

<b>Item No:</b> 6.1 & 6.2	<b>Classification:</b> Open	<b>Date:</b> 17 March 2021	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		Borough and Bankside London Bridge and West Bermondsey	
<b>From:</b>		Director of Planning	

FINAL report issued on 16 March 2021.

## **PURPOSE**

1. To advise members of clarifications, corrections, 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 stated recommendation.

## **RECOMMENDATION**

2. That members note and consider the additional information and consultation responses 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:

### **Update on London Plan adoption**

On 2 March 2021 the Mayor for London formally published the new London Plan. This is known as the London Plan 2021 and is now part of the statutory development plan for Southwark. As an adopted plan, the policies contained within it carry full weight in the consideration and determination of planning applications in Greater London.

### **Item 6.1: SOUTHWARK UNDERGROUND STATION, THE CUT/ 68-70 BLACKFRIARS ROAD, LONDON, SE1 8JZ**

#### Additional consultation responses received

4. Following publication of the Committee Report, one additional objection has been received which sets out concerns that the proposed building would be too high and contrary to the Council's guidance. The objection

states that the building should only be as high as Palestra. Further comments include that the design is of a poor standard, green walls should be incorporated and there would be amenity impacts to local residents. These issues were raised by other respondents and are considered in the main report.

5. BT have submitted updated comments and have requested that provisions be made within the S106 Agreement that will commit TfL to undertake any highway mitigation works on Joan Street, such as the relocation of obstacles (such as street furniture/bollards) that may need to be implemented. TfL have agreed to the principle of the mitigation works providing that it is necessary and directly related to the partial closure of Joan Street.

#### Corrections and clarifications on the main report

6. As stated above, on 2 March 2021, the Mayor of London published the London Plan 2021.. The relevant policies are set out in paragraph 47 of the Committee Report and now carry full weight.
7. It should be clarified in the S106 table that the 'Employment during construction' payment should be £304,350 rather than £437,950 and that the Transport (Site specific) payments have been agreed.
8. Paragraph 134 should read 'environmental information' as opposed to 'environmental statement'.
9. At paragraph 149 'deliverable' should be amended to 'undeliverable'.
10. It should be confirmed in paragraph 162 that small kitchens (below 11sqm) are not recognised as habitable rooms under the Southwark Plan.
11. It should be clarified that whilst TfL are the developer and will have an option to occupy the building this has not yet been confirmed and as such the building could be occupied by another business/organisation.

#### Recommended revisions to the draft conditions

12. The applicant has requested minor revisions to the conditions to clarify wording and to exempt demolition works. These minor changes will not affect the impact of the conditions, or the council's ability to enforce compliance. As such, it is requested that delegated authority be granted to allow conditions to be amended, or updated during the course of the S106 negotiations and through the Stage II referral in advance of any decision being issued.
13. The following drawing numbers have been corrected:

## **Conclusion of the Director of Planning**

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

### **Item 6.2: SAINSBURY OUTPATIENT PHARMACY, SOLOMON CENTRE, GUYS HOSPITAL, ST THOMAS STREET, LONDON, SE1 9RT**

#### Further submissions by the applicant

15. The Trust has submitted additional information mainly in response to the issues raised by the Stage 1 GLA report. The documents submitted include the following;

- 1. 67712-CUR-00-XX-RP-TP-00001-V04\_Interim Travel Plan
- 2. Guy's Orthopaedic Centre of Excellence\_brinkl\_CLEAN
- 3. Guy's Orthopaedic Centre of Excellence\_brinkl\_GREEN
- 4. Guy's Orthopaedic Centre of Excellence\_brinkl\_LEAN
- 5. Guys OCE - Southwark SuDS Pro-Forma
- 6. LA5697 Energy Memo 2020 \_TBA Response 190221
- 7. LA5697 gla\_carbon\_emission\_reporting\_spreadsheet\_v1.2\_2020
- 8. water comments
- 9. ZMJJGOCE\_AQA\_RevB

16. A supplemental letter dated 12/03/2021 was submitted by the Trust and reads as follows;

CONSTRUCTION OF A NEW 8 STOREY HOSPITAL BUILDING (C2),  
ALTERATIONS TO EXISTING ACCESS ARRANGEMENTS AND PUBLIC  
REALM WORKS

GUY'S ORTHOPEADIC CENTRE OF EXCELLENCE, GUYS HOSPITAL,  
GREAT MAZE POND, LONDON, SE1 9RT

SUPPLEMENTARY INFORMATION TO FULL PLANNING APPLICATION  
REF: 20/AP/3101

Please find enclosed supplementary information in relation to full planning application 20/AP/3101, the proposed new healthcare building at Guy's Hospital known as Guy's Orthopaedic Centre of Excellence (GOCE) submitted on behalf of Guy's and St Thomas NHS Foundation Trust.

## Background

Full planning application 20/AP/3101 was submitted on 14th October 2020. This seeks permission for 'Construction of a new 8 storey hospital building (C2), alterations to existing access arrangements and public realm works'.

In response to the Greater London Authority (GLA) Stage 1 Report, reference GLA/2021/6740/S1/01, the applicant is providing supplementary information and clarifications in support of planning application 20/AP/3101. No material amendment is being proposed to the application.

## Fire Safety Strategy

The Trust fully supports the principle of providing a compliant Fire Statement for the building prior to commencement of works on site. Accordingly, it is requested that a Fire Statement is a pre-commencement planning condition attached to the planning permission to ensure the development is fully fire compliant.

## Access and Parking

An inconsistency across submission material was identified with regard to staffing number in the new development. To clarify, the proposed development is expected to have 120 Full Time Equivalent (FTE) members of staff, with a net addition of 20 FTE new staff members. The remaining staff are existing employees at Guy's Hospital.

The Travel Plan has been updated to reflect this. The impact assessment undertaken as part of the Transport Statement was based on 40 FTE new staff members. The trip generation associated with 20 FTE new staff members therefore falls within the assessed impact.

## Green Infrastructure

The development's Urban Greening Factor (UGF), as set out in Policy G5 of the Publication London Plan, has been calculated and surpasses the specified target of 0.3.

The proposed development includes the provision of 4 no. trees on Great Maze Pond, maximising potential for planting within the application boundary, and the installation of permeable paving.

Please see UGF calculation below:

- Building Footprint: 832sqm
- Site Area: 0.1ha/ 1000sqm

Surface Cover Type	Factor
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Hedges (line of mature shrubs or tow shrubs wide)	0.6
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Permeable Paving	0.2
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$$(0.6 \times 832) + (0.2 \times 832) / 1000 = 0.6$$

Paving, kerb and edging products are likely to be granite of varying unit sizes and shades of grey, similar in appearance to the adjacent Science Gallery, and incorporate measures to comply with Building Regulations. It is proposed that final materials and details are controlled via planning condition.

### Circular Economy Statement

The Trust fully supports the principle of providing a complaint Circular Economy Statement for the building prior to commencement of works on site. The emerging policy states that should demonstrate the following:

- *how all materials arising from demolition and remediation works will be re-used and/or recycled;*
- *how the proposal's design and construction will reduce material demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life;*
- *opportunities for managing as much waste as possible on site;*
- *adequate and easily accessible storage space and collection systems to support recycling and re-use;*
- *how much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy; and*
- *how performance will be monitored and reported.*

The Trust is not able to provide such information prior to planning consent but will be prior to commencement once a contractor has been appointed to the development. Accordingly, it is requested that a Circular Economy Statement is a pre-commencement planning condition attached to the planning permission to ensure the development to ensure compliance.

## Energy

The target determination date for the application was 13 January 2021. Unfortunately, the Planning Committee meetings scheduled for 20 January 2021 and 3 February 2021, which should have been the latest Planning Committee dates applicable to the application, were both cancelled and therefore not available for the application to be determined at.

As a result, it is suggested that adopted Energy policy at 13 January 2021 should be the applicable policy basis for determination of this application.

## Air Quality

An updated Air & Noise Quality Neutral Assessment has been produced. This concludes that the development will generate up to 4 new car trips per day. This is less than the benchmark value and is Air Quality Neutral. In addition, the development uses the existing energy centre at Guy's Hospital, introducing no additional plant for heating. and will utilise the existing plant at Guy's Hospital for heating, there is no need to compare against a the Buildings Emissions Benchmark (BEB). Overall, the development is defined as air quality neutral in accordance with policy.

## Water infrastructure, flooding and drainage

The Water and Green Infrastructure Memo and Sustainable Drainage Proforma have been prepared and submitted in support of the proposal.

With regards to the rainwater harvesting/ grey water, current Health Technical Memorandum guidance (which controls the design of new healthcare facilities) precludes the use of harvested water in hospitals due to infection control requirements.

## Corrections and clarifications on the main report

Notwithstanding the comments raised by the applicants in their letter regarding the carbon off-set contribution, the current position is that the new charge takes affect from the date of the adoption of the London Plan 2021. A revised energy calculation increasing the reduction in carbon emissions by 29%, as opposed to the 28% set out in para 164 of the officer report. The report states that the contribution is now £90 per tonne this is incorrect and should read £95 per tonne.

## Recommended revisions to the draft conditions

The carbon contribution is therefore calculated as follows

Shortfall =  $242 \times 30 = 7,260$

$7,260 \times 95 = £689,700$

A further condition is suggested in relation to the design

Prior to above grade works commencing, the following shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

- (a) Façade details, including reveals and recessed shoulder.
- (b) Setback roof plant and parapet
- (c) Junction with Southwark Building
- (d) Detailed designs of glazed and infill panels, including more open aspect to the staircase
- (e) Detailed designs of PVs within the infill panels
- (f) Details of the external accent lighting around the window openings

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing 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, 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites and 3.13 Urban Design of The Southwark Plan 2007.

### **Conclusion of the Director of Planning**

17. Having taken into account the additional public response, and following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report, completion of a s106 agreement, and referral to the Mayor of London.

### **REASON FOR URGENCY**

18. 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**

19. The new information, comments reported and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the 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