

Planning Committee (Smaller Applications)

Tuesday 13 June 2023

7.00 pm

GO1 meeting rooms, 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

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6.	Development Management	1 - 25
	Tabled items: members' pack, addendum report	

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Webpage: www.southwark.gov.uk

Date: 13 June 2023

Welcome to Southwark Smaller Planning Committee

13 June 2023

MAIN ITEMS OF BUSINESS

Item 6.1 - 20/AP/3482 (FULL)
254-268 CAMBERWELL ROAD, LONDON, SE5 0DP

Item 6.2 – 20/AP/3483 (LISTED)
254-268 CAMBERWELL ROAD, LONDON, SE5 0DP



Councillor Cleo Soanes (Chair)



Councillor Jane Salmon
(Vice Chair)



Councillor Richard Livingston



Councillor Sabina Emmanuel



Councillor Ketzia Harper



Councillor Adam Hood



Councillor Richard Leeming



Southwark Free
Wi-Fi Password
Fr33Wifi!

Item 6.1 & Item 6.2

20/AP/3482 (FULL) & 20/AP/3483 (LISTED)

254-268 CAMBERWELL ROAD, LONDON, SE5 0DP

Construction of a mixed use building comprising residential (43 flats) and non-residential uses ancillary to the church, with a height of three to nine storeys, with bin stores, bike stores, car parking, plant rooms and landscaping serving the flats and service, plant, car and minibus parking spaces and back-of-house space for the adjacent church.

EXISTING SITE



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PROPOSAL SUMMARY

	Private Homes	Affordable social rent Homes	Affordable shared ownership Homes	Homes Total (% of total)
1 bed	7	2	4	13 (30%)
2 bed	9	4	2	15 (35%)
3 bed	11	4	0	15 (35%)
Total	27	10	6	43

Use Class	Existing sqm	Proposed sqm
Ancillary to the church	0	437.2
Use Classes E (g) (offices)	0	458.6

	Existing sqm	Proposed sqm
Play Space	0	206

CO2 Savings beyond part L Building Regulations	76.22%
Trees lost	0
Trees gained	6

	Existing	Proposed	Change +/-
Urban Greening Factor	0	0.31	+0.31
Run Off Rate	0.41/s	3.01/s	+2.61/s
Car parking spaces and Minibus parking spaces	50	22	-28
Wheelchair accessible parking spaces	0	4	+4
Electric vehicle car parking spaces (on site)	0	4	+4
Cycle parking spaces	0	83	83

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PROPOSED DEVELOPMENT VIEWED FROM THE SOUTH



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CONSULTATION RESPONSES

117 letters of support

61 letters of objection raising the following in relation to:

Amenity impacts

Design issues

Future occupiers' quality of accommodation

Environment and ecology

Land use

Fire safety

Transport

Energy and sustainability

Security issues

Consultation

Strain on community facilities

PROPOSED FIRST FLOOR



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DAYLIGHT AND SUNLIGHT ASSESSMENT

 Site Location

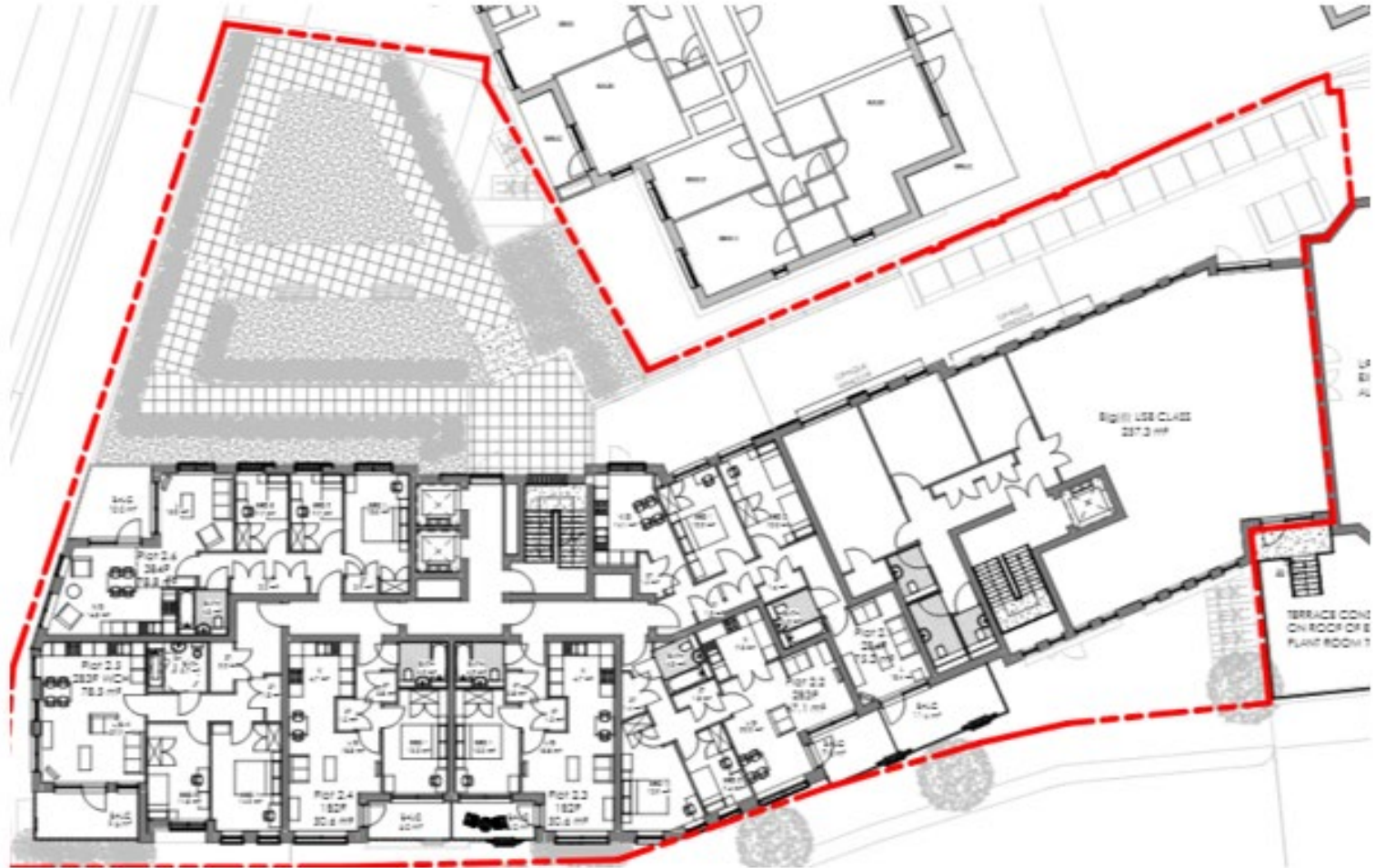


Figure 1: Site location and neighbouring buildings assessed

OVERSHADOWING STUDY



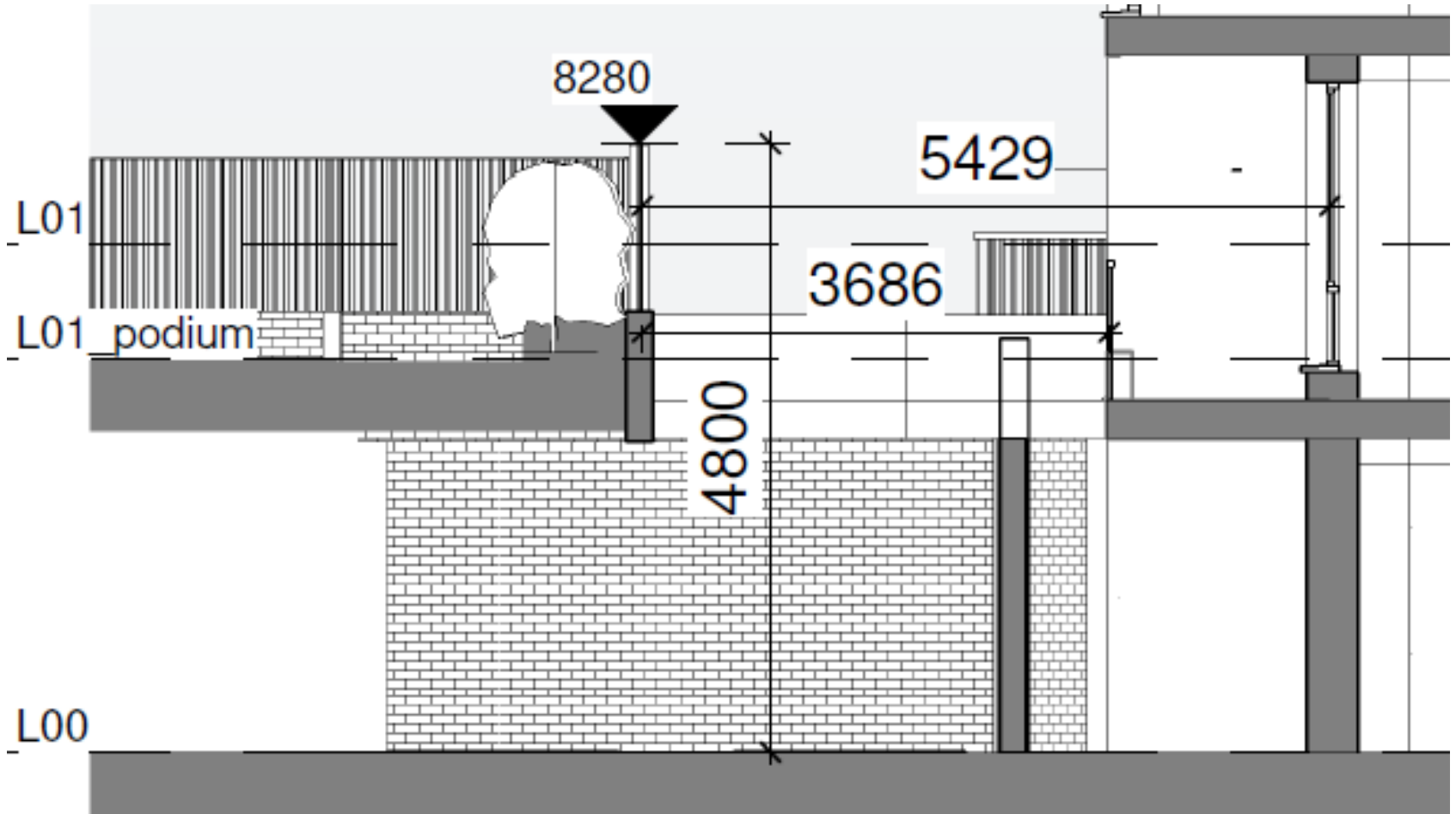
PROPOSED FIRST FLOOR



PROPOSED FIRST FLOOR

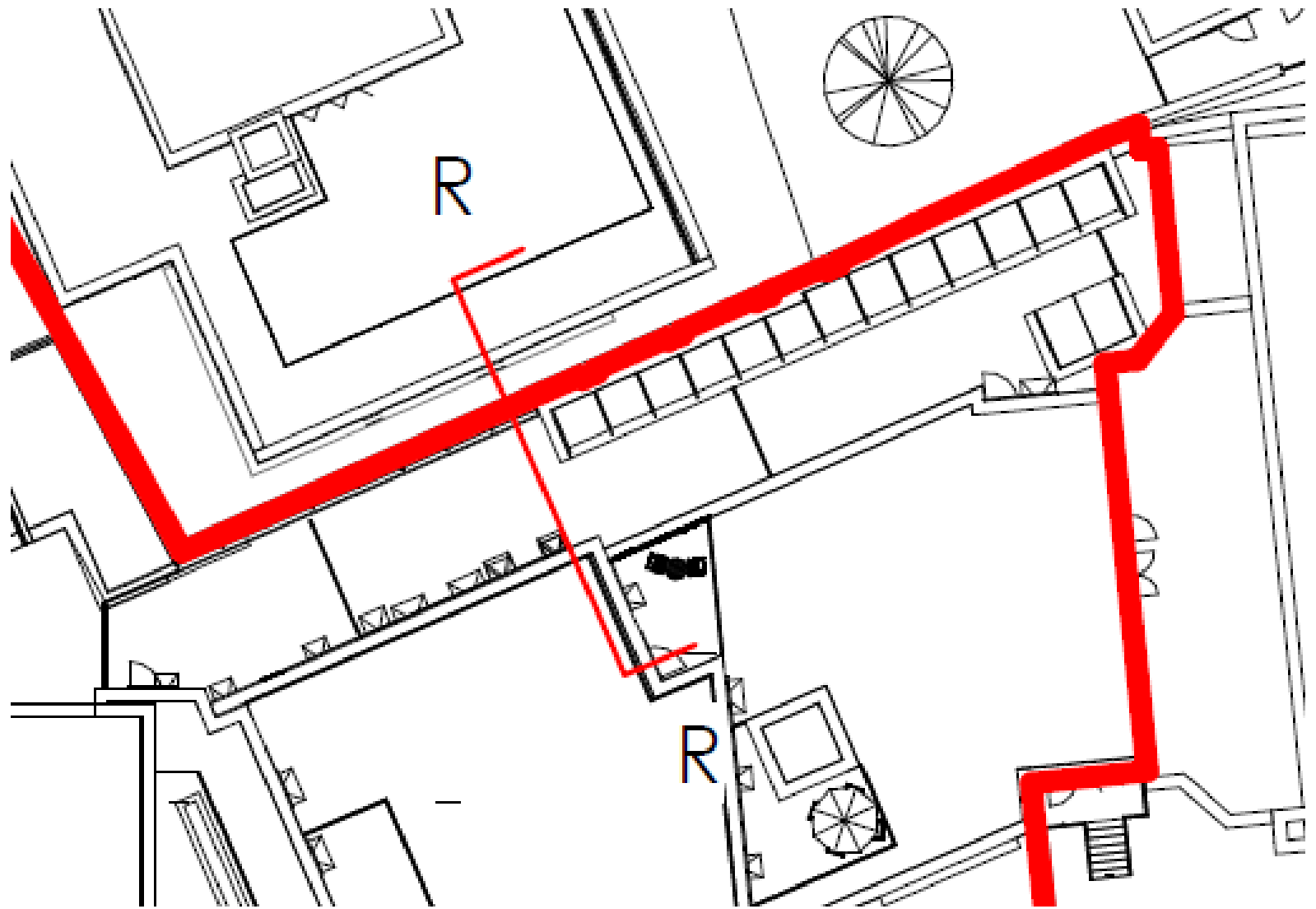


SECTION PROPOSED FIRST FLOOR: WITH 1.7M HIGH SCREEN



12

SECTION FIRST FLOOR



SECTION GROUND TO SECOND FLOOR

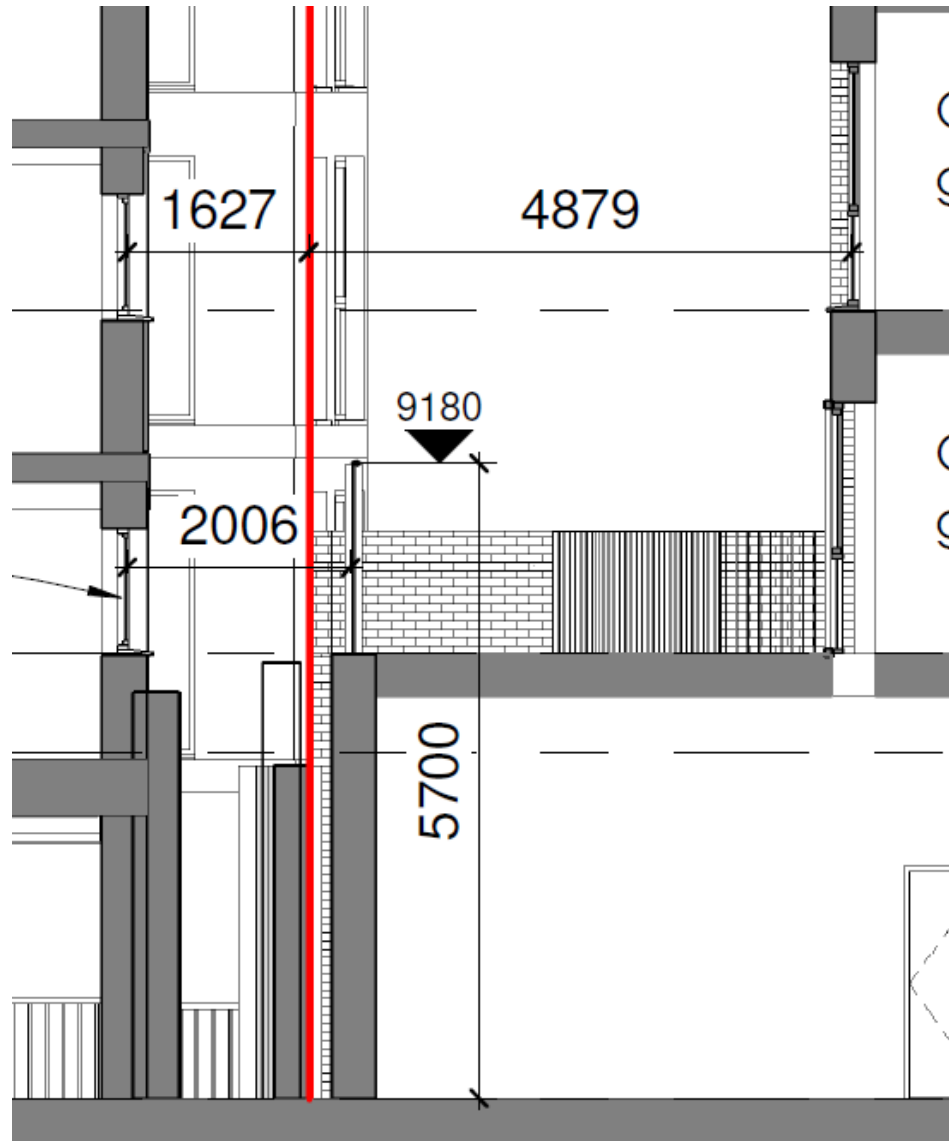


IMAGE OF PROPOSED PODIUM



PROPOSED PODIUM VIEWED FROM THE SOUTH

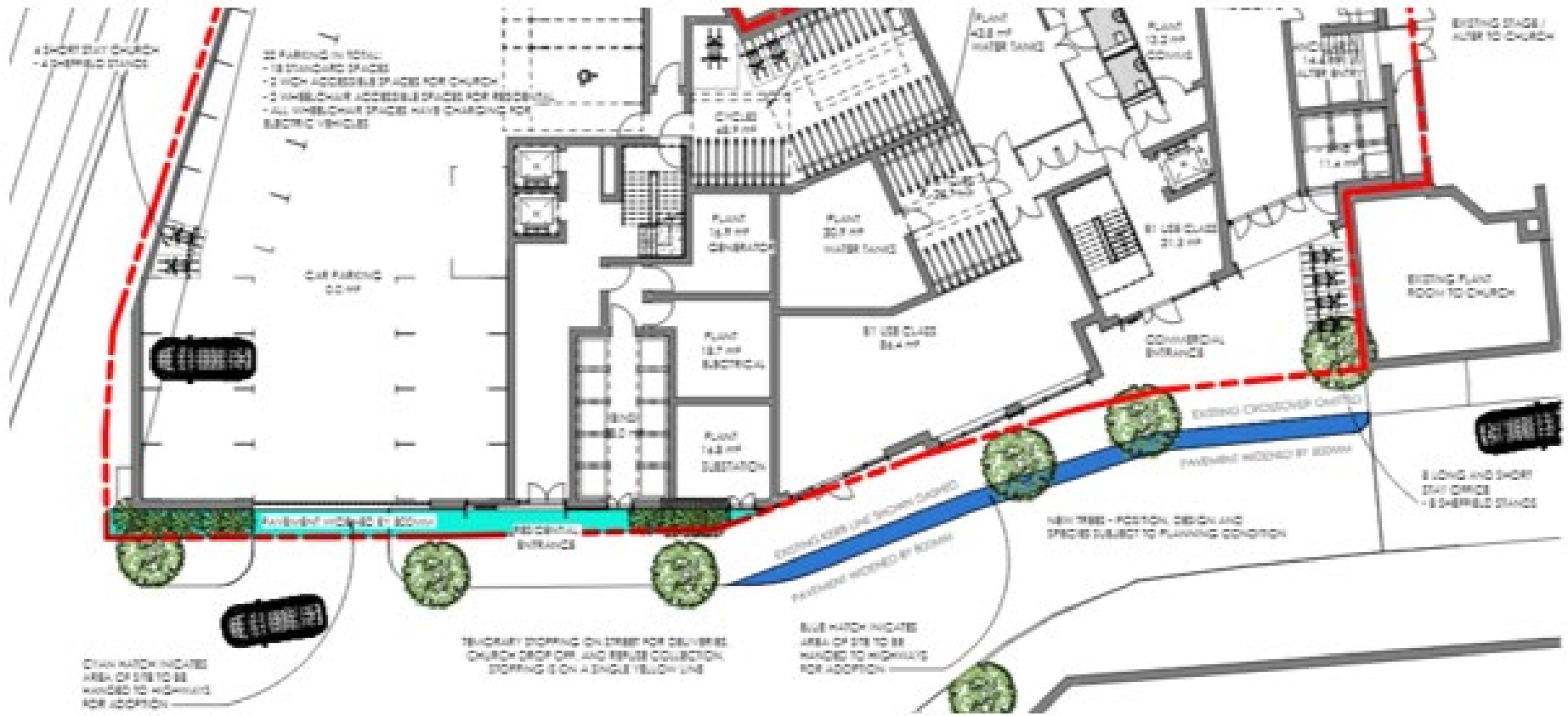


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DISTANCE BETWEEN PROPOSED PODIUM AND TERRACE TO THE NORTH



PROPOSED HIGHWAYS WORKS



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Item No: 6.1 & 6.2	Classification: Open	Date: 13 June 2023	Meeting Name: Planning Committee (Smaller Applications)
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Camberwell Green	
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 6.1: 20/AP/3482 for: Full Planning Application – 254-268 Camberwell Road, London

Corrections and clarifications on the main report

DESCRIPTION

4. Changed to refer to the relevant use classes and to include the commercial office use:

Construction of a mixed use building comprising 43 residential flats (Use Class C3), offices (Use Class E (g) (i) and offices ancillary to the church (Use Class F1 (f), with a height of three to nine storeys, with bin stores, bike stores, car parking, plant rooms and landscaping serving the flats and service, plant, car and minibus parking spaces and back-of-house space for the adjacent church.

Paragraph 14:

5. The table relating to green roof to state 535.6sqm and the reference to 83 cycle spaces to be corrected to refer 133 cycle spaces.

Paragraph 26:

6. Reference to '(5 flats)' in the table should be removed from the 'Policy requirement' box and moved to the 'Provided' box.

Paragraph 49:

7. The proposed office and hall ancillary to the church referenced in this paragraph not be conditioned but be included in the S106 legal agreement (and to be identified on a plan) stating that in addition to the main church use a community use strategy shall be approved before occupation so that local not for profit groups can use the space for community events.

Paragraph 60:

8. Change 'The proposal would not harm the significance of the building', to 'the proposal would have less than substantial harm to the significance of the listed building.'

Paragraph 125:

9. Amended plans removed the initially proposed drop-off bay on Medlar Street.

Paragraph 129:

10. The sentence is incomplete and should read 'The legal agreement would include a S278 agreement requiring the applicant to provide the above.'

Paragraph 133:

11. The applicant advised that 'the parking survey was prepared as asked for at the pre-application as part of the planning application and it is dated just some months before the application was submitted in November 2020. It could not reasonably have been done much later.'

Paragraph 136:

12. The correct number of cycle parking spaces are as follows:
The applicant has proposed a total of 133 cycle parking spaces on the ground floor. This would include 81 residential cycle parking spaces (3 Sheffield cycle racks containing 6 spaces - of which 2 would be wide spaces - 74 Josta racks and 1 cargo bicycle space), the re-provision of 36 prevailing cycle parking spaces for the church, four Sheffield cycle racks

containing 8 short stay cycle spaces for the church in the car parking area and 8 long and short stay office cycle parking spaces to the front of the site. This cycle parking level would be acceptable and would exceed the minimum cycle parking standards of policy P53 Cycling of the Southwark Plan.

Paragraph 169:

13. As the affordable housing provision is less than 40% an early and late stage review would be secured in the legal agreement.

Condition 24:

14. The word 'due' to be deleted to make it clear that the conditions relates to noise to the proposed flats.
15. Conditions 28 and 30 (restricting use classes) to be deleted and the use of the ancillary space to the church be included in the S106 legal agreement (and to be identified on a plan) stating that in addition to the main church use a community use strategy shall be approved before occupation so that local not for profit groups can use the space for community events.

Condition 1 – correct plan numbers to be approved as follows:

2707_GA-SP Site Location Plan Plans - Proposed rev 4
 2707_GA-SP-L00 Ground Floor Site Plan Plans - Proposed rev 5
 2707_GA-SP-L01 First Floor Site Plan Plans - Proposed rev 5
 2707_GA-SP-L02 Second Floor Site Plan Plans -
 Proposed rev 5
 2707_GA-SP-L03 Third Floor Site Plan Plans - Proposed
 rev 4
 2707_GA-SP-L04 Fourth Floor Site Plan Plans -
 Proposed rev 4
 2707_GA-SP-L05 Fifth Floor Site Plan Plans - Proposed
 rev 4
 2707_GA-SP-L06 Sixth Floor Site Plan Plans - Proposed
 rev 4
 2707_GA-SP-L07 Seventh Floor Site Plan Plans -
 Proposed rev 4
 2707_GA-SP-L08 Eighth Floor Site Plan Plans - Proposed
 rev 4
 2707_GA-SP-L09 Roof Site Plan Plans - Proposed rev 4
 2707_GA-P-L01 First Floor Plan Plans - Proposed rev 5
 2707_GA-P-L02 Second Floor Plan Plans - Proposed rev 5
 2707_GA-P-L00 Ground Floor Plan Plans - Proposed rev 5
 2707_GA-P-L00_SUR Ground Floor Plan With Survey
 Plans - Proposed rev 4

2707_GA-P-L03 Third Floor Plan Plans - Proposed rev 4
 2707_GA-P-L04 Fourth Floor Plan Plans - Proposed rev 4
 2707_GA-P-L05 Fifth Floor Plan Plans - Proposed rev 4
 2707_GA-P-L06 Sixth Floor Plan Plans - Proposed rev 4
 2707_GA-P-L07 Seventh Floor Plan Plans - Proposed rev 4
 2707_GA-P-L08 Eighth Floor Plan Plans - Proposed rev 4
 2707_GA-P-L09 Roof Plan Plans - Proposed rev 4
 2707_GA_FP-1B2P-1 Flat type 1B2P-1 Plans - Proposed
 rev 4
 2707_GA_FP-1B2P-2 Flat type 1B2P-2 Plans - Proposed
 rev 4
 2707_GA_FP-2B3P-1 Flat type 2B3P-1 Plans - Proposed
 rev 4
 2707_GA_FP-2B3P WCH Flat type 2B3P Wheelchair
 Accessible Plans - Proposed rev 4
 2707_GA_FP-2B4P-1 Flat type 2B4P-1 Plans - Proposed
 rev 4
 2707_GA_FP-2B4P-2 Flat type 2B4P-2 Plans - Proposed
 rev 4
 2707_GA_FP-2B4P-3 Flat type 2B4P-3 Plans - Proposed
 rev 4
 2707_GA_FP-3B4P-1 Flat type 3B4P-1 Plans - Proposed
 rev 4
 2707_GA_FP-3B4P-2 Flat type 3B4P-2 Plans - Proposed
 rev 4
 2707_GA_FP-3B4P-3 Flat type 3B4P-3 Plans - Proposed
 rev 4
 2707_GA_FP-3B5P-1 Flat type 3B5P-1 Plans - Proposed
 rev 4
 2707_GA_FP-3B5P-2 Flat type 3B5P-2 Duplex Plans -
 Proposed rev 4
 2707_GA_FP-3B6P-1 Flat type 3B5P-3 Plans - Proposed
 rev 4
 2707-GA_FP-3B6P-1 Flat type 3B6P-1 Duplex Plans -
 Proposed rev 4
 2707_GA-S-01 Section A-A Plans - Proposed rev 4
 2707_GA-S-02 Section B-B Plans - Proposed rev 4
 2707_GA-S-03 Section C-C Plans - Proposed rev 4
 2707_GA-S-04 Section D-D and E-E Plans - Proposed rev 4
 2707_GA-S-05 Section F-F Plans - Proposed rev 4
 2707_GA-S-06 Section G-G Plans - Proposed rev 4
 2707_GA-S-07 Section H-H and I-I 2707-D11-L01 -
 TENURE 3 rev 4
 2707_GA-S-08 Section J-J and K-K 2707-D12-L02 -
 TENURE 3 rev 4
 2707_GA-S-09 Section A-A and G-G with context 2707-D14-L04 -
 TENURE 3 rev 4
 D32 rev 5 GROUND FLOOR WITH SPEED TABLE

16. Condition 33 to be deleted as condition 15 refers to BREEAM (The Building Research Establishment Environmental Assessment Methodology) rating, but needs to change from a minimum of 'very good' to 'excellent'.
17. A pre-commencement condition of details of play equipment for 0-5, 5-11 and 12+ year old children be added to appendix 1 as recommended in paragraph 81.

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 and completion of a s106 agreement.

ITEM 6.2: 20/AP/3483 for: Listed Building Consent - 254-268 Camberwell Road, London

Corrections and clarifications on the main report

Paragraph 14:

19. The relevant development plan comprises the London Plan 2021 and The Southwark Plan 2022.

Condition 1 – correct plan numbers to be approved as follows:

2707_GA-SP Site Location Plan Plans - Proposed rev 4
 2707_GA-SP-L00 Ground Floor Site Plan Plans - Proposed rev 5
 2707_GA-SP-L01 First Floor Site Plan Plans - Proposed rev 5
 2707_GA-SP-L02 Second Floor Site Plan Plans -
 Proposed rev 5
 2707_GA-SP-L03 Third Floor Site Plan Plans - Proposed
 rev 4
 2707_GA-SP-L04 Fourth Floor Site Plan Plans -
 Proposed rev 4
 2707_GA-SP-L05 Fifth Floor Site Plan Plans - Proposed
 rev 4
 2707_GA-SP-L06 Sixth Floor Site Plan Plans - Proposed
 rev 4
 2707_GA-SP-L07 Seventh Floor Site Plan Plans -
 Proposed rev 4
 2707_GA-SP-L08 Eighth Floor Site Plan Plans - Proposed
 rev 4
 2707_GA-SP-L09 Roof Site Plan Plans - Proposed rev 4
 2707_GA-P-L01 First Floor Plan Plans - Proposed rev 5
 2707_GA-P-L02 Second Floor Plan Plans - Proposed rev 5

2707_GA-P-L00 Ground Floor Plan Plans - Proposed rev 5
 2707_GA-P-L00_SUR Ground Floor Plan With Survey
 Plans - Proposed rev 4
 2707_GA-P-L03 Third Floor Plan Plans - Proposed rev 4
 2707_GA-P-L04 Fourth Floor Plan Plans - Proposed rev 4
 2707_GA-P-L05 Fifth Floor Plan Plans - Proposed rev 4
 2707_GA-P-L06 Sixth Floor Plan Plans - Proposed rev 4
 2707_GA-P-L07 Seventh Floor Plan Plans - Proposed rev 4
 2707_GA-P-L08 Eighth Floor Plan Plans - Proposed rev 4
 2707_GA-P-L09 Roof Plan Plans - Proposed rev 4
 2707_GA-S-01 Section A-A Plans - Proposed rev 4
 2707_GA-S-02 Section B-B Plans - Proposed rev 4
 2707_GA-S-03 Section C-C Plans - Proposed rev 4
 2707_GA-S-04 Section D-D and E-E Plans - Proposed rev 4
 2707_GA-S-05 Section F-F Plans - Proposed rev 4
 2707_GA-S-06 Section G-G Plans - Proposed rev 4
 2707_GA-S-07 Section H-H and I-I 2707-D11-L01 -
 TENURE 3 rev 4
 2707_GA-S-08 Section J-J and K-K 2707-D12-L02 -
 TENURE 3 rev 4
 2707_GA-S-09 Section A-A and G-G with context 2707-D14-L04 -
 TENURE 3 rev 4

Conclusion of the Director of Planning and Growth

20. 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 and completion of a s106 agreement.

REASON FOR URGENCY

21. 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

22. 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