

Item No: 3.	Classification: Open	Date: 4 November 2014	Meeting Name: Planning Committee
Report title:		Addendum: Late observations, consultation responses and further information	
Ward(s) or groups affected:		Grange Ward	
From:		Head of Development Management	

PURPOSE

1. To advise members of observations, consultation responses and further information 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 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 applications on the main agenda:

Item 7.3 Fielden House, 28-42 London Bridge Street and 21-27 St Thomas Street

Affordable housing

- 3.1 The report identifies the affordable housing provision proposed to be on sites within the borough being developed by Notting Hill Housing Trust (NHHT). In particular the site of Wood Dene in Peckham was identified as being the most probable location for the off-site provision. The applicant has subsequently advised that other sites, closer to the application site are being considered, and note that Canada Water is a potential site for the affordable housing provision together with other sites within SE1, SE16 and SE17 postcodes. In addition to NHHT the applicant is in discussion with other registered housing providers in order to expand the number of potential off-site developments.
- 3.2 The S106 legal agreement will secure the provision of off-site affordable housing on those sites being developed by NHHT as near to the application site as possible. Criteria will be defined regarding location, proximity and timing of delivery to ensure delivery of the affordable housing as near to the site as possible and to tie in with the timescale of delivery on the application site itself. Options to secure off-site AH delivery with other registered housing providers based on the same criteria can be allowed for within the agreement. As set out in the main report, only in the event that sites cannot be secured on the basis currently anticipated will the fall-back position to provide an in-lieu payment become the means of delivery.

In relation to the draft decision notice there are a number of corrections and clarifications to be made to the printed report as follows:

Condition 12 – Fracture Facades (wording varied)

“The material to be used in the fracture facades of the building shall be a masonry cladding (i.e. terracotta. Stone) of a colour/tone in keeping with the historic context and shall be submitted for approval in accordance with the external facing materials condition.”

Condition 14 to be amended to secure the details and implementation prior to occupation rather than prior to work above grade.

Condition 15 regarding Cycle storage to be a performance condition stipulating the provision rather than requiring further details. The submitted details are sufficient and further details are un-necessary.

Condition 28 requiring a signage strategy should be deleted. There will be limited requirements for signage which can be dealt with adequately by the submission of advertisement applications.

Condition 37 regarding wheelchair housing should be amended as follows:
“All residential units hereby approved shall be constructed to Lifetime home standards. 10% of units shall be suitable for occupation by wheelchair users. “

Details regarding the provision of wheelchair units and the relevant standards will be secured within the S106 legal agreement and will include obligations in relation to marketing of those units.

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

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department Southwark Council 160 Tooley Street London SE1 2QH	Gary Rice Head of Development Management Planning enquiries telephone: 020 7525 5403