

Planning Committee (Major Applications) A

Tuesday 20 February 2024
6.30 pm

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

Supplemental Agenda No. 1

List of Contents

| Item No. | Title | Page No. |
|----------|-------------------------------------------------------------------------------|----------|
| 6. | Development Management Tabled items: Addendum report, members' pack | 1 - 41 |

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Webpage: www.southwark.gov.uk

Date: 20 February 2024

| | | | |
|----------------------------------|--------------------------------|---------------------------------------------------------------------|----------------------------------------------------------------------|
| Item No: 6.1 | Classification: Open | Date: 20 February 2024 | Meeting Name: Planning Committee (Major Applications) A |
| Report title: | | Addendum report Late observations and further information | |
| Wards or groups affected: | | Newington | |
| 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 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: 22/AP/0850 – 31 AMELIA STREET, LONDON, SE17 3PY

Additional information

Pullens Estate refuse storage

4. An issue with household waste storage at the Pullens Estate has been identified. The applicant has offered to contribute £50,000 which should be sufficient to improve the street area in front of Pullens Park. This financial contribution would be secured via Section 106 agreement.

Refuse collection

5. Refuse from the application site would be privately collected. It is recommended that Condition 17 is amended to specifically require details of refuse collection as follows:

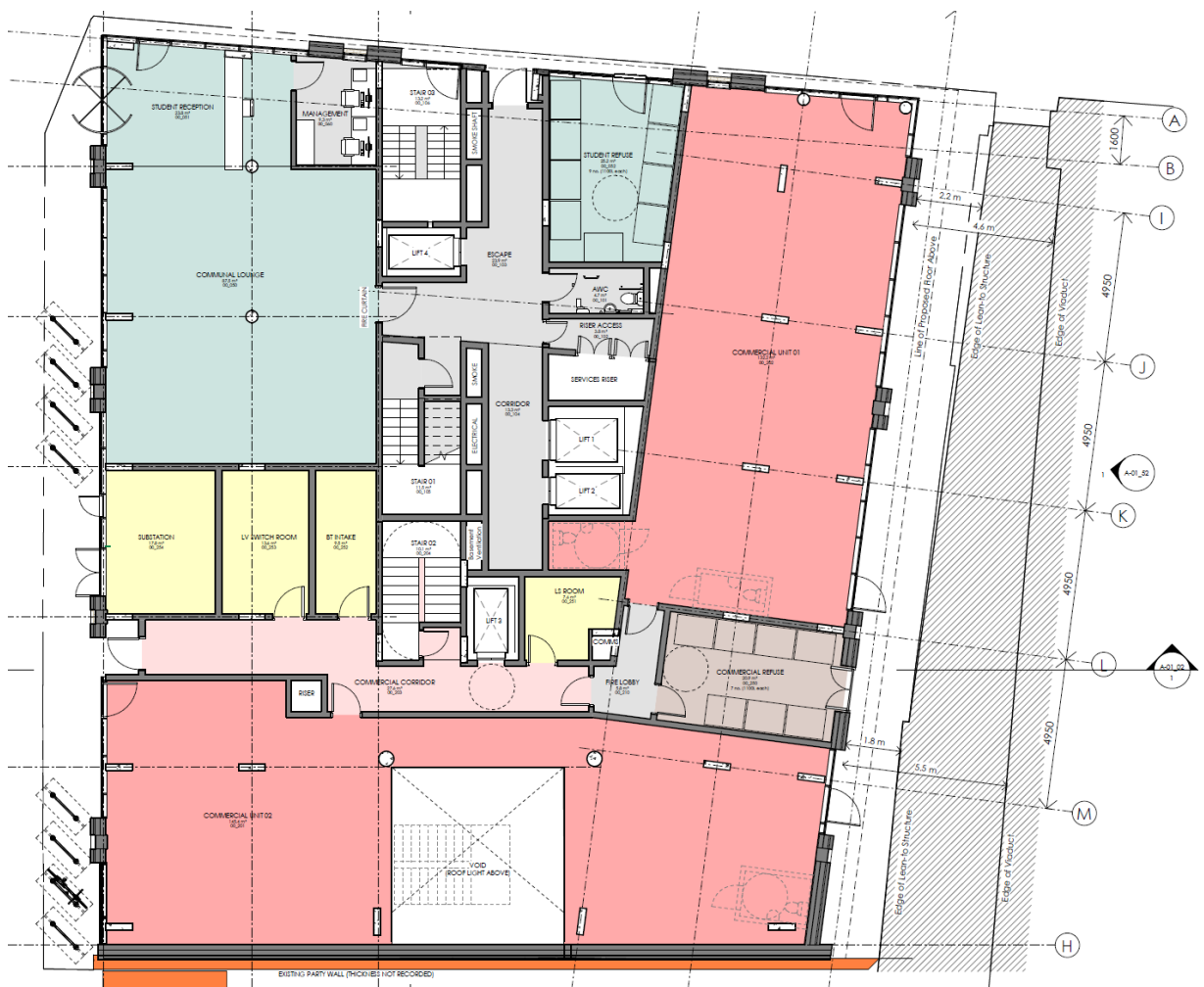
Before the first occupation of the building hereby permitted, a Delivery and Servicing Management Plan detailing how all elements of the site are to be serviced (including refuse collection) shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure compliance with Policy T7 (Deliveries, servicing and construction) of the London Plan, Policies P50 (Highways impacts) and Policy P62 (Reducing waste) of the Southwark Plan 2022 and the National Planning Policy Framework 2023.

Low Line

6. Since the publication of the report, an updated ground floor plan has been submitted, as below, showing the contribution to the Low Line. A 2.2m wide route would be created along the viaduct to the edge of an existing lean-to structure. The width to the edge of the viaduct would be 4.6m. The commercial units would be glazed onto the route with doorways creating active frontages.



Daylight and Sunlight

7. 1-12 George Elliott House has also been assessed with the effect of balconies and overhangs removed in accordance with BRE guidance. The results are set out in the table below:

| Property | Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value) | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|------------------------------------|
| | No loss or a loss of up to 19.9% | 20%-29.9% (minor adverse impact) | 30%-39.9% (moderate adverse impact) | 40% + (substantial adverse impact) |
| 1-12 George Elliott House | | | | |
| Total no. habitable windows tested: 33 | | | | |
| <ul style="list-style-type: none"> Of the 33 windows tested, 28 windows would comply with BRE guidelines in terms of VSC. For the <u>5</u> that would not, the distribution of percentage reductions is: | | | | |
| Proposed vs existing | 28 | 5 | 0 | 0 |
| Property | No. windows that would experience a reduction in NSL (as a percentage of the baseline NSL value) | | | |
| | No loss or a loss of up to 19.9% | 20%-29.9% (minor adverse impact) | 30%-39.9% (moderate adverse impact) | 40% + (substantial adverse impact) |
| 1-12 George Elliot House | | | | |
| Total no. habitable rooms tested: 19 | | | | |
| Proposed vs existing | 19 | 0 | 0 | 0 |

8. The assessment with the effect of balconies and overhangs removed shows that 28 windows would not experience a noticeable loss as a result of the proposed development in terms of VSC. 5 windows would experience minor adverse impacts with VSC values at 0.79 and 0.79 of their former VSC value, marginally below 0.8 at which BRE guidance state there would not be a noticeable impact. No rooms would experience noticeable impacts in terms of NSL.

Correction to paragraphs 107 and 296 (Affordable housing late stage review)

9. The late stage review cap shall be the financial equivalent of 40% affordable housing at **£5,840,000**. The affordable housing contribution remains at £5,110,000. £7,300,000 was quoted in error.

Welcome to Southwark Planning Committee A Majors

MAIN ITEMS OF BUSINESS

Item 6.1 - 22/AP/0850: 31 Amelia Street, London,
Southwark, SE17 3PY



Councillor Richard Livingstone
(Chair)



Councillor Kath Whittam
(Vice Chair)



Councillor Cleo Soanes



Councillor Reginald Popoola



Councillor Nick Johnson



Councillor Darren Merrill



Councillor Sam Dalton

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Item 6.1

22/AP/0850- 31 Amelia Street, London, Southwark, SE17 3PY

Demolition of existing building on the site and erection of a mixed-use development comprising 744 sq. m. commercial floorspace (Class E) and student accommodation (146 rooms)

9

Site Location Plan



7

Aerial View

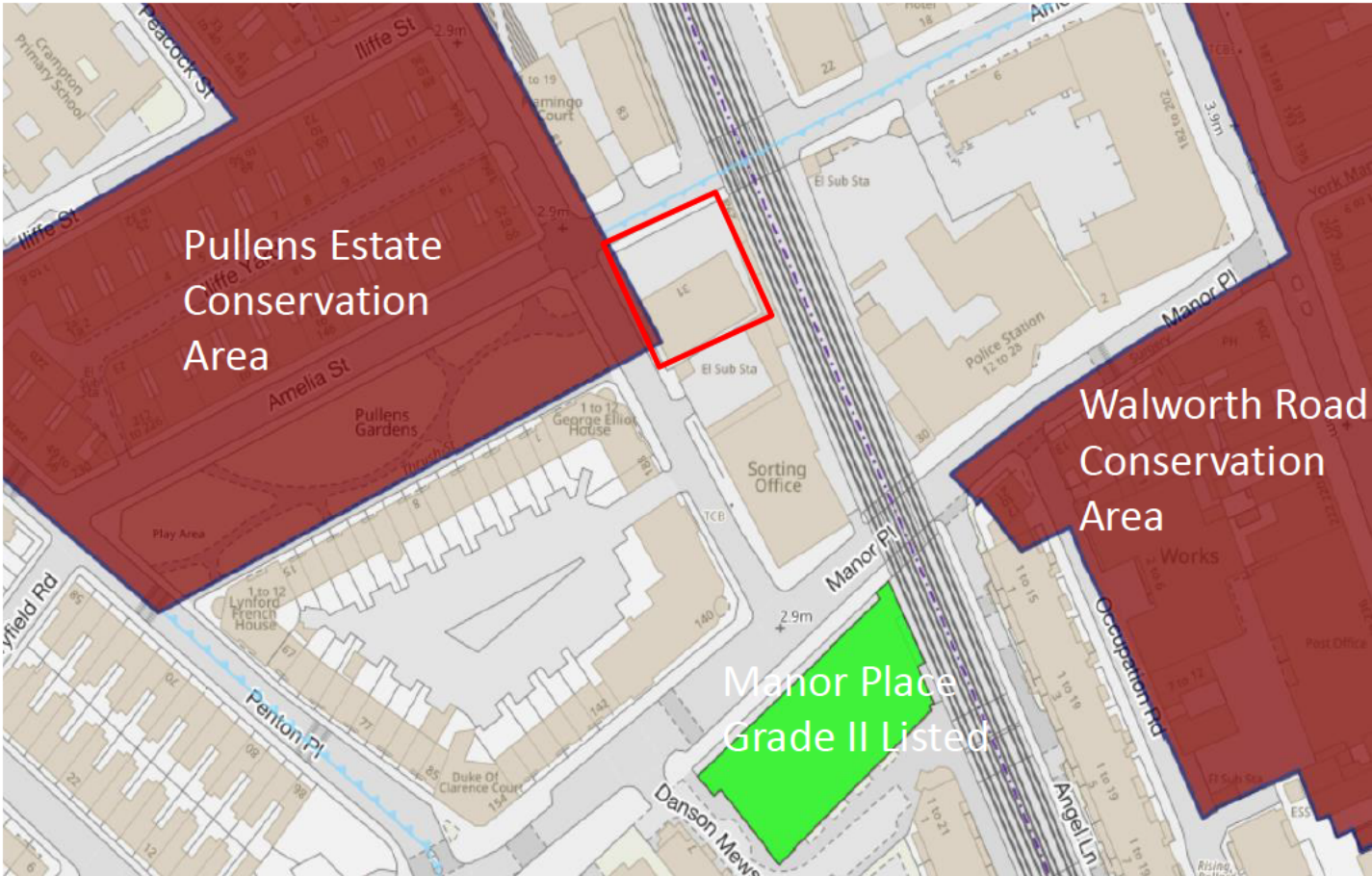


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Existing Site



Heritage Assets



Proposal

- Demolition of existing building
- Construction of 8 storey building with set backs at fourth and sixth floors
- Replacement Use Class E floorspace at basement and ground floors
- Promotion of the Low Line
- 146 student rooms (114 self-contained studios, including 7 wheelchair accessible rooms, and 32 cluster rooms)

⇒

Proposal

Commercial

| | Existing GIA sqm | Proposed GIA sqm | Change +/- sqm |
|-------------|------------------|------------------|----------------|
| Use Class E | 735 | 744 | +9 |

Student housing

| Floor | Bed Count | | | Square Metres |
|--------------|-------------|------------------|---------------|---------------|
| | Studio beds | Accessible rooms | Cluster rooms | Area |
| Level 07 | 5 | 1 | 5 | 313 |
| Level 06 | 9 | 1 | 5 | 401 |
| Level 05 | 9 | 1 | 11 | 610 |
| Level 04 | 9 | 1 | 11 | 610 |
| Level 03 | 25 | 1 | 0 | 700 |
| Level 02 | 25 | 1 | 0 | 700 |
| Level 01 | 24 | 2 | 0 | 700 |
| Total | 146 | 8 | 32 | 4613 |

Visual



Consultation

| | | |
|-------------------------------------------------------------|------------|----------------------|
| <u>Original round of consultation: Summary table</u> | | |
| Total number of responses: 120 | | |
| The split of views between the 120 responses was: | | |
| In objection: 117 | Neutral: 0 | In support: 3 |

| | | |
|----------------------------------------------------|------------|----------------------|
| <u>Re-consultation: Summary table</u> | | |
| Total number of responses: 17 | | |
| The split of views between the 17 respondents was: | | |
| In objection: 17 | Neutral: 0 | In support: 0 |

Consultation

Reasons for objection:

- Loss of daylight/sunlight to neighbouring properties;
- Overlooking from the roof terrace;
- Increased noise locally once the development is operational, in particular from the roof terrace;
- Potential overshadowing of Pullens Gardens;
- There are more appropriate uses for the site, such as housing;
- There is no need/demand for student housing in this location;
- There is already too much student housing in this location;
- There is no need for replacement commercial floorspace.
- Development is too tall and big;
- Poor architectural/design quality;
- Harm to Pullens Gardens Conservation Area and Grade II listed Manor Place Baths;
- Will create inconsistent building lines;
- Lack of activity from the ground floor and no enhancement of the Low Line;
- Poor quality of accommodation for students in terms of space and light;
- Increase noise and traffic during construction;
- Loss of available on street parking during construction;
- Lack of affordable housing / affordable student housing;
- Lack of public realm / greenery / landscaping.

Reasons for support:

- More student housing is needed;
- The height of the development is in keeping with nearby blocks;
- The design is an improvement to the existing building on site.

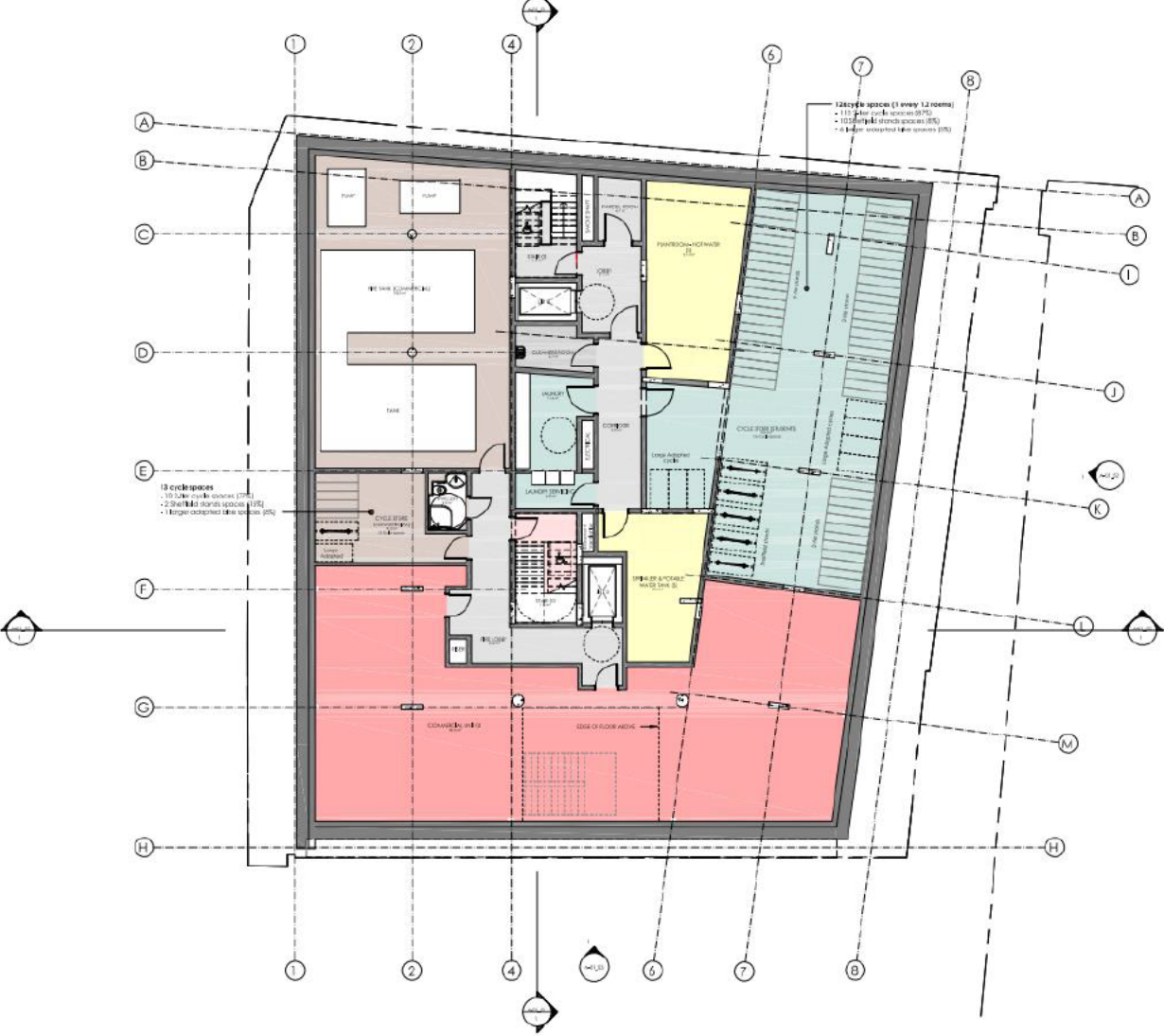
Community Involvement

| Consultation Undertaken by Applicant: Summary Table | |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Date</u> | <u>Form of consultation</u> |
| 14 December 2021 | <ul style="list-style-type: none"> • The applicant emailed Newington Ward Councillors informing them of the proposals and inviting them to a meeting with the project team. • A website went live detailing the proposals. • A virtual exhibition was open from 14 December to 22 December to engage with local residents, inform them of the plans and receive feedback – 136 views were recorded on the website and 14 feedback responses were provided. |
| 15 December 2021 | <ul style="list-style-type: none"> • Newsletters were distributed to approximately 980 households and businesses in the local area. |
| 11 January 2021 | <ul style="list-style-type: none"> • A meeting was held at the request of the Chair of the Walworth Society. |

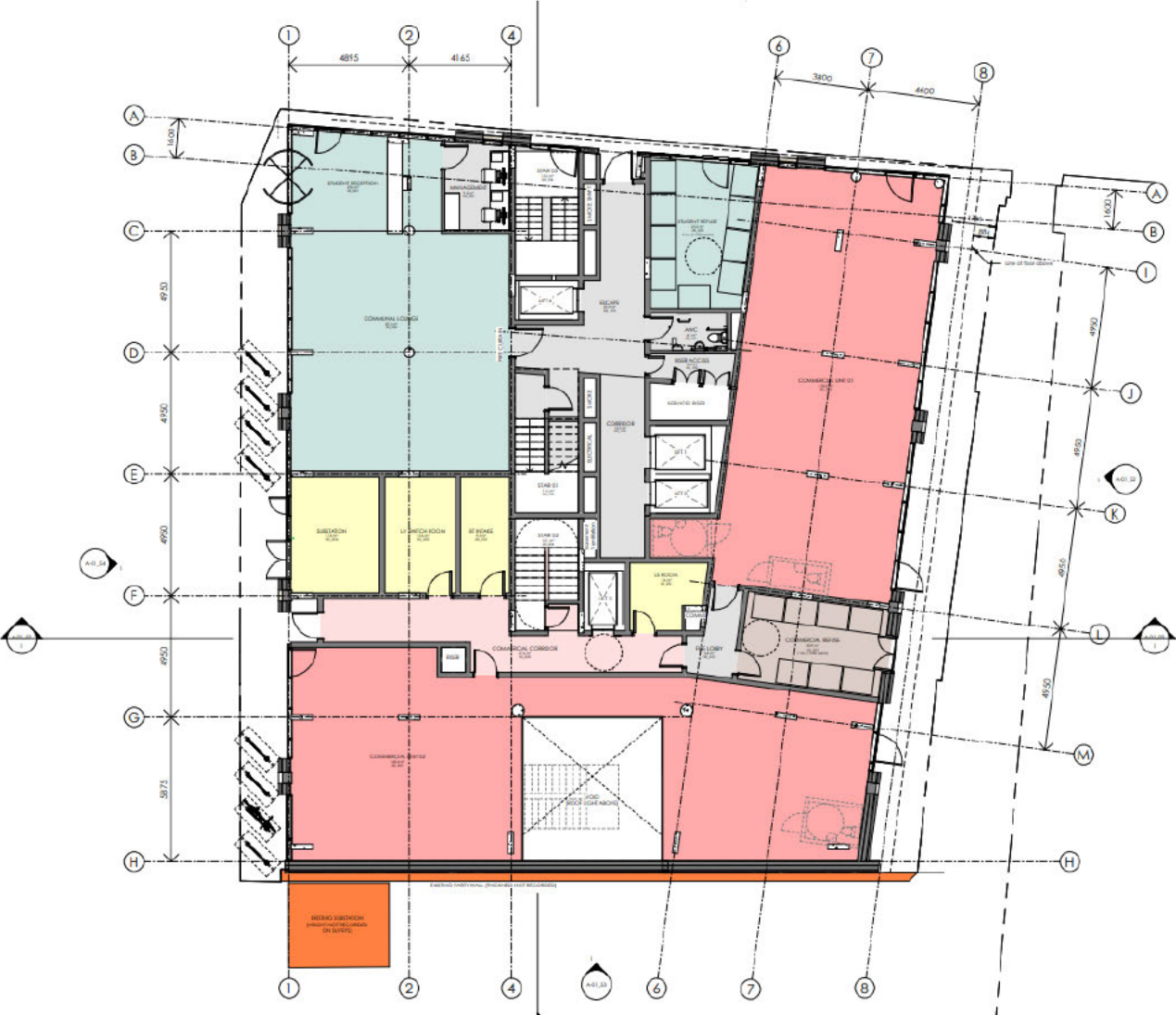
Viability

- Direct-let scheme (not linked to any specific university or college)
- Payment-in-lieu financial contribution of £5,110,000 towards affordable housing
- This equates to 35% of 146 habitable rooms at £100,000 per habitable room
- Early Stage Review and Late Stage Review secured via Section 106 agreement – affordable housing cap of £5,840,000 (financial equivalent of 40%)

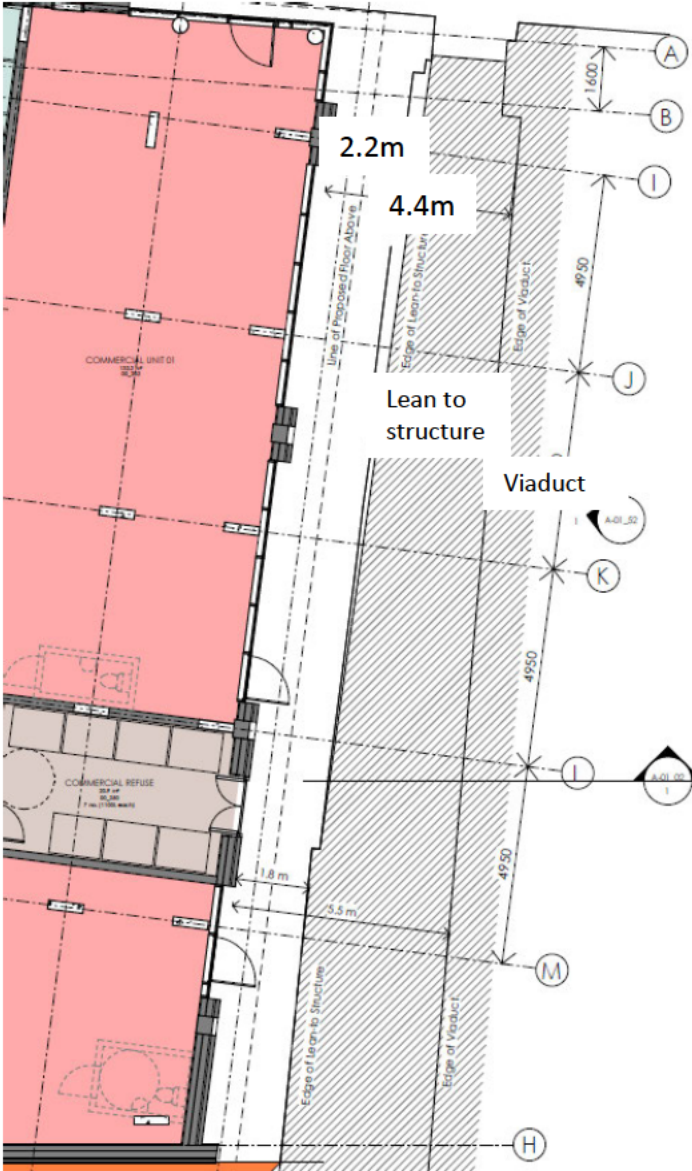
Use Class E floorspace - Basement



Use Class E floorspace - Ground



Low Line



21

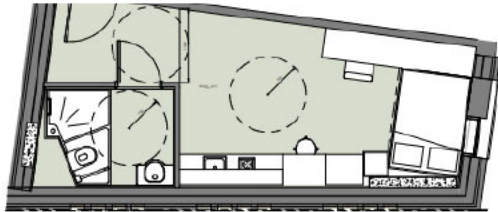
Quality – Student Rooms



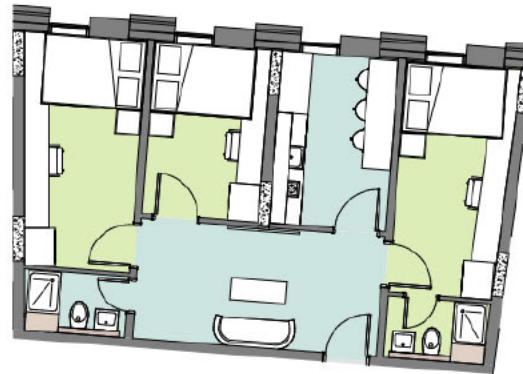
Above: Standard studio unit



Above: Standard 8 bedroom cluster room



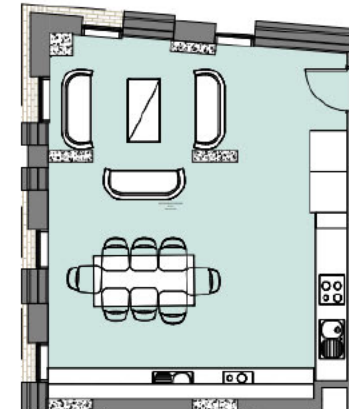
Above: Accessible studio unit



Left: 3 bedroom cluster unit



Above: 2 bedroom cluster unit



Above: 8 bedroom cluster unit

Quality – Shared Student Spaces

Give
**BOOKABLE ROOM/
 PRIVATE DINING**
 Your time,
 your words,
 your presence

L06 (65 m²)
 Roof terrace

**KEEP
 LEARNING**
STUDY ROOM
 EMBRACE NEW
 EXPERIENCES,
 SEE OPPORTUNITIES,
 SURPRISE YOURSELF

L05 (41.5m²)

**BE
 ACTIVE**
WELLNESS SUITE
 DO WHAT YOU CAN,
 ENJOY WHAT YOU DO,
 MOVE YOUR HOOD

L03 (41.5m²)

**TAKE
 NOTICE**
**ARTS &
 PERFORMANCE ROOM**
 REMEMBER
 THE SIMPLE
 THINGS THAT
 GIVE YOU JOY

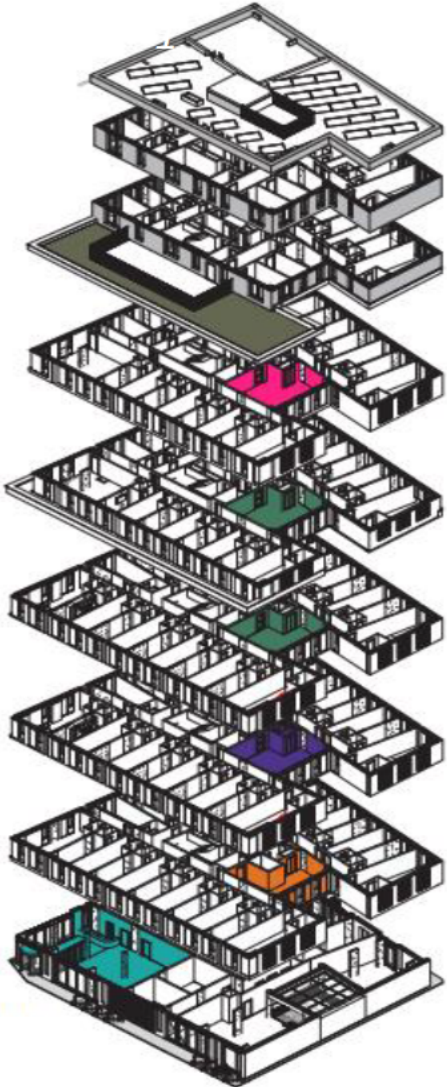
L02 (41.5m²)

CONNECT
SOCIAL LOUNGE
 TALK & LISTEN,
 BE THERE,
 FEEL CONNECTED

L01 (34m²)

L00 (88m²)

Total 288sqm



Daylight and Sunlight



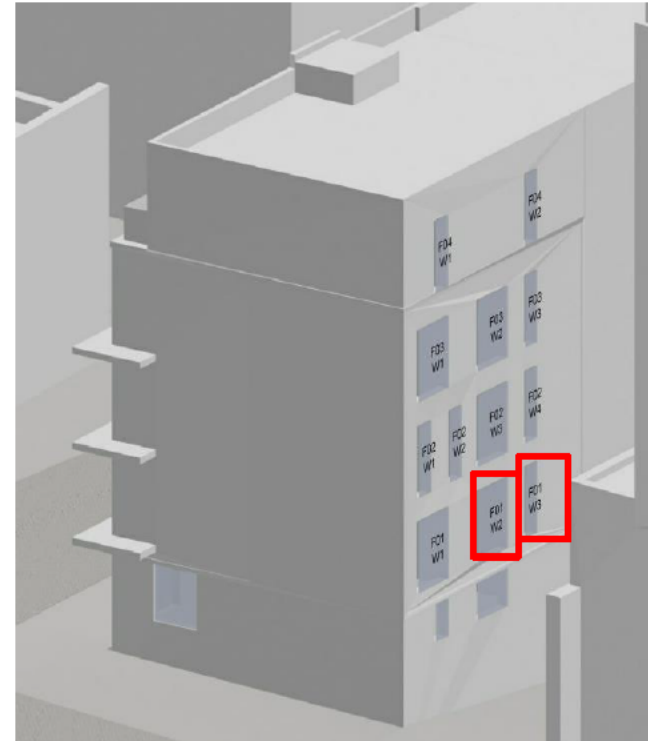
NEIGHBOURING PROPERTIES CONSIDERED FOR ANALYSIS

- 1: 68-82 Amelia Street:
Dwg No: 21457-LOC-001
- 2: 52-66 Amelia Street:
Dwg No: 21457-LOC-001
- 3: 81 Crampton Street:
Dwg No: 21457-LOC-002
- 4: 83 Crampton Street:
Dwg No: 21457-LOC-003
- 5: 22 Amelia Street:
Dwg No: 21457-LOC-004
- 6: 140 Manor Place:
Dwg No: 21457-LOC-005
- 7: 188 Crampton Street:
Dwg No: 21457-LOC-006
- 8: 1-12 George Elliot Street:
Dwg No: 21457-LOC-006

Daylight and Sunlight – 81 Crampton Street

| | Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value) | | | | Total windows |
|-----------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|------------------------------------|---------------|
| | No loss or a loss of up to 19.9% | 20%-29.9% (minor adverse impact) | 30%-39.9% (moderate adverse impact) | 40% + (substantial adverse impact) | |
| Proposed vs existing | 10 | 2 | 0 | 0 | 12 |

| | Number of rooms that would experience a reduction in NSL (as a percentage of the baseline NSL value) | | | | Total rooms |
|-----------------------------|------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|------------------------------------|-------------|
| | No loss or a loss of up to 19.9% | 20%-29.9% (minor adverse impact) | 30%-39.9% (moderate adverse impact) | 40% + (substantial adverse impact) | |
| Proposed vs existing | 11 | 0 | 0 | 0 | 11 |

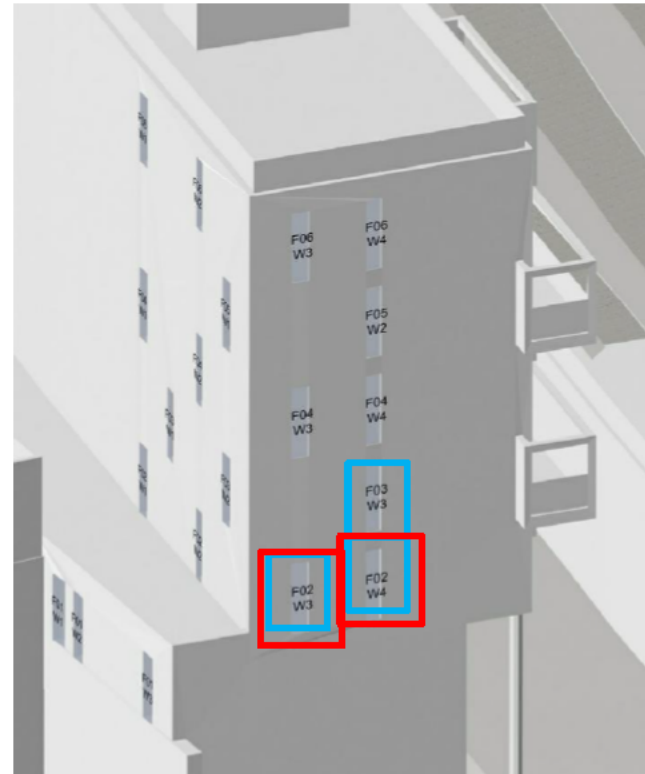


VSC red

Daylight and Sunlight – 83 Crampton Street

| | Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value) | | | | Total windows |
|-----------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|------------------------------------|---------------|
| | No loss or a loss of up to 19.9% | 20%-29.9% (minor adverse impact) | 30%-39.9% (moderate adverse impact) | 40% + (substantial adverse impact) | |
| Proposed vs existing | 18 | 0 | 2 | 0 | 20 |

| | Number of rooms that would experience a reduction in NSL (as a percentage of the baseline NSL value) | | | | Total rooms |
|-----------------------------|------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|------------------------------------|-------------|
| | No loss or a loss of up to 19.9% | 20%-29.9% (minor adverse impact) | 30%-39.9% (moderate adverse impact) | 40% + (substantial adverse impact) | |
| Proposed vs existing | 16 | 0 | 2 | 1 | 19 |

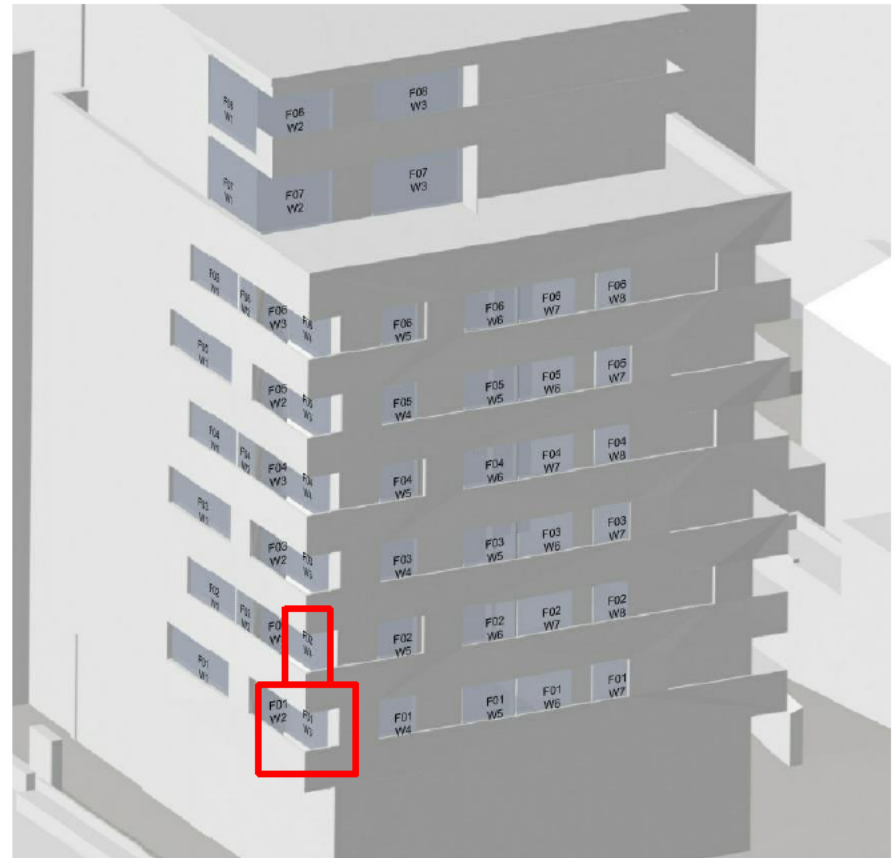


VSC red
NSL blue

Daylight and Sunlight – 22 Amelia Street

| | Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value) | | | | |
|-----------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|------------------------------------|---------------|
| | No loss or a loss of up to 19.9% | 20%-29.9% (minor adverse impact) | 30%-39.9% (moderate adverse impact) | 40% + (substantial adverse impact) | Total windows |
| Proposed vs existing | 48 | 3 | 0 | 0 | 51 |

| | Number of rooms that would experience a reduction in NSL (as a percentage of the baseline NSL value) | | | | |
|-----------------------------|------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|------------------------------------|-------------|
| | No loss or a loss of up to 19.9% | 20%-29.9% (minor adverse impact) | 30%-39.9% (moderate adverse impact) | 40% + (substantial adverse impact) | Total rooms |
| Proposed vs existing | 34 | 0 | 0 | 0 | 34 |



VSC red

Daylight and Sunlight – 1-12 George Elliot House

| | Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value) | | | | Total windows |
|-----------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|------------------------------------|---------------|
| | No loss or a loss of up to 19.9% | 20%-29.9% (minor adverse impact) | 30%-39.9% (moderate adverse impact) | 40% + (substantial adverse impact) | |
| Proposed vs existing | 18 | 10 | 4 | 1 | 33 |

| | Number of rooms that would experience a reduction in NSL (as a percentage of the baseline NSL value) | | | | Total rooms |
|-----------------------------|------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|------------------------------------|-------------|
| | No loss or a loss of up to 19.9% | 20%-29.9% (minor adverse impact) | 30%-39.9% (moderate adverse impact) | 40% + (substantial adverse impact) | |
| Proposed vs existing | 17 | 2 | 0 | 0 | 19 |



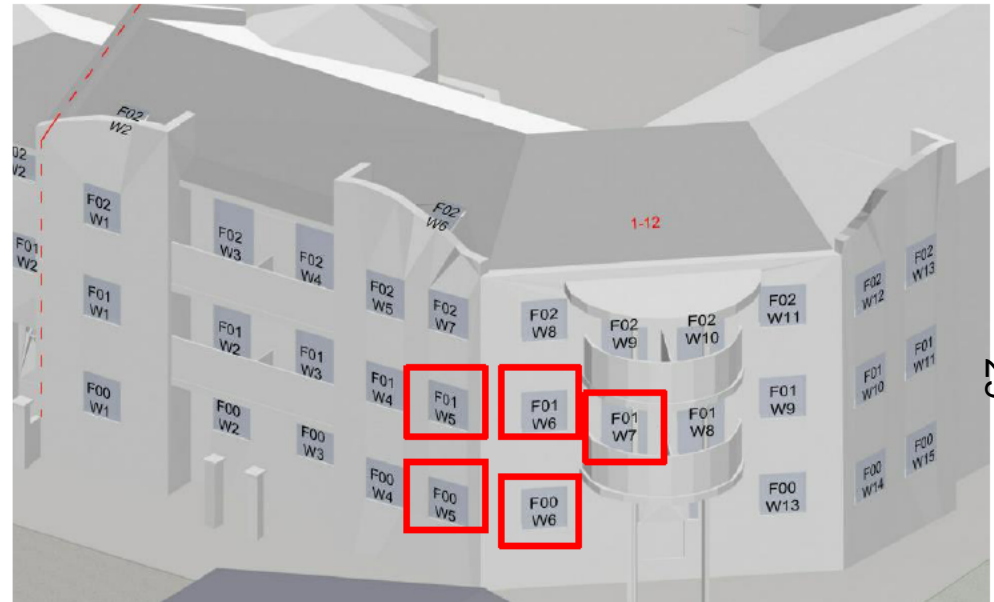
VSC red
NSL blue

28

Daylight and Sunlight – 1-12 George Elliot House (without balconies / overhangs)

| | Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value) | | | | Total windows |
|-----------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|------------------------------------|---------------|
| | No loss or a loss of up to 19.9% | 20%-29.9% (minor adverse impact) | 30%-39.9% (moderate adverse impact) | 40% + (substantial adverse impact) | |
| Proposed vs existing | 28 | 5 | 0 | 0 | 33 |

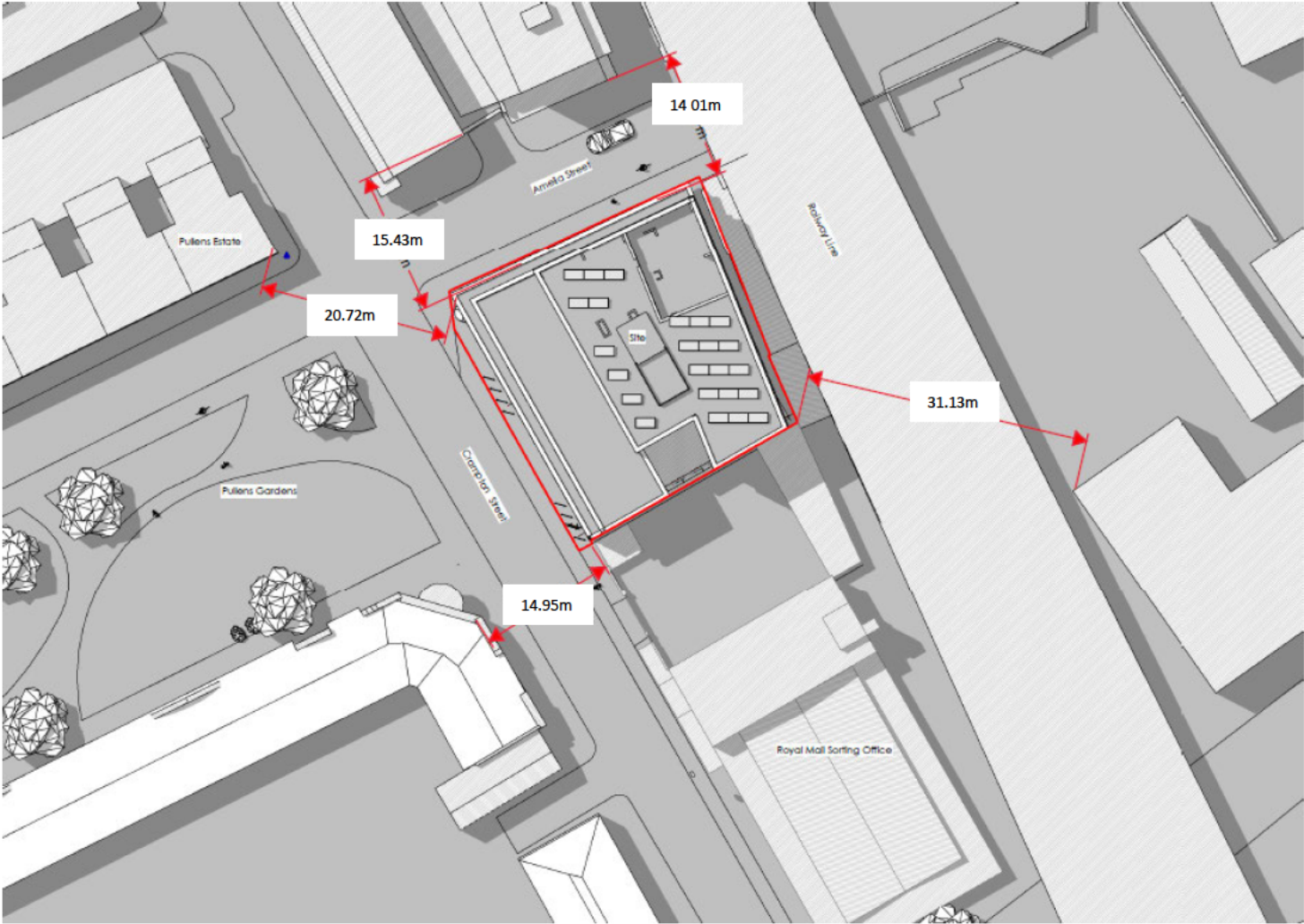
| | Number of rooms that would experience a reduction in NSL (as a percentage of the baseline NSL value) | | | | Total rooms |
|-----------------------------|------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|------------------------------------|-------------|
| | No loss or a loss of up to 19.9% | 20%-29.9% (minor adverse impact) | 30%-39.9% (moderate adverse impact) | 40% + (substantial adverse impact) | |
| Proposed vs existing | 19 | 0 | 0 | 0 | 19 |



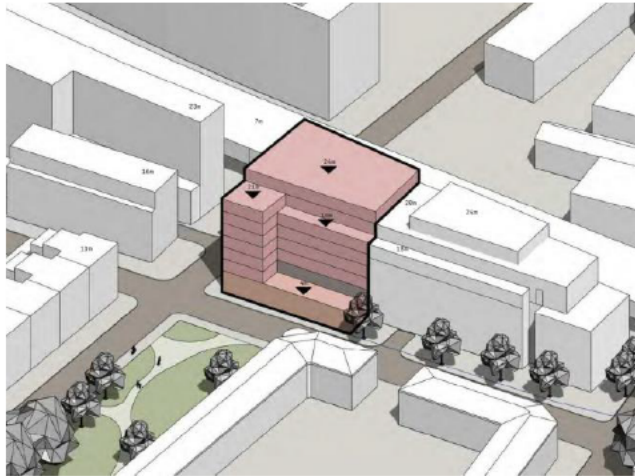
VSC red

Reductions of 0.78 and 0.79

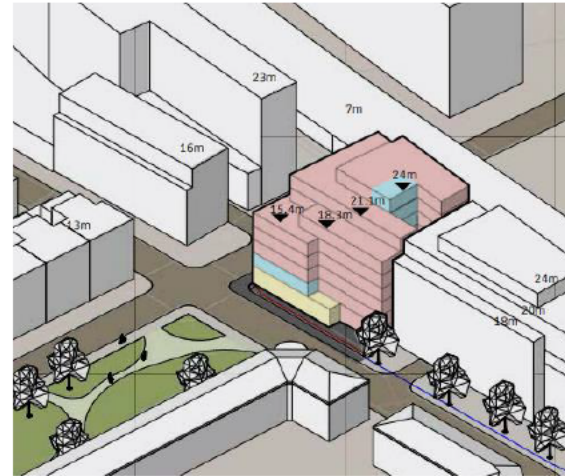
Separation Distances



Massing Evolution



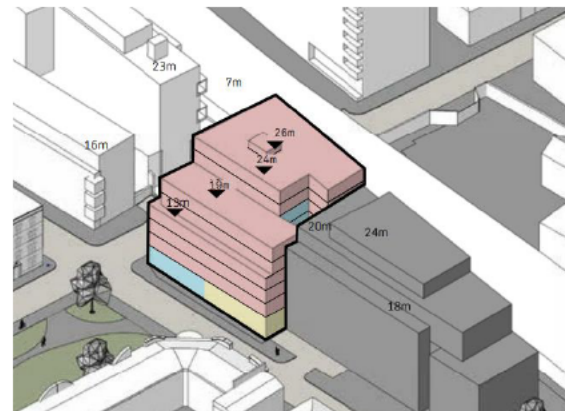
First pre-app 20/EQ/0302



Second pre-app 21/EQ/0036



Final pre-app 21/EQ/0212



Proposed massing

Design



Design



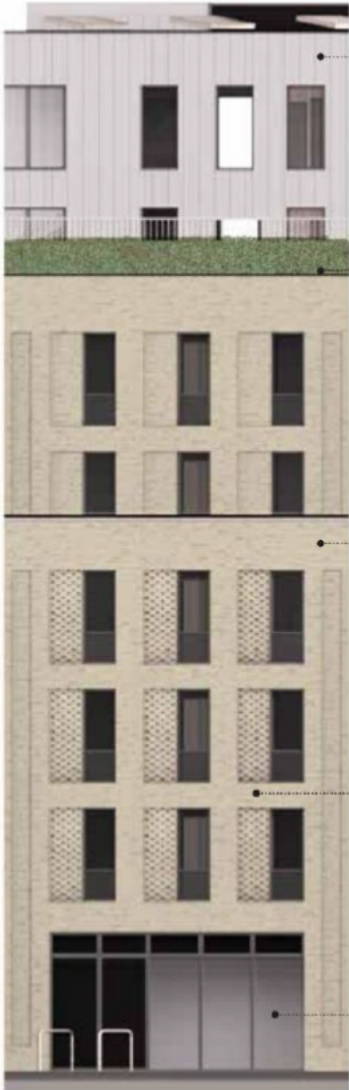
Design



Design



Design



Standing seam metal cladding



Box planting



Brick



Decorative patterning

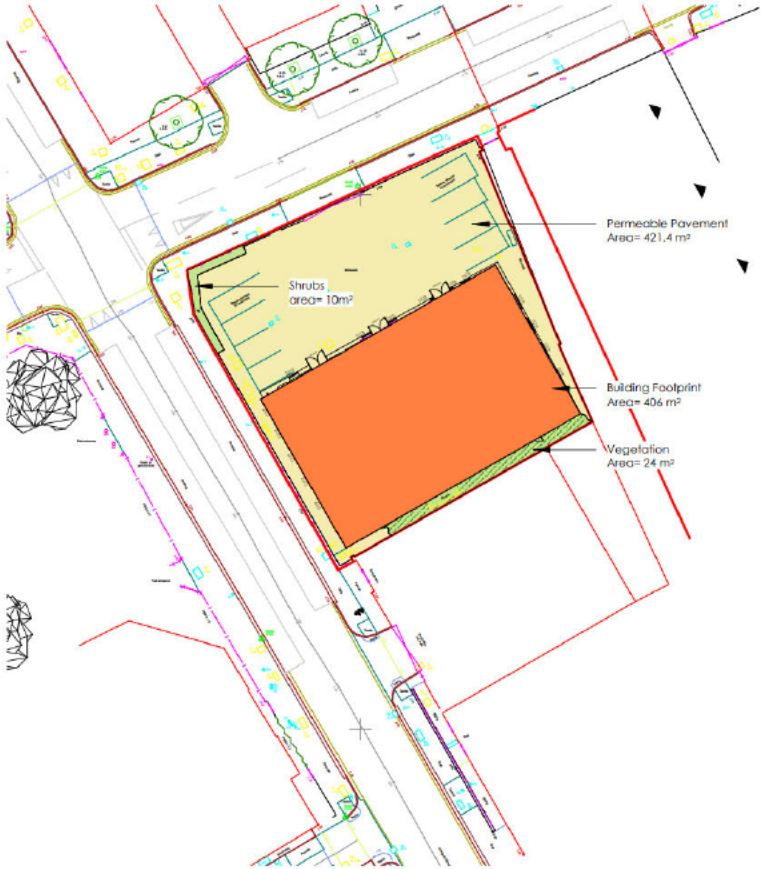


Curtain walling

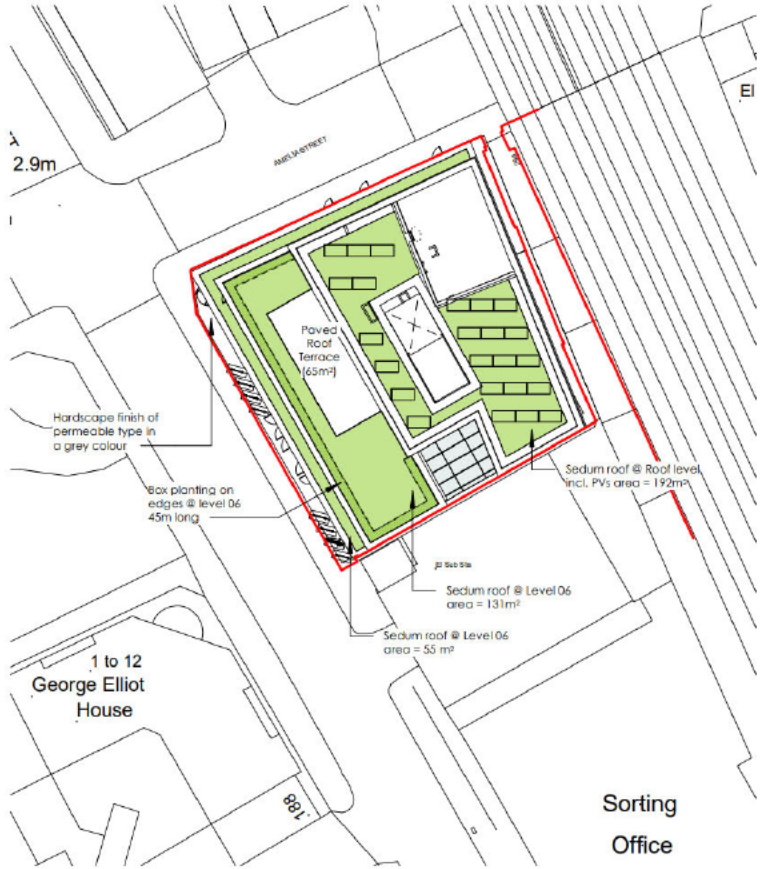
Energy and Sustainability

| <u>Development CO2 Emissions from each stage of the Energy Hierarchy</u> | | | |
|---------------------------------------------------------------------------------|----------------------------------|------------------------|--------------------------|
| | Total Regulated Emissions | CO2 Savings | Percentage saving |
| With Be Lean applied | 254 tonnes CO2 | 7.2 tonnes CO2 | 4.5% |
| With Be Clean applied | 254 tonnes CO2 | 0 | 0 |
| With Be Green applied | 102 tonnes CO2 | 92.4 tonnes CO2 | 58.3% |
| Cumulative saving | | 99.6 tonnes CO2 | <u>62.8%</u> |
| Financial contribution = £168,147 | | | |

Landscaping



UGF 0.383 and high BNG



Planning Obligations – Section 106

| <u>Obligation</u> | <u>Terms</u> |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Affordable housing payment-in-lieu | £5,110,000 contribution |
| Affordable housing Early Stage Review | If the planning permission has not been implemented within two years |
| Affordable housing Late Stage Review | Required at first full year of occupation – capped at £5,840,000 |
| Construction phase jobs/ contributions | Deliver 10 sustained jobs and 10 short courses or make the pro-rata contribution of £44,500 |
| Student Management Plan | Details of operation, logistics, deliveries and servicing, security and surveillance and commutation with residents / other interested parties |
| Use of premises | Secured as student accommodation only |
| Archaeology monitoring and supervision | £3,389 contribution |
| Delivery and Servicing Monitoring Plan | Method for monitoring / recording the number of trips |
| Highways works and parking permit exclusion | Scope of S278 Works in accordance with SSDM standards |
| Future-proofed connection to district CHP | Energy strategy detailing future-proofing |
| Carbon offset payment | £168,147 contribution |
| Be Seen monitoring | Submission of energy performance |
| Pullens Gardens bin store contribution | £50,000 contribution |

Summary

- Major Town Centre, Central Activities Zone and Opportunity Area location appropriate for re-provision of commercial floorspace and delivery of student housing
- 744sqm Use Class E - contributes to the Low Line with active ground floor frontages
- 114 self-contained studios (8 wheelchair accessible) and 32 cluster rooms
- 8 storey building with set backs creates an appropriate height and massing
- Payment-in-lieu financial contribution towards affordable housing of £5,110,000
- Car free development with policy compliant cycle storage
- Amenity impacts to neighbouring residents acceptable on balance
- 62.8% reduction of carbon emissions over Part L and BREEAM 'Excellent' requirement
- High Biodiversity Net Gain and Urban Greening Factor of 0.383

40

Recommendation

1. That full planning be granted for application number 22/AP/0850, subject to conditions and the applicant entering into a satisfactory legal agreement.
2. That in the event that the legal agreement is not entered into by 16 July 2024 the Director of Planning and Growth be authorised to refuse planning permission for 22/AP/0850, if appropriate, for the reasons set out in paragraph 297 of this report.