

Item No: 5.1	Classification: Open	Date: 8 March 2023	Meeting Name: Planning Committee
Report title:		Addendum report	
Address:		Late observations and further information	
Ward(s) or groups affected:		Borough and Bankside	
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 5.1: 22/AP/1602 - Red Lion Court, 46-48 Park Street, London SE1 9EQ

Corrections and clarifications on the main report

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

Paragraph 1 Summary Table:

5. This table on Page 4 is corrected. There are 53 existing cycle spaces (the main report had noted 0 existing spaces).

Paragraph 3:

6. Since the submission of the application, Aspire have vacated the building and the property has been let to local charity COLAB Theatre and a workspace provider, the Sandbox as a meanwhile use.

Paragraph 112:

7. This height of the building is clarified (text in bold to be added)
“In terms of massing, it is larger and taller than the existing building. The height would increase from 38.79m **AOD** to 46.7m **AOD** (maximum).

Paragraph 293:

8. This is clarified (text struck out to be deleted and text in bold to be added):
“The proposed development complies with the London Plan CO2 savings target of 35% overall. The proposed development also complies with Southwark Plan target of 40% for non-domestic element. However, it does fall short of Southwark’s Local Plan target of ~~100% emission reduction against Building Regulations for the domestic element.~~ **Net zero carbon.**”

Paragraph 301:

9. This is clarified: “A planning condition requiring a Circular Economy Statement to be agreed in writing by the Council prior to commencement of any works on site is recommended. Additionally, a special condition is to be imposed on the decision notice that requires a post completion circular economy report no later than three months following substantial completion of the ~~final residential unit~~ **development**”

Paragraph 311:

10. The date in the table for sending out Newsletters at Public Consultation Stage 2 is **5th December 2021**. Consultation date for the website at www.redlioncourt.com should read **3rd December 2021 - 22nd December 2021**. The date in the table for sending out Newsletters at Public Consultation Stage 2 is **8th March 2022**. Consultation date for the website at www.redlioncourt.com should read **7th March to 10th April 2022**.

Additional comments received:

11. Since writing the main committee report, an additional **25 representations** had been received. These are as follows:
12. 22 objections from local residents raising the issue that there is lack of community space and would like to see this be provided at the ground floor level.

13. One letter of objection was received from Southwark Cathedral. These concerns are:

- Lack of consultation with local residents
- Tenants in social housing, members of racial or ethnic minorities, or elderly inhabitants, local residents who live across the street from the proposed building have been disregarded and not taken into account.
- Absence of consideration of issues raised by local residents
- The negative impact on the local heritage
- Loss of privacy for local residents from the terraces
- Impact on daylight and sunlight and affecting residents' mental health
- Absence of social regeneration
- Impact on the environment and Carbon emissions
- Overshadowing of residents' gardens and impact on biodiversity
- Open space/garden is not provided within the development
- Limited transport capacity
- Absence of housing
- Limited space for safe egress and muster point in case of emergencies
- Scale and massing of the development is excessive and overbearing
- Delivery trucks and service vehicles could also contribute to the additional traffic, which would worsen the area's air pollution and noise levels.
- Use of the land is not in the best interests of the public and the community
- Impact on property values of nearby homes

14. A letter from Bankside Village has been received. Bankside Village is representative body (TRA) which represents the 650+ residents who live on and around the Park Street Estate. Their concerns are as follows:

- Lack of consultation. Residents (in particular those living in the immediate area including those in Social Housing and Sheltered Accommodation) have not been consulted genuinely throughout the process.
- Those of particular protected characteristics have not been considered appropriately in terms of consultation.
- The proposed development if permitted would result in a severe impact on the privacy of those living immediately opposite and overlooking, due to the proposed terraces.
- This will result in a negative impact on biodiversity as the loss of light and overshadowing will result in the elimination and reduction of certain species of plants, due to a lack of light.

- The proposed scheme will result in a significant impact on the daylight and sunlight of residents living directly opposite on Park Street. The submitted assessment is not accurate and skewed.
- The proposed development is not in keeping with the character of the immediate area. It would negatively impact on the nearby heritage assets.
- The proposed development indicates a number of benefits which will not genuinely or directly benefit the local residents who will be negatively impacted by the proposal.
- The 'affordable' workspace provided is unlikely to be of benefit to those living immediately opposite and around the development.
- The applicant proposes to demolish the current buildings rather than refurbish like the former FT Building. This will result in significant CO2 emissions.
- The current proposals will result in an unnecessary level of delivery vans, taxi emissions etc. due to the excessive nature of the proposals.
- It will add to the cumulative impact on the transport network.
- It is to be noted that the site allocation for this proposed development indicates that the site should deliver housing. However this is absent from the application.
- There is concern that there is not enough space to accommodate safe egress of such large numbers and an adequate muster point.
- The scale height and massing is excessive and overbearing in the immediate context.

15. The above comments are addressed in the main committee report.

16. A response from Living Bankside has been received. It pointed out that a great number of residents objected to this application on the grounds of a number of material planning considerations, including their concerns relating to a lack of genuine consultation and those of protected characteristics. It was argued that the massing and height of the scheme is excessive. A number of additional s106 obligations have been requested. These are as follows:

- Support of Zakia's Garden Pocket Park: The applicant agrees to provide £50,000 towards the Zakia's Garden Project (Southwark Council land) to help with design fees, surveys or other related costs and an annual contribution (up to 5 years with a review of the amount of the maintenance

contributions thereafter) towards the maintenance and upkeep of the proposed garden. This additional annual amount is to be confirmed once the garden design has been reviewed so that they can understand the likely maintenance needs.

- Community use of Red Lion Court Pocket Park: The pocket park within the scheme is accessible to local residents exclusively 12 times a year, free of charge and organised by prior notice.
 - Affordable Workspace: Idea of a bespoke affordable workspace offer (i.e. a reduced quantum of space at a peppercorn rent) and that this has the potential to generate additional benefits for the local community over and above a policy compliant affordable workspace offer. The preferred occupier is to be Living Bankside, a partner of Southwark Council which provides immense social value across Southwark.
 - Wellness Centre and Cycle Hub: Those on lower incomes and or on welfare benefits are able to access the Wellness Centre at rates below market rates to be agreed through a planning obligation.
 - The applicant has agreed to the above and this would be further detailed in the s106 negotiations following any resolution to grant permission. The starting point for the affordable workspace would be for a level of floorspace at a peppercorn rent at the equivalent in value of the 10% floorspace as proposed, to be agreed and let to Living Bankside. But should Living Bankside and the applicant be unable to reach an agreed position to the satisfaction of the council then the affordable workspace offer would revert to 10% of floorspace.
17. Premier Inn Hotel on Park Street had originally submitted a letter of objection, but they have since withdrawn their objection.
18. Corrections to conditions in the Recommendation:
19. Condition 14 is duplication of Condition 11 and can therefore be deleted.
20. Condition 50 (external terraces) should be amended to correct an error:
- “External Terrace Hours of use
- a) The external terraces located along the southern edge of the development hereby consented, and as shown on the drawing within the Terrace Management Plan shall be open for use and carried on only between 09:00hrs to 19:00hrs on Mondays to Sundays.
- b) The external terraces located along the ~~southern~~ **northern** edge of the development hereby consented, and as shown on the drawing within the Terrace Management Plan shall be open for use and carried on only between 08:00 hrs to 23:00 on Mondays to Sundays.”

The development hereby permitted shall be comply with the approved Terrace Management Plan dated 5 September 2022.

Reason:

To ensure that the occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance, in accordance with: the National Planning Policy Framework 2021 and P56 (Protection of Amenity) of the Southwark Plan 2022.

Conclusion of the Director of Planning and Growth

21. 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

22. 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

23. 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