

Item No: 7.1 & 7.2	Classification: Open	Date: 14 September 2020	Meeting Name: Planning Sub-Committee B
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		London Bridge And West Bermondsey	
From:		Director of Planning	

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 of each 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 7.1 – Application 19/AP/0865 for: Full Planning Permission – 67-71 TANNER STREET, LONDON, SE1 3PL

Clarification on whether previous office scheme (ref: 16/AP/5180) was implemented:

4. The building was demolished in July 2015 by the previous land owners as part of the former consent (mixed use residential & B1 office ref: 15/AP/0627). The current B1 office consent has not been implemented, but is still current and expires on January 17th 2021.

Corrections within the report and recommendation:

5. Paragraph 6 - there is a typo where the word 'not' is missing. Paragraph should read:

'In terms of transport impacts, there would not be any significant impacts from servicing above the consented office use when considering the relatively low number of trips generated as 10 a result of the proposal.'
6. Paragraph 61 - Reference in the last sentence to 'servicing will not take place on Fridays and Saturdays when the Maltby Street Market is on'. This is in error as the

market is on Saturdays and Sundays, rather than on a Friday. As such this paragraph should read:

'Servicing will not take place on Saturdays and Sundays when the Maltby Street Market is on'.

7. Condition 7 - an error was made and this should read:

7. a) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.

b) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-b above.

8. Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

9. Condition 12 to be amended to include details of the green wall to be submitted and thus should read:

Prior to any above grade works, detailed plans, sections and elevations (where relevant) at a scale of 1:10 and 1:5 through:

- a. facades and bays (including splays and setbacks)
- b. parapets
- c. high-level planters
- d. heads, cills and jambs of typical openings
- e. doors (including entrance provision onto courtyard)
- f. window frames and any ventilation grilles, and
- g. rooftop plant enclosure
- h. green walls

10. To be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing before any work in connection with this permission is commenced; the development shall not be carried out otherwise than in accordance with any such approval given.

11. Reasons:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan (UDP) July 2007.

Additional information:

12. Extraction for café/restaurant use:
13. The applicants have confirmed that the supply air handling unit and extract fan will be installed within the basement plant room. Fresh air intake and exhaust will be via louvres at high level ground floor on the rear elevation.
14. They note that the kitchen will be a reheat type kitchen and therefore excessive odours will not be generated. So there will be no primary cooking in the kitchen, just warming up pre-cooked food.

Additional daylight information:

15. The applicants have provided an addendum to their daylight and sunlight assessment to clarify the impact on the adjoining terrace and windows to the rear of no. 61 Tanner Street. The update overlays the consented development against the proposed scheme and demonstrates that there would be improved daylight on the windows and roof terrace within no.61 Tanner Street. These windows, as well as the roof terrace previously passed the VSC and average probable sunlight tests under the consented development and as such there would not be an unacceptable impact on these.

Additional clause to be added to the s106

16. It is proposed to add an additional clause to the s106 to restrict the hotel operation from accepting coach bookings in order to ensure that all coach visits to the hotel would be restricted so that the surrounding roads would not be unacceptably impacted on.

Additional condition:

17. 29. All roofs within the hereby permitted shall not be used other than as a means of escape and for maintenance purposes and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.
18. Reason
In order that the privacy of neighbouring properties may be protected from overlooking from use of the roof area in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

Additional neighbour comments:

19. Three further comments in objection have been received and one comment in support of the application. The objections raise the following concerns:
 - The design and access statement shows numbers 164 to 168 Tower Bridge Rd including Export House as all in pink or 'Commercial/Office' as per the key at the bottom left of page 32. Only the ground floors of 164-168 and Export House are commercial/office.

Officer comment: Noted, however these properties are some distance from the application site and would not be impacted up in terms of daylight and sunlight.

Additional taxi trips would raise concerns given the narrow surrounding roads.

Officer comment: The proposal is predicted to result in 18 two way taxi drop offs per day. When compared to the consented office development of 9 two way taxi trips there would not be a significant increase in taxi trips.

- The proposal is overdevelopment and would result in daylight impacts on surrounding residents.

Officer comment: this is addressed in detail within the case officer report and addendum above.

- The area is residential in nature and the proposal would not meet the character of the area.

Officer comment: The area is very much of a mixed commercial and residential nature and is on the border with the Central Activity Zone, a hotel would not be out of keeping with this mixed use nature.

- Over dominance of visitor accommodation.

Officer comment: This matter is addressed in the main case officer report. As a note, it is important to bring members attention to a recent appeal from 2019 for application ref: 18/AP/1215 at 160 Blackfriars Road which was refused for various grounds including over dominance of hotel accommodation. The Inspector found that there would not be an over dominance of visitor accommodation and did not uphold this reason for refusal. Officers are of the opinion that this is a significant material consideration for this application.

- Transport and road safety impacts

Officer comment: Principal points are addressed in the case officer's report. With regards to servicing of the site, the applicants have advised that the proposed hotel would require 9-10 servicing trips per week. This is not a significant level of servicing and would not be greater than any office or residential use on site.

- Rooftop redesign and repositioning of plantroom.

Officer comment: The proposed plant room at roof level is a common feature on buildings throughout the area and would largely not be visible from street level. Officers are not of the opinion that this would result in any significant harm to the design of the building or the surrounding area.

- Negligible job generation compared to consented office scheme

Officer comment: The site is currently vacant offering no employment. Whilst it is noted that the proposed hotel would result in less direct job generation than a consented office scheme, hotels offer greater indirect benefits to surrounding businesses and significantly boost the economy through people using the surrounding amenities and businesses.

- Comment received in relation to conditions for green roofs and the use of the various roofs for sitting out purposes.

Officer comment: an additional condition has been added prohibiting the use of all roofs for sitting out purposes. They shall be used in emergency or for maintenance purposes only. The detailed section drawing condition has also been amended to include details of the green roof.

- The revised D&A Statement (dated Feb 2020, but only uploaded Aug 2020 in error) contains misleading design images.

Officer comment: Officers note this; however the images shown within the report are not planning drawing drawings and are indicative only. The planning drawings (plans, elevations and sections) accurately show the proposed hotel building in relation to the adjacent buildings.

- Points on Fair Process.

Officer comment: Officers have given neighbours sufficient time to comment on all changes made to the application through the consultation and re-consultation processes.

Item 7.2 – Application 20/AP/1472 for: Full Planning Permission – FENDALL STREET GARAGES, LAND ON ST SAVIOUR'S ESTATE, FENDALL STREET, LONDON, SOUTHWARK

Anti-social behaviour

20. The proposed landscaping scheme includes the provision of a 166.4 sq. m. community garden bound by 1.8m high railing to the west of St Owen House. This would cut off the existing informal access route through St Saviours Estate along the side of St Owen House and limit the potential for any anti-social behaviour or noise nuisance to existing and future residents. The proposed siting of the development and the associated landscaping would also not create any additional access routes through the estate. Further to this, the Metropolitan Police have confirmed that the proposed development is suitable to achieve Secured by Design accreditation. Conditions have therefore been recommended for details of secured by design measures to be submitted and for an inspection of this to take place prior to occupation.

REASON FOR URGENCY

21. 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

22. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the committee agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403