

Item No: 6.1	Classification Open	Committee: Borough and Bankside Community Council	Date: 4 April 2012
From: Head of Development Management		Title of Report: <u>Addendum</u> Late observations, consultation responses, information and revisions.	

PURPOSE

- 1 To advise Members of observations, consultation responses and information/revisions received in respect of the following planning applications 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 recommendation stated.

RECOMMENDATION

- 2 That Members note and consider the late observations, consultation responses and information/revisions received in respect this item in reaching their decision.

FACTORS FOR CONSIDERATION

- 3 Late observations, consultation responses, information and revisions have been received in respect of the following planning application on the main agenda:

Item 6.1 and 6.2 1-13 Park Street SE1 9AB

This is to inform Members' of the adoption of the former Draft National Planning Policy Framework, a copy will be available for Members' at the meeting.

On the 27 March 2012, the DCLG published the National Planning Policy Framework which has immediate effect. The NPPF replaces previous government guidance including all PPGs and PPSs. Full weight should be given to the NPPF as a material consideration in taking planning decisions.

- the policies in the NPPF apply from the day of publication and are a material planning consideration;
- for the purpose of decision-taking, the policies in the Core Strategy, DPDs and SPDs should not be considered out of date simply because they were adopted prior to the publication of the NPPF;
- for 12 months from the date of publication, decision-takers can continue to give weight to relevant local planning policies such as LDDs adopted in accordance with the PCPA 2004 and those in the London Plan.

The National Planning Policy Framework (NPPF) sets out the Government's commitment to a planning system that does everything it can do to support sustainable growth. Local planning authorities are expected to plan positively for new development. All plans should be based on the presumption in favour of sustainable development and contain clear policies that will guide how the presumption will be applied locally.

The NPPF builds upon the Government's 'Plan for Growth' which was published in March 2011. The overall theme of this document is to support long term sustainable economic growth and job creation in the UK.

It should be noted that the weight accorded to saved policies of the Southwark Plan (UDP) should be given according to their degree of consistency with policies in the NPPF.

The policies to be considered in this instance are Section 2 Ensuring the vitality of town centres, Section 6 'Delivering a wide choice of high quality homes', Section 7 'Requiring good design' and Section 12 'Conserving and enhancing the historic environment'. It is considered that the saved policies of the Southwark Plan as stated in the report are consistent with the NPPF.

Section 2 'Ensuring the vitality of town centres', establishes the need to ensure that town centres are viable and vital. The guidance seeks to provide accommodation for retail, leisure and office uses which should be met in full without compromising by limited site availability. The guidance also states that residential should be seen as playing an important role in vitality of town centres and to encourage residential development on appropriate sites (para 23).

Section 6 'Delivering a wide choice of high quality homes' promotes sustainable development, high quality development and reflecting the demands of the area (para This is considered to be the aim of the policies in the Core Strategy 2011 and saved Southwark Plan policies.

Section 7 (Requiring Good Design) and 12 (Conserving and enhancing the historic environment) are particularly relevant to this case; in Part 7, paragraphs 60 + 61 would be quoted, and in Section 12 Paragraphs 129 + 133.

(para 60.) Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

(para 61.) Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

(para 129.) Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

(para 133.) Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Revised recommendations for the two items are enclosed.

REASON FOR LATENESS

- 4 The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

REASON FOR URGENCY

- 5 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 Sub-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/enforcements and would inconvenience all those who attend the meeting.

Lead Officer: Gary Rice Head of Development Management

Background Papers: Individual case files.

Located at: 160 Tooley Street London SE1.