

Planning Committee

Wednesday 29 March 2023

6.30 pm

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

Supplemental Agenda No.1

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	Tabled items: addendum report, members' pack	

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

Date: 29 March 2023

Item No: 7.1, 7.2	Classification: Open	Date: 29 March 2023	Meeting Name: Main Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		St George's London Bridge West Bermondsey	
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 items on the main agenda. These were received after the preparation of the report(s) 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/or revisions have been received in respect of the following items on the main agenda:

ITEM 7.1: 21/AP/2838 - 21 ST GEORGE'S ROAD, LONDON,

Corrections and clarifications on the main report

Correction to paragraph 1 (Recommendation)

4. Para 1 contains a typo (typo in strikethrough, corrections in **bold**):
That in the event that the legal agreement is ~~has~~ not been entered into by 29th September 2023...

Correction to paragraph 13 (Planning summary tables)

5. Para 13 erroneously records the existing office use as light industrial, Class E [g] (ii) and (iii). The correct categorisation of the existing office use is Class E [g] (i).

6. Para 13 erroneously records the number of proposed operational jobs (FTE) as a maximum of 90, equating to a maximum change of +87.5. The correct number of proposed operational jobs (FTE) is a maximum of **128**, equating to a maximum change of **+125.5**.

Correction to paragraph 19 (Site location and description)

7. Para 19 refers to the existing eastern building on the site as dating from the 1970s/80s. This is incorrect: it was built in the 1950s.

Correction to paragraph 127 (Principle of the proposed development in terms of land use)

8. Para 127 contains a typo (typo in strikethrough, corrections in **bold**):

*Policy ~~P34~~ **P30** of the Southwark Plan states that employment uses (Class E[g]) “will be secured and where necessary, retained through the implementation of conditions and/or planning obligations in accordance with the tests set out in national policy”.*

Clarification to paragraphs 174, 193 and 194 (Amenity impacts on nearby residential occupiers and surrounding area)

9. Paras 174, 193 and 194 refer to the Average Daylight Factor (ADF). The BRE Guidelines as updated last year affected the use of ADF. The applicant has asked that the following commentary on the change to the guidelines be brought to Members’ attention:

The Daylight, Sunlight and Overshadowing Report in respect of 21 St George’s Road was completed in March 2022. The letter dated 13th September 2022 was later issued to confirm our acknowledgement that the 2011 BRE Guidelines were superseded by the June 2022 BRE Guidelines, and concluded the assessments, calculations, and conclusions do not change as a result of the updated guidelines.

Whilst Average Daylight Factor (“ADF”) is referenced within the body of the report, in no way does our assessment and professional judgement rely solely on its use. ADF, despite no longer being referenced specifically within the 2022 BRE Guidelines, is still a valid measurement of retained daylight within neighbouring properties. Where mentioned, ADF results are supplementary to Vertical Sky Component (“VSC”), the principal measure of daylight and No Sky Line (“NSL”), the secondary measure of daylight.

Correction to paragraph 244 (Design)

10. Para 244 makes reference to “landscape significance”. This an error. It should say “landmark significance”.

Additional commentary to paragraphs 388 to 403 (Energy and sustainability)

11. Following the resolution of Part L software modelling issues in December 2022, The GLA has updated its Energy Assessment Guidance 2022 to confirm that all new major planning applications submitted from 1 January 2023 should now be assessed against Part L 2021 when assessing policy compliance for SI2. All major development planning applications that were submitted before 1 January 2023 will continue to be assessed and determined using Part L 2013. It is for this reason that paras 388 to 403 of the committee report discuss the carbon savings performance of the proposal against Part L 2013.
12. It is likely, however, that this planning application will need to be built to meet Part L 2021 unless it benefits from 'transitional arrangements' where the scheme may be built to Part L 2013 if:
 - it was registered with Building Control before 15 June 2022; and
 - works commenced on-site before 15 June 2023.
13. The applicant recently commissioned a study of the performance of the proposed development against Part L 2021. The results indicate emissions would be 35.8t CO₂ per annum, equating to a 52% saving against the baseline, which is above the on-site target of 40%. A full updated energy statement can be submitted prior to Stage 2 Mayoral referral, and the Section 106 Agreement can be worded to ensure any adjustments to the Carbon Green Fund contribution are allowed for.

Additional consultation responses

14. The committee report accurately captures the number of consultation and re-consultation responses received from members of the public as of the date the report was sent to the Constitutional Team (16 March 2023). Since that date, a further 24 comments have been received. These are summarised below:

<u>Additional consultation responses: Summary table</u>		
No. of representations: 24		
Of which:		
In objection: 24	Neutral: 0	In support: 0

15. The additional responses bring the total number of representations received about the planning application to 277.
16. The responses raised no material planning considerations additional to those listed in the report at paras 74 to 87.

Recommended revisions to the draft conditions

Additional Condition – Protection of Residential Units from Adjacent Commercial Uses

17. The Draft Decision Notice omitted to include a condition on the proposed office space, retail floorspace and micro retail unit restricting changes of use that would otherwise be possible under the General Permitted Development Order. The wording of the additional condition is as follows:

RESTRICTION ON USE CLASS

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders), and notwithstanding the other uses within Class E:

- the office floorspace hereby approved shall be used for Use Class E[g][i] (office) purposes only;*
 - the retail floorspace hereby approved shall be used for Use Class E[a], E[b] and/or E[c] (retail, professional services and/or dining) purposes only;*
 - the micro affordable retail unit hereby approved shall be used for Class E[a] and [b] (retail and professional services) purposes only, except if the unit is occupied and operated for Little Nandine in which it shall be used for a sui generis use only;*
 - the ancillary floorspace hereby approved shall be used for ancillary purposes to the above uses only;*
- unless otherwise agreed by way of a formal application for planning permission.*

Reason:

In order to ensure that office use and retail uses are delivered on this site within the Central Activities Zone, Opportunity Area and town centre in line with its assessment, and because the other Class E uses may have different impacts than those assessed within the application, all in accordance with: the National Planning Policy Framework 2021; Policies SD1 (Opportunity Areas), SD4 (The Central Activities Zone), SD5 (Offices and Other Strategic Functions and Residential Development in the CAZ), SD6 (Town Centres and High Streets), E2 (Providing Suitable Business Space) and E3 (Affordable Workspace) of the London Plan (2021); and AV.09 Area Vision and Policies P30 (Offices and Business Development), P31 (Affordable Workspace) and P35 (Town and Local Centres) of the Southwark Plan 2022.

Conclusion of the Director of Planning and Growth

18. 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 as amended in this Addendum report, Stage 2 referral to the Mayor and completion of s106 agreement.

ITEM 7.2 21/AP/0681 - 24 CRIMSCOTT STREET

Correction to paragraph 2 (Recommendation)

19. Paragraph 2 contains a typo (typo in strikethrough, corrections in **bold**:
- b) In the event that the requirements of (a) are not met by September 29th 2023 that the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 221 ~~222~~ **222** of this report.

Additional consultation responses

20. The committee report accurately captures the number of consultation and re-consultation responses received from members of the public as of the date the report was sent to the Constitutional Team (16 March 2023). Since that date, a further 1 comment has been received. This is summarised below:

<u>Additional consultation responses: Summary table</u>		
No. of representations: 1		
Of which:		
In objection: 1	Neutral: 0	In support: 0

21. The additional response brings the total number of representations received about the planning application to 68.
22. Responses raised no material planning considerations additional to those listed in the report at paras 18 to 34.

Recommended revisions to the draft conditions

Additional Condition – Protection of Residential Units from Adjacent Commercial Uses

23. The Draft Decision Notice omitted to include a condition on the hours of use of the proposed roof terrace. The wording of the additional condition is as follows:

The roof terrace shall not be used outside the hours of 09.00 - 19.00 Monday to Friday, and shall not be used at all on weekends.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

Conclusion of the Director of Planning and Growth

24. 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 as amended in this Addendum report, Stage 2 referral to the Mayor and completion of a s106 agreement.

REASON FOR URGENCY

25. 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

26. 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 and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

Welcome to Southwark Planning Committee

29 March 2023

MAIN ITEMS OF BUSINESS

Item 6.1 - 21/AP/2838
21 St George's Road, London, Southwark

Item 6.2 - 21/AP/0681
24 Crimscott Street, London SE1 5TE



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 6.1- 21/AP/2838

21 St George's Road, London, Southwark

Redevelopment of the site to include demolition of the existing building and the construction of a new 15-storey building with rooftop plant, containing a hotel, office, retail and restaurant space, together with public realm improvements and other associated works.

∞

Site location



6

Existing Site

SITE AREA

0.052 hectares

BOUNDED BY

N: St George's Rd

E: Oswin Street

S: The Metropolis Building

W: Elliott's Row
Pocket Park

CURRENT USES

672 sq.m of **office**
(Former Class B1)

582 sq.m of **professional services**
(Former Class A2)



View of east elevation



View of west elevation



View of north elevation to St George's Road



View northwards along Oswin Street, with the east elevation of the existing building visible



View between the existing building (right) and the Metropolis Building (left)



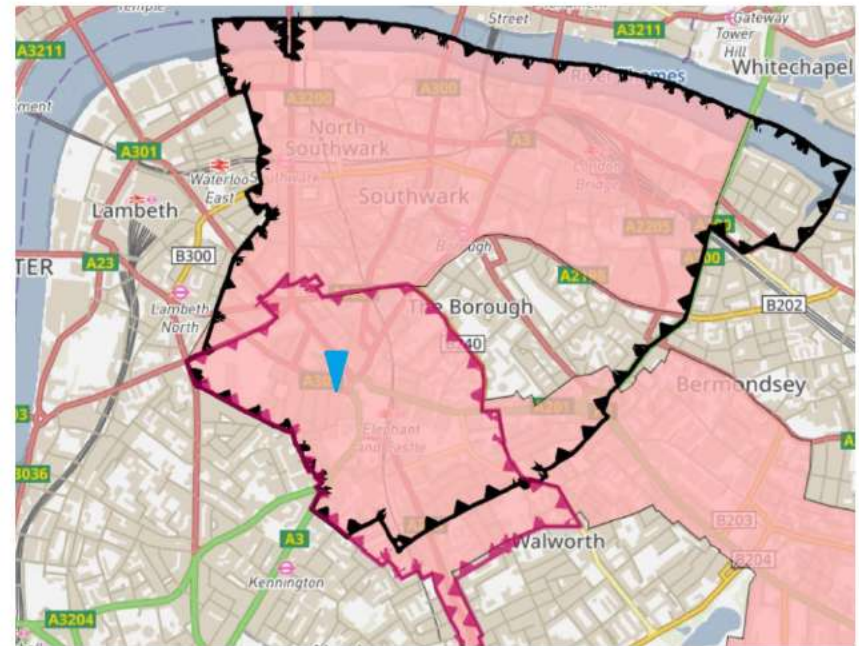
View of external staircase on the southern side of the existing building

Policy designations

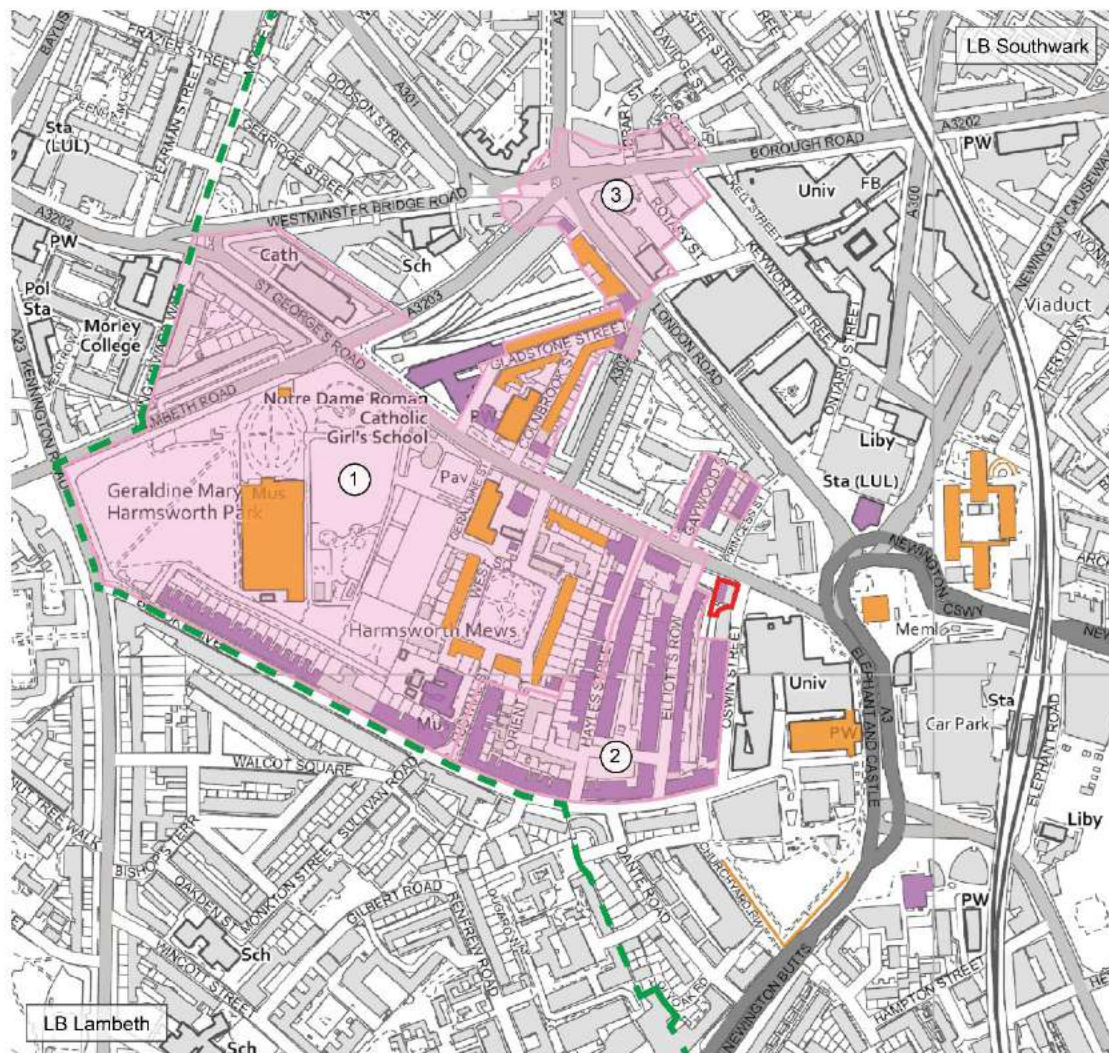
The site is within:

- Central Activities Zone (CAZ);
- Elephant and Castle Opportunity Area;
- Elephant and Castle Major Town Centre;
- Elephant and Castle Area Vision (AV.09);
- Bankside, Borough and Walworth Community Council;
- South Bank Strategic Cultural Quarter;
- Flood Zone 3 (in an area benefitting from flood defences);
- Air Quality Management Area;
- CIL Charging Zone 2;
- Hot Food Takeaway Exclusion Zone; and
- “North West” Multi-Ward Forum Area.

- Major Town Centre
- Opportunity Area
- Central Activities Zone
- 21 St George's Road



Heritage designations



Approximate site boundary marked in **red**

Conservation areas marked in **pink** and identified below

Borough boundaries marked with a **green** dashed line

Listed Buildings

Orange Grade II Listed

Conservation Areas

- ① West Square Conservation Area (LB Southwark)
- ② Elliott's Row Conservation Area (LB Southwark)
- ③ St George's Circus Conservation Area (LB Southwark)

Other designations

Purple Locally Listed Building

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Overview of the proposal

USES	
89-room hotel	3,523.4 sq.m GIA
Office (market rate)	646.4 sq.m GIA
Affordable workspace	72 sq.m GIA
Retail/restaurant (market rate)	112.9 sq.m GIA
Affordable retail	20.5 sq.m GIA
Total floorspace	4,380.1 sq.m GIA

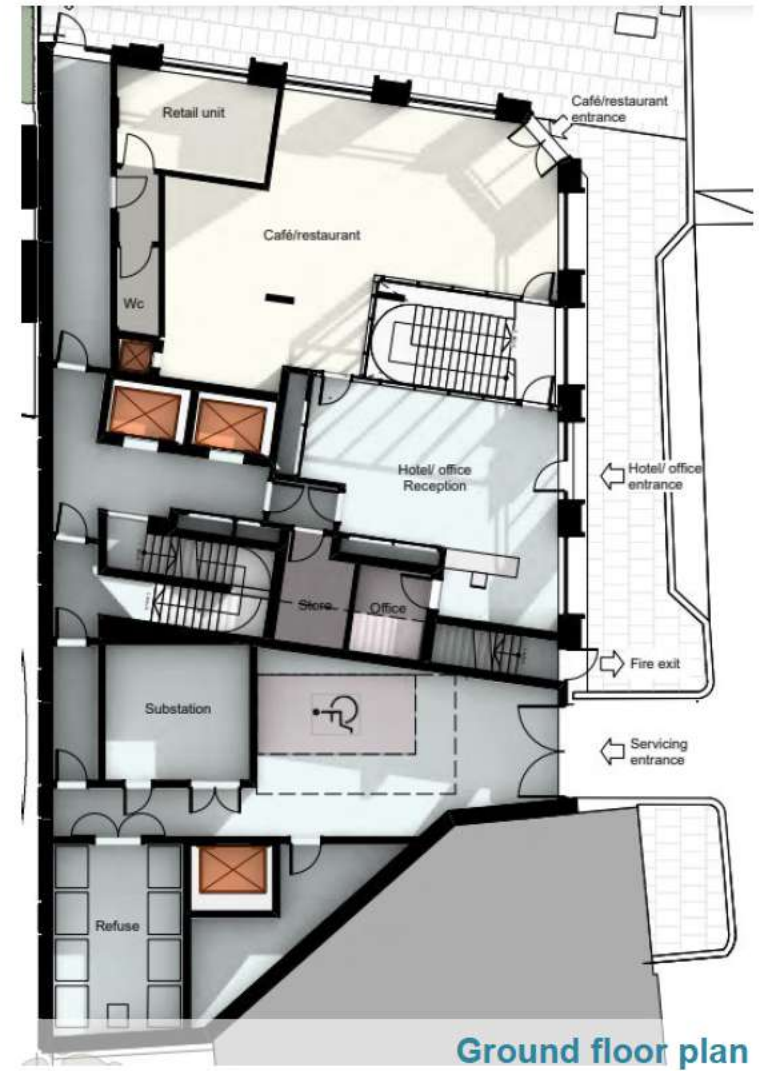
BUILDING DESIGN	
Height (at max point)	15 storeys / 50.29 metres above ground (53.62 metres AOD)
Materiality	Reconstituted stone or pale GRC; elements of Corten

PUBLIC REALM	
New spaces	Enlarged St George's Road footway
Improved spaces	Funding for Pocket Park enhancements



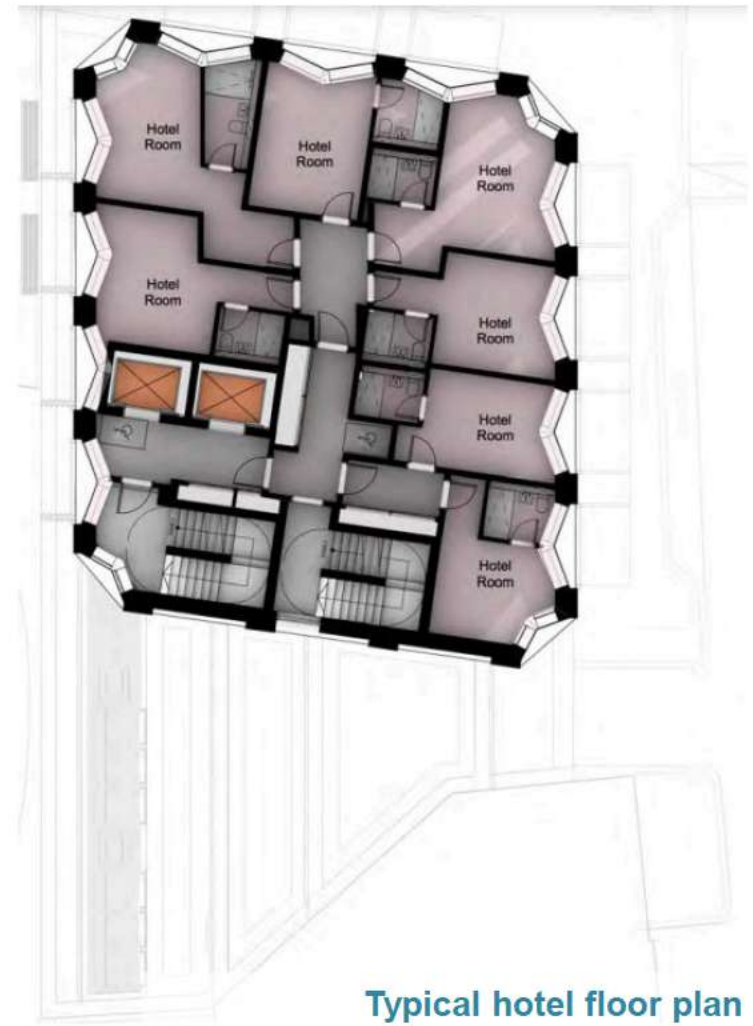
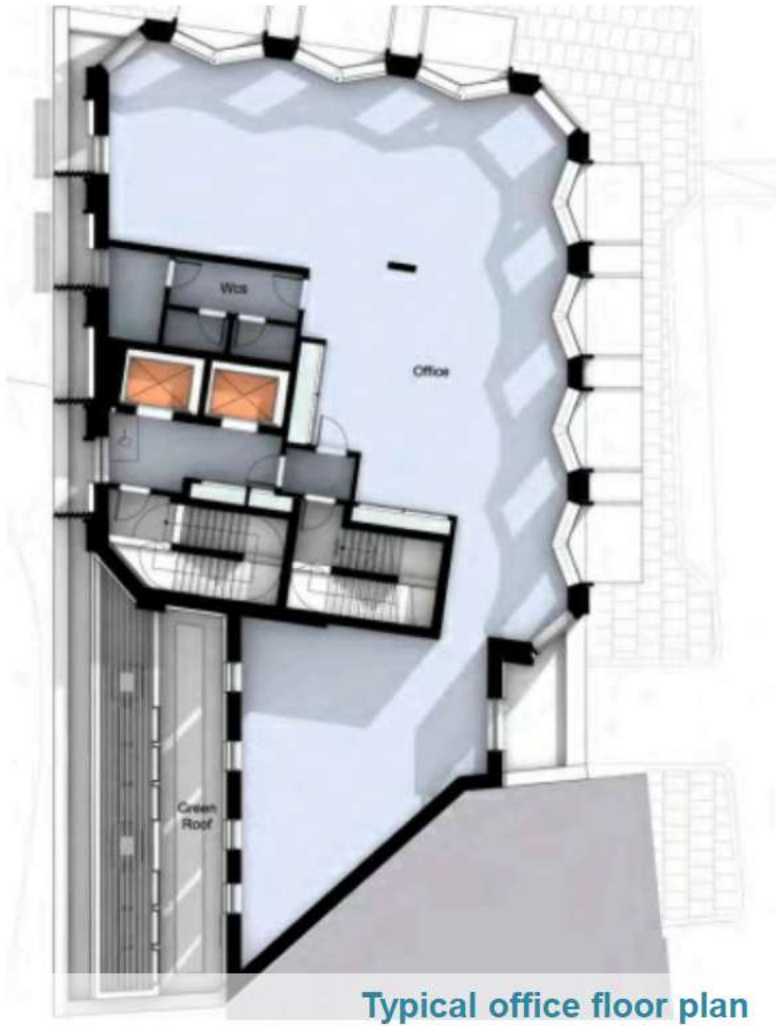
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Internal layout



14

Internal layout



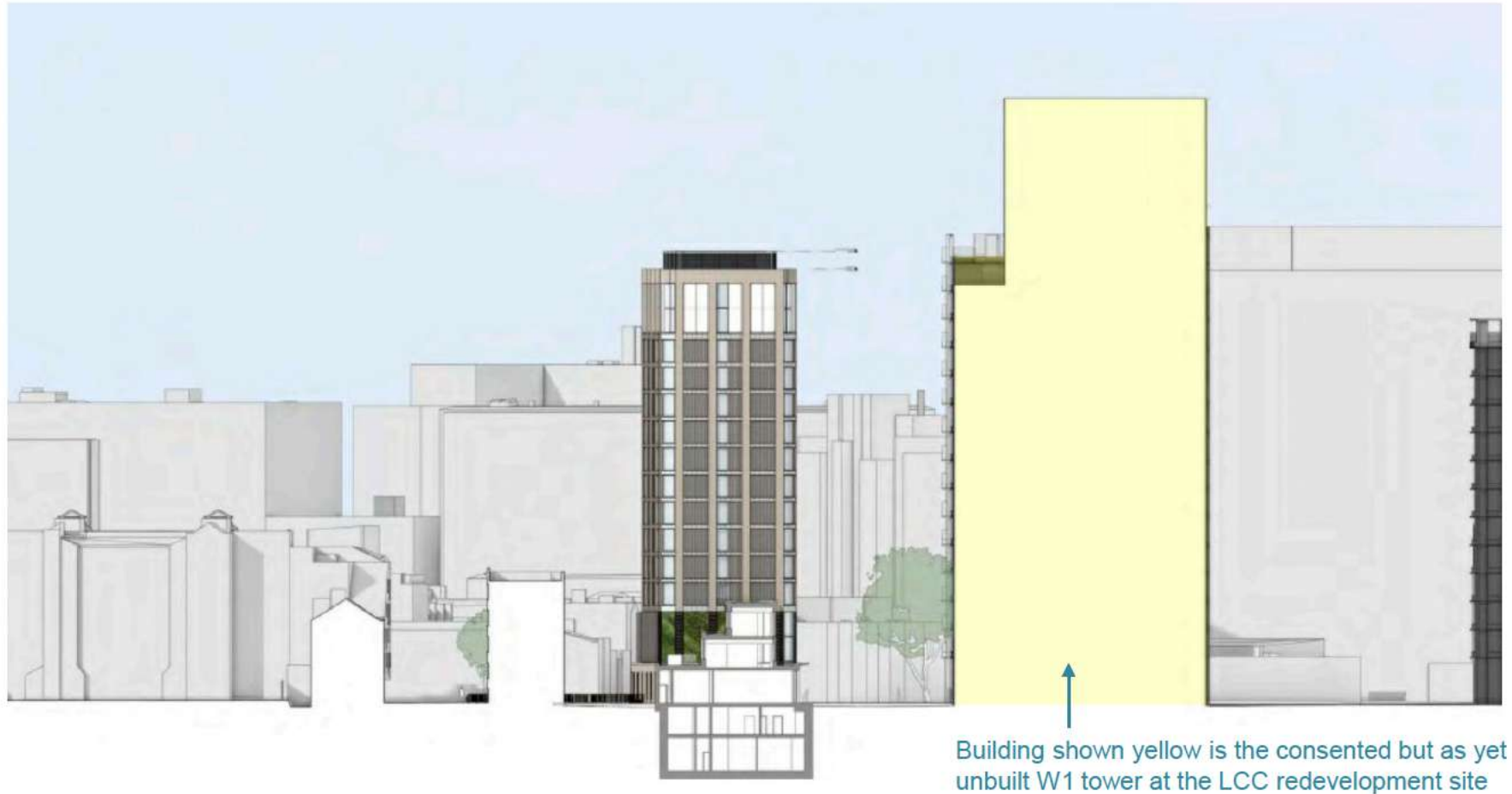
15

Proposed west elevation in context



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Proposed south elevation (and part section) in context

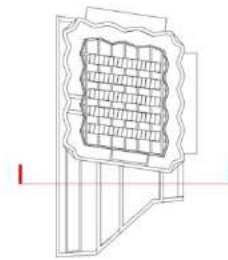


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Proposed sections in context



Proposed south-north section (i.e. looking westwards), shown in the consented context



Proposed west-east section (i.e. looking northwards), shown in the consented context

Form and architecture



Pale GRC/ stone
cladding



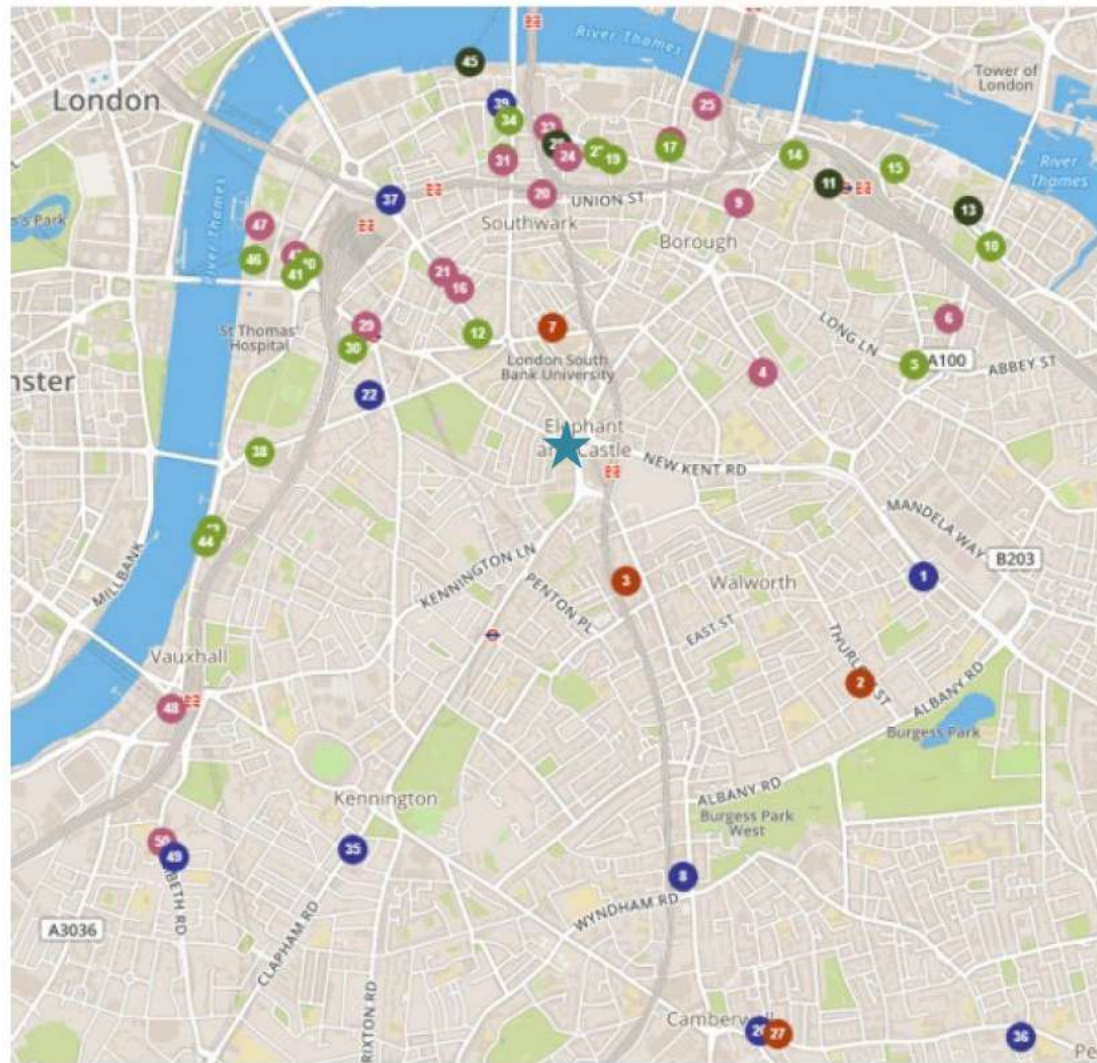
Corten weathered
steel



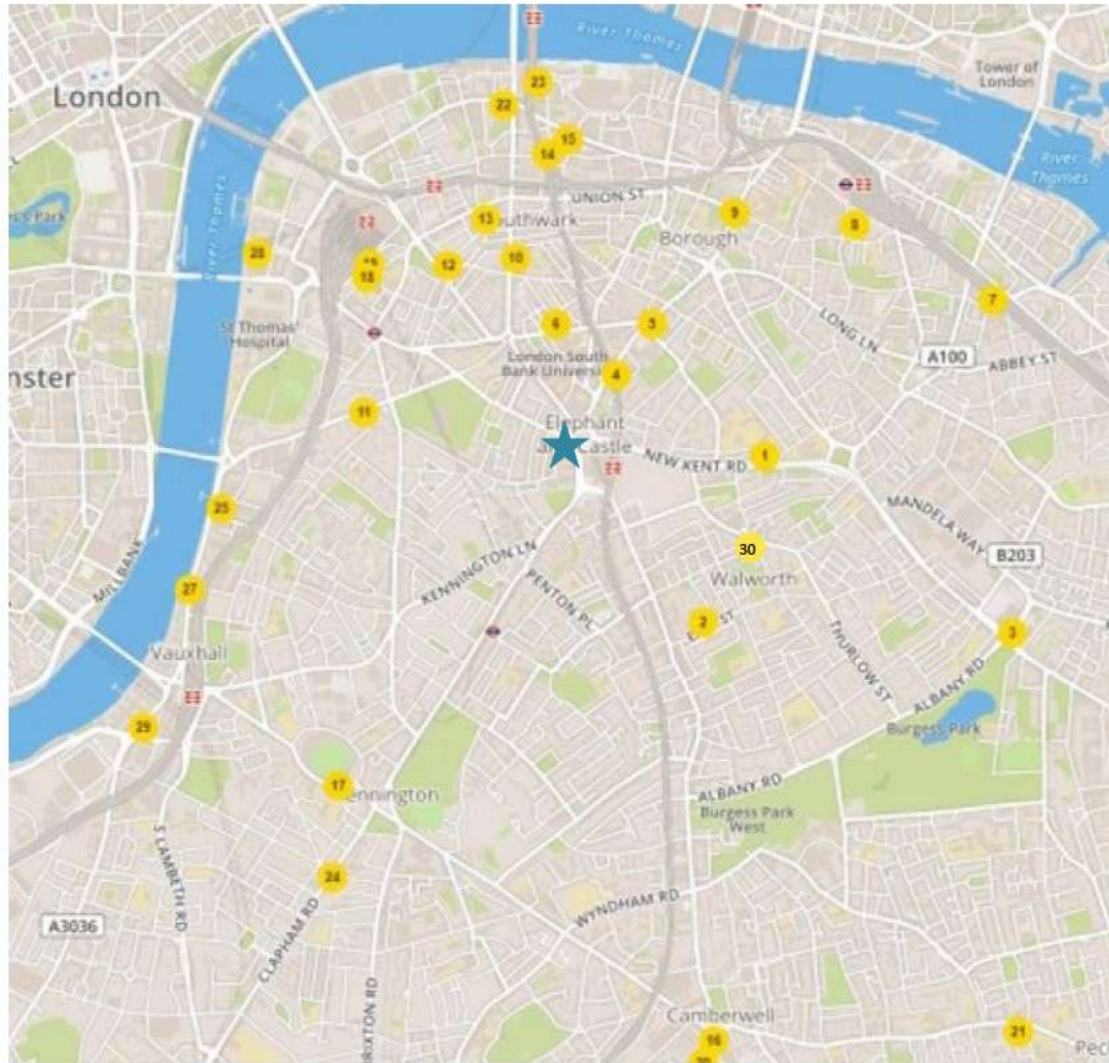
Linear bricks



Existing hotel supply

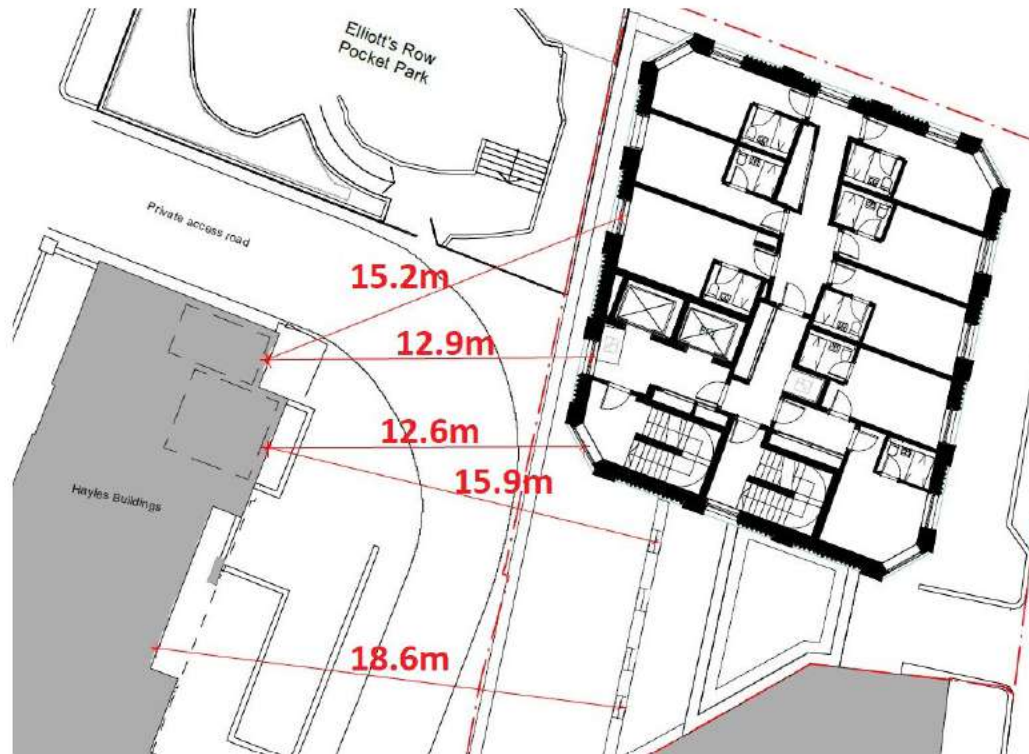


Future hotel supply



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Relationship to surroundings



Separation distances between proposal and Hayles Buildings



Glazing treatments

Photos as existing



Existing view towards site north along Oswin Street (cumulatives in pink)



Existing view towards site from Hayles Street



Existing view towards site from St George's Road

Visualisations of the proposal in relation to the existing context



Proposed view towards site north along Oswin Street



Proposed view towards site from Hayles Street in existing context



Proposed view towards site from St George's Road (cumulatives in pink)

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Visualisations of the proposal in relation to the consented context



Proposed view towards site north along Oswin Street (cumulatives in pink)



Proposed view towards site from Hayles St (cumulatives in pink)



Proposed view towards site from St George's Road (cumulatives in pink)

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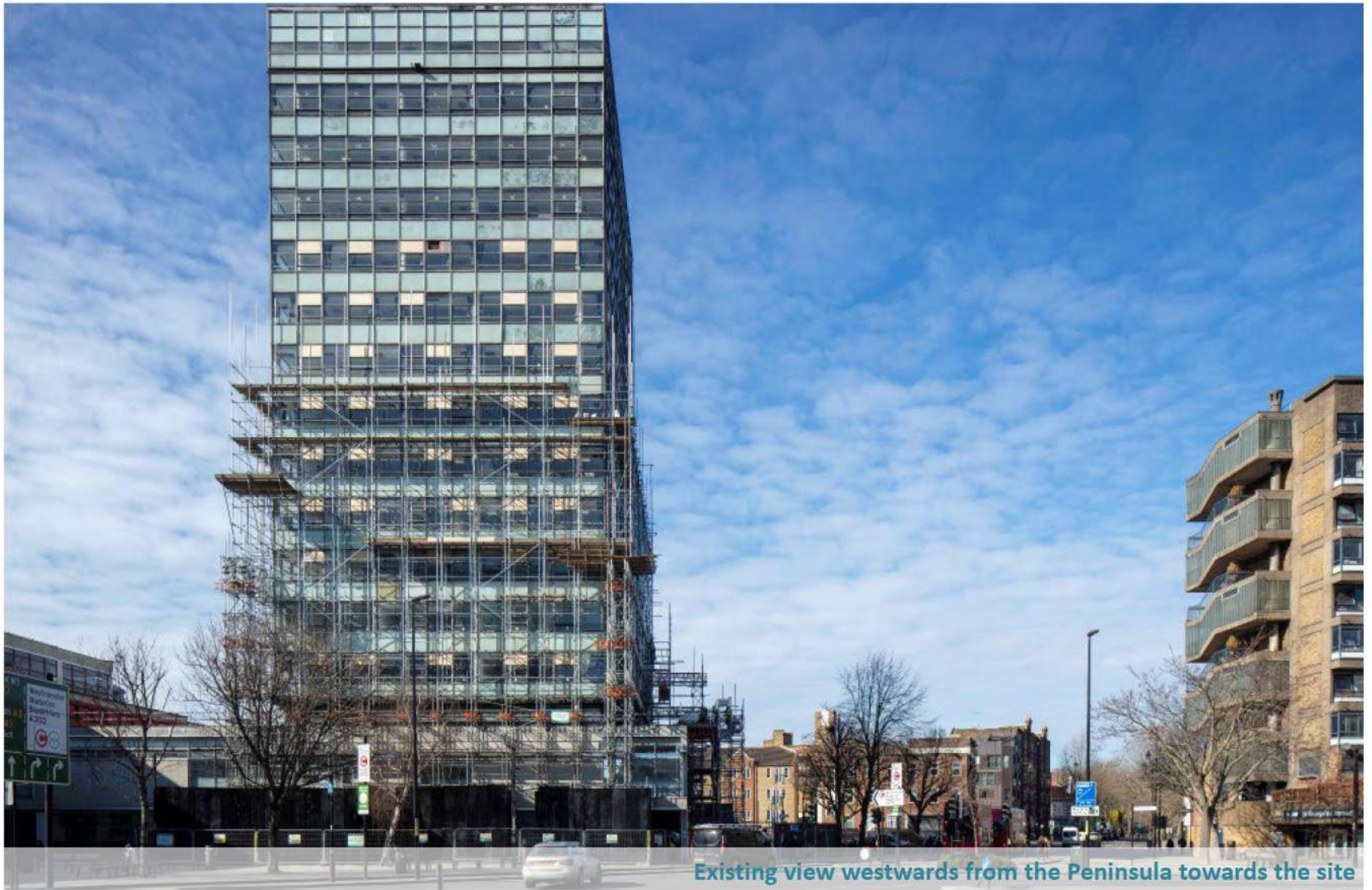
Existing view eastwards towards the site from St George's Road

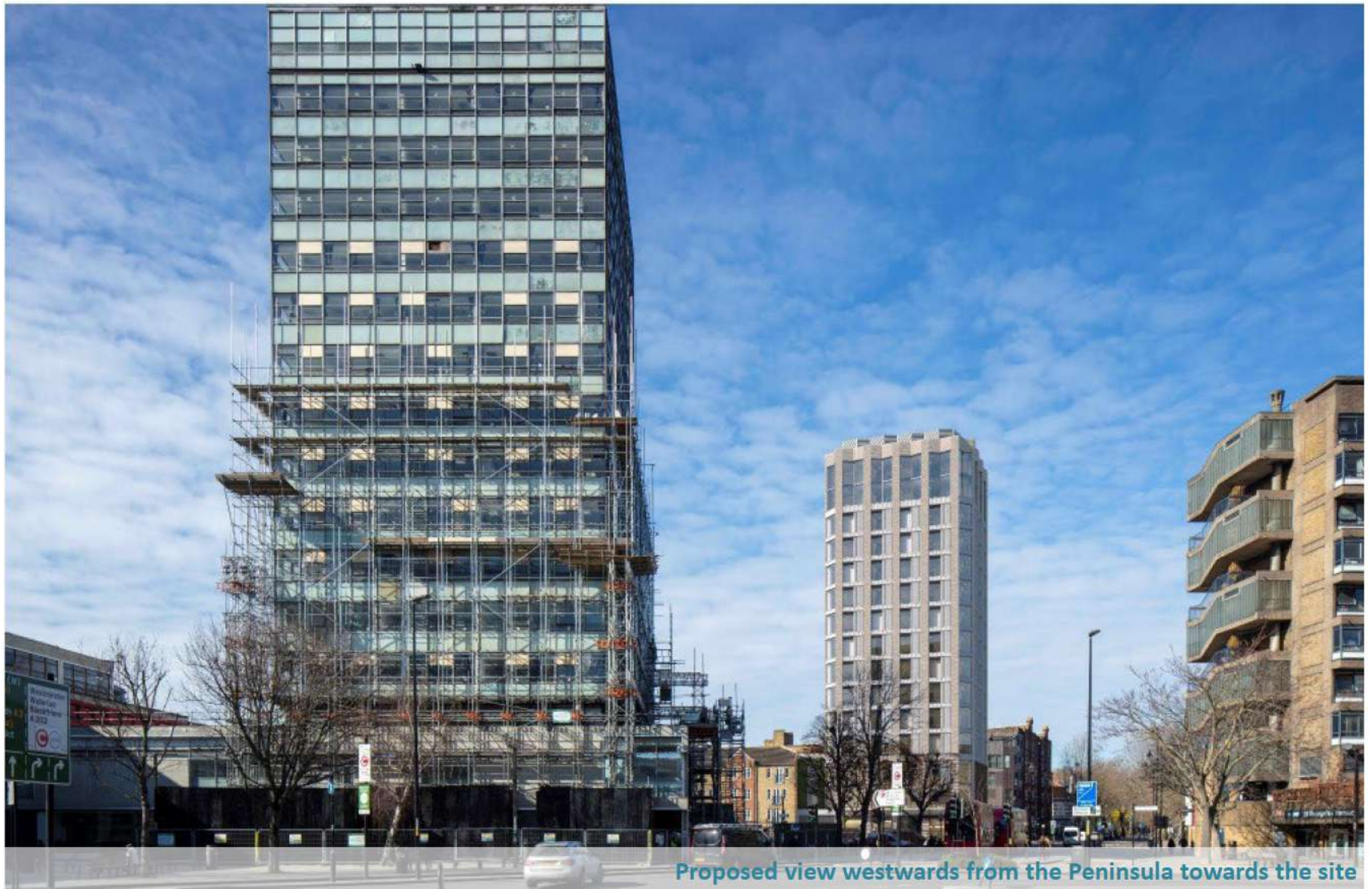


Proposed view eastwards towards the site from St George's Road



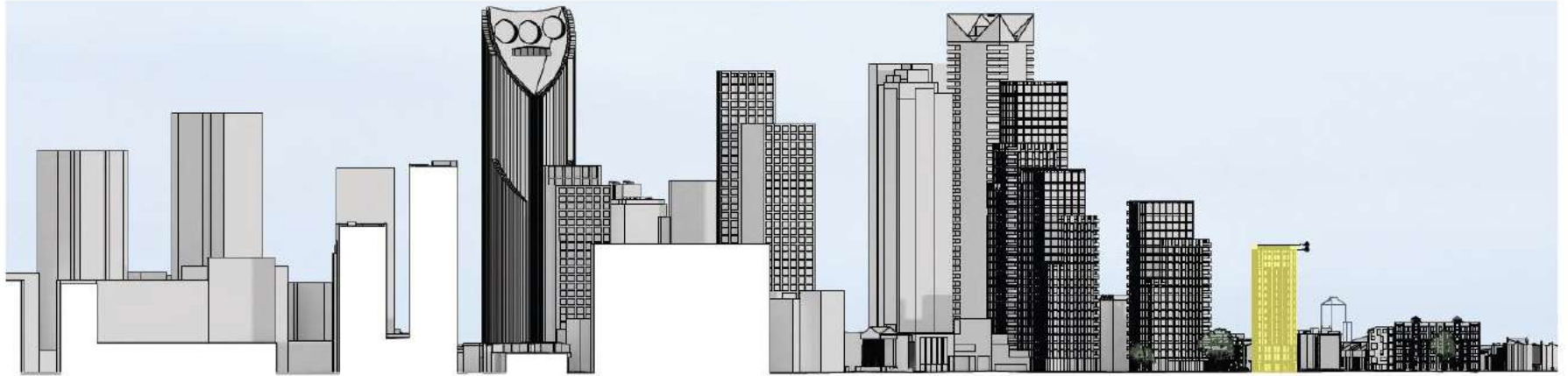
Proposed view eastwards towards the site from St George's Road (cumulatives in pink)







Long section showing the proposal in relation to existing and future (consented) context



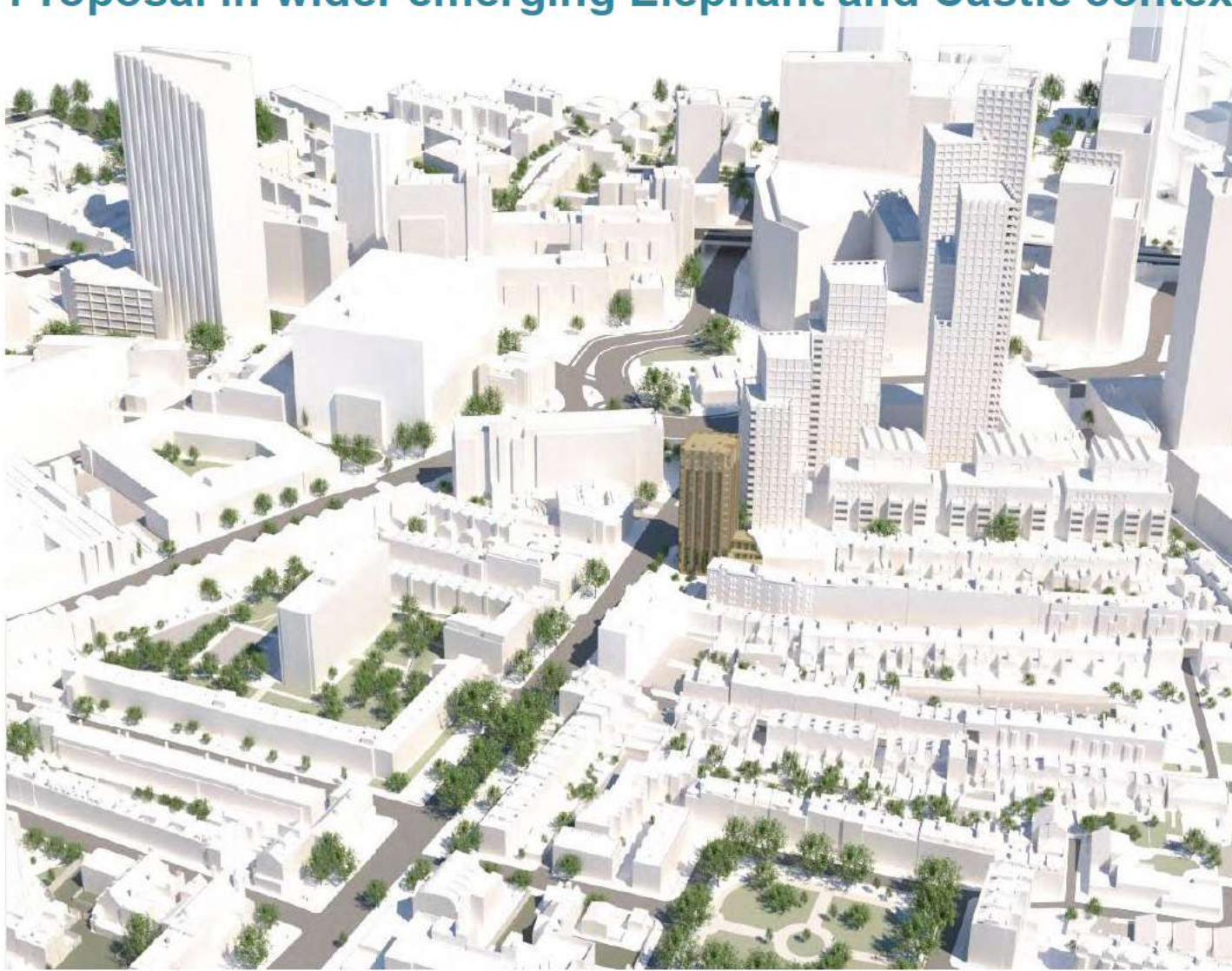
East-to-west section



North-to-south section

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Proposal in wider emerging Elephant and Castle context



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Pocket Park mitigation

- **Green walling** proposed to levels 01 and 02 of the building's west elevation to soften the interface.
- **Obscuring treatments** to some of the windows facing the Pocket Park
- Through the course of the construction phase and five years post-permission, **developer will pay for the replacement of any planting/ landscaping that dies or becomes damaged.**
- Developer contribution of **£19,760 to fund the provision of under-5s play within the vicinity** for the duration of the construction phase
- Developer contribution of **£12,678 for a 'Long-Term Enhancement Fund'** for the Pocket Park custodians to spend on landscaping enhancements



Existing view of the Pocket Park, taken from Elliott's Row



Proposed Pocket Park interface on the lowest three storeys

Public consultation responses

CONSULTATION RESPONSES: SUMMARY TABLE

NO. OF REPRESENTATIONS: **254**

NO. OF UNIQUE REPRESENTATIONS: **241**

Of the unique representations, the split comprises:

In objection: **232**

Neutral: **6**

In support: **3**

Summary of main reasons for objection

- **Design**

- **Excessive height | poor quality design | harm to Conservation Area**

- **Amenity Impacts**

- **Overlooking (of surrounding properties and the pocket park) | daylight/sunlight loss | air pollution | noise disturbance | wind impact**

- **Uses**

- **Hotel not needed | housing would be a more appropriate use | no community uses/facilities proposed**

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Summary of main reasons for objection

- **Public space, greening and landscaping**

- **Poor provision of public space | Negative impact on the pocket park**

- **Environment and sustainability**

- **No justification for demolishing (rather than retaining) existing building**

- **Transport**

- **Strain on local infrastructure | increased traffic, especially along nearby residential side streets | safety risks for cyclists and pedestrians**

- **Community consultation**

- **The proposal was not amended in response to community feedback during pre-application engagement | Poor developer consultation**

- **Application details**

- **Application documents contain incorrect/misleading information**

Benefits of proposal

- Uplift in employment floorspace and two new modern retail units
- New mid-range hotel accommodation, **supporting London's tourism function and adding to the vitality and vibrancy of Elephant and Castle Major Town Centre**
- Free-of-charge **community access to meeting rooms** outside of working hours
- Enhanced and activated St George's Road frontage, together with public realm improvements
- Potential to deliver **up to 102.5 jobs FTE jobs**, including **11 sustained jobs for unemployed Southwark residents** within the development once operational
- Carbon savings of **>40%** and BREEAM 'Excellent' targeted
- Greening measures, resulting in a UGF of 0.40
- **Re-accommodation of existing SME operator in modern on-site premises, with rent capped at affordable rates**
- **High quality architecture**
- Height and **design appropriately responds to the surrounding context**, with the harm caused to the character or setting of nearby heritage assets outweighed by the public benefits.

Item 6.2 - 21/AP/0681

24 Crimscott Street, London, SE1 5TE

Demolition of existing building and redevelopment to provide an eight storey (27.7m AOD) building comprising flexible Commercial, Business and Service floorspace (Class E(g)) along with public realm improvements, landscaping, secure cycle parking, refuse and recycling facilities and other associated works.

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EXISTING SITE PLAN

- Located on the corner of Crimscott Street and Willow Walk
- Vacant warehouse building
- Old Kent Road Opportunity Area
- Within site allocation OKR2
- Not within the boundaries of a conservation area





01



02



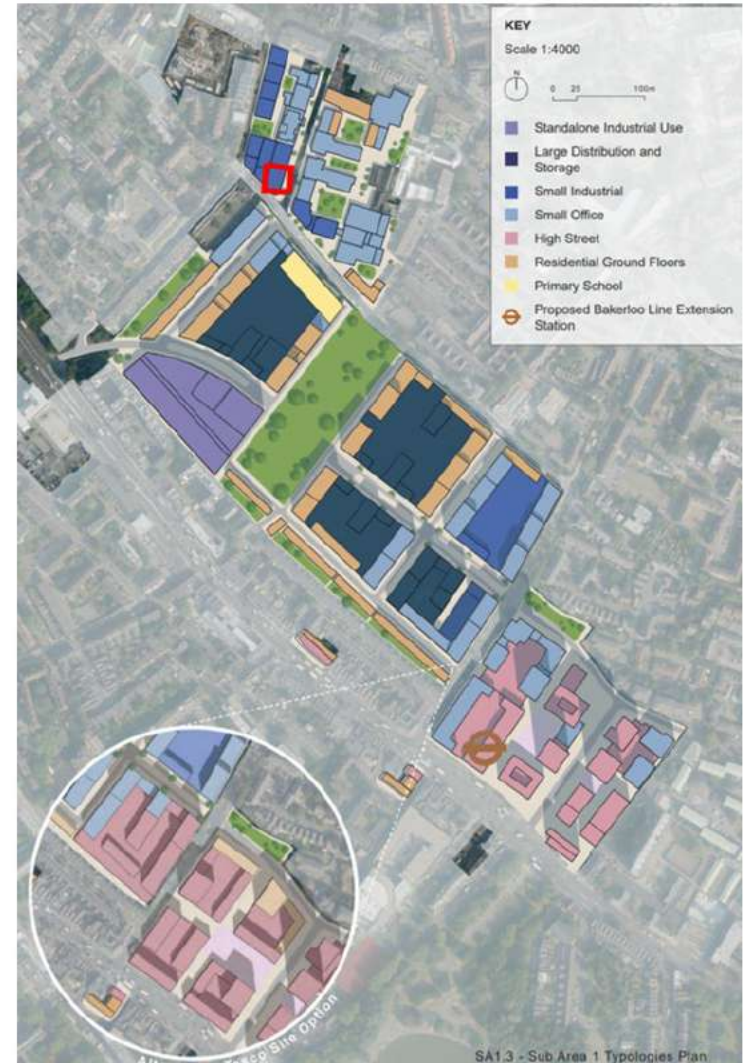
03



04

OLD KENT ROAD AREA ACTION PLAN





PROPOSED SCHEME



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REPRESENTATIONS

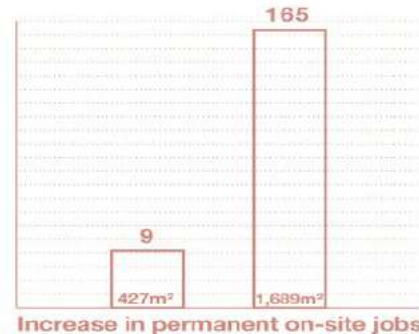
- Two rounds of consultation, some of these are from the same occupiers.
- 62 of the responses are against the proposed development.
- 5 responses were supportive of the previously proposed mixed use development supportive of the development.

PROPOSED EMPLOYMENT

+156
direct on-site jobs

+314%
increase in office floorspace

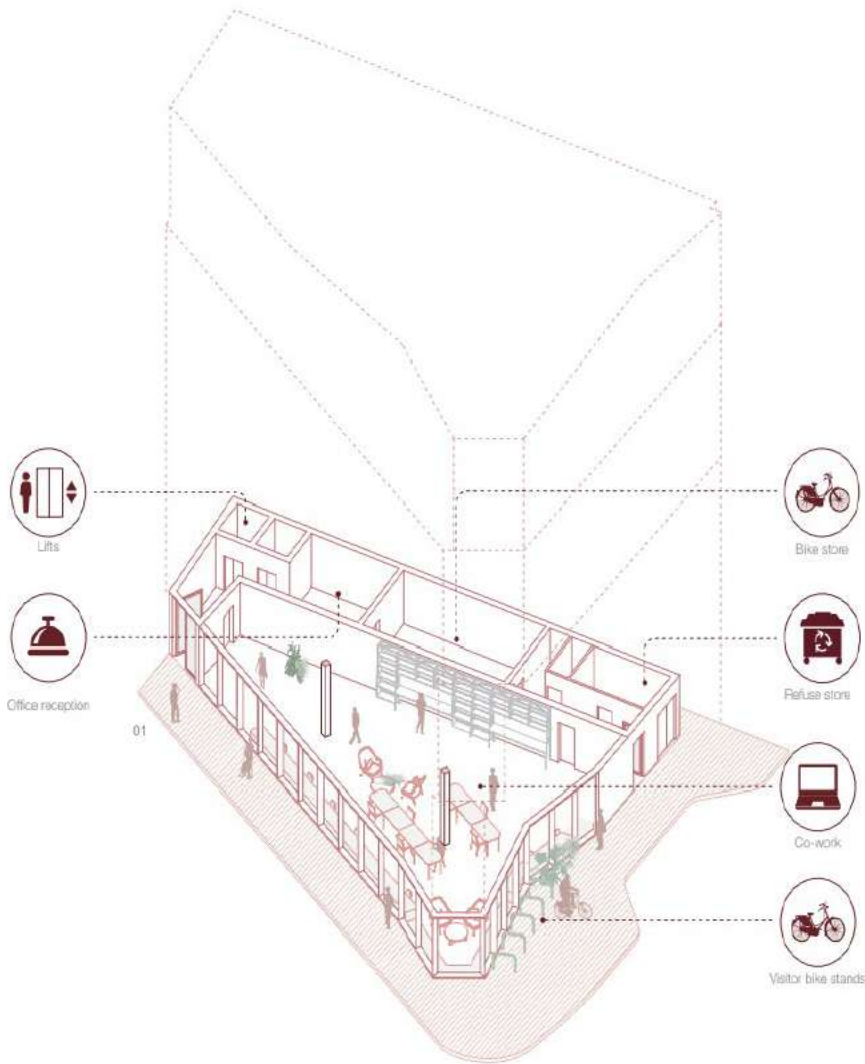
x18 increase
in on-site employment



- Commercial floorspace increased from existing 427m2 to 1689m2
- 10% Affordable workspace provided on site
- Significant increase in jobs on site

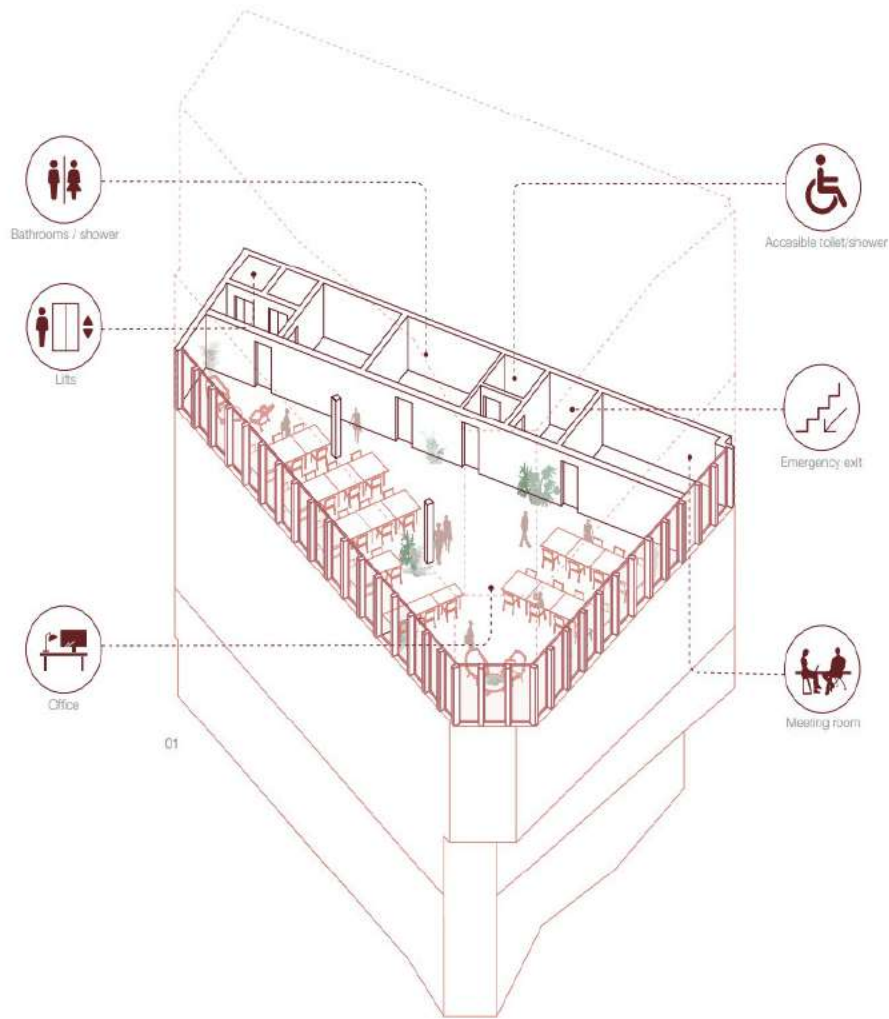


GROUND FLOOR WORKSPACE/LAYOUT



- 165sqm of Affordable workspace
- 4 metre floor to ceiling height
- Tall entrances characterise the base of the building with three distinct doorways

TYPICAL UPPER FLOOR LAYOUT



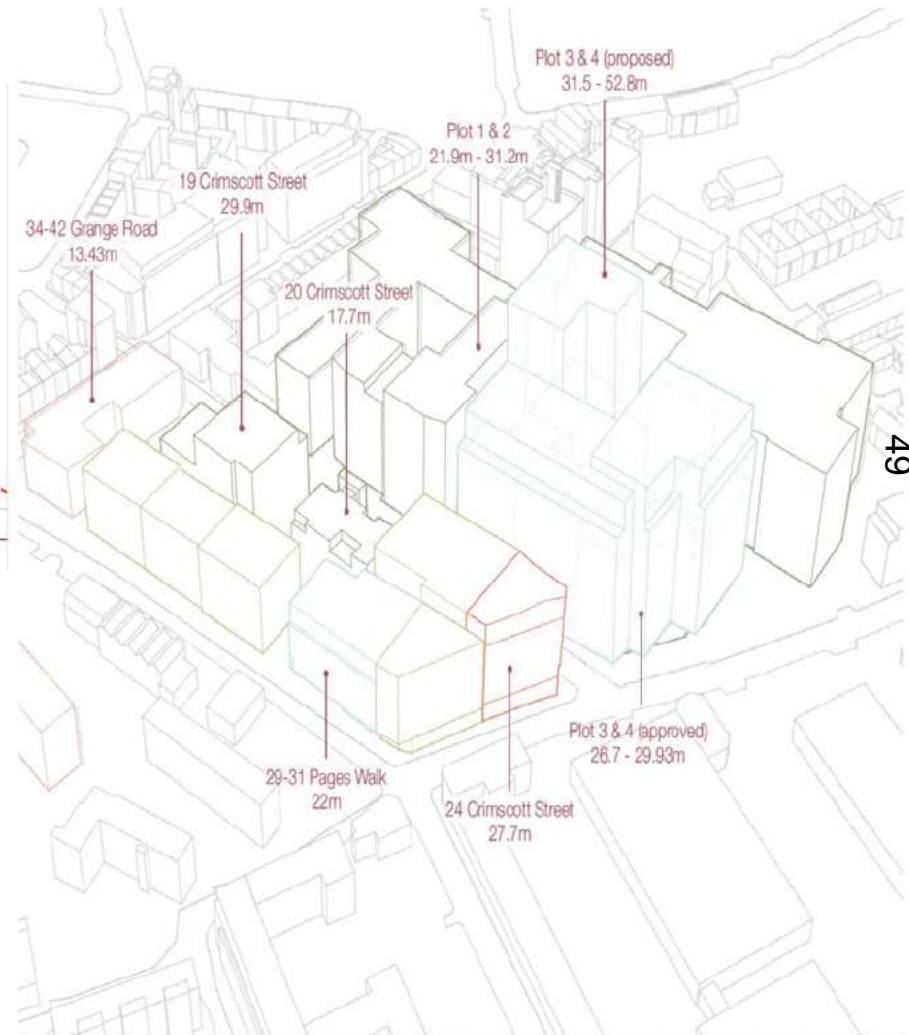
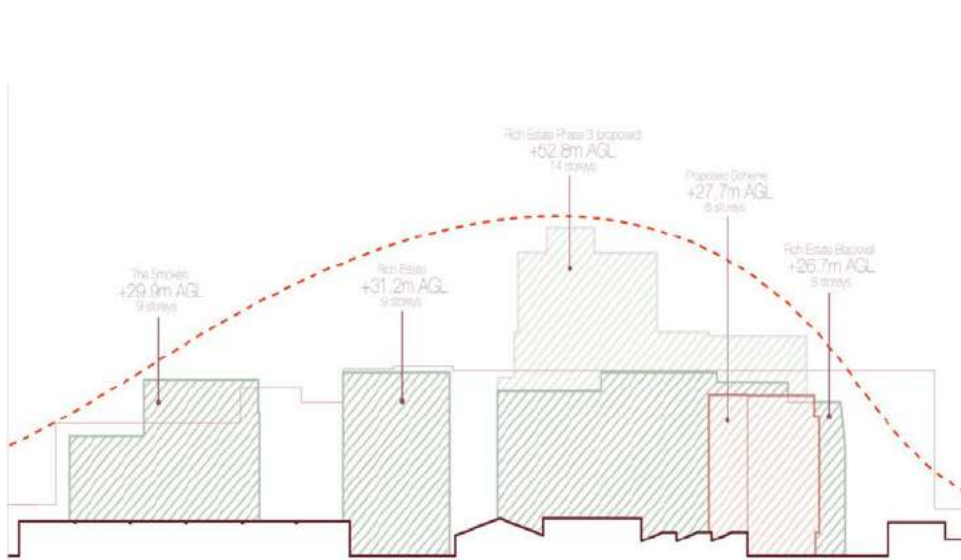
- Each typical floor plate provides on average 218sqm of workspace
- Floor-to-ceiling heights are 2.8m
- Each office floor has built-in storage lockers, secure cycle lockers, bathrooms, showers and kitchenettes.

BUILDING HEIGHT



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BUILDING HEIGHT



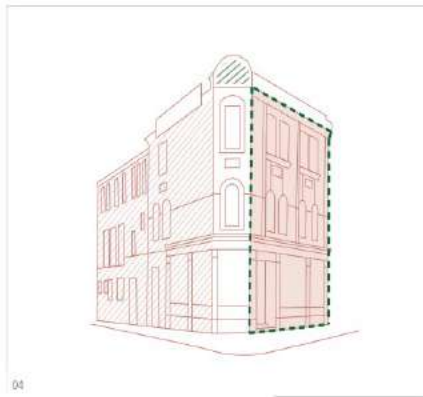
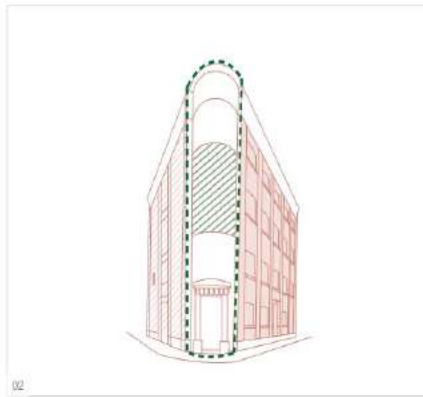
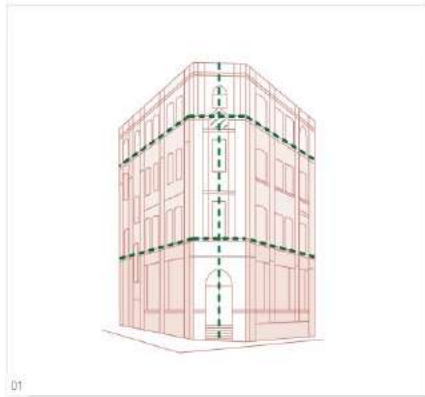
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DESIGN AND MATERIALITY



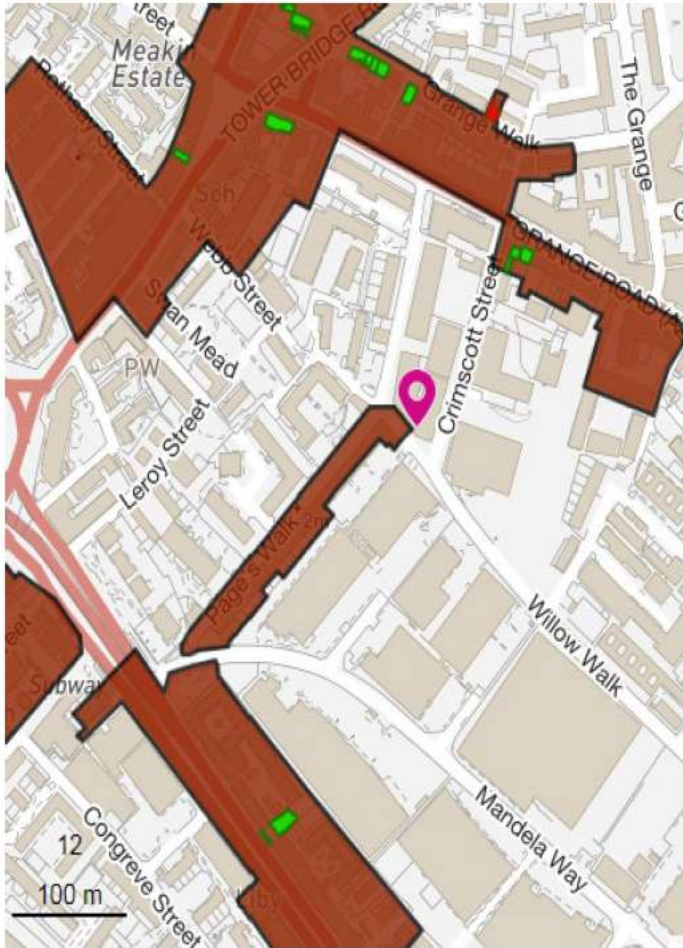
- A. Aluminium Curtain wall with clipped cover profiles
- B. Glulam and steel composite frame with Cross-laminated timber (CLT) floors
- C. Steel cross bracing
- D. Curtain wall with Corten steel capping
- E. Cast iron decorative cladding

DESIGN AND MATERIALITY



- 01. 35-55 Bermondsey Street: corner with Crucifix Lane, 1981
- 02. The Morocco store, Bermondsey
- 03. The Neptune Public House, Bermondsey
- 04. Star and Garter Public House Bermondsey

NEARBY HERITAGE ASSETS



Existing



Proposed



Existing

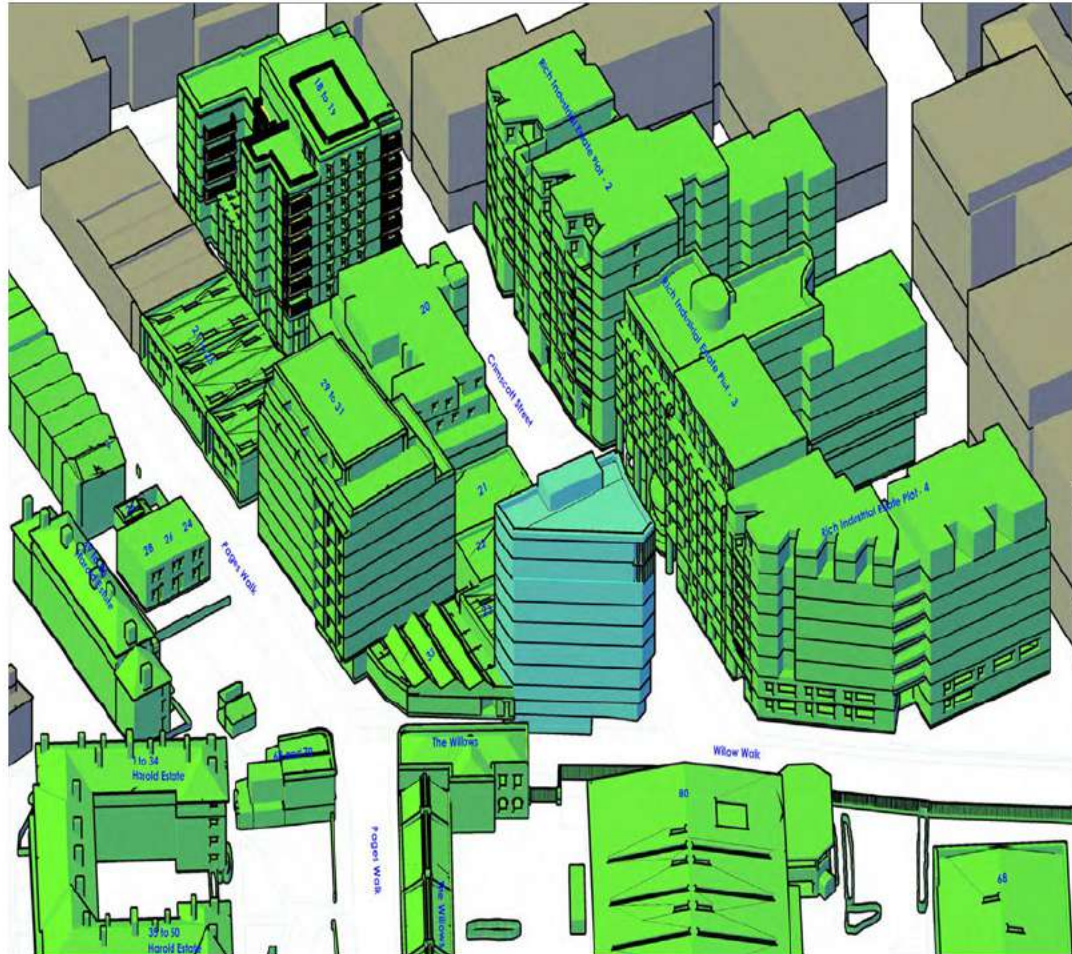


Proposed



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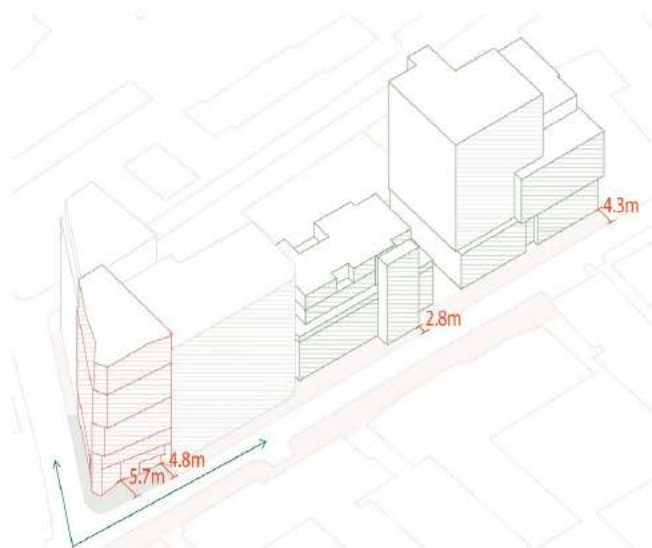
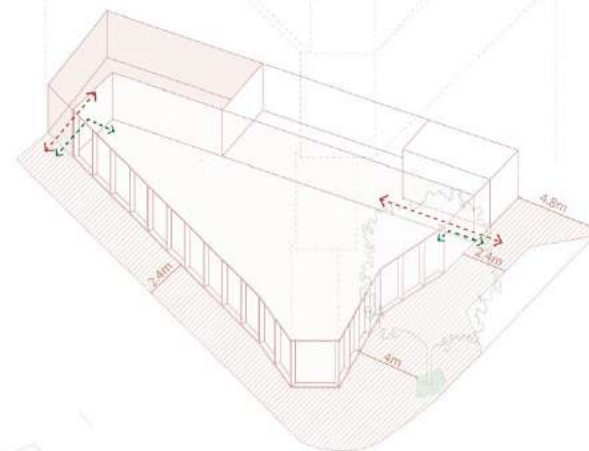
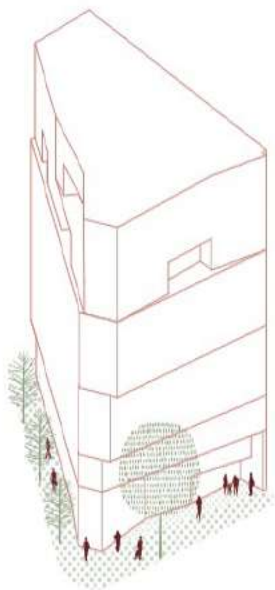
IMPACT TO NEIGHBOURING OCCUPIERS



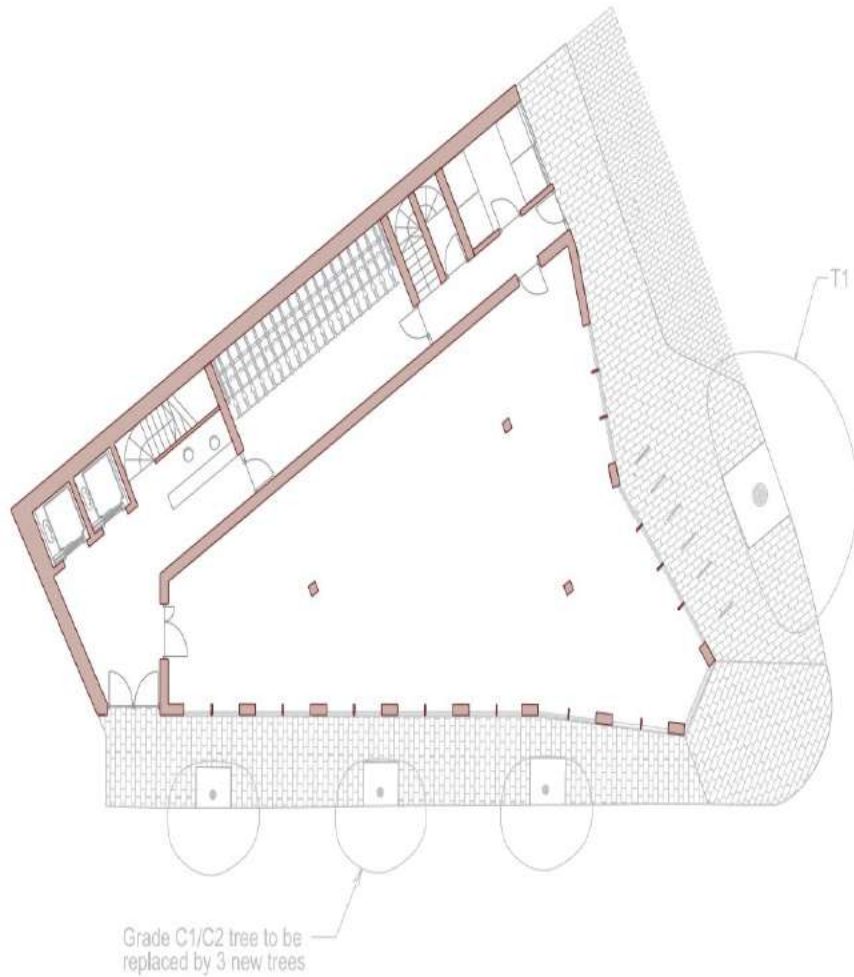
- Most at risk occupiers are located at the adjacent Rich Estate plot when it is constructed, and to the rear amenity area of nos 1-34 Harold Estate
- Submitted BRE Assessment demonstrates that potential affected windows retain high levels of daylight using the Vertical Sky Component methodology

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PUBLIC REALM



TREES

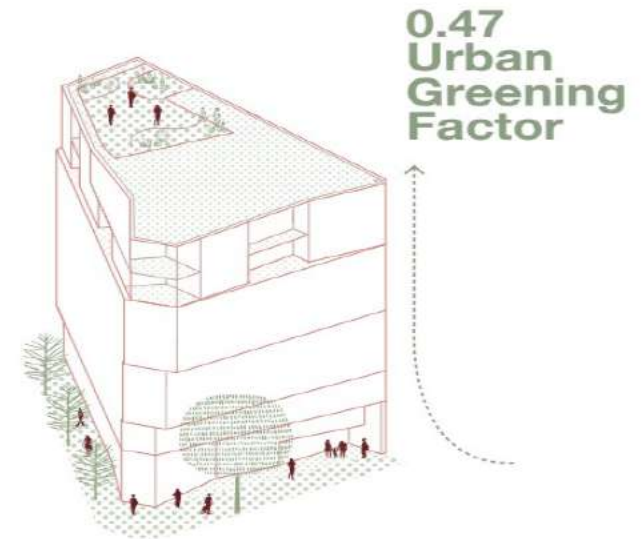
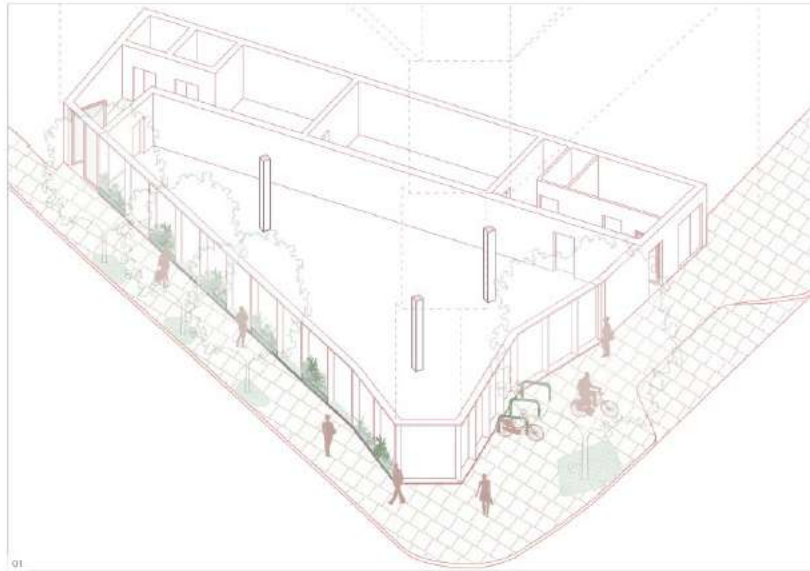


Tree ID	Species	Height (m)	Life Stage	Life Expectancy	BS Category
T1	<i>Allanhus altissima</i> (Tree of Heaven)	14.0	Mature	20-40	B1/B3
T2	<i>Acer platanoides</i> (Norway Maple)	10.5	Mature	10-20	C1/C2



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LANDSCAPE AND URBAN GREENING FACTOR



**0.47
Urban
Greening
Factor**

Surface Cover Type	Factor
Intensive green roof or vegetation over the structure	0.8
Flower-rich perennial planting	0.7
Amenity grassland	0.4
Permeable paving	0.1
Standard trees planted in tree pits	0.8

Roof m ²	Landscape m ²	Total
155.6		155.6
9.26	8.7	17.96
		0
	50	50
	28.2	28.2

Areas

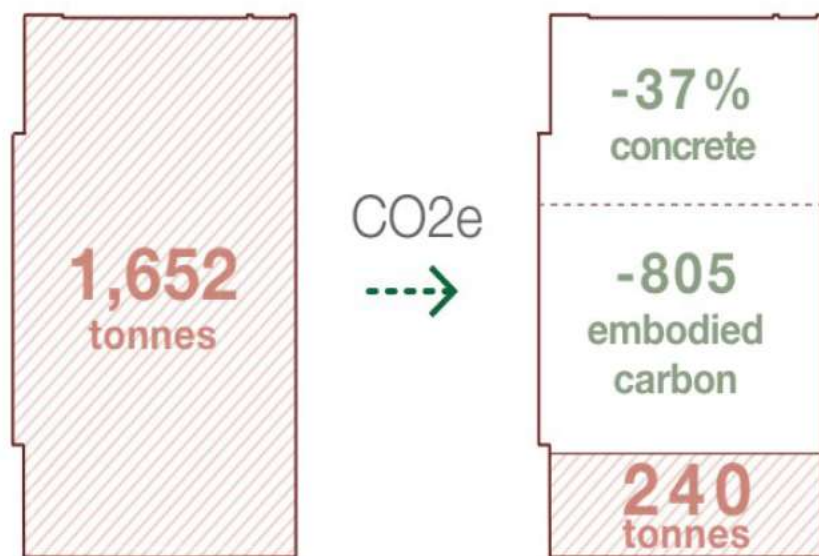
Total site area m ²	353
Building footprint	292
Permeable paving	50
Green roof area	156
Bio-retention areas (Perennial planting)	18
Amenity grassland	0
Standard trees planted in tree pits	28

Factor Calculations

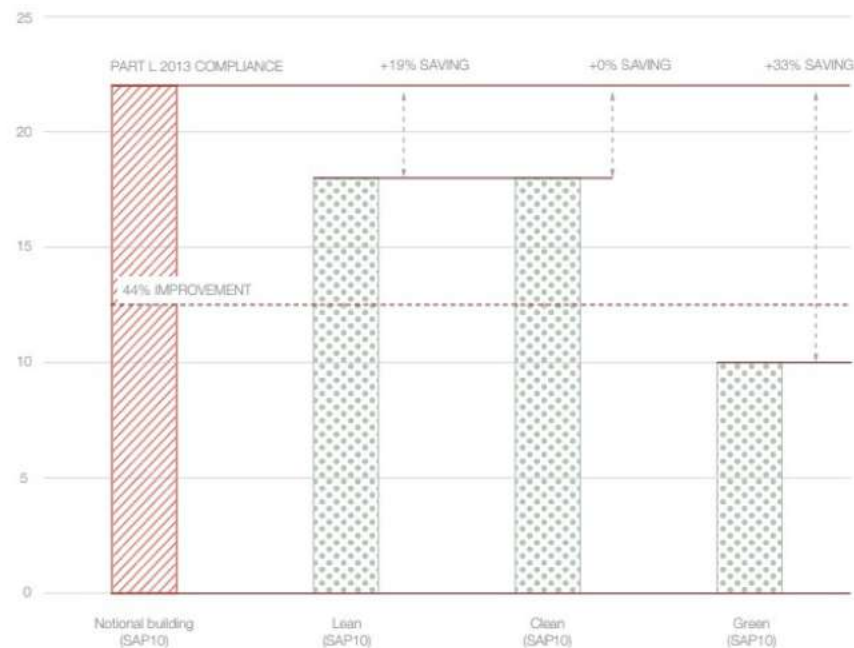
Building footprint	0
Permeable paving area	5
Green roof area	124.8
Bio retention areas	12.6
Amenity grassland	0
Standard trees planted in tree pits	22.4
Total	164.8

Urban Greening Factor 0.47

ENERGY AND SUSTAINABILITY

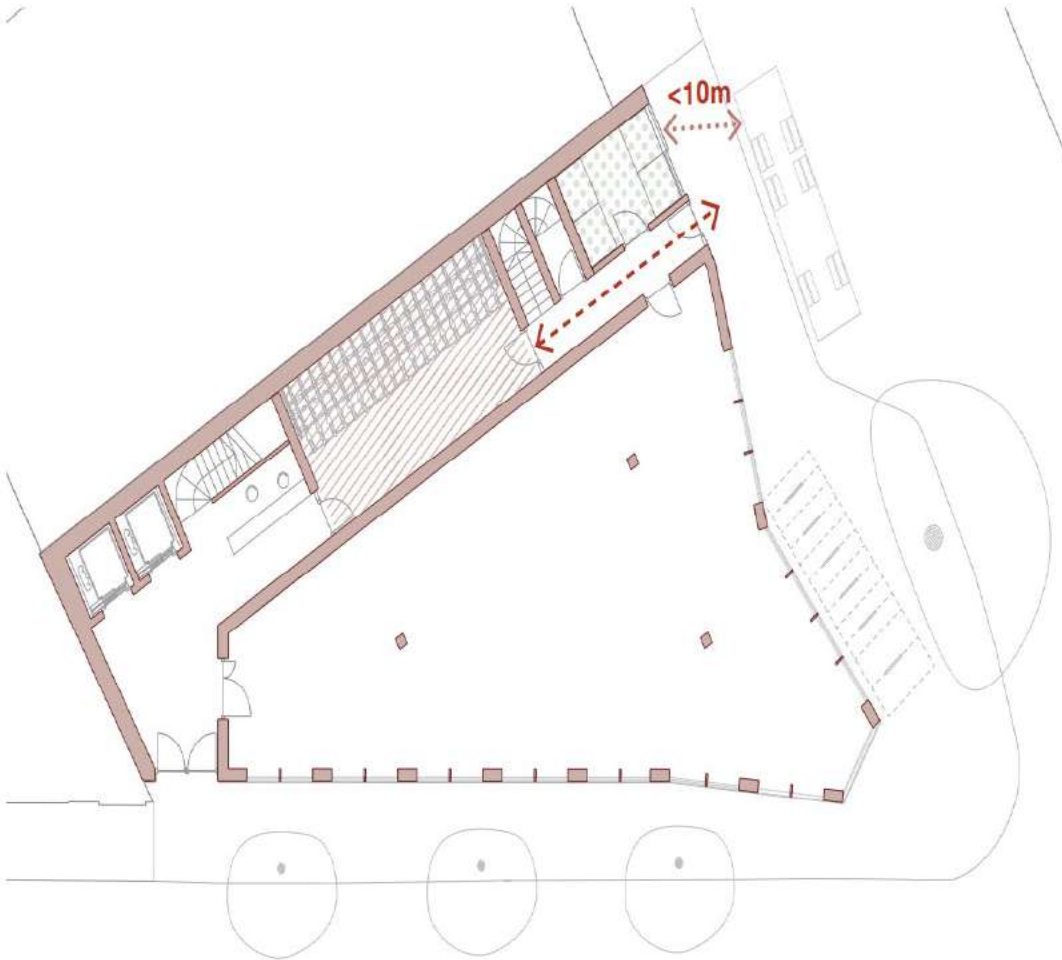


All concrete vs. CLT-hybrid embodied carbon calculation



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TRANSPORT



- Policy compliant cycle parking
- Car free development

CGI VIEWS OF DEVELOPMENT



CGI VIEWS OF DEVELOPMENT



SUMMARY

- Uplift in employment floorspace
- 10% affordable workspace
- Minimal impact on neighbouring residents
- Compliant with aims and objectives of OKR2
- Improved public realm and pedestrian environment
- Improved landscaping, additional trees and compliant UGF
- 52% savings on Carbon dioxide emissions

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