

Item No: 6.1	Classification: Open	Date: 31 January 2024	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/2810 - The Liberty Of Southwark (Formerly Landmark Court), Land Bounded By Southwark Street, Redcross Way And Cross Bones Graveyard, London SE1 1RQ

Late representations

5. Since the preparation of the committee report, further comments have been received from members of the public which include 45 objections. These mention matters referred to and addressed in the main report, such as the reduction in the number of homes, impact and daylight and sunlight, impact of additional height and massing. A further objection and

complaint has been received from a local resident about a number of issues, some of which are not relevant to this application. There is objection to the how the archaeological remains will be displayed but the proposal for this is high quality and would retain the artefacts on site.

6. Comments have also been received from the GLA asking for conditions relating to construction and air quality. These matters are secured within the Construction Environmental Management conditions already imposed on the implemented permission and recommended for this application.

Corrections and clarifications to the report

7. The table at paragraph 45 contains an error; the number of consented two bedroom dwellings is 16 rather than the 14 reported:

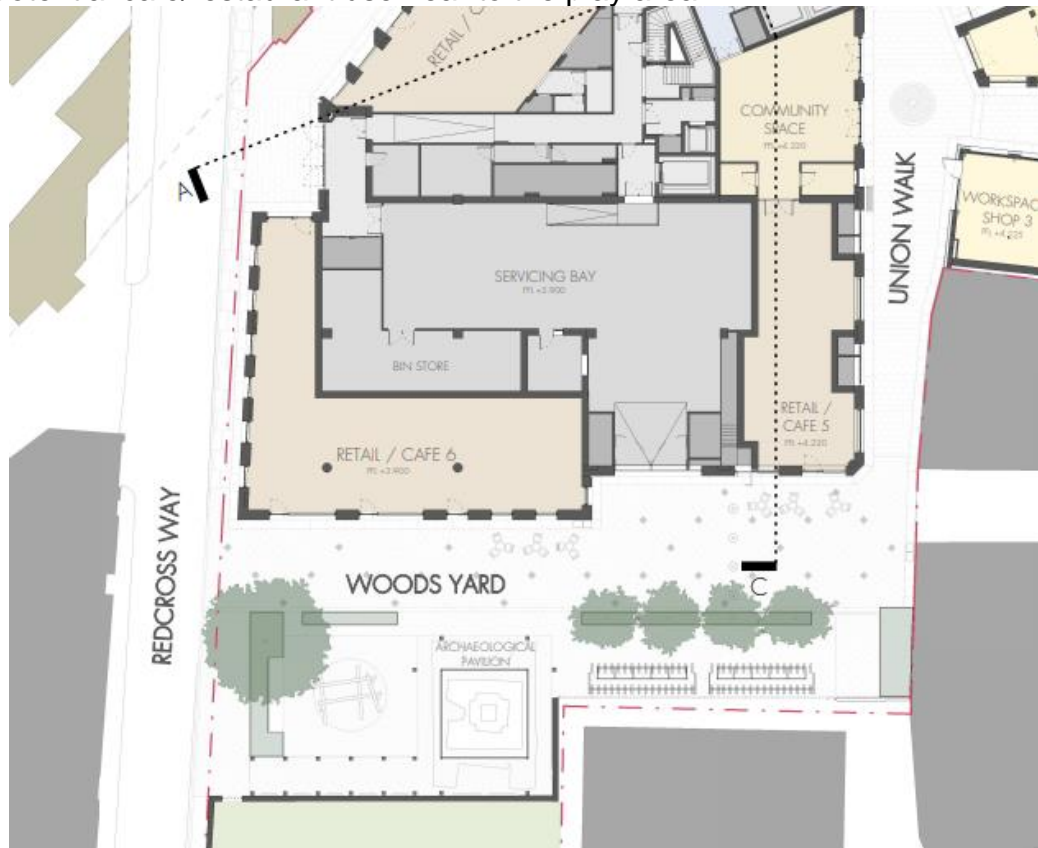
	Tenure	1-Bed	2-Bed	3-Bed	Total units	Total hab rooms
Consented	Market	9	10	1	20	59
	Intermediate	1	2	1	4	15
	Social rent	4	4	4	12	39
	Total	14	1416	6	36	113
Proposed	Market	7	10	1	18	57
	DMR	1	1	1	3	11
	Social rent	4	6	3	13	45
	Total	12	17	5	34	113

8. To clarify what is reported in paragraph 70, the proposed affordable workspace is 10% of the total commercial floorspace and would include the community/cultural space, which would comply with P31 of the Southwark Plan which allows affordable workspace to be provided as cultural uses. The affordable workspace floorspace would be 2,535 sq.m and be secured through the legal agreement.
9. Paragraph 207 seeking authorisation to refuse permission, if appropriate, should a legal agreement not be entered into should reference a date of 30 October 2024 rather than 30 October 2020.

Conditions

10. The applicant has requested that condition 63 in the recommendation be amended to allow the commercial unit within the Woods Yard Building to have the flexibility to be used as a café/restaurant. Since the original permission was granted, the retail and hospitality environment has changed significantly and has not completely recovered after Covid-19.
11. In 2020, the government changed the use classes order to allow greater flexibility for commercial floorspace by bringing commercial, business and services into one use class, meaning that planning permission is not needed for a premises to change from retail to a restaurant, as it is not a

change of use. This amendment would allow that flexibility and support a potential café/restaurant use near to the play area:



12. The amended condition recommended is:

The ground floor commercial unit within the Woods Yard Building which fronts onto Woods Yard to the south and Redcross Way to the west, and which is annotated on approved drawing '16235_00_07_100_A- With Section Lines (Rev P1)' as RETAIL/RESTAURANT, shall be used at any one time only for purposes falling within the definition of Class A1 [Shops] or Class A2 [Financial or Professional Services] **A3 [Restaurant/café]** or Class D2 [Assembly and Leisure] of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Conclusion of the Director of Planning and Growth

13. 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.

Background Papers	Held At	Contact
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Individual files	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403
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