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| Item No: 8.1 | Classification: Open | Date: 6 January 2021 | Meeting Name: Planning Committee |
| Report title: Final | | Addendum report Late observations and further information | |
| Ward(s) or groups affected: | | Old Kent Road | |
| 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 amendments to the report and amendment to the drawing number of a revised drawing in reaching their decision.

Item 6.1 – 20/AP/1329 – 313-349 ILBERTON ROAD, SE15 1NW

FACTORS FOR CONSIDERATION

Amendments to report

3. The 87 affordable student accommodation bedspaces mentioned in paragraph 4, the table in paragraph 10, paragraph 22, and paragraph 93, is incorrect. 88 bedspaces forms part of the 35% affordable offer for the student accommodation
4. The table in paragraph 19 titled '*Existing and Proposed Area Schedule*' is amended to include the 169sqm of ancillary plant equipment space for the light industrial space within the development. The table now reads as follows:

| | <u>Existing</u> | <u>Proposed</u> | <u>Difference</u> |
|-------|-------------------|--------------------|-------------------|
| | 338sqm floorspace | 1695sqm floorspace | +1357sqm |
| | 1783sqm yard area | 260sqm yard area | -1523sqm |
| Total | 2121sqm | 1955sqm | -166sqm |

5. With the revised shortfall of 166sqm, the 'Loss of Employment' floorspace in the S106 Obligations table in paragraph 295 of the Officer's Report is now a contribution of £1,289.82. This amendment is also revised in paragraph 55 of the report where the shortfall is now 166sqm and the contribution figure is £1,289.82
6. Paragraph 52 and the Affordable Workspace dot point provision contained within Paragraph 296 are amended to state that affordable workspace within the scheme will be provided at £12 per sq ft over a 30 year period
7. Members are advised that the dual aspect figures quoted in the comparison table within paragraph 10, 'indicators of exemplary design' table of paragraph 145, paragraph 150 para 93 of the report is amended from 40 of 58 units equalling 68% of the development being dual aspect to 42 of the 58 units equalling 72% of the development being dual aspect.
8. The table of payments for Servicing and Deliveries to the residential, student accommodation and non-residential aspects of the development has a revised total from £14,500 to the correct figure of £16,200.
9. A section of public open space has been provided fronting onto Wagner Street comprising of 128sqm. Additionally, the figures required for children's playspace requirements for children aged 5-11 and 12-17 have been amended. However, despite the change in sqm requirements, the shortfall is still 204sqm.
10. As a result of the provision of public open space, the revised shortfall amount is now 162sqm and the contribution mentioned in table within paragraph 181 is now revised down to £33,210. Therefore the overall contribution to existing and new public space in the AAP Area mentioned within the S106 contributions table in paragraph 295 will equal £64,014 (£33,210 + £30,804)
11. Following the amendments to public open space and children's playspace requirements mentioned in paras 9 and 10 above, for clarity, a table is provided below detailing all communal, private, children playspace and open space figures within the development.

| | Requirement | Proposed | Difference |
|--|--------------------------|--------------------------|-------------------|
| Private Amenity Space | 580sqm | 507sqm | -73sqm |
| Communal Amenity Space (external) | 123sqm | 246sqm | +123sqm |
| Children's Play Space | 157sqm for 0-4 year olds | 153sqm for 0-4 year olds | -204sqm |

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| | 172sqm for 5-11 year olds 28sqm for 12-17 year olds | | |
| Public Open Space | 290sqm, equivalent to 5sqm per dwelling | 128sqm | -162sqm |

12. Taking into consideration the amendments to the report regarding figures mentioned in the paragraphs above. The comparison table between the previous application granted at planning committee on 04/12/2018 under reference 17/AP/4819 in paragraph 10 of the Officer's Report is now as follows:

| Item | Previous Scheme | Current Scheme |
|----------------------------------|--|--|
| <u>Number of Units</u> | 130 dwellings | 58 dwellings 250 student bedspaces |
| <u>Residential Unit Mix</u> | 51 x 1-bed (39.2%) 52 x 2-bed (40%) 27 x 3-bed (20.8%) | 22 x 1-bed (37.93%) 24 x 2-bed (41.38%) 12 x 3-bed (20.69%) |
| <u>Student Unit Mix</u> | N/A | 224 ensuite rooms 26 studios |
| <u>Accessible Units</u> | 10% residential | 10% residential 5% student |
| <u>Affordable Housing</u> | 46 of 130 units (35%) 136 of 373 hab rooms (36.4%) | 58 of 58 units (100%) 164 of 164 hab rooms (100%) |
| <u>Tenure Split</u> | Tenure split of 65:35 social rent to intermediate – equivalent to 30 social rent units and 16 intermediate units | Tenure split of 71:29 social rent to intermediate – equivalent to 41 social rent units and 17 intermediate units |
| <u>Affordable Student</u> | N/A | 88 of 250 bedspaces (35%) |
| <u>Residential Amenity Space</u> | 1,092sqm private amenity space 562sqm communal amenity space | 507sqm private amenity space 246sqm communal amenity space |

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| <u>Residential Play Space</u> | 125sqm | 153sqm |
| <u>Student Amenity Space</u> | N/A | 198sqm indoor communal amenity space 132sqm outdoor communal amenity space |
| <u>Aspect</u> | 71% dual aspect units No north facing single aspect units No single aspect 3-bed units | 72% dual aspect No north facing single aspect units No single aspect 3-bed units |
| <u>Commercial Floorspace</u> | 1,661sqm (Light Industrial) | 1,695sqm (Light Industrial) |
| <u>Affordable Commercial Floorspace</u> | 10% | 10% |
| <u>Heights</u> | Two buildings. One building part 11, part 13 storeys and one building part 13, part 15 storeys | Two buildings. One building part 11, part 13 storeys and one building part 13, part 15 storeys |
| <u>Car Parking</u> | Car free 3 disabled parking bays | Car free 3 disabled parking bays |
| <u>Cycle Parking</u> | 224 residential cycles 25 commercial cycles | 104 residential cycles 189 student cycles 24 commercial cycles |

Revised Approved Plan Number Condition

13. A revision to the Core A Ground Floor Plan to demonstrate the 128sqm of public open space mentioned in paras 9 and 10 of this addendum has been submitted. The approved plan number for the Core A Ground Floor is now as follows;
- 3019_GA-P-A-L00 REV P7 – GROUND FLOOR PLAN

Conclusion of the Director of Planning

14. Having taken into account the additional information, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report, completion of the s106 agreement, and referral to the Mayor of London.

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