

Item No: 6.1 & 6.2	Classification: Open	Date: 12 December 2023	Meeting Name: Planning Committee (Major Applications) B
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Old Kent Road & Borough, Bankside And Walworth	
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 items on the main agenda. These were received after the preparation of the report(s) 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. Late observations, consultation responses, information and/or revisions have been received in respect of the following items on the main agenda:

FACTORS FOR CONSIDERATION

4. Correction and addition to the conditions on the draft decision notice in respect of the following item on the main agenda.

ITEM 6.1: 23/AP/1862 - 747-759 & 765-775 Old Kent Road and Land at Devonshire Grove, London, SE15 1NZ

Additional information since publication of the main report

5. At the time of writing the committee report, the Council's list of locally listed buildings was in draft and unadopted. For this reason, the committee report refers to list as a "draft" multiple times. The majority of these references are made in the section entitled 'Design'.
6. However, the Local List received approval from the Council's Cabinet in November 2023. All of the non-designated heritage asset structures

referred to in the body of the committee report made it onto the adopted list of over 2,400 structures.

7. On account of this, all references to the “draft local list” (and variations thereof) made within the committee report should be read instead as the “adopted local list”.

Corrections and clarifications on the main report

Clarification to paragraph 10 (Executive summary)

8. The penultimate sentence of paragraph 10, which is concerned with describing the proposed building heights, contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

*“The buildings would step down in height from the site’s northeastern extremity towards the Old Kent Road high street, with the tallest being 33 storeys and the shortest ~~46~~ **15**.”*

Correction to paragraph 22 (Planning history of the application site and nearby sites)

9. The table given at paragraph 22 contains an error with regard to the number of cycle parking space. It should have read as follows (typo in strikethrough, corrections in **bold**):

<u>Greening, Drainage and Sustainable Transport Infrastructure</u>			
Criterion	Existing	Proposed	Change +/-
Cycle parking spaces	0	918 <u>1,101</u>	+918 <u>1,101</u>

Correction to paragraphs 53 and 55 (Details of proposal)

10. The second sentence of paragraph 53, which provides an overview of the PBSA communal amenity spaces within Buildings A and B, contain errors with regard to the total floor area.
11. Paragraph 53 should have read as follows (typo in strikethrough, corrections in **bold**):

*“The lower floors would contain cycle storage space and various communal amenity spaces such as lounge areas, a gym, a quiet study zone, on-site laundry and a management office. These communal amenity spaces would amount to ~~987.8~~ **932.5** square metres in total, equating to an average of ~~4.54~~ **1.45** square metres per student...”*

12. Paragraph 55 should have read as follows (typo in strikethrough, corrections in **bold**):

*"In a similar arrangement to Building A, the lower storeys would comprise communal student amenity space and cycle storage, with the upper floors containing cluster flats (i.e. en-suite bedrooms sharing living/kitchen/dining facilities), studios and premium studios. In total, 427.8 **400.6** square metres of internal communal amenity space would be provided, equating to 4.43 **1.34** square metres per student".*

Correction to paragraph 91 (Pre-application engagement and mid-application amendments)

13. The third bullet point of paragraph 91, which is concerned with the steps taken by the applicant to optimise integration of the residential uses, contains an error. The bullet point should read as follows (typo in strikethrough, corrections in **bold**):

*" • developing the internal layouts of the dwellings and ~~PBCL~~ **PBSA** units to achieve optimised configurations that perform well with respect to technical considerations such as dual aspect and daylight/sunlight receipt".*

Correction to paragraph 104 (Legal context)

14. The second sentence of paragraph 104, which sets out the legal background to planning decisions, contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

*"In this instance the development plan comprises the London Plan 2021 and the ~~draft Old Kent Road Area Action Plan 2020~~ **Southwark Plan 2022**".*

Correction to paragraph 159 (Principle of the proposed development in terms of land use)

15. The first sentence of paragraph 159, which is concerned with the policy position on Class E uses at this site, contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

*"With regard to the principle of demolishing the HSS (Class E) premises, there is no objection principle in land use terms subject to ~~at least the same quantum being re-provided in the proposed development~~ **replacement of existing employment space**".*

Correction to paragraph 290 (Principle of the proposed development in terms of land use)

16. The first bullet point of paragraph 290, which is concerned with the 'default scenario' for the commercial unit at the base of Building C,

contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

To account for the 'default scenario', the Section 106 Agreement will include a dedicated affordable workspace schedule. This will ensure, among other things, that:

*• the workspace is provided for a 30-year period at a peppercorn rent for months ~~0-11~~ **0-5**, and then from ~~12 months~~ **month 6** until the end of the affordable workspace lifetime at no more than £15/sq.ft”.*

17. The same change of “months 0-11” to “months 0-5” should also be applied to Item 11 within Appendix 8 (the Section 106 heads of terms).

Correction to paragraph 352 (Affordable housing and development viability)

18. The first sentence of paragraph 352, which is concerned with the pace of affordable housing delivery, contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

*“...the commencement of Buildings C and D (the affordable housing) has been foregrounded in the construction programme, with both buildings ~~preceding any commencement of Building A or B~~ **completing before the completion of the final PBSA building**”.*

Correction to paragraph 425 (Quality of residential accommodation – Conventional housing)

19. The second sentence of paragraph 452, which is concerned with the aspect and outlook from the proposed Class C3 homes, contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

*“All the single-aspect units would be one- or two-bedroomed, none would face within ~~90~~ **45** degrees of due north...”.*

Correction to paragraph 660 (Public realm, landscaping and trees)

20. The second sentence of paragraph 660, which is concerned with calculating the public open space requirement generated by the residential uses within the proposed development, contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

“The proposal hereunder consideration would deliver the equivalent of 514 dwellings, producing a requirement for 2,570 square metres of public open space. The 514-equivalent dwelling yield is calculated as follows:

- *one third of the 941 PBSA units (or part thereof) which is ~~514~~ **314**; plus*
- *the 200 conventional homes.*

Correction to the description accompanying Image 108 (after paragraph 712)

21. The description accompanying this image contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

*“Image 108 (above): Indicative long-term layout of the junction, showing how the Asylum Road arm would be moved approximately 15 metres to the ~~southwest~~ **southeast** to align with Devonshire Grove, thereby creating a four-way junction”.*

Correction to paragraph 760 (Transport)

22. The first sentence of paragraph 760, which is concerned with refuse storage arrangements, contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

*“With regard to the ~~420~~ **200** conventional housing units, it will be the responsibility of the residents to transport their waste from their apartment to the bins provided in the communal bin store at ground floor level”.*

Clarification to paragraph 765 (Transport)

23. The second sentence of paragraph 765, which is concerned with the policy position regarding wheelchair parking provision, suggests that the PBSA requirements are 3% of one third of the total number of bedspaces.
24. The applicant has requested that this Addendum clarifies the London Plan minimum requirement. The minimum requirement is for residential development proposals of ten or more units to deliver, for 3% of dwellings, at least one designated disabled persons parking bay per dwelling, and for these bays to be made available from the outset. The London Plan provides no clarity as to how to convert PBSA into conventional housing for the purposes of this calculation.

Clarification to paragraph 777 (Transport)

25. The first sentence of paragraph 777, which is concerned with the PBSA long-stay cycle parking, contains an error. The sentence should read as follows (clarification in **bold**):

“In an effort to address the shortfall from the policy minimum of 941 spaces, the applicant has proposed to supplement the long-

*stay stands with a pre-loaded 12-bike locker bank **in each of the PBSA buildings (i.e. 24 in total).***”

Correction to paragraph 782 (Transport)

26. Paragraph 782, which is concerned with the long-stay cycle parking for the conventional housing, contains an error. The sentence should read as follows (typo in strikethrough, corrections in **bold**):

*“With regard specifically to the conventional housing, in total 363 secure long stay cycle parking spaces would be provided – these would be located at ground and basement levels. At Block D **C**,*

- 134 spaces would be provided in this mix of formats:*
- 54 two-tier Josta Stands [108 spaces] (81% of the total);*
- 19 standard Sheffield Stands [19 spaces] (14% of the total);*
- and*
- ~~42~~ **7** Sheffield Stands for use by accessible/larger cycles [~~42~~ **7** spaces] (5% of the total).”*

Correction to paragraph 882 (Energy and sustainability)

27. The second sentence of paragraph 882, which is concerned with the final stage of the overheating hierarchy, contains an error. The sentence should read as follows (typo in strikethrough):

“Notwithstanding that active cooling systems are not necessarily required, the applicant is opting to include them in the ~~PBSA and~~ commercial parts of the proposal.”

Conclusion of the Director of Planning and Growth

28. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to Stage 2 referral to the Mayor, the completion of a Section 106 Agreement, notification to the Secretary of State, and the placement of a statement on the public register pursuant to Regulation 28 of the EIA regulations.

ITEM 6.2: 22/AP/4006 – 38-42 Southwark Bridge Road, SE1 9EJ

PURPOSE

29. To advise members of observations 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

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

KEY ISSUES FOR CONSIDERATION

31. Late observations, information and revisions have been received in respect of the following planning applications on the main agenda:

Item 6.2 22/AP/4006 38-42 SOUTHWARK BRIDGE ROAD

Planning conditions (Draft decision notice)

32. Update draft condition 1 with the latest revisions and drawing references. The revised list of approved plans is copied below.

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

Reference no./Plan or document name/Rev.	Received on:
P0001 PROPOSED SITE CONTEXT PLAN	23/11/2022
P0161 PEABODY ELEVATION - PROPOSED	23/11/2022
P0162 PROPOSED SOUTH ELEVATION (REV A)	05/09/2023
P0163 PROPOSED WEST ELEVATION (REV A)	05/09/2023
P0164 PEABODY ESTATE ELEVATION - PROPOSED (REV B)	14/08/2023
P0153 PROPOSED SECTION CC	23/11/2022
P0152 PROPOSED SECTION BB (REV A)	14/08/2023
P0151 PROPOSED SECTION AA	23/11/2022
P0109 PROPOSED ROOF PLAN	23/11/2022
P0108 PROPOSED ROOF TERRACE PLAN	23/11/2022
P0107 PROPOSED LEVEL 07 PLAN	23/11/2022
P0106 PROPOSED LEVEL 06 PLAN	23/11/2022
P0105 PROPOSED LEVEL 05 PLAN	23/11/2022
P0104 PROPOSED LEVEL 04 PLAN	23/11/2022
P0103 PROPOSED LEVEL 03 PLAN (REV A)	05/09/2023
P0102 PROPOSED LEVEL 02 PLAN	23/11/2022
P0101 PROPOSED LEVEL 01 PLAN (REV A)	05/09/2023
P0100 PROPOSED LEVEL 00 PLAN (REV A)	05/09/2023

P0099 PROPOSED BASEMENT LEVEL B1 PLAN	23/11/2022
P0098 PROPOSED SUB BASEMENT B2 PLAN (REV B)	20/09/2023
D0164 EXISTING NORTH ELEVATION: DEMOLITION EXTENT	23/11/2022
D0162 EXISTING SOUTHWARK BRIDGE ROAD ELEVATION; DEMOLITION EXTENT	23/11/2022
D0161 EXISTING SOUTHWARK STREET ELEVATION; DEMOLITION EXTENTS	23/11/2022
D0151 EXISTING SECTION AA & BB; DEMOLITION EXTENTS	23/11/2022
D0106 EXISTING ROOF PLAN; DEMOLITION EXTENTS	23/11/2022
D0105 EXISTING LEVEL 05 PLAN; DEMOLITION EXTENTS	23/11/2022
D0104 EXISTING LEVEL 04 PLAN; DEMOLITION EXTENTS	23/11/2022
D0103 EXISTING LEVEL 03 PLAN; DEMOLITION EXTENTS	23/11/2022
D0102 EXISTING LEVEL 02 PLAN; DEMOLITION EXTENTS	23/11/2022
D0101 EXISTING LEVEL 01 PLAN; DEMOLITION EXTENTS	23/11/2022
D0100 EXISTING LEVEL 00 PLAN; DEMOLITION EXTENTS	23/11/2022
D0099 EXISTING BASEMENT LEVEL B1 PLAN; DEMOLITION EXTENTS	23/11/2022
D0098 EXISTING SUB-BASEMENT LEVEL B2 PLAN; DEMOLITION EXTENTS	23/11/2022
P2601 CYCLE STORE PLAN	20/09/2023
106475-PEF-XX-00-DR-D-0004-P03 PROPOSED HIGHWAY LEVELS SOUTHWARK STREET	20/09/2023
106475-PEF-XX-00-DR-D-0003-P02 PROPOSED HIGHWAY LEVELS SOUTHWARK BRIDGE ROAD	20/09/2023
DOC114 TERRACES (REV B)	05/09/2023
REVISED ILLUSTRATIVE LANDSCAPE PROPOSAL	05/09/2023

33. Update to condition 3 to include submission of a separate demolition environmental management plan and construction environmental management plan. The revised condition should would read:

Part (a): Prior to any demolition hereby approved, details of a Demolition Environmental Management Plan (DEMP) shall be submitted to and approved in writing by the Local Planning Authority for that phase. The development shall only be demolished in accordance with the approved DEMP which shall include:

- A detailed specification of demolition works including consideration of all environmental impacts and the identified remedial measures, including continuous monitoring of noise and airborne particulates;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.
- Follow current best construction practice, including the following:
 - Southwark Council's Technical Guide for Demolition & Construction 2016, available from <http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>;
 - S61 of Control of Pollution Act 1974;
 - The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition', The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
 - BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
 - BS 7385-2:1993 Evaluation and measurement for vibration in buildings.
 - Guide to damage levels from ground borne vibration, BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings – vibration sources other than blasting
 - Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>
 - Relevant CIRIA and BRE practice notes.

Part (b): Following demolition works, no other construction works shall take place until a written Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction

site management and to use all best endeavours to minimise off-site impacts, and will include all information listed above (under part a).

All demolition and construction work shall be undertaken in strict accordance with the approved DEMP and CEMP and other relevant codes of practice.

Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2023) and Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing Waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

34. Update to condition 8 to revise the pre-commencement trigger wording to exclude demolition to slab level, before the submission of the phase 1 contamination report.
35. Update to draft condition 23 for landscaping management plan to revise the trigger wording to prior to occupation of development.
36. Update to draft condition 25 to revise '16,917 sqm (GIA) of Class E floorspace' to '16,917 sqm (GIA) of Class E (g) floorspace.'
37. Add new draft condition for the submission of a sustainable urban drainage strategy. The new condition would be number 10 and the subsequent condition numbering would be updated accordingly. The new condition would read:

Prior to commencement of any works (excluding demolition and site clearance) full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units, details of flow control measures, and final sewer connection details. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment and SuDS Strategy prepared by Heyne Tillett Steel (dated September 2023). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows off-site. The applicant must submit a CCTV survey of the site, with updated drainage design drawings, to clearly demonstrate the locations of connections to the Thames Water sewer. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

38. Delete of draft condition 16 for a scheme of sound insulation for noise from amplified music as this is not reasonable for an office development. The condition is intended for uses such as music venture and pubs. The subsequent condition numbering would be updated accordingly.

Draft planning obligations (S106 agreement)

39. Update to the planning obligations table under paragraph 195 of the main report, to remove *'improved cycle lane/drainage on the proximate section of Southwark Bridge Road and Southwark Street plus dedication of the sliver of land'* from the list of Highways works / improvements.
40. For clarification, the list of Highways works / improvements in the planning obligations table under paragraph 195 of the main report, include S278 works and S106 financial contributions that are to be secured through the S106 agreement, in consultation with TfL and London Borough of Southwark.

REASON FOR URGENCY

41. 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

42. 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 and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403