

Walworth Community Council

Wednesday 7 September 2011

7.00 pm

InSpire at St Peter's, Liverpool Grove, London, SE17 2HH

Supplemental Agenda

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Agenda Item 6.1

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| Item No: 6.1 | Classification Open | Committee: Walworth Community Council Planning Meeting | Date: 7 September 2011 |
| From: Head of Development Management | | Title of Report: <u>Addendum</u> Late observations, consultation responses, information and revisions. | |

PURPOSE

- 1 To advise Members of observations, consultation responses and information/revisions received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

- 2 That Members note and consider the late observations, consultation responses and information/revisions received in respect this item in reaching their decision.

FACTORS FOR CONSIDERATION

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

Item 6.1: 137 Trafalgar Street

- 3.1 Since the report was written further representations from the Transport Group and Environmental Protection Group have been received, and there has been additional clarification on key issues as set out below

Site Description

- 3.2 Para 3 of the main report - The existing residential flat above the Public House is ancillary to the main use.

Details of proposal

- 3.3 The difference between the previously withdrawn and current scheme are as follows:

Rear extension

- 3.4 No change from withdrawn scheme – same depth, width and height.

Basement

- 3.5 The basement would be increased in height to allow for headroom. The raising of the floor level at ground floor at 0.8m is the same for both the withdrawn and current scheme.

Roof extension

3.6 Withdrawn proposal:

Roof extension – Height from ground level 12.4m total

The design of the mansard roof was such that it had an irregular shaped footprint with a 'kink' at the front to allow for a roof terrace for the residential flat. An 'L' shaped dormer was proposed within the 'kink' area and the roof terrace.

Roof extension Proposed Proposal

3.7 Height – Height from ground level 12.4m total

3.8 This glazed roof extension (on the north and south facades) is set back from the front and rear to allow for a terrace at the front. The roof extension extends across the whole width of the building and comprises a raised flank wall and new chimney on the western elevation. The roof extension would sit between the two chimneys (one existing and one proposed chimney).

Principle

3.9 Para 27 of the main report confirmed that there were other A Class uses within 600m radius of the application site. To be fully policy compliant there would have to be other Public Houses within the 600m radius of the property, there are two, the Mason's Arms PH on East Street and Queen Elizabeth PH on Merrow Street.

Standard of accommodation

3.10 Para 40 of the main report had stated that there was no submission of an accommodation schedule. Since then, the Applicant has submitted such a schedule and the room sizes (in sqm) are as follows: (the total unit size is calculated by including the circulation spaces).

Flat 1

| | |
|----------------------------|------|
| Living room/kitchen/dining | 29.2 |
| Bedroom 1 | 12 |
| Study/sleeping area | 11.9 |
| Bathroom | 3.8 |
| Basement storage | 5.6 |

| | |
|---------------|-------------|
| Total | 76.3 |
| Amenity Space | 25 |

Flat 2

| | |
|----------------------------|------|
| Living room/kitchen/dining | 29.9 |
| Bedroom 1 | 12.1 |
| Study/sleeping area | 11.9 |
| Bathroom | 3.8 |
| Basement storage | 5.4 |

| | |
|---------------|-------------|
| Total | 76.1 |
| Amenity Space | 22.8 |

Flat 3

| | |
|----------------------------|------|
| Living room/kitchen/dining | 23.5 |
| Bedroom 1 | 10.6 |
| Bathroom | 3.6 |
| Basement storage | 5.5 |

| | |
|--------------------------|-------------|
| Total | 44.7 |
| Amenity Space (Communal) | 75.1 |

Flat 4

| | |
|----------------------------|------|
| Living room/kitchen/dining | 24.6 |
| Bedroom 1 | 11.3 |
| Bathroom | 4 |
| Basement storage | 5.7 |

| | |
|--------------------------|-------------|
| Total | 47.6 |
| Amenity Space (Communal) | 75.1 |

Flat 5

| | |
|----------------------------|------|
| Living room/kitchen/dining | 38.7 |
| Bedroom 1 | 16.7 |
| Bedroom 2 | 12.7 |
| En-suite Bathroom | 3.9 |
| Bathroom | 3.6 |
| Store | 1.3 |
| Basement storage | 5.5 |

| | |
|--------------------------|-------------|
| Total | 89.6 |
| Amenity Space (Communal) | 75.1 |

Flat 6

| | |
|----------------------------|------|
| Living room/kitchen/dining | 28.9 |
| Bedroom 1 | 13.8 |
| Bedroom 2 | 8.8 |
| Bathroom | 4.4 |
| Basement storage | 5.5 |

| | |
|---------------|-------------|
| Total | 67.2 |
| Amenity Space | 15.6 |

- 3.11 Para 41 of the main report had stated that the overall unit size for the first floor flats were 37.7sqm for Unit 3 and 39.9sqm for Unit 4. These did not include the internal circulation spaces. Since the submission of the accommodation schedule, it can be confirmed that the total unit size for Unit 3 is 44.7sqm and for unit 4 it is 47.6sqm. Para 41 of the report also stated that the adopted London Plan's standards was 37sqm for a one person unit. This is for a studio flat. It should be corrected to read 50sqm, which is more appropriate as it is a one bedroom/one person flat, which is proposed here. Both the units would fall short of the 50sqm, but this is not considered to be a significant shortfall. Similarly, the 67.2sqm of the top floor flat (Unit 6) would be below the minimum of 70sqm as stated in the London Plan, but this is only a shortfall of 2.8, which is not significant to warrant a ground for refusal alone.

Transport

- 3.12 Para 44 of the main report should be clarified to state the site is within an existing Controlled Parking Zone (CPZ).
- 3.13 Since the writing of the main report, Transport Planning Team has confirmed to Officers that the original comment regarding 3 years free membership for the car club would not be required given that the proposal is for only 6 residential units (Para 47 of the main report).

Air Quality

- 3.14 The site is within the Air Quality Management Area (AQMA), where levels of air quality are below national standards. The Council's own Environmental Protection Team (EPT) had confirmed that an air quality assessment was not required for this

application as the level of development (and the distance from the principle road) would not lead to a reduction in air quality.

Conclusion

3.15 The recommendation remains to grant planning permission.

REASON FOR LATENESS

4 The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

REASON FOR URGENCY

5 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 Sub-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/enforcements and would inconvenience all those who attend the meeting.

RESOURCE IMPLICATIONS

6 These are contained in the report.

EQUAL OPPORTUNITY IMPLICATIONS

7 These are contained in the report.

LOCAL AGENDA 21 (Sustainable Development) IMPLICATIONS

8 These are contained in the report.

Lead Officer: Gary Rice Head of Development Management

Background Papers: Individual case files.

Located at: Regeneration & Neighbourhood Offices, 160 Tooley Street, SE1.