



PLANNING APPLICATIONS COMMITTEE – ADDENDUM PUBLISHED 17 MARCH

Date: **Tuesday 21 March 2017**

Time: **7.00 pm**

Venue: **Main Hall - Karibu Education Centre, 7 Gresham Road, SW9 7PH**

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Members of the Committee

Councillor Malcolm Clark, Councillor Bernard Gentry, Councillor Nigel Haselden, Councillor Diana Morris (Vice-Chair), Councillor Mohammed Seedat, Councillor Joanne Simpson, Councillor Clair Wilcox (Chair) and Councillor Sonia Winifred (Substitute)

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:
Maria Burton, Telephone: 020 7926 8703; Email: MBurton2@lambeth.gov.uk

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AGENDA

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

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ITEM 3: 16/06417/FUL: 22 - 25 Lower Marsh, London, SE1 7RJ

11	Amend report: Land Use Details Table, Top Table Header GIA (in place of GEA)	None
11	Paragraph 5 of Executive Summary Line 3 Amend report: Grindal Street (to replace Grindel Street)	None
22	Paragraph 6.8 Amend report: The indicative estimate for Lambeth is 2,000 net additional serviced rooms between 2015 and 2036 (GLA Working Paper 2013, table S2-2). Between April 2015 and March 2016, the net increase was just 2 rooms, while 1,717 have planning permission. This leaves another 281 rooms to meet the target. The proposed development in this case would provide 50 rooms, and if all hotels rooms in the pipeline go ahead the provision would still be under the target of 2000 net rooms. The Lower Marsh CAZ and Waterloo Opportunity area support proposals for hotels.	None
22	Paragraph 6.8 Amend report: Remove reference to 'Urban'	None
33	Paragraph 6.64 Remove reference to 'edge of town centre locations' replace with the Central Activities Zone Uplift to replace upturn	None

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<p>39</p>	<p>Planning Obligations and CIL</p> <p>The following obligations to be included:</p> <p>Local labour in construction – TBC (£2,500 per £1m of construction costs, anticipated costs as at 14.04.2017 of £4-5m) Membership of the Considerate Constructors Scheme Monitoring fees – Monitoring cost capped at 5% of the total value of the financial obligations. Travel Plan Travel Plan monitoring fee - £3,000 On-street disabled parking bay (in lieu) - £10,000 Carbon offset payment - £6,030 Skills and Employment Plan – TBC (1 in 10 construction workers to be trainee/apprenticeship (min)). Car Permit Free Restrictions (for the Residential, Hotel and Commercial elements).</p> <p>The following additional obligations to be included:</p> <p>In response to the high amount of construction activity expected in the area, the following should be added to the obligation list:</p> <ul style="list-style-type: none"> • <i>Membership of the “Waterloo Maintenance Group” to co-ordinate construction activities with other developments in the area.</i> <p>To ensure that this site does not lead to / cause or contribute towards unsustainable and adverse traffic and amenity conditions.</p>	
<p>27</p>	<p>Paragraph 6.35, line 2 Amend report:</p> <p>Grindal Street (to replace Grindel Street)</p>	<p>None</p>

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35	Paragraph 6.79, 3 rd sentence Amend report: 'Whilst Officers note that the scheme <u>does</u> not meet the requirements of the policy'	None
42	Paragraph 7.1 Amend report: Delete second sentence which reads: 'The proposal would also result in'.	None
43	Paragraph 7.4, 1 st sentence Amend report: Development Plan to replace the original reference to Local Plan	None
43	Section 8 Amend report: Agree to delegate authority of the Director of Planning and Development to: - Finalise the recommended conditions as set out in this report; and - Negotiate, agree and finalise the planning obligations as set out in this report pursuant to Section 106 of the Town and Country Planning Act 1990.	None
44-45	Condition 4 to be amended to read: Prior to the occupation of the development hereby permitted, a Waste Management Strategy shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be built in accordance with the approved details and shall thereafter be retained solely for its designated use. The use hereby permitted shall thereafter be operated in accordance with the approved Waste Management Strategy. The Waste Management Strategy will align with the guide for architects and developers on waste and recycling storage and collection requirements submitted details and will include the following: a) details of refuse store capacity b) details of the management of glass disposal including the hours within which it will be transferred to the outside refuse storage. c) hours of refuse collection (include the return of refuse containers after collection). d) Details of fat, oil and grease disposal methods.	To be reflected in the decision notice if permission is granted.

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	Reason: To ensure that adequate provision is made for the storage of refuse, the disposal of waste and the provision of recycling facilities on the site and in the interests of the amenities of the area. (Policies Q2 and Q12 of the Lambeth Local Plan 2015).	
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ITEM 4: 16/03327/FUL: 41-45 Acre Lane

82	Further clarification on cycle parking in para 6.14.2: The retail unit has 2 cycle spaces allotted internally and the offices 4. A total of 10 spaces are shown for visitors to the site to the front of the building on Baytree Road. Details of the cycle parking are conditioned.	None
83	Para 6.5.12 (4 th part of Transport and Highways has been amended) as indicated in bold to read: - Completion of Highway works; removing redundant crossover and reinstatement of footway and provision of two crossovers on Baytree Road in connection with refuse/delivery access.	
84	Para 9.1 should read: Resolve to grant conditional planning permission subject to a s106 legal agreement. Add a further para to para 9.1 : '4. Delegate authority to the Director of Planning and Development to refuse planning permission in the event that the s106 agreement is not completed by 22 June 2017'	
92	Condition 25 has been amended to read (difference in bold): Prior to the occupation of the any part of the development hereby approved soundproofing shall be installed between the commercial premises and residential units . The sound insulation shall be provided and installed in the premises to ensure that internal noise levels within the most noise sensitive habitable rooms meet BS8233: Guidance on sound insulation and noise reduction for buildings (2014) in accordance with the recommendation contained in the approved DKN Acoustics report.	To be reflected in the decision notice if permission is granted.

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	Reason: To ensure an adequate level of internal amenity is provided for future residents in accordance with Policy Q2, ED2 and ED7 of the Lambeth Local Plan (September 2015).	
97	<p>Condition 38 to be added:</p> <p>No non-road mobile machinery (NRMM) shall be used on the application site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and has been registered for the site on the NRMM Register (or any superseding register).</p> <p>Reason: To ensure that air quality is not adversely affected by the development in line with section 9 of the Local Plan and the Mayor's SPG: The Control of Dust and Emissions during Construction and Demolition</p>	To be reflected in the decision notice if permission is granted.

ITEM 5: 16/06668/FUL 340A Clapham Road, London

Page No(s).	Report Changes / Additional Information	Decision Notice changes
100	Amend drawing numbers to delete last Drawing Ref. 5451-20-306.	Yes, 5451-20-306 removed from approved drawings
105	<p>Amend paragraph 1.6 as follows:</p> <p>The Site does not contain any listed buildings and is not in a designated conservation area. The nearest listed buildings are the Garden House and former Annie McCall Hospital, some 150m to the north-east <u>south-west</u> and 180m to the north-west, respectively. There are two conservation areas within reasonable proximity of the site, Sibella Road (CA58), to the south of Union Road, and Clapham Road (CA33), which runs south along Clapham Road from its junction with Stirling Road. The front of the Site is also located within an Archaeological Priority Area. Furthermore, the Site is within Local View 18 (Brockwell Park to Pinter House).</p>	N/A
116	<p>Amend paragraph 6.1.2 as follows:</p> <p>Policy ED2 of the Lambeth Local Plan seeks the re-provision of the same quantum of commercial floorspace when the redevelopment of an existing commercial use premises is proposed. It is further stated that where a reduction in floorspace is proposed, applications must demonstrate that the development would provide the maximum feasible proportion of Class B1 floorspace for the site and, where appropriate, suitable for</p>	N/A

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	<p>occupation by small and medium-sized enterprises (SMEs). In such instances, this should be designed to be flexible to meet local business needs, and opportunities for long term management of the units by a company specialising in the management of space for small businesses should be fully explored. This policy position is informed by the Atkins Employment Land Review (ELR) 2013, which sets out the position that there is a strong continued future demand for Class B employment floorspace in the borough. Given the loss of office floorspace in the Clapham area through the Prior Approval process, this has created additional pressure on the supply of Class B employment land in the Clapham locality. <u>It is noted that a total of 12 sites in the Larkhall Ward have completed conversions from an office use to residential since 2013 under the Prior Approval process. This represents a total loss of 1,626sqm of office floorspace. In the neighbouring wards of Clapham Town and Stockwell there has been a total loss of 1,406sqm and 290sqm of office floorspace (respectively) in this same period.</u></p>	
117	<p>Amend paragraph 6.1.7 as follows:</p> <p>London Plan Policy 3.4 provides guidance in relation to the density of development and sets out recommended ranges in a density matrix at Table 3.2. In a central area with a PTAL of 6a, such as that found at the Site, the recommended density ranges are as follows <u>within a range of 650-1,100 habitable rooms per hectare:</u></p> <ul style="list-style-type: none"> - 3.8 - 4.6 hr/unit: 140 - 290 u/ha - 3.1 - 3.7 hr/unit: 175 - 355 u/ha - 2.7 - 3.0 hr/unit: 215 - 405 u/ha 	N/A
117	<p>Amend paragraph 6.1.8 as follows:</p> <p>The Site has an area of 0.18 hectares, <u>but given the mixed use nature of the development, it would have a net residential site area of 0.14 hectares. and On this basis the development would have 344 443 units per hectare, and 1,264 habitable rooms per hectare with an average of 2.85 habitable rooms per unit, which is within marginally the above the aforementioned mentioned recommended density. Officers consider this to be acceptable noting the good quality accommodation provided.</u> A further assessment on the other relevant matters is required in order to determine the appropriateness of the density of the proposed residential use, which is provided within the remainder of the report.</p>	N/A

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130	<p>Amend paragraph 6.3.13 as follows:</p> <p>LLP Policy H5 states that for developments of 10 or more units with at least one family-sized dwelling, children's play space should be provided where appropriate to at least the levels set out in the London Plan Supplementary Planning Guidance 'Shaping Neighbourhoods: Play and Informal Recreation' 2012. Play areas should be easily accessible, overlooked by habitable rooms and enclosed either through fencing, railings or other safety features. It is further stated that in exceptional circumstances off-site provision may be acceptable. The Development would include more than 10 residential units and 13 of them would be family-sized units as per the definition contained in the LLP, which states that family-sized units consist of flats that have three or more bedrooms. Using the toolkit provided by the Greater London Authority (GLA), given the tenure of the Development, it can be concluded that the development would result in an estimated child occupancy of 7 (4 children under 5 years old, 2 children between the ages of 5 and 11 and 1 child over 12 years old). Therefore a total of 70sqm of children's play space would be required, which has proposed to be included within the ground floor communal amenity space. <u>This area would meet the London Plan requirements of being easily accessible, overlooked by habitable rooms both within the Development and by future occupants of the adjacent site at 330-340 Clapham Road, and would be enclosed.</u> Details of this will be secured by condition.</p>	N/A
140	<p>Amend paragraph 6.5.26 as follows:</p> <p>In terms of daylight distribution reductions to 330-340 Clapham Road, three rooms within Block G01 & G02 (2 x living rooms and 1 x bedroom) <u>and one room in each of in</u> Block D and H01 (<u>each a bedroom</u>) would have noticeable reductions (exceeding 20% reduction). However, apart from the latter, the ADF levels still achieve target criteria in the proposed for these rooms (this room is labelled as room R2 at first floor within Block H01 and has an ADF of 0.42% as existing and would have an ADF of 0.40% as proposed). Thus it is considered that such reductions are not materially adverse.</p>	N/A
155	<p>Amend 'Planning Obligations' table as follows:</p> <p>Monitoring fee of <u>£7,329.30</u> (5% of total financial contributions of <u>£146,586</u>).</p>	N/A
157	<p>Amend paragraph 8.1 as follows:</p>	N/A

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	<p><u>Resolve to grant conditional planning permission subject to the satisfactory completion of a Section 106 Agreement.</u></p>	
<p>158</p>	<p>Amend condition 3 as follows:</p> <p><u>No demolition shall commence until full details of the proposed demolition in the form of a Method of Demolition Statement, has been submitted to and approved in writing by the Local Planning Authority.</u></p> <p><u>No further construction works following demolition shall commence until full details of the proposed construction in the form of a Method of Construction Statement, has been submitted to and approved in writing by the Local Planning Authority.</u></p> <p>No demolition or development shall commence until full details of the proposed construction methodology, in the form of a Method of Demolition and Construction Statement, have been submitted to and approved in writing by the Local Planning Authority. The Method of Demolition Statement and the Method of Construction Statement shall include details regarding:</p> <p>a) The notification of neighbours with regard to specific works; b) Advance notification of road closures; c) Details regarding parking, deliveries, and storage; d) Details regarding dust mitigation; e) Details of measures to prevent the deposit of mud and debris on the public highway; and f) Any other measures to mitigate the impact of construction upon the amenity of the area and the function and safety of the highway network.</p> <p>No demolition or development <u>construction works</u> shall commence until provision has been made to accommodate all site operatives', visitors' and construction vehicles loading, offloading, parking and turning within the site or otherwise during the construction period in accordance with the approved details. The demolition and development shall thereafter be carried out in accordance with the details and measures approved in the Method of Demolition Statement and Method of Construction Statement.</p> <p><i>Reason: The relevant parts of the development must not commence before this condition is discharged to avoid hazard and obstruction being caused to users of the public highway and to safeguard residential amenity from the start of the construction process (Policies 7.14 of the London Plan 2016 and Policies T6 and T8 of the London Borough of Lambeth Local Plan 2015).</i></p>	<p>Condition 3 amended</p>

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<p>165</p>	<p>Amend condition 29 as follows:</p> <p>Prior to the commencement <u>of the relevant part</u> of building works above ground full details of an extensive green roof which shall be compliant with GRO Green Roof Code 2011 has been submitted to and approved in writing by the Local Planning Authority prior to the implementation of the relevant part of the development hereby approved.</p> <p>The submission must provide/comprise the following information:</p> <p>a) Details on materials used in the design, construction and installation of the green roof based on the Green Roof Code and the use of biodiversity based extensive/semi-intensive soils;</p> <p>b) Details on substrate and plants used in the green roof, based on a commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to a variety of sedum species;</p> <p>c) Details on additional features to the proposed green roof, such as areas of bare shingle, areas of sand for burrowing invertebrates and individual logs or log piles.</p> <p>d) An ecological management and maintenance plan including landscape features and a cross section of the green roof.</p> <p>The development shall be carried out strictly in accordance with the green roof details approved, shall be maintained as such thereafter and no alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.</p> <p>Prior to first occupation of the building(s) evidence that the green roof has been installed in accordance with the approved details should be submitted to and approved by the Local Planning Authority prior to first occupation.</p> <p><i>Reason: To ensure that the development has an acceptable level of sustainability (Policy EN4 of the London Borough of Lambeth Local Plan 2015).</i></p>	<p>Condition 29 amended</p>
<p>166</p>	<p>Amend condition 31 as follows:</p> <p>Within three months of work starting on site a BREEAM UK New Construction 2014 Fully Fitted or Shell and Core (or such equivalent standard that replaces this) Design Stage certificate and summary score sheet must</p>	<p>Condition 31 amended</p>

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	<p>be submitted to and approved in writing by the Local Planning Authority to show that a Very Good (minimum score 63) rating will be achieved.</p> <p><u>Within 3 months of</u> Prior to first occupation of the building(s) a BREEAM UK New Construction 2014 Fully Fitted or Shell and Core (or such equivalent standard that replaces this) Post Construction Review certificate and summary score sheet must be submitted to and approved in writing by the Local Planning Authority to show that a Very Good (minimum score 63) rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.</p> <p>Where the BREEAM UK New Construction 2014 certification was Shell and Core, prior to commencement of the fit-out of the building, unless otherwise agreed in writing, a BREEAM Refurbishment and Fit-out (Parts 3 and 4) 2014 (or such equivalent standard that replaces this) Design Stage Certificate, and summary score sheet must be submitted, by the fit-out contractor, and approved in writing by the Local Planning Authority to show that a Very Good (minimum score 63) rating will be achieved.</p> <p>Where the BREEAM UK New Construction 2014 certification was Shell and Core, within 3 months of first occupation a BREEAM Refurbishment and Fit-out (Parts 3 and 4) 2014 (or such equivalent standard that replaces this) Post-Construction Review Certificate and summary score sheet must be submitted, by the fit-out contractor, and approved in writing by the Local Planning Authority to demonstrate that a Very Good (minimum score 63) rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.</p> <p><i>Reason: To ensure that the development has an acceptable level of sustainability (Policy EN4 of the London Borough of Lambeth Local Plan 2015).</i></p>	
167	Amend condition 32 as follows:	Condition 32 amended

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	<p>The development shall be implemented in accordance with the approved Energy Strategy and shall not commence until details of the proposed solar PV array shall be has been submitted to and approved in writing by the Local Planning Authority <u>prior to the commencement of the relevant part of building works</u>. The PV panelling shall be installed in accordance with the approved details and retained as such for the duration of the use.</p> <p><i>Reason: To ensure that the development makes the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan 2016 Policy 5.2 and London Borough of Lambeth Local Plan 2015 Policy EN3.</i></p>	
167	<p>Add a condition after No. 33:</p> <p>34. No primary cooking shall take place in the proposed café hereby permitted.</p> <p><i>Reason: To protect the amenities of future residential occupiers and the surrounding area (Policy Q2 of the London Borough of Lambeth Local Plan 2015).</i></p>	<p>New condition added, No. 34</p>
171	<p>Add an informative following No. 16:</p> <p>17) As per the comments from London Underground regarding the tunnels beneath the front of the Site, the applicant is advised to continue to work closely with London Underground engineers through the development of the Site. The following contact details have been provided:</p> <p>Shahina Inayathusein Information Manager London Underground Locationenquiries@tube.gov.uk 020 3054 1365</p>	<p>Added new informative No. 17</p>

ITEM 6: 16/05627/FUL: 79 Braxted Park

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178	<p>The last sentence of Paragraph 4.1 has been amended to include the following sentences:</p> <p>It should be noted that further representations have been received to include a petition received from the Streatham Lodge Community which has been signed by more than 456 local residents and also a 5 page objection document has been received from the Streatham Lodge Community which raises further objection(s) to specific points raised within the published officers 'Planning Applications Committee' report.</p> <p>The petition states that the property is one of the most splendidly built and immaculately preserved house in the neighbourhood and should not be destroyed and should remain as a single dwelling for family use. The petition on calls on elected Councillors and members of the planning applications committee to reject the application.</p>	No
178	<p>The Officers Comment at the first section of table 4.2 should be changed as follows to further clarify that the overall floor to ceiling heights within the flats would meet London Plan Standards.</p> <p>The first sentence of the officers comment read(s):</p> <p>The submitted section plan (ref.446.100.PL.08RevB) shows that the of all units would have a minimum floor to ceiling height of approx. 2.3m for at least 75% of their gross internal floor areas and would comply with the nationally described space standards.</p> <p>The first sentence of the officers comment changed to read(s):</p> <p>The submitted section plan (ref. 446.100.PL.08RevB) shows that the of all units would have a minimum floor to ceiling height of approx. 2.5m for at least 75% of their gross internal floor areas and would comply with the London Plan Standards 2016 (Policy 3.5 Table 3.3).</p>	
180	<p>The last sentence of the first paragraph at the top of page 180 is amended as follows to correct typographical error.</p> <p>Therefore, if the above projections were included as original internal floor area they would increase the internal floor area within the building as existing to 213sqm and again this would be w above the 150sqm threshold required to be protected from conversion.</p>	No
189	<p>The first sentence of paragraph 8.21 is amended as follows to correct typographical error.</p>	No

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	The It is proposed to increase in depth to the existing rear element is minimal and would not cause harm to the character and appearance of the conservation area.	
190	<p>The last sentence of paragraph 9.4 is amended as follows to clarify that the proposals would meet London Plan recommended floor to ceiling heights and internal floor areas.</p> <p>Furthermore, the submitted section plan ref 446.100.PL.05 shows that all of the dwellings would achieve a minimum floor to ceiling height of 2.5m for at least 75 percent of their respective gross internal floor areas. Whilst the above table shows a slight shortfall in internal storage this is compensated by larger internal floor areas within the proposed units.</p>	
197	<p>Paragraph 18.2 (and subsection part 1) changed as follow(s) to correct a typographical error(s) and insertion of new Paragraph(s) 18.3 and 18.4 beneath:</p> <p>18.2 Agree to delegate authority of the Director of Planning and Development to:</p> <ul style="list-style-type: none"> - Finalise the recommended conditions as set out in this report; and - Negotiate, agree and finalise the planning obligations as set out in this report pursuant to Section 106 of the Town and Country Planning Act 1990. <p>18.3 Delegate authority to the Director of Planning and Development to refuse planning permission in the event that the s106 agreement is not completed by 21.08.2017.</p> <p>18.4 In the event that the committee resolves to refuse planning permission and there is a subsequent appeal, delegated authority is given to officers, having regard to the heads of terms set out in the report, to negotiate and complete a Section 106 agreement in order to meet the requirements of the Planning Inspector.</p>	No

ITEM 7: 15/04274/FUL: Land At Mayfield Close And Land Rear Of 83 - 87 Park Hill

203	<p>Second Paragraph of the Executive summary is amended as follow(s) as they are not relevant.</p> <p>The application site is located to the rear of residential flats within numbers 81, 83, 85 and 87 Park Hill to the west. Access to the site is proposed from an existing access road to Mayfield Close to the east of the site. Mayfield Close is a housing complex operated by the Salvation Army and is comprised of a mix of</p>	No
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	flats, bungalows and a house. The use of the access road to Mayfield Close, which is not in the applicant's ownership, would be subject to a separate civil agreement between the applicant and the Salvation Army. Securing this access arrangement is a civil matter and not a material planning consideration for the purposes of assessing this application.	
203	<p>The last Paragraph at the bottom of page 203 has been amended to omit Councillor Gentry from the call in request. Reason: Councillor Gentry has withdrawn his call in request in light of the recommendation for refusal.</p> <p>Reason for referral to PAC: This application is required to be reported to the Planning Applications Committee in accordance with part 4 of the Committee's terms of reference. A specific written request has been made by Councillor Bernard Gentry and Councillor Tim Briggs and has been agreed by the Chair for the case to be reported to the Committee.</p>	None
213	<p>Paragraph 6.7 is amended as follows to amend a typographical error and to clarify that number 83 Park Hill would still meet the requirements of Policy H5 (b)(ii) as follows:</p> <p>The submitted plan ref. AC/MC/PO/100001 (fig 5 below) received on the 24th of August 2016 illustrates shows that number 83 Park Hill would have approx. 194sqm of external amenity space. This is a loss of which is a loss 648sqm of from what has been previously been approved within application ref. 12/00230/DET (Fig 4 below). However, the existing rear amenity space of 194sqm provided to number 83 Park Hill would still have sufficient communal amenity space to comply with Policy H5 (b)(ii) which requires at least 50sqm of communal space to be provided for flatted developments.</p>	No
215	<p>The third sentence of Paragraph 6.14 is amended as follows to amend a typographical error.</p> <p>The Council's Transport officer has confirmed that this access road is a private road and therefore the applicant's proposed use of this access road is a civil matter. and</p>	No
218	<p>An additional sentence is included at the end of Paragraph 7.8 to provide further clarification as follow(s):</p> <p>'The South Lakeland District Council v Secretary of State for the Environment case and the Barnwell Manor case (East Northamptonshire DC v SSCLG) establish that 'preserving' in s.72 means 'doing no harm'.'</p>	No
219	<p>The last sentence of Paragraph 7.14 is amended to include additional clarification as follows:</p>	No

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	Rather, Barnwell Manor establishes that a finding of harm to a heritage asset is a consideration to which the decision maker must give considerable importance and weight in carrying out the balancing exercise even where the harm is less than substantial.	
220	The first sentence of Paragraph 7.24 is amended as follow(s) to provide additional clarification: Officers consider that having accorded considerable weight to the harm to the conservation area the public benefits flowing from the proposed development (three new dwellings) do not outweigh the proposed less than substantial harm to the character and appearance of the conservation area.	No
220	The following sentence is to be inserted after the last sentence of Paragraph 7.28 to clarify that these details could be secured by condition. It is regrettable that the applicant has not provided these details at design stage; however it is considered that these details could be secured by a pre-commencement condition. If this pre-commencement condition cannot be discharged by the applicant, then the applicant runs the risk that the scheme could not be built out. The applicant could not commence any site clearance or demolition works without discharging the pre-commencement condition, and on this basis there is no risk of unacceptable ecological impacts from this application.	No
222	Paragraph 8.4 is amended as follow(s) to further clarify the arboricultural impacts of the scheme. The submitted arboricultural impact assessment states that 10 trees would be felled and 8 category C trees would be relocated. The trees to be felled are self-seeding fruit trees less than 5 years old and of no particular significance. Council's arboricultural officer provided no objection to their felling. In addition, a landscaping plan would be secured by condition to secure further details to demonstrate that some of the existing fruit trees could be re-located and incorporated within a final landscaping plan for the scheme. As such subject to conditions the application would not be contrary to Policies Q9 and Q10 of the Lambeth Local Plan.	No
223	The following sentence is to be inserted after the last sentence of Paragraph 9.6 to clarify that the amenity issues could be overcome by condition to increase the size lightwells. Had officers been minded to recommend approval of this application, amended drawings would have been sought to increase the size of the lightwells. If members are minded to approve this application, it is considered that a condition could be used to secure further details of the lightwells to ensure that they are of acceptable size to overcome these amenity concerns. Without these changes it is not considered that the proposed development would achieve a sufficient standard of amenity.	No

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223	<p>Paragraph 10.3 is to be replaced and split as follow(s) to further clarify that there would be no unacceptable amenity impacts on neighbouring properties in terms of loss of privacy or overlooking and to clarify that there would be harm to visual amenity form adjoining sites:</p> <p>10.3 In conclusion, the proposed landscaping plan would ensure that trees would be retained on the boundary between the application site and the rear boundaries of the properties within Mayfield Close. The rear fenestration of the proposed dwellings due to their size, position and design would not impact on the privacy or increase overlooking of adjoining properties on Park Hill.</p> <p>10.4 Therefore, it is not considered that the proposed development would give rise to any unacceptable impacts on neighbouring amenity in terms of loss of privacy and overlooking however the location of the proposed houses at this location would harm the visual amenity from adjoining sites and therefore fails to comply with Policy Q2(i) of the Local Plan.</p>	No
224	<p>Unnumbered Paragraph between Paragraph 11.1 above it, and Paragraph 11.3 below it, is now numbered as 11.2. This is a typographical error and the following sentences are deleted as they are not relevant.</p> <p>11.2 The application site is located to the rear of residential flats within numbers 81, 83, 85 and 87 Park Hill to the west. Access to the site is proposed from an existing access road to Mayfield Close to the east of the site. Mayfield Close is a housing complex operated by the Salvation Army and is comprised of a mix of flats, bungalows and a house. The use of the access road to Mayfield Close, which is not in the applicant's ownership, would be subject to a separate civil agreement between the applicant and the Salvation Army. Securing this access arrangement is a civil matter and not a material planning consideration for the purposes of assessing this application.</p>	
227	<p>Paragraph 20.1 has been amended below to correct a typographical error:</p> <p>20.1 Resolve to refuse planning permission.</p>	
227	<p>Reason 1 has been amended to clarify that no mature trees would be removed and to amend typographical error(s):</p> <p>1. The proposed three dwellings, by virtue of their height, bulk, mass and siting placement within a rear garden/backland setting would cause harm to the significance character and appearance of the Clapham Park and Northbourne Road Conservation Area. In particular the dwellings would introduce an incongruous from form of development at the rear of the gardens, would obscure views of other rear gardens, would impact on the conservation areas sense of openness and greenness. , and necessitate</p>	Yes

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	the removal of mature trees. This harm would not be outweighed by the public benefits of the development and is contrary to policies Q5, Q7, Q14 and Q22 of the Lambeth Local Plan (2015).	
227	<p>Reason(s) 2 and 3 have been amalgamated and reason 2 has been amended and reason 3 has been removed:</p> <p>2. The proposed three dwellings, by virtue of their height, bulk, mass and siting placement within a rear garden/backland setting would harm the visual amenity of adjoining properties and would fail to respond to positive aspects of the local context and would fail to adequately preserve or enhance the prevailing local character contrary to policies Q2, Q5, Q7(ii) and Q14 of the Lambeth Local Plan (2015).</p> <p>3. The proposed three dwellings, by virtue of their bulk, mass and siting within a rear garden/backland setting would fail to respond to positive aspects of the local context and would fail to adequately preserve or enhance the prevailing local character. The development is contrary to Policies Q5 and Q7(ii) of the Lambeth Local Plan (2015).</p>	Yes

Appendix 1.	
A List of recommended Conditions and Informatives has been included below should members resolve to grant planning permission.	
1	<p>The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice.</p> <p>Reason: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
3	<p>Prior to the commencement of the development hereby permitted, samples and/or a schedule of the materials to be used in the external elevations 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. The following details are required:</p> <p>a) Details and/or samples of all materials within the external elevations of the houses</p> <p>b) Details drawings and specification of the grilles and enclosures and dimensions of all lightwells</p>

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<p>c) Details of soft landscaping to screen the light wells and their means of enclosure d) Details of all new hardstanding e) Detailed drawings including section plans of all new fenestration including external doors and glazing type at scale of 1:10, 1:5 and 1:1 where appropriate f) Detailed drawings of all external lighting, including fixtures and conduit g) Details of (permeable) hard and soft landscaping (including new and re-located trees, and plant species type) within front and rear gardens to include a maintenance plan h) Details and location of rainwater pipes, flues, vents and antennae i) Details of front and rear boundary treatments (including gates, fixings and materials) j) Detailed drawings of roof elevation and fascia treatment (scale 1:20)</p> <p>Reason: To safeguard the visual amenities of the area and ensure that the external appearance of the development is satisfactory and that it protects the character and appearance of the Clapham Park Road/Northbourne Road Conservation Area (Policies 5.12, 7.3, 7.4, 7.5 and 7.6 of the London Plan (2016) and Policies Q2, Q3, Q5, Q6, Q7, Q8, Q9, Q10, Q15, Q22, T1, T2, T3, T6, T7, EN4, EN5 and EN6 of the Local Plan (2015)).</p>
<p>4 No development, including site clearance or demolition works shall take place on any part of the site until an ecological impact assessment and a detailed bat survey to an appropriate standard, over an appropriate timescale has been undertaken and shall include a spring emergence survey on the site have been submitted for approval. No development or works shall commence before this condition is discharged.</p> <p>Reason: To protect the biodiversity on the application site and in the interests of nature conservation and sustainable development (Policy EN1 of the London Borough of Lambeth Local Plan (2015)).</p>
<p>5 Notwithstanding the approved drawings, full details including plan and elevational drawings of the cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted. Cycle storage should be secure, sheltered and easily accessible.</p> <p>Reason: To ensure the adequate provision is made for the storage of cycles on the site, in the interests of the promoting sustainable modes of transport in accordance with Policy T3 of the Lambeth Local Plan (2015) and Policy 6.9 of the London Plan (2016).</p>
<p>6 Notwithstanding the approved drawings, details of the refuse and recycle storage shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted. The refuse and recycling storage shall also be provided on site, prior to the occupation of the dwellinghouse. The refuse and recycling storage facilities for the residential units shall be in accordance with the requirements of the London Borough of Lambeth's 'Waste and Recycling Storage and Collection Requirements: Guidance for Architects and Developers' (2013) and the Refuse & Recycling Storage Design Guide (2013), and shall thereafter be retained as such for the duration of the permitted use, unless the prior written approval is obtained from the Local Planning Authority for any variations.</p> <p>Reason: Occupation must not commence before this condition is discharged to ensure adequate provision is made for the storage of refuse on the site, in the interests of the amenities of the area (Policy Q12 of the Lambeth Local Plan (2015)).</p>

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<p>7 The development hereby permitted shall not commence until an Energy Strategy (demonstrating how the targets for carbon dioxide emissions reduction are to be met in line with the Mayor's energy hierarchy) for the houses has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: The details are required before work starts, to ensure that the development makes the fullest contribution to minimising carbon dioxide emissions before any work is undertaken. (Policy 5.2 of the London Plan (2016) and Policies EN3 and EN4 of the Local Plan (2015)).</p>
<p>8 The development shall be implemented in accordance with the approved Energy Strategy and shall not commence until full Design Stage calculations under the Standard Assessment Procedure have been submitted to and approved in writing by the Local planning Authority to show that the development will be constructed in accordance with the approved Energy Strategy.</p> <p>Reason: The details are required before work starts, to ensure that the development makes the fullest contribution to minimising carbon dioxide emissions before any work is undertaken. (Policy 5.2 of the London Plan (2016) and Policies EN3 and EN4 of the Local Plan (2015)).</p>
<p>9 Prior to first occupation of the building(s) evidence (e.g. photographs, installation contracts and as-built certificates under the Standard Assessment Procedure) should be submitted to the Local Planning Authority and approved in writing to show that the development has been constructed in accordance with approved Energy Strategy.</p> <p>Reason: To ensure that the development makes the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan Policy 5.2 and Lambeth Local Plan September 2015 Policy EN3.</p>
<p>10 Within three months of work commencing on site evidence (internal water calculations) must be submitted to the Local Planning Authority and approved in writing that the internal water consumption of the development will not exceed 105 L/person/day in line with The Water Efficiency Calculator for new dwellings from the Department of Communities and Local Government.</p> <p>Reason: to reduce the consumption of potable water in the home from all sources, including borehole well water, through the use of water efficient fittings, appliances and water recycling systems in accordance with London Plan Policy 5.15.</p>
<p>11 Prior to first occupation of the dwelling(s) evidence (schedule of fittings and manufacturer's literature) should be submitted to the Local Planning Authority and approved in writing to show that the development has been constructed in accordance with the approved internal water use calculations.</p> <p>Reason: to reduce the consumption of potable water in the home from all sources, including borehole well water, through the use of water efficient fittings, appliances and water recycling systems in accordance with London Plan Policy 5.15.</p>
<p>12 Prior to the commencement of the development hereby permitted, a construction management plan shall be submitted to and approved in writing by the local planning authority. The use hereby permitted shall thereafter be operated in accordance with the approved details. The submitted details will include the following:</p> <p>a) Full contact details including name and telephone number of the site and project manager and community liaison;</p>

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<p>b) Mitigation and monitoring measures to be incorporated during the works to prevent noise and vibration, disturbances, creation of dust nuisance and prevention of rodent spreading out from the site;</p> <p>c) Details of measures to prevent the deposit of mud and debris on the public highway;</p> <p>d) Mitigation measures to prevent the impact of construction traffic on the adjoining highway network including the footway;</p> <p>e) Complaints Register, this should contain if possible complainant's details, date and time of complaint's made, causes of complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, reasons for any unresolved complaint;</p> <p>f) Time of operations and ancillary works which are audible at the site boundary.</p> <p>Reason: The details are required before work starts to avoid obstruction of the surrounding streets and limit the effects of the increase in travel movements within the locality as well as safeguarding public safety and the amenity of the surrounding area during the construction period. (Policies 5.18, 6.3, 7.5 and 7.15 of the London Plan (2016) and Policies Q2, T2, T6, T7 and T8 of the Local Plan (2015)).</p>
<p>13 The development shall be constructed and operated thereafter to 'Secured by Design Standards'. A certificate of accreditation to Secured by Design Standards shall be submitted to the local planning authority for approval in writing prior to the commencement of the use hereby permitted.</p> <p>Reason: To ensure that satisfactory attention is given to security and community safety (Policy 7.3 of the London Plan (2016) and Policy Q3 of The Local Plan (2015)).</p>
<p>14 No development shall take place until a Basement Construction Method Statement and Flood risk Assessment have been submitted to and approved in writing by the Local Planning Authority. This statement shall include details regarding:</p> <p>a) Detailed site specific analysis of hydrological and geotechnical local ground conditions</p> <p>b) Analysis of how the excavation of a basement level may impact on the water table and any groundwater flow, and whether water perched is present</p> <p>c) Details of how flood risk, including risk from groundwater and surface water flooding has been addressed in the design, including details of any proposed mitigation measures</p> <p>d) Details of measures proposed to mitigate any risks in relation to land instability</p> <p>e) Demonstration of how cumulative effects have been considered</p> <p>The development shall thereafter be carried out in accordance with the details and measures thus approved in the Basement Construction Method Statement and Assessment.</p> <p>Reason: Development must not commence before this condition is discharged to avoid hazard in relation to land instability and increased flood risk caused by the basement excavation (Paragraph 121 of the National Planning Policy Framework 2012 and Policy EN5 of the Lambeth Local Plan ((2015)).</p>
<p>14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification) no enlargement, improvement, alteration, building, or enclosure permitted by Schedule 2, Part 1, Classes A, B, C, D, E or F of the Order or Part 2, Classes A and B shall be carried out or erected to the houses without the prior written permission of the local planning authority.</p>

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	Reason: To safeguard the visual amenities of the area and ensure that the external appearance of the development is satisfactory and that it protects the character and appearance of the Clapham Park Road/Northbourne Road Conservation Area and visual amenity of the surrounding area (policies Q2, Q5, Q7, Q8, Q15, Q20, Q22, T6 and T7 of the London Borough of Lambeth Local Plan (2015)).
15	Notwithstanding the approved drawings, details of the gravel bonded resin hardstanding shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development The new hardstanding and its sub-base within the curtilage of the site shall be permeable or surface run-off from the new hardstanding shall be directed to a soak away.
	Reason: To ensure the management and mitigation of flood risk in compliance with Policies EN5 and EN6 of the Local Plan (2015) and Policy 5.12 of the London Plan (2016) and the Department of Communities and Local Government a guide to permeable surfacing of front gardens.
16	The roof area of the houses (flat sections) hereby approved shall not be used as a balcony, sitting out area or amenity area.
	Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining properties (Policy Q2 of the Local Plan (2015)).
Informative Notes to Applicant(s):	
1	You are advised that condition 3 of this decision notice requires the privacy screens to be removed from the fenestration of the dwellings and the front lightwell railings to be replaced with a traditional black painted metal grilles flush with ground level.
2	This decision letter does not convey an approval or consent which may be required under any enactment, by-law, order or regulation, other than Section 57 of the Town and Country Planning Act 1990.
3	Your attention is drawn to the provisions of the Building Regulations, and related legislation which must be complied with to the satisfaction of the Council's Building Control Officer
4	Your attention is drawn to the need to comply with the requirements of the Control of Pollution Act 1974 concerning construction site noise and in this respect you are advised to contact the Council's Environmental Health Division.
5	You are advised of the necessity to consult the Council's Streetcare team within the Public Protection Division with regard to the provision of refuse storage and collection facilities.
6	Your attention is drawn to the provisions of The Party Wall Act 1996 in relation to the rights of adjoining owners regarding party walls etc. These rights are a matter for civil enforcement and you may wish to consult a surveyor or architect.
7	You are advised of the necessity to consult the Principal Highways Engineer of the Highways team on drw@lambeth.gov.uk in order to obtain necessary prior approval for undertaking any works within the Public Highway including Scaffold, Temporary/Permanent Crossovers, Oversailing/Undersailing of the Highway, Drainage/Sewer Connections and Repairs on the Highways, Hoarding, Excavations, Temporary Full/Part Road Closures, Craneage Licenses etc. You are advised to contact the Highways team at the earliest possible opportunity.
8	Your attention is drawn to the following comments submitted by Thames Water for this application: "Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage

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should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk".