

Item No: 7.1	Classification: Open	Date: 22 February 2022	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Rotherhithe	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of 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 recommendation stated.

RECOMMENDATION

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

KEY ISSUES FOR CONSIDERATION

3. Additional and amended information received in respect of the following planning application on the main agenda:

Item 7.1: 19/AP/4455 - 19-25 Rotherhithe New Road, London, SE16 2AE

Urban Greening Factor

4. Paragraphs 138 states that the UGF uplift is 0.08, which is below London Plan Policy G5 requirements. The applicant has provided a revised Urban Greening Factor Plan (dated 16/02/2022 by Urban Landscape Partnership). This considers the new rooftop amenity space and introduces an intensive green roof (planters with minimum substrate depth of 150mm) surrounding the play space on the roof terrace; extensive green roof within the eleventh floor set back and wildflower lawn (ref WTF-species-rich-26) and Groundcover/bulbs within the raised planter bed.
5. As a result of these specifications the urban greening factor has been improved to meet the 0.4 requirement within London Plan Policy. The planning contribution for a £30,000 Ecology and biodiversity contribution is no longer considered necessary.

Affordable Rent

6. Paragraph 27 and 42 refers to the 35% affordable housing provision, and refers to the 91.1% as affordable rent. This is should be replaced with the term social rent. The scheme provides 35% affordable housing, of which 91.1% is policy-complaint social rent and 8.9% is intermediate housing.

Conditions 1: Approved Plans

7. A condition for approved plans was missing from the recommendation. It is recommended that the following condition be added:

The development shall be carried out in accordance with the following approved plans:

Plans - Proposed 6703-D3000 REV 05 received 18/11/2021
Plans - Proposed 6703-D3103 REV 02 received 18/11/2021
Plans - Proposed 6703-D3100 REV 10 received 18/11/2021
Plans - Proposed 6703-D3101 REV 11 received 18/11/2021
Plans - Proposed 6703-D3102 REV 07 received 18/11/2021
Plans - Proposed 6703-D3104 REV 03 received 18/11/2021
Plans - Proposed 6703-D3105 REV 11 received 18/11/2021
Plans - Proposed 6703-D3106 REV 02 received 18/11/2021
Plans - Proposed 6703-D3107 REV 06 received 18/11/2021
Plans - Proposed 6703-D3109 REV 02 received 18/11/2021
Plans - Proposed 6703-D3111 REV 10 received 18/11/2021
Plans - Proposed 6703-D3112 REV 06 received 15/01/2022
Plans - Proposed 6703-D3150 REV 05 received 18/11/2021
Plans - Proposed 6703-D3500 REV 04 received 18/11/2021
Plans - Proposed 6703-D3501 REV 02 received 18/11/2021
Plans - Proposed 6703-D3700 REV 05 received 18/11/2021
Plans - Proposed 6703-D3701 REV 06 received 18/11/2021
Plans - Proposed 6703-D3702 REV 03 received 18/11/2021
Plans - Proposed 6703-D3703 REV 05 received 18/11/2021

Reason:

For the avoidance of doubt and in the interests of proper planning

Recommendation of the Director of Planning and Growth

8. Having taken into account the revised information set out above, the recommendation remains that planning permission should be granted subject to completion of a satisfactory legal agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
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Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403
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