

Item No: 6.1	Classification: Open	Date: 20 February 2024	Meeting Name: Planning Committee (Major Applications) A
Report title:		Addendum report Late observations and further information	
Wards or groups affected:		Newington	
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 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:

ITEM 6.1: 22/AP/0850 – 31 AMELIA STREET, LONDON, SE17 3PY

Additional information

Pullens Estate refuse storage

4. An issue with household waste storage at the Pullens Estate has been identified. The applicant has offered to contribute £50,000 which should be sufficient to improve the street area in front of Pullens Park. This financial contribution would be secured via Section 106 agreement.

Refuse collection

5. Refuse from the application site would be privately collected. It is recommended that Condition 17 is amended to specifically require details of refuse collection as follows:

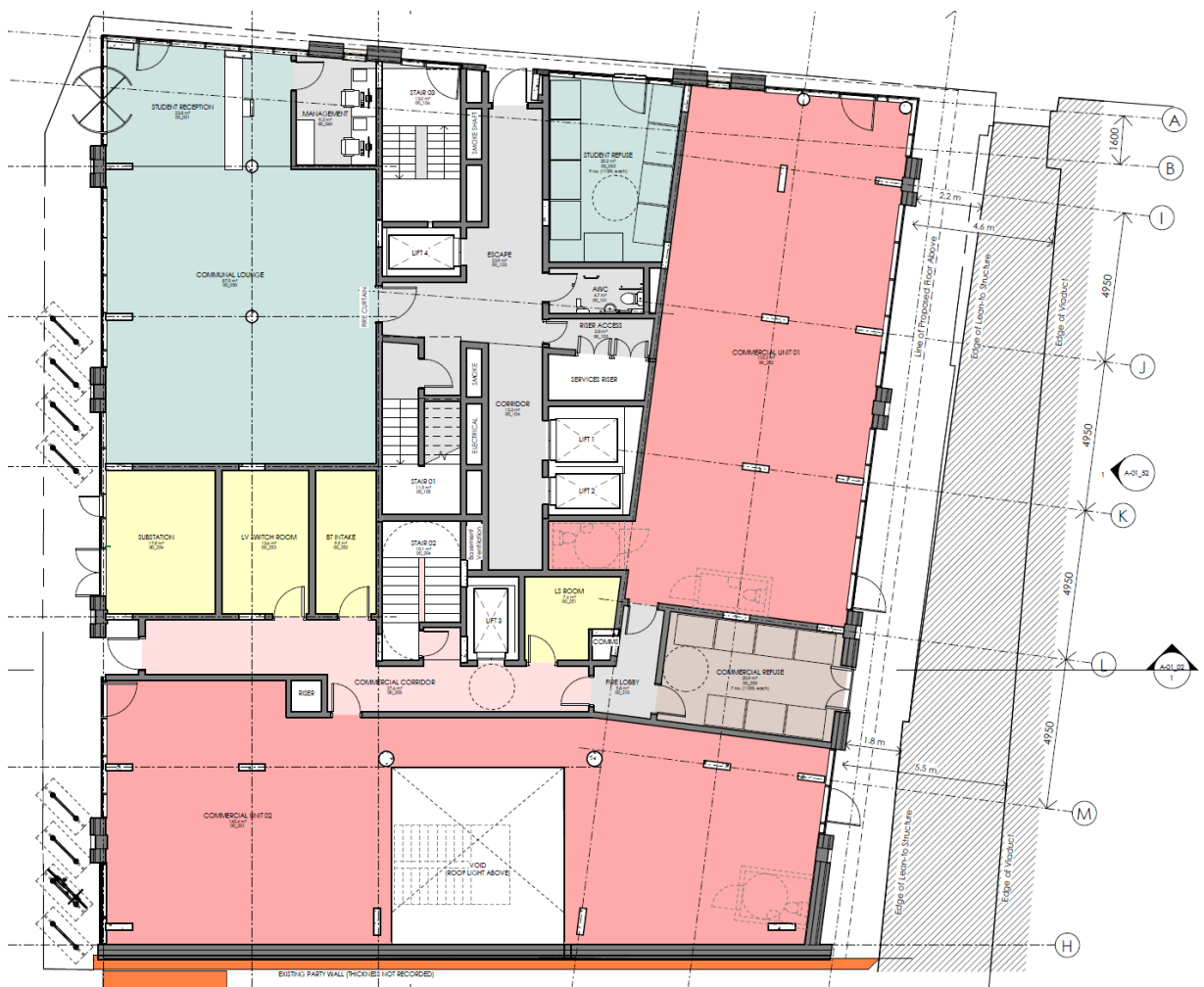
Before the first occupation of the building hereby permitted, a Delivery and Servicing Management Plan detailing how all elements of the site are to be serviced (including refuse collection) shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure compliance with Policy T7 (Deliveries, servicing and construction) of the London Plan, Policies P50 (Highways impacts) and Policy P62 (Reducing waste) of the Southwark Plan 2022 and the National Planning Policy Framework 2023.

Low Line

- Since the publication of the report, an updated ground floor plan has been submitted, as below, showing the contribution to the Low Line. A 2.2m wide route would be created along the viaduct to the edge of an existing lean-to structure. The width to the edge of the viaduct would be 4.6m. The commercial units would be glazed onto the route with doorways creating active frontages.



Daylight and Sunlight

7. 1-12 George Elliott House has also been assessed with the effect of balconies and overhangs removed in accordance with BRE guidance. The results are set out in the table below:

Property	Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value)			
	No loss or a loss of up to 19.9%	20%-29.9% (minor adverse impact)	30%-39.9% (moderate adverse impact)	40% + (substantial adverse impact)
1-12 George Elliott House				
Total no. habitable windows tested: 33				
<ul style="list-style-type: none"> Of the 33 windows tested, 28 windows would comply with BRE guidelines in terms of VSC. For the <u>5</u> that would not, the distribution of percentage reductions is: 				
Proposed vs existing	28	5	0	0
Property	No. windows that would experience a reduction in NSL (as a percentage of the baseline NSL value)			
	No loss or a loss of up to 19.9%	20%-29.9% (minor adverse impact)	30%-39.9% (moderate adverse impact)	40% + (substantial adverse impact)
1-12 George Elliot House				
Total no. habitable rooms tested: 19				
Proposed vs existing	19	0	0	0

8. The assessment with the effect of balconies and overhangs removed shows that 28 windows would not experience a noticeable loss as a result of the proposed development in terms of VSC. 5 windows would experience minor adverse impacts with VSC values at 0.79 and 0.79 of their former VSC value, marginally below 0.8 at which BRE guidance state there would not be a noticeable impact. No rooms would experience noticeable impacts in terms of NSL.

Correction to paragraphs 107 and 296 (Affordable housing late stage review)

9. The late stage review cap shall be the financial equivalent of 40% affordable housing at **£5,840,000**. The affordable housing contribution remains at £5,110,000. £7,300,000 was quoted in error.