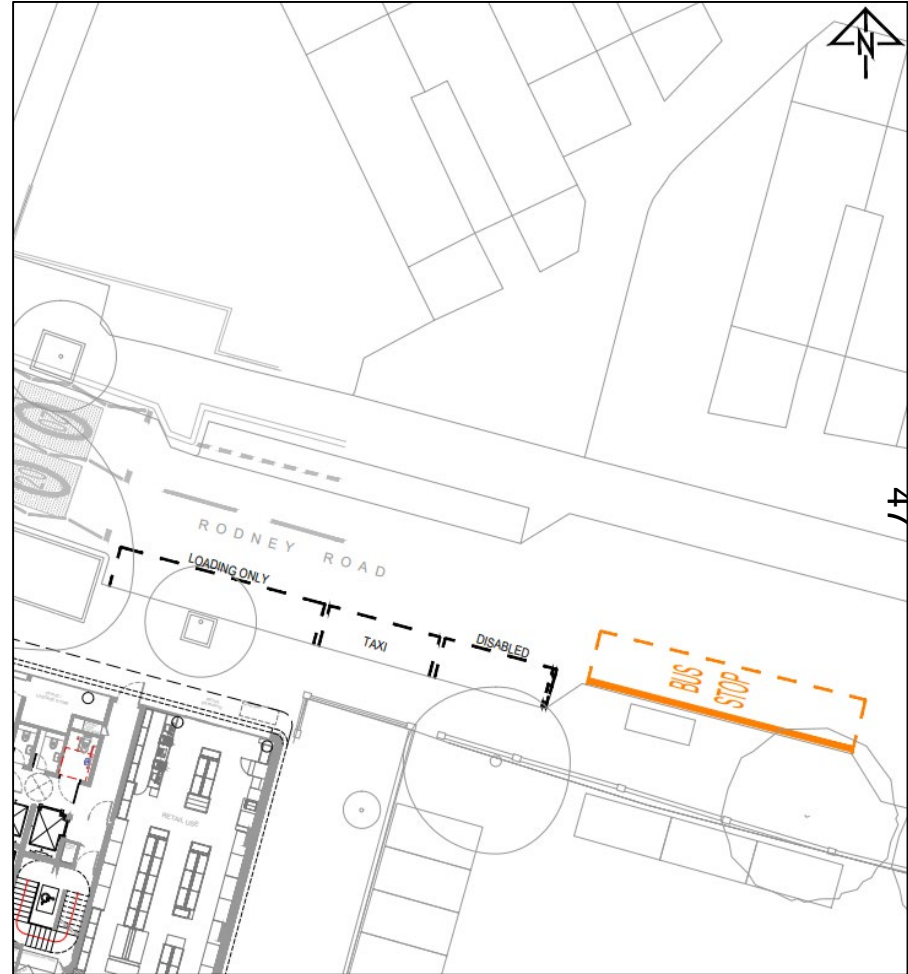
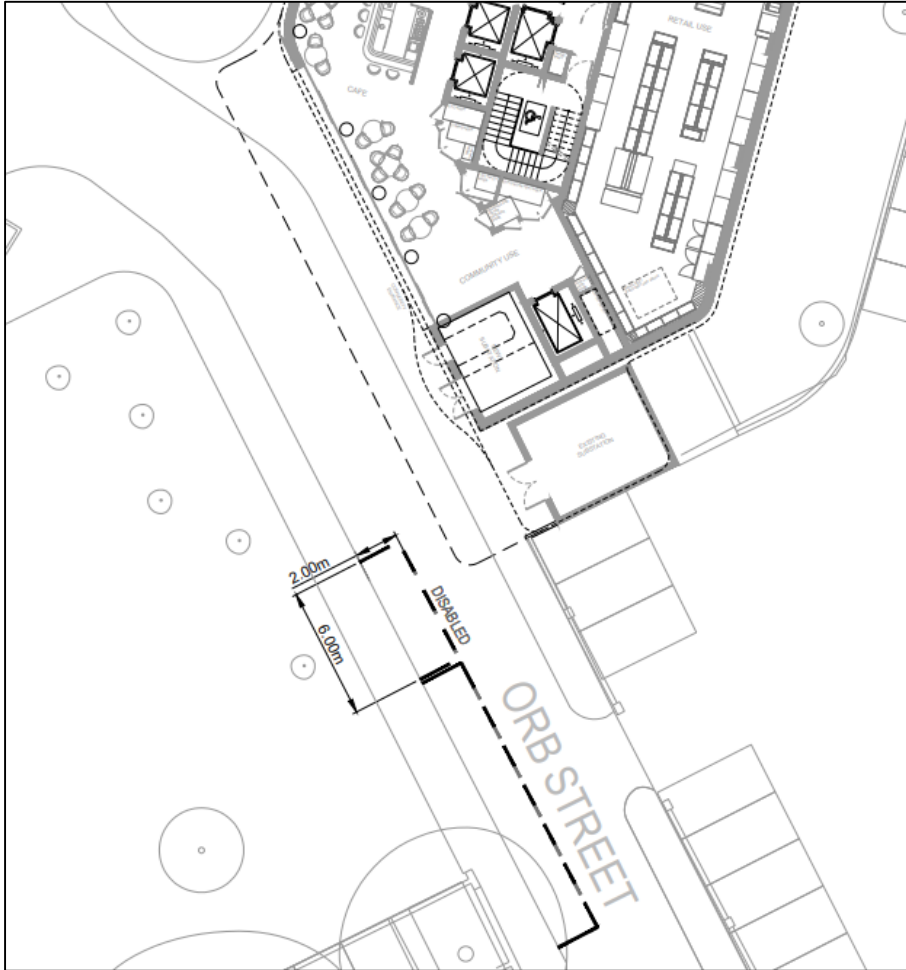
Orb Street Proposal



- Reduction in cantilever overhang to 3.355 metres (1.2m reduction)
- Retention of Orb Street 2-way highway in its current arrangement
- Removals of existing brick wall



Disabled parking bay and servicing bay



Daylight and Sunlight assessment results

Vertical Sky Component (VSC)						
Address	Total windows assessed	Total meeting BRE Guidance	Below BRE criteria			Total windows affected
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Blendon House	30	10	4	10	6	20
Dawes House	68	53	5	6	4	15

No Sky Line (NSL)						
Address	Total rooms assessed	Total meeting BRE Guidance	Below BRE criteria			Total rooms affected
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Blendon House	15	11	3	1	0	4
Dawes House	38	38	0	0	0	0

Daylight and Sunlight Without balconies assessment results

Vertical Sky Component (VSC)						
Address	Total windows assessed	Total meeting BRE Guidance	Below BRE criteria			Total windows affected
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Blendon House	30	15	4	10	1	15
Dawes House	68	59	7	2	0	9

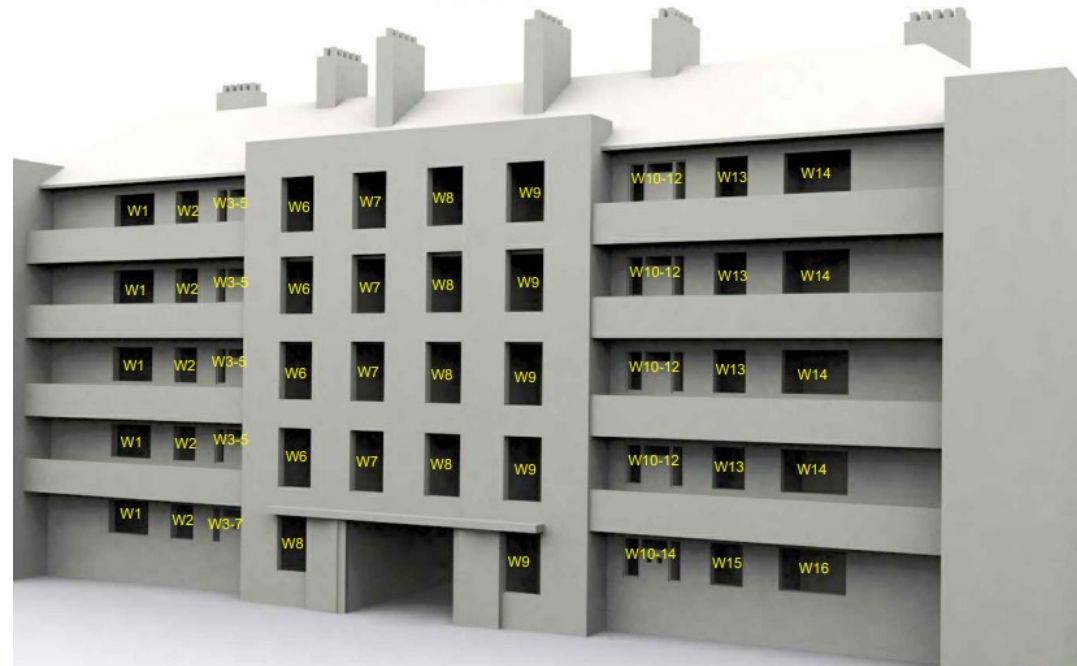
No Sky Line (NSL)

Address	Total rooms assessed	Total meeting BRE Guidance	Below BRE criteria			Total rooms affected
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Blendon House	15	11	3	1	0	4

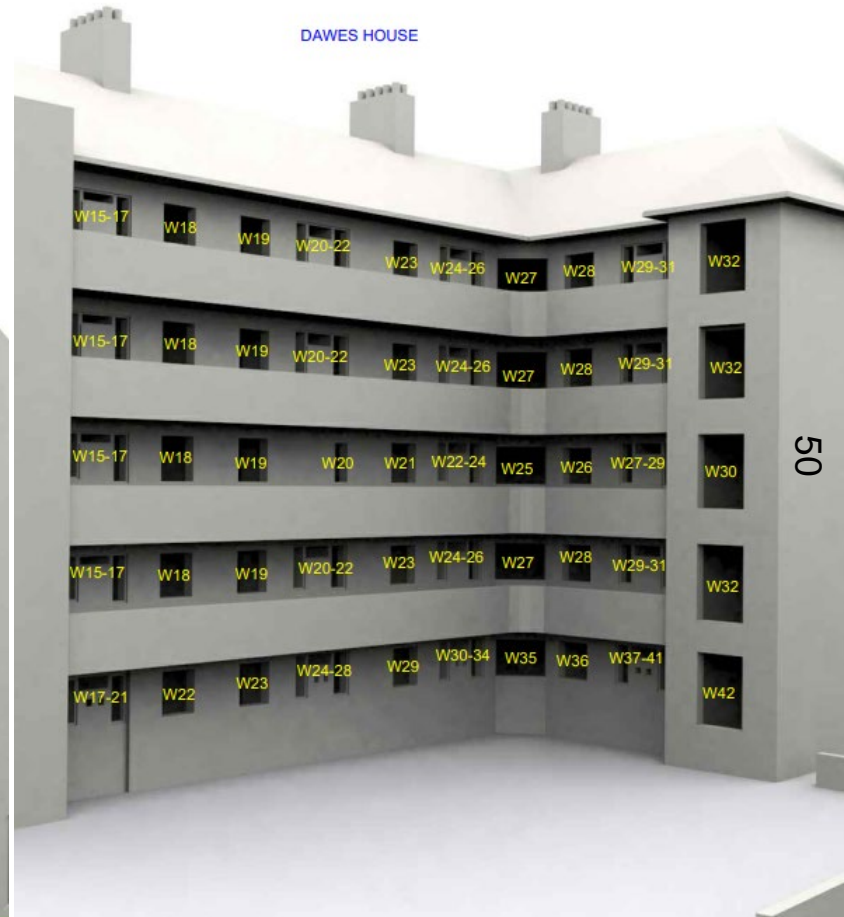
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Daylight and Sunlight Assessment

DAWES HOUSE



DAWES HOUSE



Daylight and Sunlight Assessment

BLENDON HOUSE



Views



Views



Views



Key information tables

- The principle of a hotel and community use is acceptable in this location
- Uplift in employment and community floorspace including 126 hotel guestrooms, 354sqm community floor space in addition to a new café and improved retail unit
- Community floorspace available to local community groups, local charities and members of the public
- 36 FT jobs including 13 sustained jobs for unemployed residents at end use
- 11 sustained jobs, 11 short course and 3 industry apprentices during the construction phase.
- High architectural quality, height and design that appropriately responds to the surrounding context and would not harm the character or setting of any nearby conservation areas or listed buildings.
- Public realm improvements
- 59.8% carbon saving beyond Part L 2013
- Urban Greening Factor of 0.43
- BREEAM 'excellent' score
- 70 cycle parking spaces and disabled car parking space with EVCP
- Having regard to all the policies considered and any other material planning considerations, it is recommended that planning permission is granted subject to conditions and the completion of a legal agreement.