

<b>Item No:</b>	<b>Classification</b>	<b>Committee:</b>	<b>Date:</b>
	Open	Bermondsey Council	8 <sup>th</sup> March 2012
<b>From:</b>		<b>Title of Report:</b>	
Head of Development Management		<b>Addendum</b> 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:

#### **Comments by the Head of Planning**

##### **Item 6.1: ASK ITALIAN, 34 Shad Thames, London SE1 2YG**

- 4 Correct paragraphs 21, 24, 31 of the officer report and the reason for refusal in the draft recommendation to state the address of the adjacent listed building as 29 Shad Thames, not Butlers Wharf.

##### **Item 6.2: Simon the Tanner, 231 Long Lane, London SE1 4PR**

#### **Comment from the Council's Urban Forrester:**

- 5 The proposed works would not cause any harm to a protected tree at the rear of the site.

##### **Item 6.4 88 Bermondsey Street, London SE1 3BU**

#### **Add the following additional condition:**

- 6 The side elevation of the glazed extension facing 90 Bermondsey Street shall be obscure glazed and shall be maintained as such hereafter.

#### **Reason**

To ensure that there would be no loss of privacy to 90 Bermondsey Street, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

##### **Item 6.5 5 Tyers Gate, London SE1 3HX**

## Revised Flood Risk Assessment and Response from Environment Agency

- 7 Following an initial objection from the Environment Agency, who considered that the originally submitted FRA did not reflect fully the proposed development and did not propose sufficient mitigation measures, the applicant has submitted a revised FRA. In summary the revised FRA notes that the proposal aims to position the less vulnerable use, B1 office, on the ground and lower ground floors, and positions the more vulnerable, (residential dwellings - bedrooms) on the upper floors and also proposes a series of mitigation measures. In response the EA has stated that, having regard to the range of flood resilient measures proposed, the risk of damage and disruption following a flood event is considered minimal and consider that the proposed scheme will be acceptable if the following planning condition, as below, is attached to any planning permission granted. This condition states that;
- 8 'The development permitted by this planning permission shall only be carried out in accordance with the revised FRA Addendum prepared by Malcolm Pawley Architect and the following mitigation measures:
- All habitable rooms and sleeping accommodation to be provided at first floor and above;
  - Implementation of flood resilient measures as proposed within the FRA addendum submitted by Malcolm Pawley Architects via email dated 5th March 2012 within the lower ground and ground floor areas;
  - Submit a Flood Response plan for approval by the local authority. This should set out provisions for safe refuge arrangements for lower ground floor occupants, details on safe access/egress routes in the event of an extreme event and procedures for residents to sign up to the Environment Agency Flood Warning system.

### Reason:

To minimise the risk of flooding and in the interest of safety, in accordance with PPS25 'Development and Flood Risk' (December 2006).'

- 9 Officers recommend that this condition be imposed in the event that planning permission is granted.

### **REASON FOR LATENESS**

- 10 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**

- 11 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.

### **RESOURCE IMPLICATIONS**

- 12 These are contained in the report.

### **EQUAL OPPORTUNITY IMPLICATIONS**

- 13 These are contained in the report.

### **LOCAL AGENDA 21 (Sustainable Development) IMPLICATIONS**

- 14 These are contained in the report.

Lead Officer: Gary Rice Head of Development Management

Background Papers: Individual case files.

Located at: Regeneration and neighbourhoods, Planning & transport, Development management, PO Box 64529 London SE1P 5LX