

# Planning Committee (Major Applications) A

Wednesday 31 July 2024

6.30 pm

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

## Supplemental Agenda No. 1

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Webpage: [www.southwark.gov.uk](http://www.southwark.gov.uk)

Date: 31 July 2024

<b>Item No:</b> 6 & 8.1	<b>Classification:</b> Open	<b>Date:</b> 31 July 2024	<b>Meeting Name:</b> Planning Committee (Major Applications) A
<b>Report title:</b>		<b>Addendum report</b> Late clarifications and corrections	
<b>Ward(s) or groups affected:</b>		Old Kent Road; Borough & Bankside	
<b>From:</b>		Director of Planning and Growth	

## PURPOSE

1. To advise members of corrections in respect of the following item on the main agenda.

## RECOMMENDATION

2. That members note and consider the corrections in reaching their decision.

## FACTORS FOR CONSIDERATION

3. Late corrections in respect of the following items on the main agenda:

### **ITEM 6: Release of Section 106 monies - Bramcote Park and former Kentish Drover pub**

#### **Corrections in the main report**

##### **Correction to Recommendation 3**

4. Recommendation 3 is amended to read:

That the ~~head of development management~~ director of planning and growth be authorised to apply the funding released to the projects within recommendations 1 and 2 above.

##### **Correction to the title of the report and Recommendation 2**

5. There is a typographical error in the name of the pub in the title of the report and in recommendation 2. These are amended to read:

That planning committee approves the release of £208,163.27 of Section 106 funding from the legal agreement at 709 Old Kent Road (London Power Tunnels II project) to deliver the renewal of the Grade II Listed Mural at the former Kentish Drovers u public House, 720 Old Kent Road.

## Conclusion of the Director of Planning and Growth

6. That the corrections identified above are made to the report.

### ITEM 8.1: 22/AP/4376- Friars Close Bear Lane - SE1 0UJ

#### **Corrections and clarifications on the main report and draft recommendation** (new text is in bold, deleted text is struck through)

7. Amendment to paragraph 2 of the officer report (Recommendation) as follows to provide more time for the legal agreement to be completed:

In the event that the requirements of paragraph 1 above are not met by 31

~~October~~ **December** 2024 the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 437...

8. Paragraph 10 refers to the community units being of benefit to residents on site and those in the surrounding area.
9. Paragraph 11 refers to a blue badge parking space which is proposed to be on site.
10. Additional information regarding service charges:

The applicant has advised as follows:

***After subsidising the service charge for 3 years for the returning residents at the current service charge (subject to annual inflation), the applicant (Mount Anvil) would be fully committed to consulting with residents prior to their return to Friars Close to ensure that their service charges payable in the new scheme are affordable. Rather than expecting residents to pay their new service charge after the 3rd year, the applicant has committed to an extended package of assistance, whereby the residents will be provided a tapered subsidy over the subsequent 7 years. This would provide a total 10-year period of service charge assistance to returning residents, in addition to retaining their rent levels at current rates (subject to annual inflation)."***

11. Correction to paragraph 86 of the officer report (Environmental Impact Assessment) as follows:

The range of developments covered by Schedule 2 includes 'Urban development projects' where:

The area of the development exceeds 1 hectare and the proposal is not dwelling house development; or

**The development includes more than 150 dwellings; or**

The site area exceeds 5 hectares.

12. There is reference to the height of the building being 23 storeys in paragraphs 242 and 246. This is incorrect; the maximum height is 22 storeys.
13. The harm to the heritage assets mentioned in paragraphs 285 and 286 of the report is minor and in terms of the criteria identified in the Framework is less than substantial harm.
14. Following the publication of the report, further advice has been received from the council's flood and drainage team. They advise that the finished floor level would be 0.81m lower than the average tidal flooding so wouldn't comply with the criterion 2 of P68 (reducing flood risk) of the Southwark Plan. The ground floor does not contain habitable accommodation and has been designed to be step free, to allow lifetime access to residents and users of the community spaces. Considering these circumstances, a condition requiring a flood evacuation plan has been imposed as to mitigate the potential flooding impact (condition 34).

The updated drainage strategy has also been reviewed by the flood and drainage team who have recommended a condition for details of a blue roof to be submitted.

15. Correction to paragraph 420 (Fire strategy) of the officer report as follows:

...The Gateway 1 requirements outline that schemes which feature a relevant building must submit a fire safety statement form and the HSE must be consulted. ~~As a section 73 application, a Gateway 1 form is not required by the legislation for this proposal which proposes relevant buildings, however it seemed reasonable to consult the HSE given the scale of the changes made and because of the second fire cores to the buildings.~~ The HSE was consulted on the application.

16. Clarification to paragraph 420 (consultation responses) of the officer report as follows:  
Paragraph 444 of the officer report references the number of letters of support and number of objections. It should be noted that one of the letters of objection was signed by 17 residents of the Almshouses. The officer report says this is one objection but the number of signatures should be noted.

Additional condition and amendments to recommended conditions

17. Additional plan to be added to the draft recommendation as follows:
18. Phasing plan - 16205-01-AAM-XX-XX-DR-A-07050 P2 received on 24 July 2024.

19. The following additional conditions should be altered and added to the draft recommendation as follows, and the condition numbers updated accordingly:

Amended condition

20. Part of Condition 20 currently reads LAeq and this should be amended:
- a) The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an LAeq Leq across any 5 minute period.

Additional conditions

21. Blue roofs:

**Details of the numerical area of the catchment that the blue roofs will drain into shall be submitted to and approved in writing by the Local Planning Authority prior to above grade works.**

**Reason: To minimise potential damage to property from flood events from the sources of flood risk to the site. In addition to providing more time to occupants to get to safety, flood resistance and resilience measures also protect property and reduce the risk of the financial burden a flood can cause, which can be psychologically damaging to victims in the near to long term in accordance with the National Planning Policy Framework (2023); Policy SI 12 (Flood risk management), Policy SI 13 (Sustainable drainage) of the London Plan (2021); Policy P56 (Protection of amenity) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).**

22. Finished floor levels:

**Ground Floor Finished Floor Levels are to be a minimum of 3.95 m AOD, as outlined in the Flood Risk Assessment and Drainage Strategy prepared by Sweco dated June 2024.**

**Reason: To protect the development and occupants from residual risk of tidal flooding in accordance with the National Planning Policy Framework (2023); Policy SI 13 of the London Plan (2021); Southwark's Strategic Flood Risk Assessment (2017) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).**

23. Phasing Plan:

**The development shall be carried out in accordance with the Phasing Plans: 16205-01-AAM-XX-XX-DR-A-07050 P2 received 24 July 2024**

and approved by the Local Planning Authority unless a further plan(s) is subsequently submitted to and approved by the Local Planning Authority.

**Reason - To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended, the Reason for Grant and also for the avoidance of doubt and in the interests of proper planning.**

### **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 referral to the Mayor of London, conditions, and the completion of a Section 106 Agreement.

### **REASON FOR URGENCY**

25. The report has been publicised as being on the agenda for consideration at this meeting of the Planning Committee. Deferral would delay the delivery of the schemes which are the subject of the report.

### **REASON FOR LATENESS**

26. Officers have been made aware of the corrections post publication of the report.

### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
None.	Corporate Services, Finance and Governance, 160 Tooley Street, London SE1 2QH	Planning enquiries Telephone 020 7525 5403

# Welcome to Southwark Planning Committee A Majors 31 July 2024



Councillor Richard Livingstone  
(Chair)



Councillor Kath Whittam  
(Vice Chair)



Councillor Gavin Edwards



Councillor Reginald Popoola



Councillor Nick Johnson



Councillor Darren Merrill



Councillor Esme Hicks

## MAIN ITEMS OF BUSINESS

Item 6 – Release of Section 106

Item 8.1 - 22/AP/4376

Friars Close, Bear Lane  
London-  
SE1 0UJ



Southwark Free  
Wi-Fi Password  
**Fr33Wifi!**

**Item 6:  
Release of Section 106 monies - Bramcote Park and former Kentish Drovers pub**



Bramcote Park (Existing)







## Bramcote Park (Proposed )

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# Bramcote Park ( Proposed )



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## BRAMCOTE PARK VIEWS



Bramcote Park south side view\*



Bramcote Park north side view\*\*



## Former Kentish Drovers Public House



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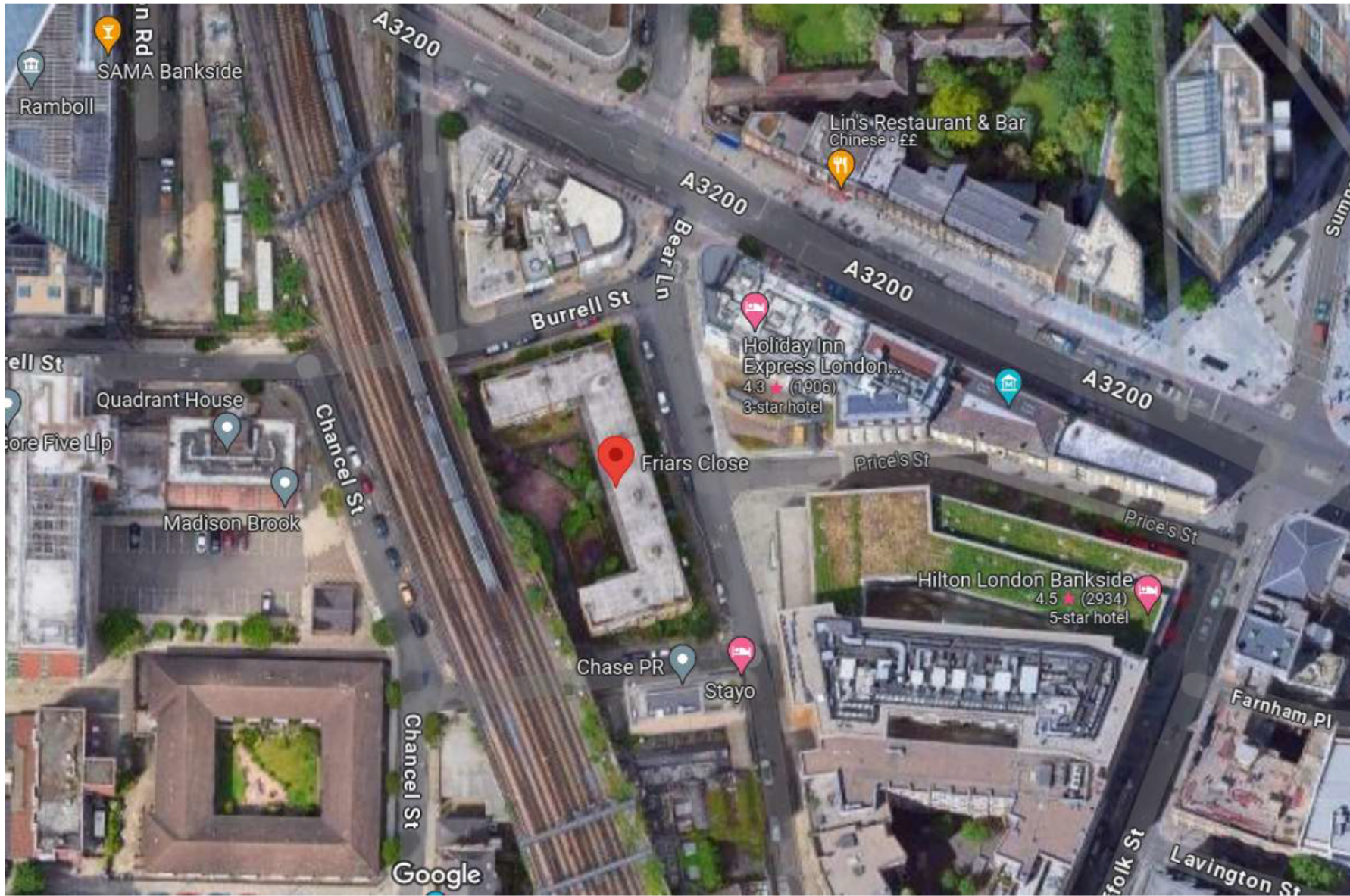
## Item 8.1 - 22/AP/4376

### Friars Close, Bear Lane, SE1 0UJ

Demolition of all existing residential buildings and ancillary structures on site. Construction of residential homes (Use Class C3) and flexible community & learning (Use Classes F1 & F2) floorspace; roof plant enclosure; cycle and vehicle parking; highway and access improvements; and landscape and public realm improvements. The new building would comprise a part nine, part twenty-two storey building to deliver 149 new homes.

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# Existing Site Context



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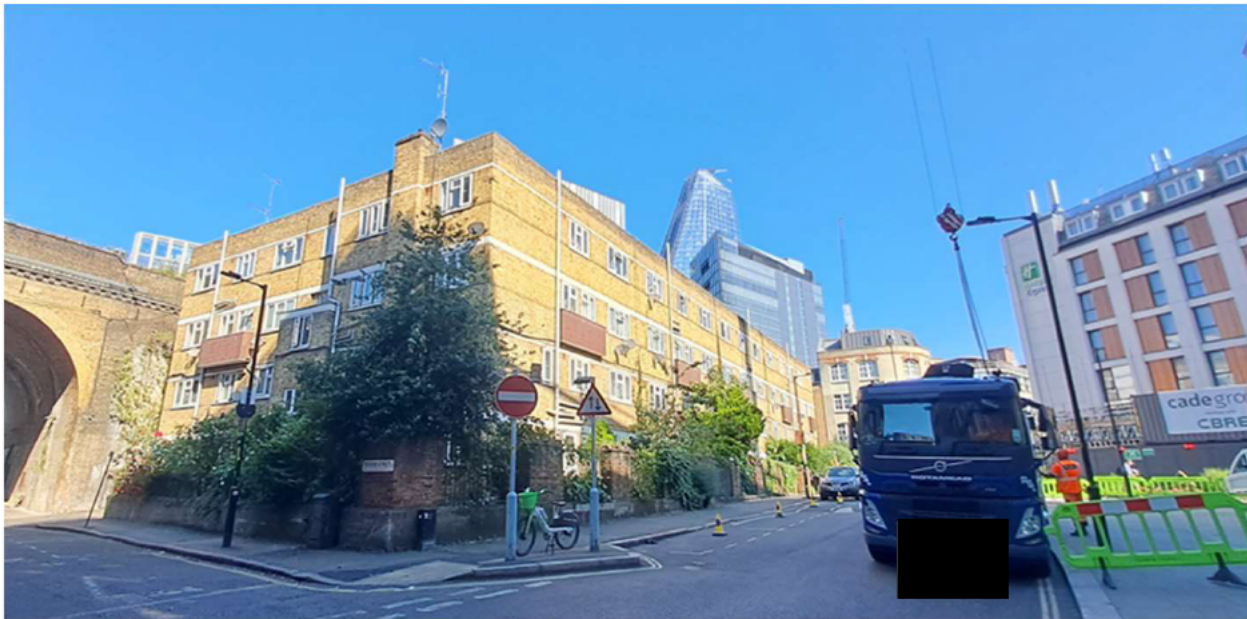
# Existing Site Plan



# Site Photographs



View of existing building looking South



View of existing building looking North



## Photos of the existing building



## Proposed Development

- Part 9, part 22 storey development
- 43% affordable homes, all social rent (54 homes, 211 habitable rooms)
- Flexible community and learning uses
- Delivery of the Low Line on part of the site
- Biodiversity Net Gain of 58.8%
- Urban Greening Factor of 0.43
- 65% CO2 reduction
- 264 long stay and 5 short stay cycle parking spaces
- An on-site accessible parking space

# Consultation Responses

Neighbours letters date of posting (updated version)	Site notice date of display	Press notice date of publication	Number of Public comments received	Support	Neutral	Objection
26.06.2024	31.01.2023	19.10.2023	25	9	-	16 (this includes objection signed by 17 units of the Almshouses)

## Breakdown of proposed uses

	Existing	Proposed	Change +/-
<b>Total number of residential units</b>	28	149	+ 121

	Existing	Proposed	Change +/-
<b>Affordable units</b>	28	54	+26

Use class	Existing sqm	Proposed sqm	Change +/-
<b>Use class F</b>	0	195	+ 195

# Proposed ground floor layout plan



# Floor Plans



First floor plan



3<sup>rd</sup> to 5<sup>th</sup> floor plan

# Floor plans



7<sup>th</sup> to 8<sup>th</sup> floor



12<sup>th</sup> to 20<sup>th</sup> floor

# Shared Amenity Space – 9<sup>th</sup> Floor



- 1. Flexible astrourf area with playful mounds and natural play
- 2. Work station with views across London
- 3. Platform seating
- 4. Vertical greening
- 5. Feature trees
- 6. Biodiverse planting beds
- 7. Community picnic table
- 8. Covered area - Older kids play (Table tennis)
- 9. Toddler climbing play equipment
- 10. Mini greenhouses
- 11. Green roof
- 12. Outdoor working space
- 13. Amphitheatre-style seating steps
- 14. Artificial lawn for toddler play (also can become yoga lawn)
- 15. Wall-mounted play equipment (e.g. finger maze)

Not to scale



1. Traversable wall



2. Play on the way blocks



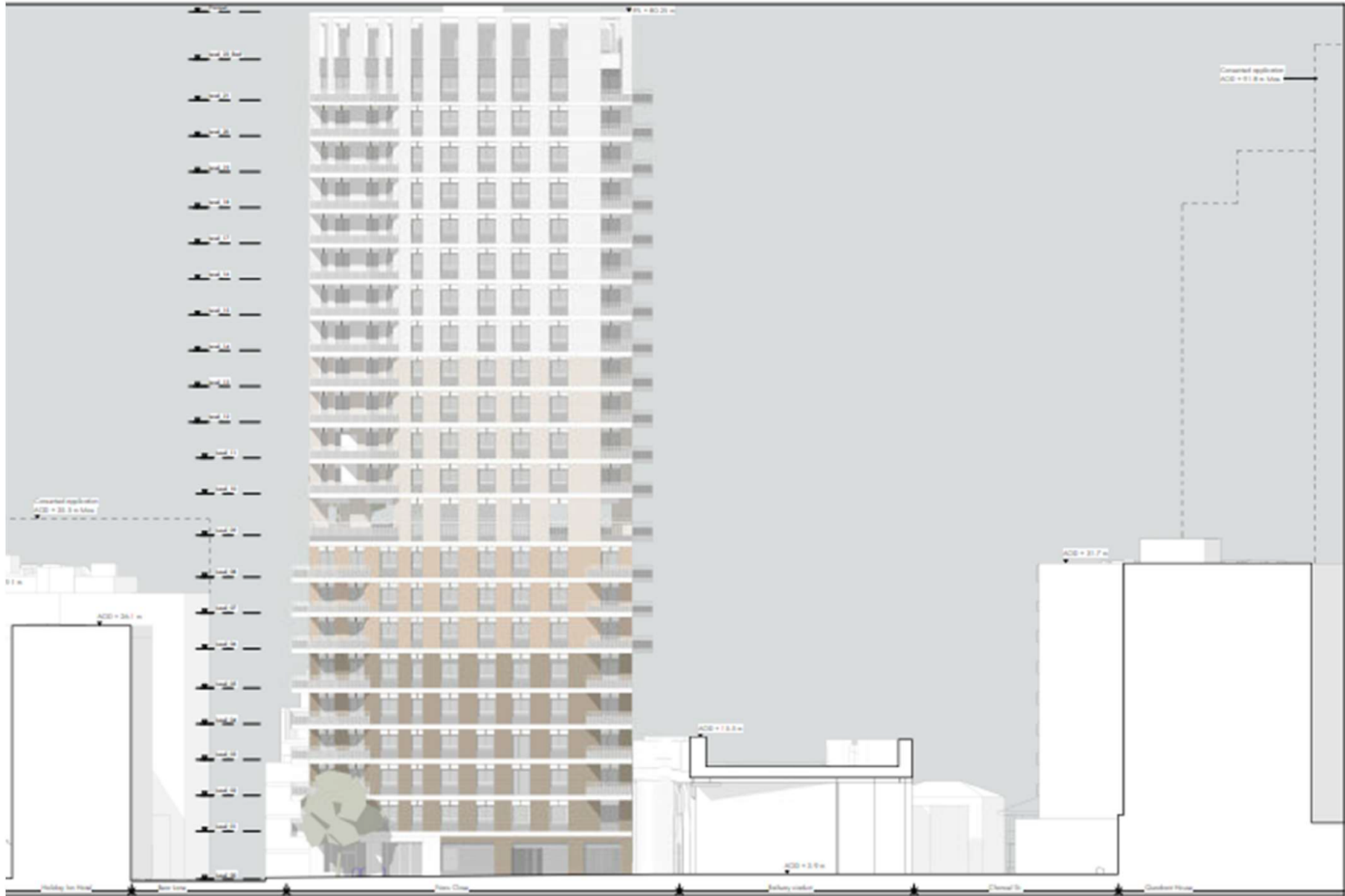
3. Performance play



4. Sculptural play benches



# Proposed North Elevation



# Proposed East (front) Elevation



# Proposed South Elevation



# Proposed West Elevation



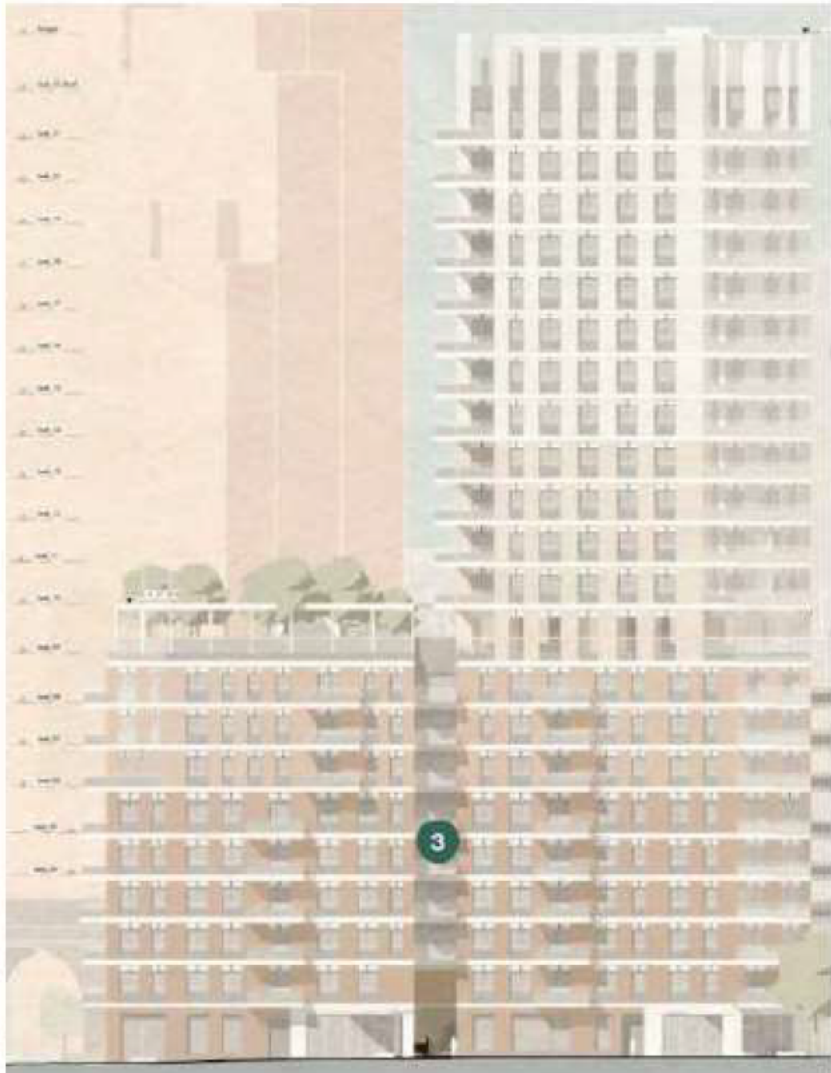
## View from Hopton Street (looking South)



## View west along Southwark Street



# South elevation on the left and eastern elevation on the right



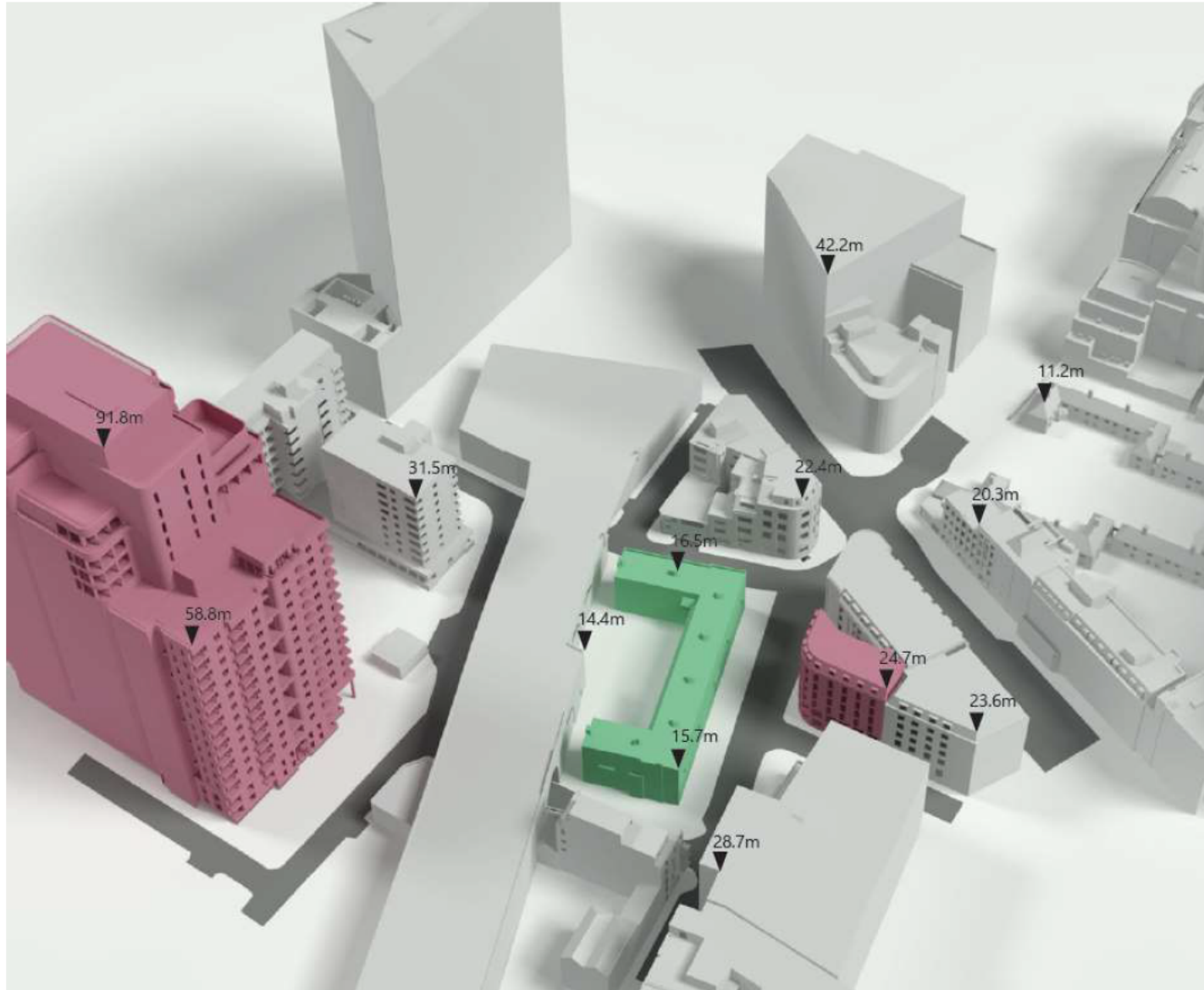
# Borough view from the Millennium Bridge - The proposed development is behind the right hand shoulder of The Tate Modern



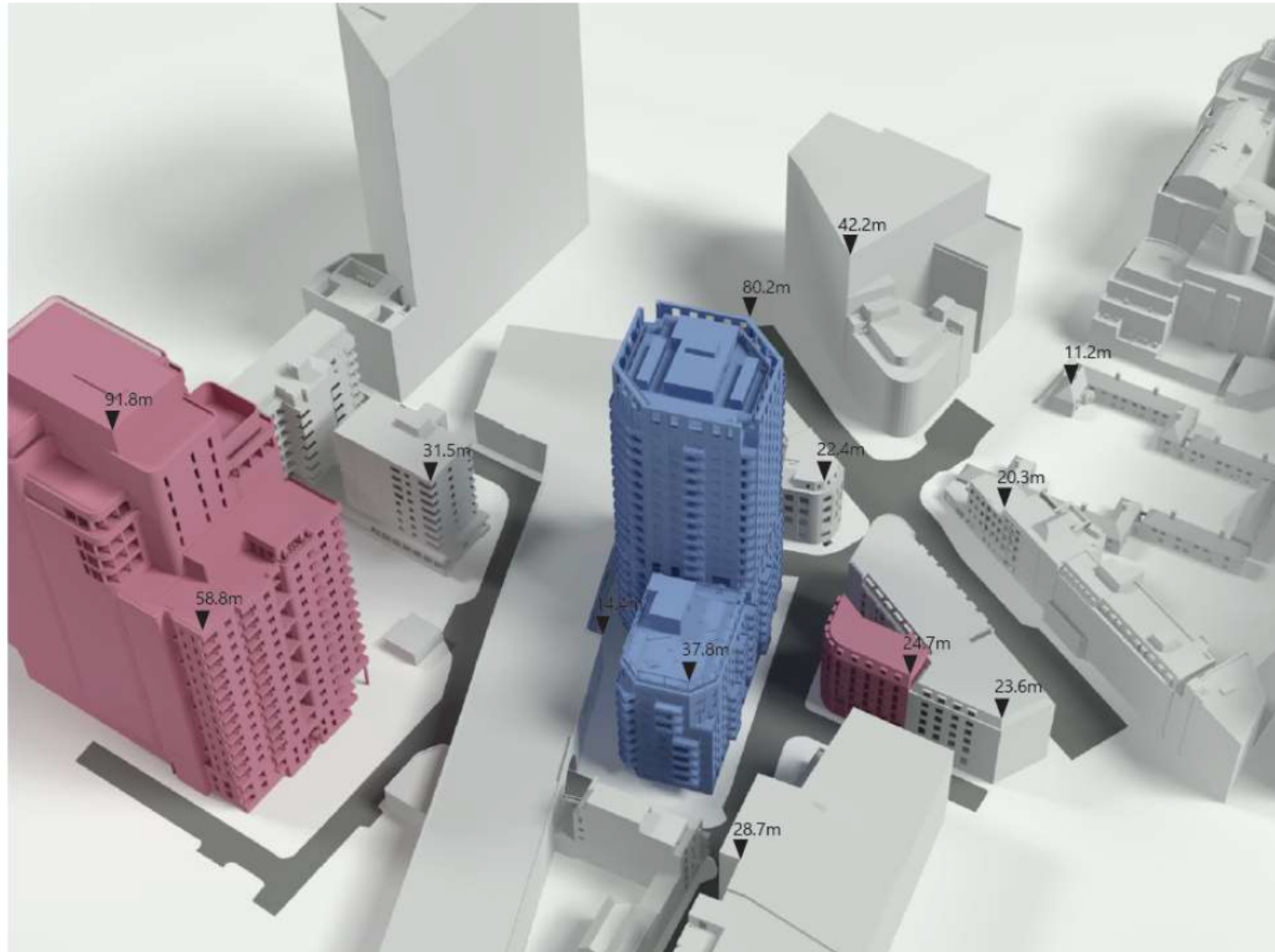
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# Existing development in relation to immediate surrounding area



# Proposed development in relation to immediate surrounding area but also showing schemes that have been granted planning permission in red



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## Proposed landscape and public realm comparison between Friars Close and Neo Bankside



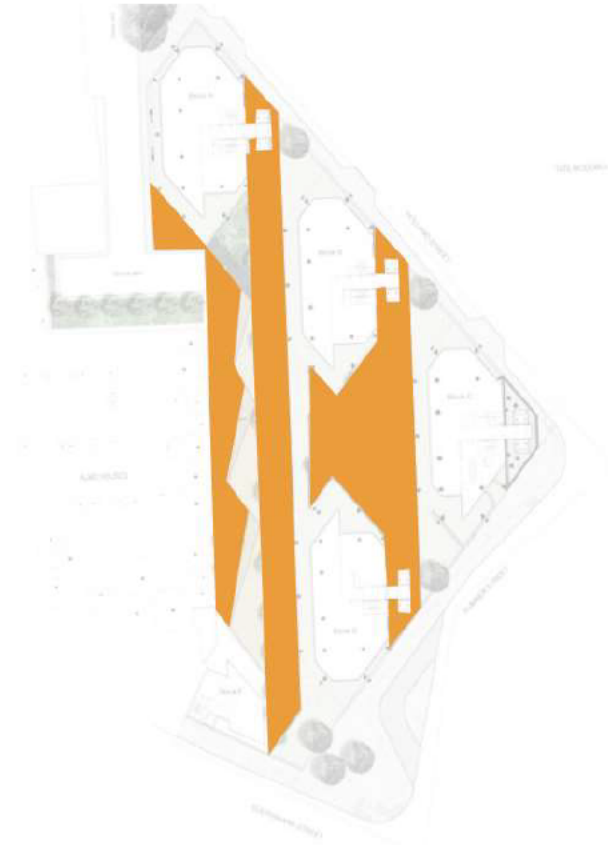
Friars Close on the left and Neo Bankside on the right

# Public realm comparison



Friars Close on the left and Neo Bankside on the right

# Public realm comparison



Friars Close on the left and Neo Bankside on the right

# Daylight and Sunlight VSC

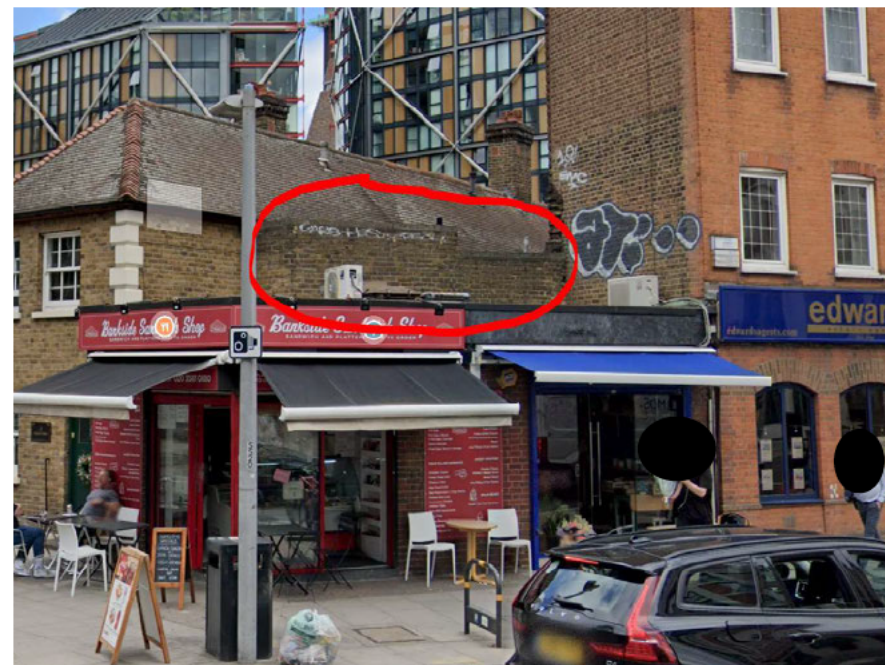
Property	Total number of windows	Total number of windows in compliance with BRE targets	% of windows in compliance with BRE targets	Total number of windows that see a reduction of VSC 20% and more			
				20-29.9%	30-39.9%	40+%	Total
1-11 Treveris Street	57	17	30%	2	16	22	40
Quadrant House	72	57	79%	12	3	0	15
216-220 Blackfriars Road	398	390	98%	7	1	0	8
Hopton's Garden's Almhouses	116	116	100%	0	0	0	0
18 Great Suffolk Street	48	41	85%	4	3	0	7
<b>Total</b>	<b>691</b>	<b>621</b>	<b>90%</b>	<b>25</b>	<b>23</b>	<b>22</b>	<b>70</b>

# Daylight and Sunlight NSL

Property	Total number of rooms	Total number of rooms in compliance with BRE targets	% of rooms in compliance of BRE targets	Total number of rooms that see a reduction of NSL that do not comply with BRE targets			
				20-29.9%	30-39.9%	40+%	Total
1-11 Treveris Street	28	16	57%	5	3	4	12
Quadrant House	56	54	96%	2	0	0	2
216-220 Blackfriars Road	117	117	100%	0	0	0	0
Hopton's Garden's Almhouses	122	120	98%	0	1	1	2
18 Great Suffolk Street	32	32	100%	0	0	0	0
<b>Total</b>	<b>355</b>	<b>339</b>	<b>95%</b>	<b>7</b>	<b>4</b>	<b>5</b>	<b>16</b>

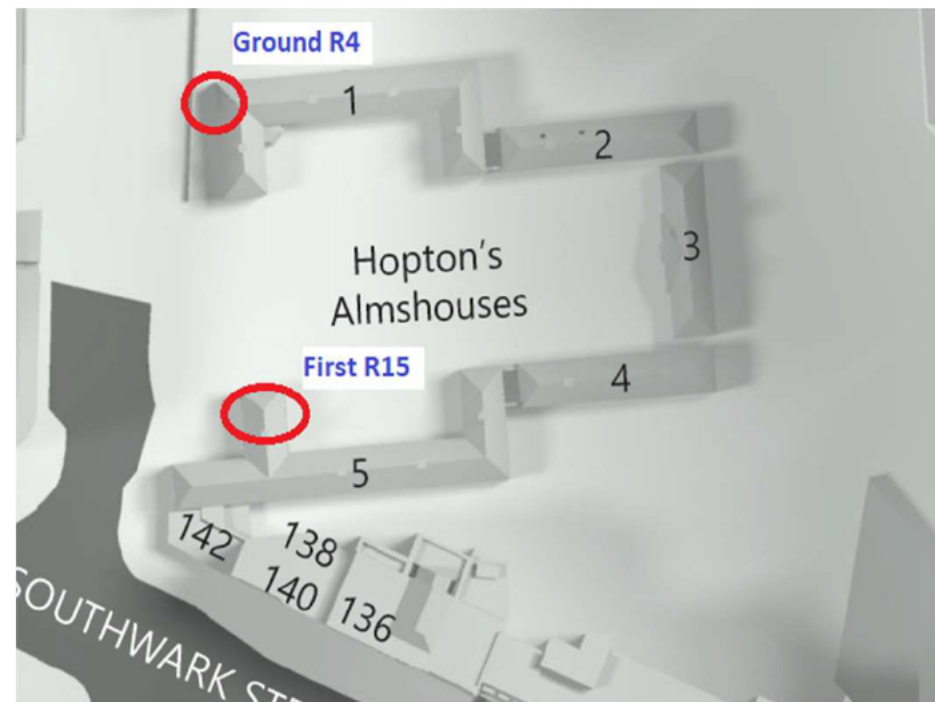
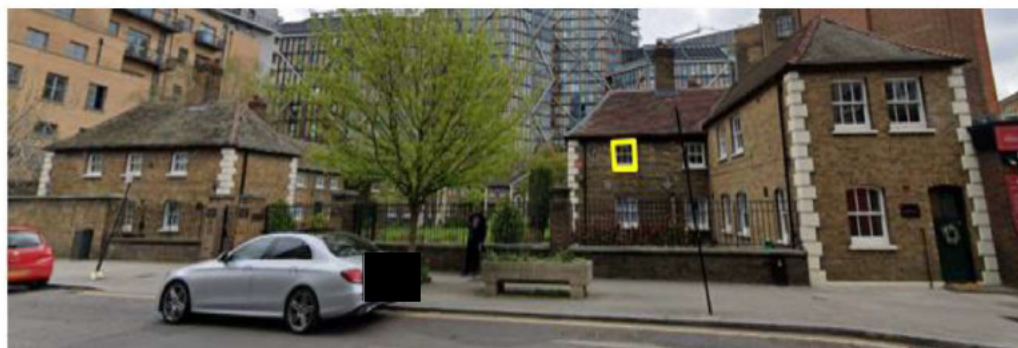
# Affected rooms in Hoptons Almshouses (NSL)

Property	Total number of rooms	Total number of rooms in compliance with BRE targets	% of rooms in compliance of BRE targets				
				20-29.9%	30-39.9%	40+%	Total
Hopton's Garden's Almshouses	122	120	98%	0	1	1	2



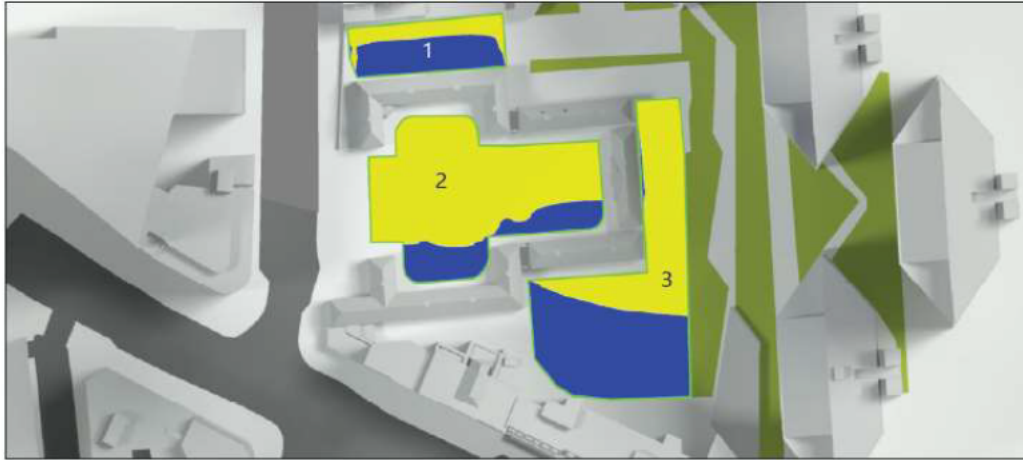


## Affected rooms in Hoptons Almshouses (Annual Probable Sunlight Hours)

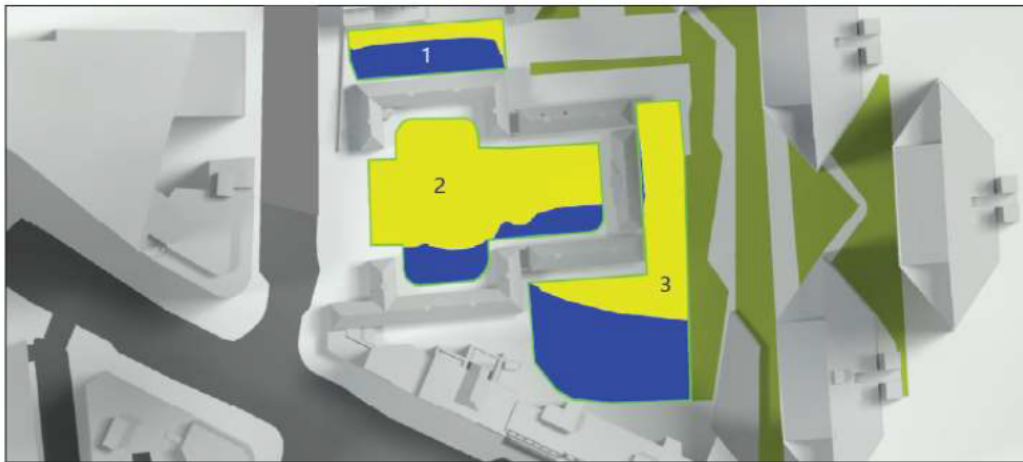


The top image shows Room R4 and the bottom image shows Room R15

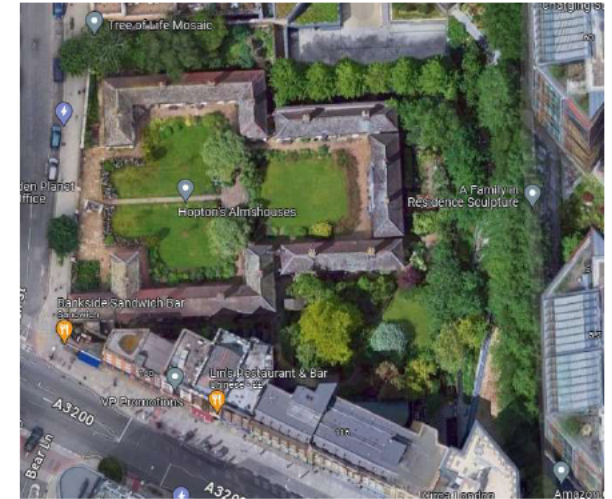
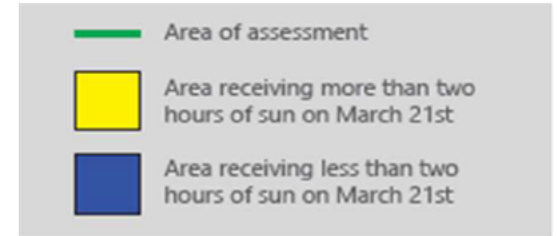
# Sunlight on Hopton Almshouses



Existing Scenario - March 21<sup>st</sup>

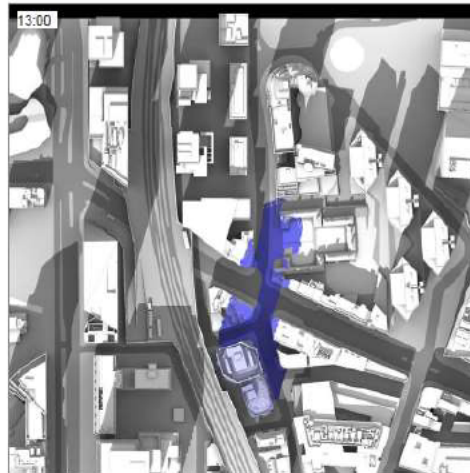
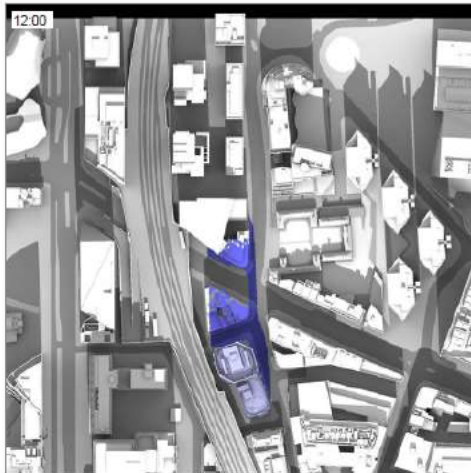


Proposed Scenario - March 21<sup>st</sup>



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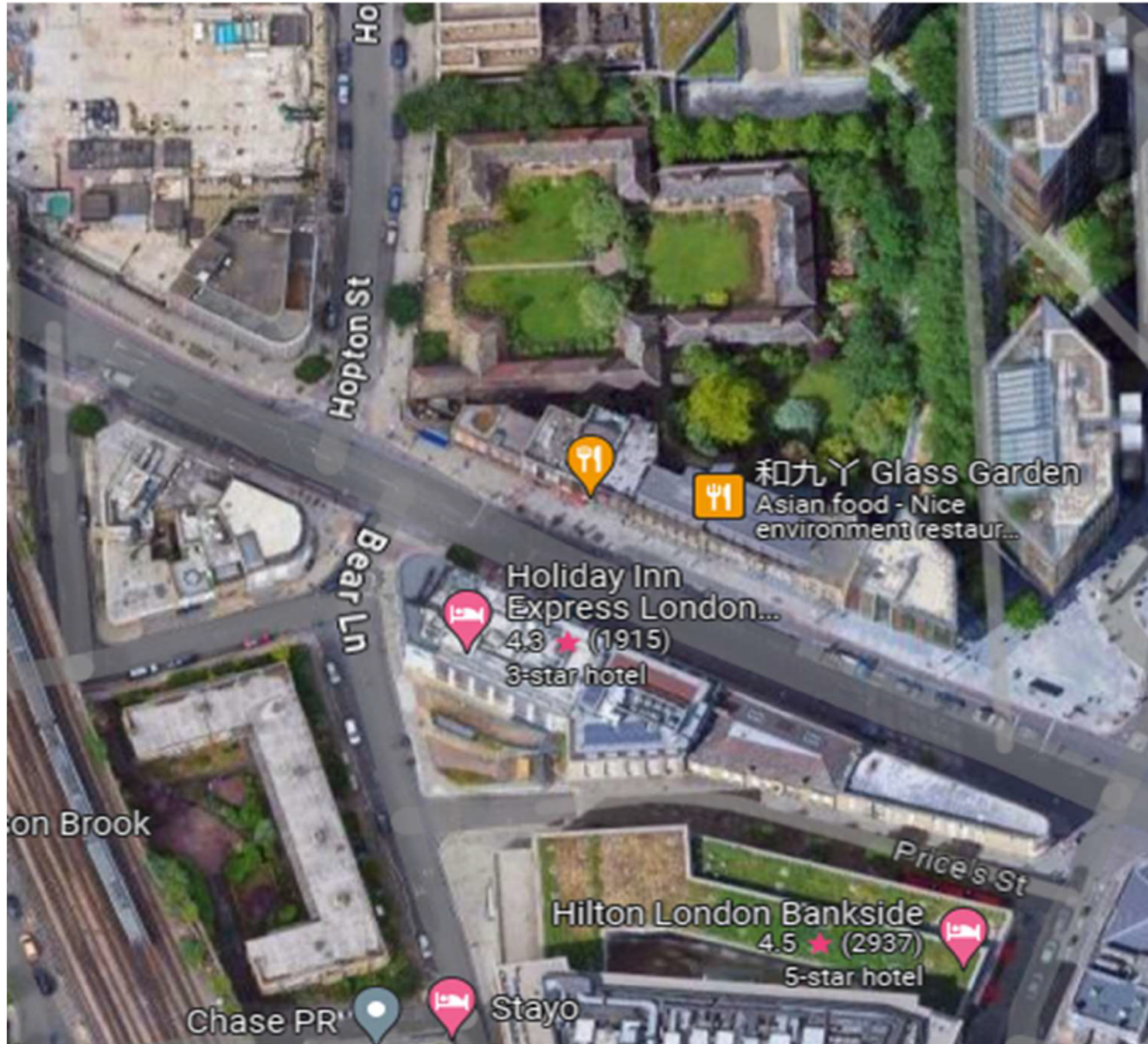
# Hourly Shadows – 12:00 to 15:00 21 March



# Hourly Shadows – 12:00 to 15:00 21 June



# Application site in relation to Hopton Almshouses



## Summary of Report

- The principle of land use is acceptable in this location.
- An improvement in terms of quality of accommodation for the existing residents.
- Uplift in affordable housing of 26 additional social rent units. This would equate to a 93% increase on what is currently in-situ
- Good standard of urban design and architecture.
- New blue badge car parking space on-site.
- An uplift in cycle parking.
- Amenity impacts to neighbouring residents is acceptable on balance.
- Urban greening factor of 0.43 which exceeds the 0.4 requirement for residential development.
- BNG increase of 58.84%. The application was submitted prior to current legislation but this increase is a positive aspect.
- Having regard to all the policies considered and any other material planning considerations, it is recommended that planning permission is granted subject to planning conditions and the completion of a legal agreement and referral to the Mayor of London