



PLANNING APPLICATIONS COMMITTEE – SECOND ADDENDUM PUBLISHED 7 FEBRUARY

Date: **Tuesday 7 February 2017**

Time: **7.00 pm**

Venue: **Bolney Meadow Community Centre, 31 Bolney Street, London, SW8 1EZ**

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Members of the Committee

Councillor Malcolm Clark, Councillor Bernard Gentry, Councillor Nigel Haselden, Councillor Diana Morris (Deputy Chair), Councillor Mohammed Seedat, Councillor Joanne Simpson and Councillor Clair Wilcox (Chair)

Substitute Members

Councillor Liz Atkins, Councillor Anna Birley, Councillor Jennifer Brathwaite, Councillor Tim Briggs, Deputy Mayor Marcia Cameron, Councillor Jane Edbrooke, Councillor Robert Hill, Councillor Ben Kind, Councillor Luke Murphy, Councillor Louise Nathanson, Councillor Jane Pickard and Councillor Sonia Winifred

Further Information


If you require any further information or have any queries please contact:
Henry Langford, Telephone: 020 7926 8703; Email: MBurton2@lambeth.gov.uk

Members of the public are welcome to attend this meeting. If you have any specific needs please contact Facilities Management (020 7926 1010) in advance.

Queries on reports

Please contact report authors prior to the meeting if you have questions on the reports or wish to inspect the background documents used. The contact details of the report author are shown on the front page of each report.

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AGENDA

PLEASE NOTE THAT THE ORDER OF THE AGENDA MAY BE CHANGED AT THE MEETING

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AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS
SECOND ADDENDUM

ITEM 1: Carnegie Library – Herne Hill Road
16/06270/FUL & 16/06271/LB

Page No(s).	Report Changes / Additional Information	Decision Notice changes
16-19	<p>Two further representations have been received raising objections to the proposal. The following additional concerns have been raised:</p> <p>1. The officer report incorrectly describes the onsite parking provision. The parking area was used for the Home Visit service's vans, not for visitor parking.</p> <p>Officer Response: It is acknowledged that the three existing parking spaces to the rear were approved for use by the combo vans used by the Library Home Visitors and not for staff parking. However, these three parking spaces will be removed and the proposal includes one accessible car parking space on site. A transport assessment has been submitted with the application. The results of the parking surveys indicate that visitor parking demand can be satisfactorily accommodated on-street, subject to the CPZ restriction. The Council's Transport Officer has reviewed this document and concurs with its findings.</p> <p>2. The proposed excavation of the basement would not be deep enough to accommodate vigorous exercise classes and this may require that these uses would take place on the ground floor.</p> <p>Officer response: This point was addressed in the first addendum when referencing the Sport England guidance. The aforementioned document is a design guidance note only and is not an adopted planning policy document. There is no minimum standards for proposed gymnasiums within adopted local development plan policy. Officers consider that the proposed height of the basement would provide a useable and functional space.</p>	N/A

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	<p>3. The disturbance caused in the form of vibration would preclude the use of any of the ground floor accommodation for other purposes and it is likely that the whole building and not just the basement would be devoted to D2 use.</p> <p>Officer Response: The Environmental Health Consultant has recommended a condition that he considers would adequately mitigate potential noise and vibration between the D2 at basement level and D1 use at ground floor level.</p> <p>4. Level access for the ground floor is through the basement and there is no proposal to change this. When library users with buggies or shopping trolleys would be using the basement anyway there is no reason why the ground floor users should not also use toilets in the basement. There is no justification for destroying the kitchen. The applications do not provide for the ground and first floors to be separated from the basement.</p> <p>Officer Response: The use of the basement toilets for ground floor users is a management/operational issue rather than a material planning consideration. Male/female toilets along with an accessible toilet have been proposed at ground floor level and this is considered to be sufficient in planning policy terms.</p> <p>5. A new gym has opened in close proximity in Camberwell. Has Lambeth considered the impact of the competition on feasibility of their business plan?</p> <p>Officer Response: The provision of additional social infrastructure is supported in planning policy terms. There is no planning policy requirement to submit a business plan for the proposed material change of use.</p> <p>6. Lambeth Council is failing to provide a range of activities for small children.</p> <p>Officer Response: The provision of additional social infrastructure is supported in planning policy terms.</p>	
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	<p>The Councils Conservation and Design officer has requested an additional condition in order to protect the special interest of the listed building:</p> <p>No internal or external works to the fabric of the listed building shall commence until full service drawings of all new plumbing and waste pipes has been submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter built in accordance with the approved details.</p> <p>Reason: To ensure the appearance of the works are satisfactory and they protect the special interest of the listed building (Policies Q2, Q11 and Q20 of the London Borough of Lambeth Local Plan (2015)).</p>	<p>To be reflected in decision notice if Listed Building Consent and planning permission is granted.</p>
	<p>The Councils Conservation and Design officer has requested an additional condition in order to protect the special interest of the listed building:</p> <p>The following shall be retained on site, protected from damage during works and re-used:</p> <ol style="list-style-type: none"> 1) loose terracotta copings in courtyard; 2) terracotta rockery in courtyard; 3) tiles from the new stairwell opening and; 4) ornate timber noticeboard in basement <p>Details of their re-use shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter built in accordance with the approved details.</p> <p>Reason: To ensure the appearance of the works are satisfactory and they protect the special interest of the listed building (Policies Q2, Q11 and Q20 of the London Borough of Lambeth Local Plan (2015)).</p>	<p>To be reflected in decision notice if Listed Building Consent and planning permission is granted.</p>

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	<p>The Councils Conservation and Design officer has requested an additional condition in order to protect the special interest of the listed building:</p> <p>The demolition of the new doorway opening at raised ground floor level shall be undertaken using hand tools only. The tiles shall be carefully removed without damage for re-use elsewhere in the building.</p> <p>Reason: To ensure the appearance of the works are satisfactory and they protect the special interest of the listed building (Policies Q2, Q11 and Q20 of the London Borough of Lambeth Local Plan (2015)).</p>	<p>To be reflected in decision notice if Listed Building Consent and planning permission is granted.</p>
	<p>The Environmental Health Consultant has requested an additional condition to mitigate noise and vibration between the D2 and D1 uses:</p> <p>Prior to the commencement of the use hereby permitted, a scheme of sound insulation and vibration isolation to protect the library and community uses above shall be submitted to and approved in writing by the Local Planning Authority. As a minimum, the scheme shall not meet the Noise Rating curve NR20 for noise and the requirements of BS6472-1:2008-1:2008 for vibration. The scheme shall include details of post construction validation. The development shall be carried out in accordance with the approved details. Within 3 months of the date of commencement of the use a noise and vibration assessment shall be carried out to confirm the noise and vibration targets have been met for both day and night time operation. Any additional steps required to mitigate noise and vibration shall be detailed and implemented, as necessary. The post installation assessment shall be submitted to and approved in writing by the local planning authority. The details as approved shall thereafter be permanently retained.</p> <p>Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of the ground floor D1 use (policies Q2, T6 and ED7 of the London Borough of Lambeth Local Plan (2015)).</p>	<p>To be reflected in decision notice if planning permission is granted.</p>