

Item No: 7.1 & 7.2	Classification: Open	Date: 19 October 2022	Meeting Name: Planning Sub Committee B
Report title:		Addendum report Late observations and further information	
Wards or groups affected:		North Bermondsey and Surrey Docks	
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. Report clarifications are required in respect of the following planning application on the main agenda, and additional information has been received:

Item 7.1: 21/AP/4199 INDIA HOUSE, 45 CURLEW STREET, LONDON, SE1 2ND

Report Clarifications and/or Additional Information

4. The applicant has provided additional information on the heights of the screening for the terrace and these have been included in the presentation. The screen along the top of the seating area is 1.89m, and adjacent to Tamarind Court is 2.2m. Copies will be circulated with the addendum.
5. A materials brochure for the decking has been provided. The applicant states that:

The proposed decking will be constricted from a solid, composite product (SHERA – specification attached). It would not generate noise in the way that a light-weight / aluminium product would do and as such it doesn't raise potential for disturbance.

6. In terms of the number of people using the terrace at any one time, the applicant states:

Maximum capacity of the roof terrace is 100 people. This is likely to be split as approximately 20 persons for the area to the east (adjacent to Tamarind Court which will be exclusively for the 5th Floor suite) and 80 persons for the wider communal area (which will serve the rest of the building).

Access to the 5th Floor Terrace is via the eastern stair with the communal terrace being accessed via the northern stair. Both access points would be available for emergency egress as may be required.

Whilst the maximum quantum is set at 100 persons; it's very unlikely that full capacity would be reached apart from during isolated events. Key use is anticipated to be around lunchtime and only when the weather supports outdoor seating.

A further condition is recommended to ensure that activity on the roof remains within the defined terraced areas and not elsewhere, so a number of gates should only be used to access other parts of the roof for emergency and maintenance purposes:

Condition

The area of the roof defined as a terrace (hatched on the roof plan) in this application shall be the only part of the roof that is accessible to office occupiers of the building. Other non terrace parts of the roof shall not be accessible nor used for informal recreational or business purposes linked to the offices. Any gate giving access to a non terrace part of the roof shall only be used for maintenance or means of escape purposes.

Reason: In the interest of the amenity of neighbouring residents and in accordance with Policy P56 Protection of Amenity of the Southwark Plan 2022.

7. Members requested further information on lighting to be installed on the decking. The applicant has responded:

The lighting plan is not yet developed for the terrace but it is intended to be low level, low impact lighting. It is proposed that a condition be added for the detail to be submitted and approved by the LPA before installation.

It should be noted that the proposed use of the terrace is limited to 19:00 and external amenity will primarily be used within the spring and summer

months. Wide scale lighting is not envisaged for the terrace but as above, the final design would be subject to an application and formal consultation in due course.

An additional condition is recommended:

Condition

Further details of a lighting plan showing the position, type and illumination level of lights to be installed on the terrace hereby approved shall be submitted to the local planning authority prior to installation. Work shall be carried out in accordance with the details approved unless otherwise agreed by the local planning authority.

Reason: in order to ensure that the lighting proposed is of an acceptable design and does not cause light overspill to neighbours, in the interests of urban design, heritage and amenity, and in accordance with Chapter 12 Achieving well-designed places and Chapter 16 Conserving and Enhancing the Historic Environment of the NPPF, Policy D4 Delivering good design and HC1 Heritage Conservation and Growth, and Policies P13 Design of Places, P14 Design Quality, P20 Conservation Areas and P56 Protection of Amenity of the Southwark Plan 2022.

8. Members asked for additional information about possible noise arising from the access stairs to the roof terrace. The applicant has replied that

The separate use of the two areas minimises any concentration of users in the stairwells or immediately outside the stairwells. Furthermore an exclusion zone is proposed outside the stairwell adjacent to Tamarind Court which prohibits the installation of seating in that location to avoid prolonged stay.

Assessment of impact on nearby Grade II listed buildings

9. The site does not adjoin any listed buildings, however there are a number of Grade II listed buildings within the vicinity of the site (set out in paragraph 7 of the report). Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be paid to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest they possess.
10. The main bulk and massing of the roof terrace, which comprises the terraced seating and privacy screening with planters, would be predominantly set back from the perimeter of the roof and therefore is unlikely to be visible from close views of the building.
11. The roof terrace would be visible from longer views towards the southern end of Curlew Street, where it meets Queen Elizabeth Street, however it

is not considered that this would harm the wider setting or significance of the adjacent The Circle building (Grade II listed) as it would only be glimpsed in distant views and the brick flank wall of Vanilla and Sesame Court, which rises above the roof of India House, would provide a backdrop to the terraced seating and privacy screening, minimising its visibility from this angle. It would also be read in context with the existing balconies fronting this street, including those of The Circle, and the varied roofline, as such, would not appear discordant or out of character.

12. It is also anticipated that there would be some visibility from Shad Thames to the north-east of the site, where there is a break in the buildings between Wheat Wharf (Grade II listed) and Vanilla and Sesame Court, and also from within the courtyard. However, similarly to the above, the privacy screening would only be glimpsed at a distance, and would not appear out of scale or character when viewed in conjunction with the neighbouring buildings, Vanilla and Sesame Court and Tamarind Court, which are taller than India House and served by balconies and high level roof terraces fronting the courtyard. As such, the proposal would not have a harmful impact on the significance or setting of Wheat Wharf.
13. The roof terrace is unlikely to be viewed in conjunction with, or within the setting of, the other Grade II listed buildings in the surrounding area, which are located a considerable distance from the site and separated by other buildings of a similar height.
14. The proposal would therefore not harm the viewer's appreciation of these heritage assets, including their significance and settings, in accordance with Policy P19 (Listed buildings and structures) of the Southwark Plan 2022.

CONCLUSION OF THE DIRECTOR OF PLANNING AND GROWTH

15. Having taken into account the additional information, the recommendation remains that planning permission should be granted, subject to the conditions as set out in the report plus two additional conditions: one requiring submission of a lighting plan and one to limit use of various gates in the screening on the terrace to emergency access only.

Item 7.2: 21/AP/2514 2 SOMERFORD WAY, LONDON, SE16 6QW

16. Following legal advice, the application is being deferred from this meeting for a more detailed assessment of the impact of the development on the unenclosed strip of land outside the fenceline of the existing house. The application will be reported back to the Planning Subcommittee B meeting on 5th December 2022.

CONCLUSION OF THE DIRECTOR OF PLANNING AND GROWTH

17. Having taken into account the additional information and additional consultation replies, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report and completion of a s106 agreement.

REASON FOR URGENCY

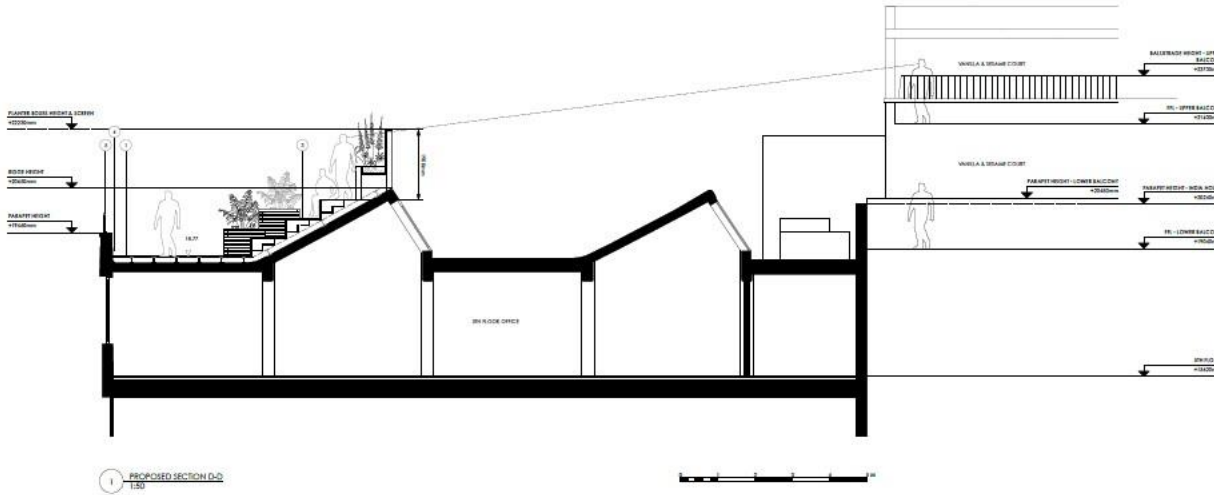
18. Applications are required by statute to be considered as speedily as possible. The applications have been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

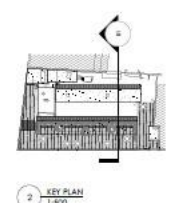
19. The additional information and responses have been received since the original reports were published. They all relate to items on the agenda and members should be aware of the comments made.

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



- USING REVISIONS**
- REVISIONS**
- 1 NEW CONCRETE COMBINATION BEAMS SUPPORTED ON NEW REINFORCED CONCRETE
 - 2 NEW CONCRETE SLABES ON APICAL REINFORCED CONCRETE BEAMS TO BE SUPPLIED WITH ACCESS TO BALCONY AND TO BE OPEN TO THE PUBLIC ACCESS TO THE BALCONY FROM THE BALCONY
 - 3 NEW CONCRETE COMBINATION BEAMS SUPPORTED ON NEW REINFORCED CONCRETE BEAMS TO BE SUPPLIED WITH ACCESS TO BALCONY AND TO BE OPEN TO THE PUBLIC ACCESS TO THE BALCONY FROM THE BALCONY
 - 4 NEW CONCRETE WALL ACCORDING TO DRAWING OF BEARING WALL FOR BALCONY AND TO BE OPEN TO THE PUBLIC ACCESS TO THE BALCONY FROM THE BALCONY
 - 5 BEARING WALLS TO BE BRICKED AND REINFORCED WITH NEW REINFORCED CONCRETE BEAMS TO BE SUPPLIED WITH ACCESS TO BALCONY AND TO BE OPEN TO THE PUBLIC ACCESS TO THE BALCONY
 - 6 NEW CONCRETE COMBINATION BEAMS TO BE SUPPLIED TO ALL BEARING WALLS
 - 7 BEARING WALL ACCESS TO BE BRICKED
 - 8 BEARING WALL ACCESS TO BE BRICKED WITH SECONDARY BEAMS TO MATCH EXISTING LEVELS
 - 9 BEARING WALL ACCESS TO BE BRICKED WITH SECONDARY BEAMS TO MATCH EXISTING LEVELS
 - 10 NEW REINFORCED CONCRETE BEAMS TO BE SUPPLIED TO ALL BEARING WALLS
 - 11 NEW REINFORCED CONCRETE BEAMS TO BE SUPPLIED TO ALL BEARING WALLS
 - 12 NEW REINFORCED CONCRETE BEAMS TO BE SUPPLIED TO ALL BEARING WALLS
 - 13 NEW REINFORCED CONCRETE BEAMS TO BE SUPPLIED TO ALL BEARING WALLS
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 - 20 NEW REINFORCED CONCRETE BEAMS TO BE SUPPLIED TO ALL BEARING WALLS



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REVISION NOTES
 0 / 16/2023 DATES FOR INFORMATION

GENERAL NOTES

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR.
3. DO NOT SCALE FROM THE DRAWING.
4. TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS.
5. TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS.
6. REFER TO ALL PARTS, DRAWINGS AND SPECIFICATIONS TO THE ARCHITECT.

Project Title: INDIA HOUSE
Project Ref: 1137
Studio: PLANNING
Scale: 1:100 / A1
Sheet Title: PROPOSED SECTION D-D
Sheet Ref: P205 / 0

