

Item No: 7.1	Classification: Open	Date: 26 November 2024	Meeting Name: Planning Committee (Major Applications) A
Report title:		Addendum report Late representations, corrections, and further information	
Ward(s) or groups affected:		North Walworth	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of clarifications, corrections, representations 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 into account in reaching the stated recommendation.

RECOMMENDATION

2. That members note and consider the additional information in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Late representations, 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 7.1: 24/AP/0892 - Chatelain House, 182-202 Walworth Road, London, SE17

Late representations

5. Since the preparation of the committee report, further comments have been received from a member of the public.
6. They have requested that the following points be taken into consideration:
 - o They support the proposal. The re-development of Chatelain House will bring a much needed new building to this part of the Walworth Road which will improve the area as a whole.

- It will deliver affordable housing at social rents, which Southwark Council has a need of.
- It will deliver a community space which will be free for community use with a kitchen, there is no such free community space at the moment.
- It will deliver a green space provided in this part of the Walworth Road.
- There will be student accommodation that will bring much needed spending to the commerce of the area.
- The building of the old Chatelain House needs restoring, at the moment it's an 'eyesore'.

Corrections and clarifications to the report

Transport

7. Planning Summary Tables, Greening & Sustainable Transport – total long-stay to be updated to 276 and +276 (see points below).
8. Para 48, Cycle spaces – total to be updated to include the 18 free-to-hire PBSA cycle lockers, thus total should read 190 long-stay student residential spaces.
9. Para 193, EVCP – to be updated to 1 active EV space (affordable residential) and 1 passive EV space (PBSA) – not 2 No. active EV spaces as currently stated.
10. Para 196, Cycle Spaces – the mix of spaces shown in the table is to be updated as shown below:

Use Class	Two-Tier Spaces	Sheffield Stand Spaces	Larger Spaced Stands	Free-to-Hire Cycle Lockers	Total Spaces
Community	0	3	0	0	3
Class E	0	5	0	0	5
Affordable Residential	52	22	4	0	78
Student Accommodation	144	24	4	18	190
Total	196	54	8	18	276

Energy & Sustainability

11. Planning summary tables, Greening & Sustainable Transport – total green roof coverage to be updated from 627sqm to 1249sqm (622sqm extensive and

627sqm intensive green roof). A proportion of the green roof also acts as blue roof (777sqm).

12. Paragraph 56 states that “PV produce 15-20% of the building’s annual regulated energy demand” – this statistic is a remnant from a previous iteration of the scheme. This paragraph should instead state that all viable roof space has been utilised for photovoltaic panels which, together with reduced energy demands, will result in a total sitewide reduction in regulated carbon dioxide emissions of 29% under Part L 2021.

Conditions and obligations

13. The applicant has requested that a CIL phasing condition be added. This would allow the applicant to prepare the site before being liable for CIL payment. The proposed condition wording is as follows:

*“For the purposes of the CIL Regulations 2010 (as amended) the development shall be delivered in in two phases:
Phase 1 - site preparation and demolition (no CIL Charge); and
Phase 2 - construction of new buildings and refit of existing buildings.”*

14. This condition will be accompanied by an obligation in the S106 legal agreement ensuring that phase 2 (construction phase) will be delivered. This will require proof of a contract for phase 2 to be submitted. This will prevent the development site sitting inactive in a demolished state for an extended period of time.

Conclusion of the Director of Planning and Growth

15. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to the completion of a Section 106 Agreement.

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