

Item No: 6.1 & 6.2	Classification: Open	Date: 21 February 2023	Meeting Name: Planning Committee
Report title: Address:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Chaucer and North Walworth	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of observations, 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 recommendation stated.

RECOMMENDATION

2. That members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

KEY ISSUES 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: 22/AP/2492 - 74-84 Long Lane, London, SE1 4AU

CIL payment

4. Update paragraph 9 and paragraph 161 of the report to revise the amount of CIL payable by the development. Based on the floor areas provided in the agent's Area Schedule (D&A Statement June 22, Part 11), the gross amount of CIL is approximately £992,362, consisting £972,407 of Mayoral CIL and £19,955 of Borough CIL. It should be noted that this is an estimate, and the approved drawings will be measured after planning approval has been obtained.
5. The previous CIL estimate of £928,068 was provided in Sep-2022 before publication of the RICS 2023 CIL indexation. In the event of a planning decision notice being issued in 2024, the CIL indexation will be updated again.

Other matters

6. Update to the Background Documents table on page 44 of the report to replace Chief Executive's Department with 'Environment, Neighbourhoods & Growth Department'

Item 6.2: 20/AP/2953 - 98-104 Rodney Road, London, SE17 1RA

Carbon contribution

7. Update paragraph 125 of the report to revise the amount of carbon offset contribution to £282,150. This is a typo correction.

Public consultation

8. Update paragraph 22 of the report to include an additional comment from a member of the public in support of the planning application, received in the latest round of consultation. In total, 81 comments were received comprising of 60 comments in support, 5 neutral comments and 16 objections.
9. The reasons for support in the additional comment received included support for the improvements to a currently neglected junction, the increase in employment floorspace and boost to the local economy, the local community benefits of a hotel use, café use and Arts Network, the proposed planning obligations, and the modern design of landmark significance and high quality materials.

CIL payment

10. Update paragraph 10 and paragraph 169 of the report to revise the amount of CIL payable by the development. Based on the existing floor areas provided in the agent's CIL Form1 dated 01-Oct-20 and proposed areas in Area Schedule P4 (29.09.21), the gross amount of CIL is approximately £ 1,014,337 consisting £299,104 of Mayoral CIL and £715,233 of Borough CIL. It should be noted that this is an estimate, and the floor areas will be checked when related CIL Assumption of Liability Form is submitted after planning approval has been obtained.
11. The previous CIL estimate of £951,476.27 was provided in Nov-2021 before publication of the RICS 2023 CIL indexation. In the event of a planning decision notice being issued in 2024, the CIL indexation will be updated again.

Other matters

12. Update paragraph 2 of the report to change the date from 28th February 2023 to '30th June 2023'. This is a typo correction.

13. Update paragraph 165 of the report to change the date from 4 April 2023 to '30th June 2023'. This is a typo correction.
14. Delete paragraphs 167 and 168 of the report which are a repeat of paragraph 165, in relation to reasons for the Director of Planning be authorised to refuse planning permission. This is a typo correction.
15. Update to the Background Documents table on page 52 of the report to replace Chief Executive's Department with 'Environment, Neighbourhoods & Growth Department'

Conclusion of the Director of Planning and Growth

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

REASON FOR URGENCY

17. 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

18. The new information 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	Environment, Neighbourhoods & Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403