

Item No: 6.1	Classification: Open	Date: 12 June 2024	Meeting Name: Planning Committee (Major Applications) A
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Surrey Docks	
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: 23/AP/0543

Additional representation received

4. An additional letter of objection was received since publication of the report. The concern raised relates to the potential daylight and sunlight impact on properties in Giverny House. Specifically; that a number of windows had not been assessed in terms of sunlight impact.
5. The potential impact on daylight and sunlight has been fully assessed and is discussed in detail in paragraphs 136 to 158 of the main report. At the time of publishing the committee report, sufficient information had been submitted to demonstrate that significant harm will not arise as a result of the increase in height of the building as proposed by this application.
6. In response to the additional objection, the applicant submitted further information to demonstrate that there would be no significant harm to the properties in Water Gardens in terms of daylight or sunlight reduction. The additional information clarified that only windows in the east elevation of Giverny House that face the site need to be assessed for daylight impacts in line with the

BRE Guidance. The assessment submitted with the application demonstrates that all relevant windows sit comfortably within the BRE guidelines for daylight levels. In respect of sunlight, only 1 of the windows in Giverny House is relevant for assessment as the rest do not face within 90 degrees of due south. This window would not experience any reduction in sunlight as result of the proposed development.

7. Whilst not required by the BRE Guidance, the applicant has assessed all windows in the east elevation of Giverny House regardless of orientation. The results of this assessment shows that, compared to the existing position, only 5 of the windows will experience any reduction in APSH. In each case the absolute change in APSH to these 5 windows is 1%. This is the smallest reduction possible in relation to this method of assessment. This clearly demonstrates that the redevelopment of Block C will not result in any more than minimal reductions in levels of sunlight amenity to Giverny House.

Report clarifications

8. Paragraph 347 of the report identifies all necessary planning obligations. There is a typo in the final bullet point on page 92. The total employment and training contribution would be £62,325 (£55,900 + “1950 + ££4500)

Conclusion of the Director of Planning and Growth

9. Having taken into account the additional information provided by the applicant and the additional representations received, the council maintains its recommendation to grant permission as set out in the original committee reports.

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 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
The Development Management case files	Corporate Services, Finance and Governance, 160 Tooley Street, London SE1 2QH	Planning enquiries Telephone: 020 7525 5403