

<b>Item No:</b> 6.1	<b>Classification:</b> Open	<b>Date:</b> 2 February 2022	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		Old Kent Road	
<b>From:</b>		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 6.1: 21/AP/3247 CREDON HOUSE, VERNEY ROAD, LONDON, SOUTHWARK, SE16 3BA**

#### Additional consultation responses received

4. Subsequent to the publication of the committee report 11 additional representation has been received comprising of 2 objections, and 9 support. The objection comments relate specifically the comments relate to the following issues:

- Concerns over design, and height
- Concern over the loss of daylight to neighbouring properties
- Poor quality of amenity space

The 9 comments in support relate to the following points

- Development provides much need social rented affordable housing
- More affordable housing needed in Southwark

- Good quality of design and amenity space

## Corrections and clarifications on the main report

5. The following paragraphs should be replaced in the main report.

### Paragraph 1 – Recommendation:

That planning permission is granted, subject to conditions and referral to the Mayor of London, and the applicant entering into an appropriate legal agreement which is linked to planning application 21/AP/3246 (2-10 Ossory Road) to secure the delivery of Affordable Housing by no later than the 2nd December 2022

### Paragraph 2 – Recommendation:

In the event that the requirements of (a) are not met by 2<sup>nd</sup> December 2022 that the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 228 of this report.

### Paragraph 117 – Balcony sizes:

The balcony sizes proposed were incorrectly listed as being between 5qm and 14sqm. The correct sizes are 7.5sqm and 10sqm.

### Paragraph 173 – Student accommodation mention:

The report incorrectly stated student accommodation. This is replaced with residential.

### Paragraph 176 – Clarification on TfL note:

The end of the paragraph has been amended to include the word threshold.

### Paragraph 225 – S106 Obligations table:

Within the housing viability section of the table, Wheelchair Accessible has been amended to Wheelchair adaptable in line with previous mentions of wheelchair adaptable throughout other areas of the report.

### Paragraph 228 – Change to completion of S106 Agreement:

Due to the complexities of the S106 Agreement, the date of 2<sup>nd</sup> August 2022 has been amended to December 2<sup>nd</sup> 2022.

## Paragraph 236 – Bullet point benefits to the scheme

Correction to the 3<sup>rd</sup> bullet point listed to be worded as “*The introduction of Class E flexible floorspace to the ground floor secured as Affordable Workspace;*”

## Recommended revisions to the draft conditions

6. The following tweaks are required to conditions as published on the draft recommendation – Appendix 3

Condition 24 “Hard and Soft Landscaping” has been amended to remove mention of landscaping measures to the tenth floor and now reads as follows:

*Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.*

*The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).*

*Reason:*

*So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.*

<b>Item No:</b> 6.2	<b>Classification:</b> Open	<b>Date:</b> 2 February 2022	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		Old Kent Road	
<b>From:</b>		Director of Planning and Growth	

**Item 6.2: 21/AP/3246 2-10 OSSORY ROAD, LONDON, SOUTHWARK, SE1 5PA**

Additional consultation responses received

7. Subsequent to the publication of the committee report 14 additional representations have been received comprising of 13 comments in support, and one objection from Asda maintaining their objection to the development. The comments in support relate to:

- Affordable housing to get residents within Southwark on the property ladder
- Units at an affordable price for first time buyers
- Good quality of design and amenity space

The objection comment from Asda relate to:

- Asda will not accept future noise abatement for existing service yard activity and plant noise affecting the proposed dwellings
- BS8233:2014 assessment methodology will not sufficiently protect residents from industrial noise. The methodology of BS4142:2014+A1:2019 is required.
- Relying on closed windows for mitigation can only be accepted if alternative attenuated ventilation or air conditioning is provided to ensure residents can keep windows closed at all times, even during hot weather. We note the mention of “acoustic purge panels”, but their effectiveness needs to be assessed and conditioned.

Additional comments were received by Southwark’s Environmental Protection Officer on 20/01/2022 recommending that a pre-commencement condition regarding the impact of commercial noise from surrounding commercial premises be conducted in accordance with methodology BS4142:2014+A1-2019. The full wording of the condition is contained within condition 13 of the decision notice for 21/AP/3246.

## Corrections and clarifications on the main report

8. The following paragraphs should be replaced in the main report.

### Paragraph 1 – Recommendation:

(a) That planning permission is granted, subject to conditions and referral to the Mayor of London, and the applicant entering into an appropriate legal agreement which is linked to planning application 21/AP/3247 (Credon House) to secure the delivery of Affordable Housing by no later than the 2nd December 2022

(b) In the event that the requirements of (a) are not met by 2<sup>nd</sup> of December 2022 that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 232 of this report.

### Paragraph 3 – Income cap threshold correction:

In this paragraph the income threshold was incorrectly listed as £47K. The correct income Threshold figure is £50,071

### Paragraph 59 – Pocket Homes:

Removal of the words ‘*at least*’ in the third line of the paragraph

### Paragraph 117 – Indicators of exemplary design:

Contained within the ‘*Include a predominance of dual aspect units*’ of the table, a total of 34.18% of units within the development are dual aspect. The wording of ‘*with the Pocket Homes model*’ has been removed.

### Paragraph 120 – Proposed Flat Size table:

The table in paragraph 121 did make mention of (studio) following the unit type description of 1 Bedroom 1 Person Flats. This is incorrect as these are not studio units given that they have a separate bedroom to the Kitchen/Living area.

### Paragraph 229 – S106 Obligations table:

Within the housing viability section of the table, Wheelchair Accessible has been amended to Wheelchair adaptable in line with previous mentions of wheelchair adaptable throughout other areas of the report.

### Paragraph 232 – Change to completion of S106 Agreement:

Due to the complexities of the S106 Agreement, the date of 2<sup>nd</sup> August 2022 has been amended to December 2<sup>nd</sup> 2022.

### Paragraph 239 – Conclusion on Planning Issues:

There is no eleventh floor terrace within the development. The final sentence within this paragraph now reads as:

*Furthermore, all units have access to the communal amenity spaces located on the second, and tenth floors.*

### Recommended revisions to the draft conditions

9. The following tweaks are required to conditions as published on the draft recommendation – Appendix 1

The wording contained within condition 4, ‘*Archaeological Mitigation*’ has been amended to include the line ‘*excluding demolition to ground slab level*’. The condition should read as follows:

Before any work hereby authorised begins, excluding demolition to ground slab level, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2021.

## **CONCLUSION OF THE DIRECTOR OF PLANNING AND GROWTH**

10. Having taken into account the amendments to the original report and draft conditions, 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**

11. 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

12. The 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