

Item No: 6.1	Classification: Open	Date: 29 April 2024	Meeting Name: Planning Committee (Major Applications) A
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Borough & Bankside	
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 these corrections and points of clarifications in reaching their decision.

ITEM 6.1: 23/AP/1854 for Full Planning Permission and 23/AP/1855 for Listed Building Consent - 1-7 Stamford Street Together With Land At 18 Blackfriars Road Bounded By Stamford Street, Paris Garden, And Christ Church Gardens, London, SE1 8NY

FACTORS FOR CONSIDERATION

Late representations

3. Comments have been received from Southwark Cyclists raising concern about the number of cargo bike spaces in the development and asking for cycling improvements to Southwark Street/Stamford Street.
4. Discussions between the applicant and the Transport Policy team have resulted in an increase in the number of stands able to accommodate a cargo bike from six to 62 for residents and 20 for visitors.
5. A dedicated cycle lane along Stamford Street and Southwark Street would be difficult to deliver because of the relative narrowness of the carriageway and the heritage buildings along the road. A financial contribution of £1.65m has been agreed to for cycling, pedestrian and urban realm improvements. The improvements will help to move some pedestrians and cyclists from Stamford Street and Blackfriars Road to Hatfields, Meymott Street, Colombo Street and

Paris Gardens, with the aim of reducing the current and potential issue of pedestrian and cyclist congestion on Southwark Street/Stamford Street and Blackfriars Road

Factual corrections/clarifications

Recommendation

6. The amendments provided in January, including the reduction in the height of the office building, reduction in bussle oversailing the listed 1 and 3-7 Stamford Street, were accompanied by an EIA addendum, for which the council consulted on.
7. The recommendation in the main committee report should also contain two additional matters for the committee:
 - That following the issue of planning permission, the Director of Planning and Growth write to the Secretary of State notifying them of the decision, pursuant to regulation 30(1)(a) of the Environmental Impact Assessment Regulations; and 6.
 - That following issue of the planning permission, the Director of Planning and Growth shall place a statement on the statutory register pursuant to regulation 28 of the Environmental Impact Assessment Regulations and for the purposes of regulation 28(1)(h) the main reasons and considerations on which the local planning authority's decision is based shall be set out as in this report.

Other corrections

Paragraph	Issue	Correction/clarification
122	The previous consented schemes retained the listed buildings.	The listed buildings were not part of the previous applications.
140	The reference to a hotel.	The application does not include a hotel.
143	The reference to two towers.	There are three tall buildings within the proposed development.
214 and 216	The reference to windows for NSL.	This should reference rooms.
280	Reduction of area of sunlight in the courtyard for 1 Blackfrairs.	One Blackfriars is reduced to 8% of the area receiving 2 hours of sunlight on 21 March, not 6%.
284	Reference to the number of affected neighbouring communal spaces.	On overshadowing impacts, 3 (not 4) of the areas would experience a major adverse impact.

Affordable workspace

8. Further discussion of the financial amount proposed by the applicant for an off-site affordable workspace contribution has resulted in an increase in the offer from £10m to £11.8m.

Conclusion of the Director of Planning and Growth

9. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains as set out in the report, that planning permission should be granted, subject to conditions and the completion of a section 106 agreement and the relevant EIA Regulations requirements, and with regard to be had to the potential equality impacts.

REASON FOR URGENCY

10. 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

11. 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