

Item No: 7.1	Classification: Open	Date: 14 September 2022	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Wards or groups affected:		St Giles	
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

Report clarifications are required in respect of the following planning application on the main agenda:

Item 7.1 - 19/AP/2011 – 35-39 Parkhouse Street, London SE5 7TQ

Report Clarifications and/or Additional Information

3. The following clarifications and corrections to the committee report should be noted by the Planning Committee:
 - The description of development refers to nine storeys as whilst there would be eight occupied floors as evident from the section drawings, the ground floor has an increased height to accommodate the commercial use and as such officers consider the building to be the equivalent of nine storeys.
 - Correct the play and communal amenity space figures.
 - The development is currently achieving BREEAM Excellent
 - Para 87 – clarification that the industrial chimney is on the Burgess Business Park site.
 - Para 88 - should say adjacent and not immediately adjacent.

- Para 95 – this development is to the right of the spire not ‘to the left’ as referenced here.
- Reference to a late stage review shall be removed as the development follows the Fast Track route.

Recommended revisions to the draft conditions

4. An additional condition should be imposed securing the relevant drawing numbers as follows:

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

- PHS-RYD-00-00-DR-A-3000-S2-P11-GA Plan - Level 00;
- PHS-RYD-00-01-DR-A-3001-S2-P11-GA Plan - Level 01;
- PHS-RYD-00-02-DR-A-3002-S2-P11-GA Plan - Level 02;
- PHS-RYD-00-03-DR-A-3003-S2-P11-GA Plan - Level 03;
- PHS-RYD-00-04-DR-A-3004-S2-P11-GA Plan - Level 04;
- PHS-RYD-00-05-DR-A-3005-S2-P12-GA Plan - Level 05;
- PHS-RYD-00-06-DR-A-3006-S2-P12-GA Plan - Level 06;
- PHS-RYD-00-07-DR-A-3007-S2-P11-GA Plan – Roof Eaves;
- PHS-RYD-00-08-DR-A-3008-S2-P11-GA Plan – Roof Level;
- PHS-RYD-00-XX-DR-A-3601-S2-P11-GA Elevation 01 – South;
- PHS-RYD-00-XX-DR-A-3602-S2-P11-GA Elevation 02 – North;
- PHS-RYD-00-XX-DR-A-3603-S2-P11-GA Elevation 03 - South – Courtyard;
- PHS-RYD-00-XX-DR-A-3604-S2-P11-GA Elevation 04 - North – Courtyard;
- PHS-RYD-00-XX-DR-A-3605-S2-P11-GA Elevation 05 – East;
- PHS-RYD-00-XX-DR-A-3606-S2-P11-GA Elevation 06 – West;
- PHS-RYD-00-XX-DR-A-3620-S2-P2-Proposed Streetscape Elevation 01;
- PHS-RYD-00-XX-DR-A-3621-S2-P2-Proposed Streetscape Elevation 02;
- PHS-RYD-00-XX-DR-A-3701-S2-P2-Detailed Elevation-Section 01;
- PHS-RYD-00-XX-DR-A-3702-S2-P2-Detailed Elevation-Section 02;
- PHS-RYD-00-XX-DR-A-3810-S2-P2-GA Section - A-A;
- PHS-RYD-00-XX-DR-L-2100-S2-P1-Landscape Masterplan 00;
- PHS-RYD-00-XX-DR-L-2101-S2-P2-Landscape Masterplan 01;
- PHS-RYD-00-XX-DR-L-7000-S2-P1-Planting Plan;
- PHS-RYD-00-ZZ-DR-A-4201-S2-P3-Unit Layout - Unit A - Social Rent Unit – Wheelchair Adaptable Unit - 2B4P;
- PHS-RYD-00-ZZ-DR-A-4202-S2-P2-Unit Layout - Unit B - Social Rent Unit – 1B2P;
- PHS-RYD-00-ZZ-DR-A-4203-S2-P2-Unit Layout - Unit C - Social Rent Unit – 1B2P;
- PHS-RYD-00-ZZ-DR-A-4204-S2-P2-Unit Layout - Unit D - Social Rent Unit – 2B4P;
- PHS-RYD-00-ZZ-DR-A-4205-S2-P3-Unit Layout - Unit E - Wheelchair Adaptable Unit – 3B6P;

- PHS-RYD-00-ZZ-DR-A-4206-S2-P2-Unit Layout - Unit F - Wheelchair Adaptable Unit – 1B2P;
- PHS-RYD-00-ZZ-DR-A-4207-S2-P2-Unit Layout - Unit G - Social Rent Unit – 3B6P;
- PHS-RYD-00-ZZ-DR-A-4208-S2-P1-Unit Layout - Unit H - Social Rent Unit – 2B4P;
- PHS-RYD-00-ZZ-DR-A-4209-S2-P2-Unit Layout - Unit I - Social Rent Unit - 2B4P;
- PHS-RYD-00-ZZ-DR-A-4210-S2-P2-Unit Layout - Unit J - Social Rent Unit – 2B4P;
- PHS-RYD-00-ZZ-DR-A-4211-S2-P2-Unit Layout - Unit K - Social Rent Unit - Wheelchair Adaptable Unit – 1B2P; and
- PHS-RYD-00-ZZ-DR-A-4601-S2-P7 – Unit Area and Tenure Type.

Reason:

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

Item No: 7.2	Classification: Open	Date: 14 September 2022	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Wards or groups affected:		London Bridge and West Bermondsey	
From:		Director of Planning and Growth	

Item 7.1 - 20/AP/3013 – Colechurch House, London Bridge Walk, London 35-39 Parkhouse Street, London SE1 2SX

Additional consultation responses received

5. Subsequent to the publishing of the committee report an additional two representations of support have been received reflecting the reasons for support set out in the main report.
6. An additional representation has been received regarding the commemoration of Peter of Colechurch within the proposed building (or if refused, the existing building). The applicant has agreed to include a plaque in the approved development commemorating this or naming one of the open spaces within the development after him. This is also supported by City of London and should be secured either as a condition or within the legal agreement.

Report Clarifications and/or Additional Information

7. The following clarifications and corrections to the committee report should be noted by the Planning Committee:
- Para 10 – The level of discount for the theatre should be 78%. It should be noted that the equivalent 78% discount is against current market levels.
 - Para 14 – London Bridge Walk is owned and controlled by the City of London and as such this paragraph should be amended to read as - *This is owned and managed by the City of London pursuant to statutory powers and, whilst the closure and partial re-provision has been concluded as being acceptable in planning terms, the applicant would also need to secure all necessary consents/authority for such works from the City of London, Network Rail, TfL and the Council.*
 - Para 67 – Clarification that the level of discount would be 25% on market rent (referenced in first sentence and final bullet point).
 - Paras 115, 344, 361, 379 – The applicant has now achieved an UGF score of 0.31.
 - Para 194 – Clarification that the BRE guidance has been updated.
 - Para 287 - Reference estimated CIL/MCIL receipts (a material consideration).
 - Para 318 – a S247 stopping up order is not required for London Bridge Walk as the power to stop it up comes from statute.
8. It should be clarified that references to Fielden House are referring to Shard Place which is the new name of this development.
9. It should be clarified that the £220,000 cycle hire contribution is for additional cycle hire capacity as opposed to relocation of the existing facilities which the applicant will have to fund separately.
10. It should be clarified that the legal agreement would secure the affordable workspace and any potential fall back requirements on the terms set out in paragraphs 58-68 of the report.
11. It should be clarified that the CLP secured in the S106 agreement will require the applicant to meet all costs of public transport diversions during the construction period.
12. The following condition should be added to any consent issued:

Compliance condition

Quantum and building heights

The development hereby permitted is limited to 43,925sqm (GIA) of employment space Class E (g)(i), 1,522sqm (GIA) floorspace of Class E(a) to (f), 2,696sqm theatre use (Sui Generis) and a maximum height of up to 104.2m (AOD).

Reason:

This is in accordance with the application details and the approved plans.

Conclusion of the Director of Planning

13. Having taken into account the additional consultation responses and additional information, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report.

REASON FOR URGENCY

14. 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

15. The additional responses have been received since the original report was published. 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