

Item No: 7.1 and 7.2	Classification: Open	Date: 6 December 2021	Meeting Name: Planning Sub-Committee B
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Peckham Rye and	
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 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 stated recommendation.

RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

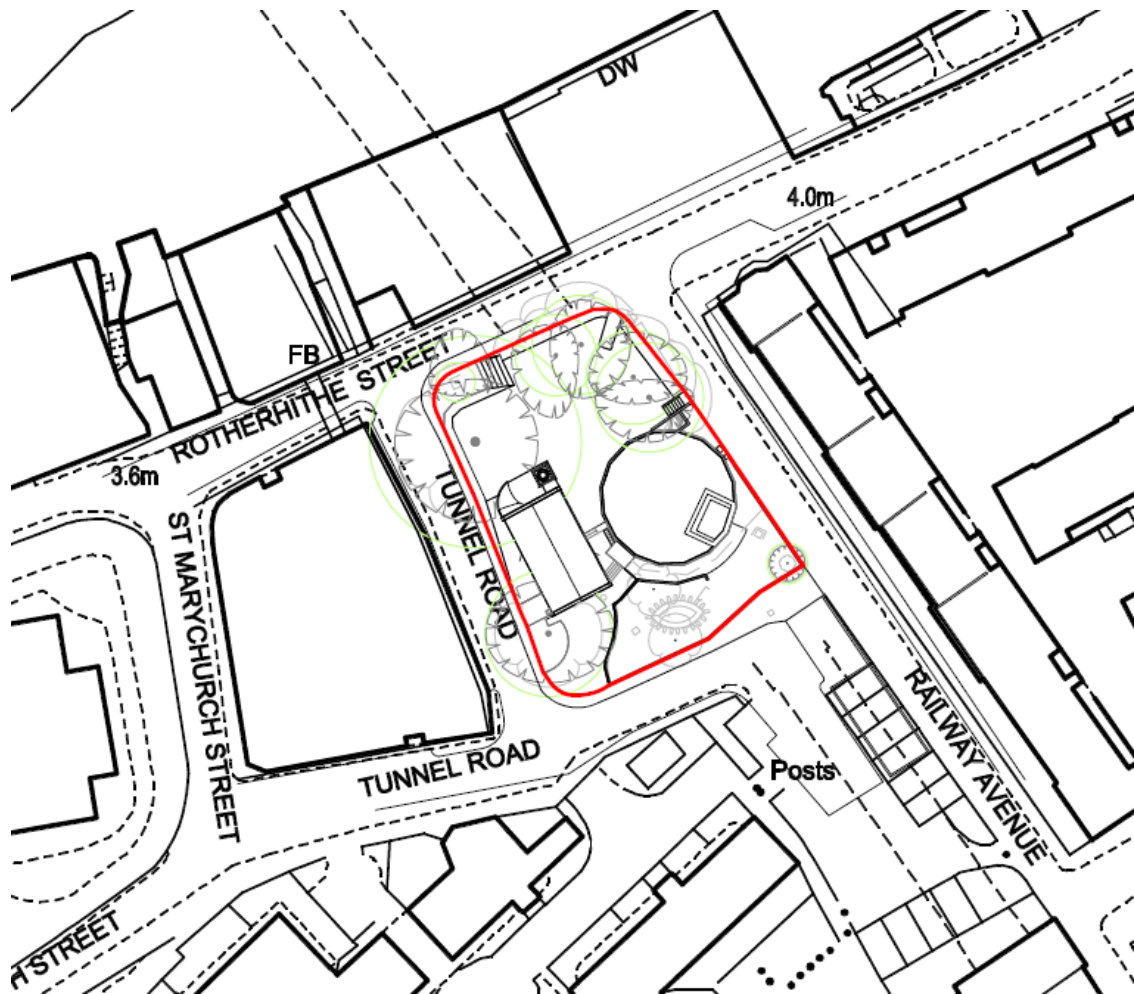
FACTORS FOR CONSIDERATION

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

Item 7.1: 21AP0628 & 21AP0629 - The Brunel Museum, Railway Avenue, London, SE16 4LF

Revised site map

4. The map attached to the Officers' report identifying the site does not include the full extent of the site. The full extent of the site was shown in the applications' site plans, is illustrated within the body of the Officers' report (see paragraph 9) and is as below:



Further consultation letters

5. Following the committee meeting notification of 26 November, 12 additional consultation letters have been received, which break down as follows:
 - 10 letters of objection
 - 2 letters of support.
6. The letters of objection mainly refer to the loss of trees and ecology impact. References are made to the development being out of character, increased traffic and pollution, loss of light and over-development. Mention is also made to the facility being unwarranted and a waste of money.
7. The letters of support refer to the development being warranted, in keeping with the character, and no overall loss of trees.

Item 7.2: 21/AP/2274 & 21/AP/2275 - East Lodge, Nunhead Cemetery, Linden Grove, London, SE15 3LP

Additional consultation responses received

- 2 further objections received: issues raised
8. All seating should be to the rear. Amenity issues with regards to evening opening.
 9. Officer response: Seating is proposed to lower ground floor external areas to the south immediately outside the café doors. This is at lower ground floor level, shielded in part by the proposed ramp and landscaping. This is an acceptable layout and separation in amenity issues and allows for users including disabled users of the café and community rooms at lower ground floor to have external seating areas at the same level. An amendment to the hours of use condition is proposed to limit the use of all external seating areas to 9pm to protect the amenity of neighbours. See revised condition 8 below.

Evening opening:

10. Officer response: The building would be able to be open in the evenings as per the proposed hours of use condition. See revision condition 8 below.

Awnings are unnecessary and similar buildings do not overheat

11. Officer response: The awnings are part of a whole building energy strategy which includes air source heat pump, insulation and ventilation. The design of awnings is drawn from the traditional awnings found on similar period buildings and are located on the south elevation to help prevent overheating instead of use of fans and air conditioning.

Principle and scale of the café

12. Officer response: The scale of the café is needed to ensure a sustainable economic use for the building. A change of use is part of the application and is assessed as part of the officer report.

A permanent office space is required for cemetery staff.

13. Officer response: An office and reception space is proposed as part of the scheme. The staffing of the cemetery is an issue for the applicant.

Landscaping of the terraces including flower planting

14. Officer response: A landscape condition is proposed to control planting, landscape layout and hardstanding, including any paved route to the gates on Linden Grove for deliveries, flower planting and steps/ramp design.

Modern design

15. The design faithfully copies the original building detailing using traditional materials and techniques and utilising storage salvaged materials from the site. The proposals are in compliance with design and conservation policies as per the assessment in the report.

Recommended revisions to the draft conditions

16. 21/AP/2274 - condition 1 add to plans list

“East Lodge Nunhead Cemetery Delivery and Servicing Management Plan, October 2021, by TPP”

- 21/AP/2274 – condition 8

“HOURS OF USE The use hereby permitted for cafe and community rooms/office including servicing shall be:

1 April to 30 September - 8:30am to 7pm
1 October to 31 October - 8:30am to 5pm
1 November to 28 February - 8:30am to 4pm
1 March to 30 March - 8:30am to 5pm

and for extended hours (without servicing and deliveries) for special events: 1 January - 31 December - 0830am to 10.30pm for no more that 21 days per calendar year and for no more than 1 consecutive days and no more than 1 special event per week. The use of external seating shall cease by 9pm.”

Reason: To safeguard the amenities of neighbouring residential properties in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011); and Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan (2007).”

Conclusion of the Director of Planning

17. Having taken into account the additional consultation responses, and other 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, completion of a s106 agreement, and referral to the Mayor of London.

REASON FOR URGENCY

18. 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

19. The new information, comments reported 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	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403