



PLANNING APPLICATIONS COMMITTEE – SECOND ADDENDUM PUBLISHED 21 MARCH

Date: **Tuesday 21 March 2017**

Time: **7.00 pm**

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

Copies of agendas, reports, minutes and other attachments for the Council's meetings are available on the Lambeth website. www.lambeth.gov.uk/moderngov

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

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.

 @LBLdemocracy on Twitter <http://twitter.com/LBLdemocracy> or use #Lambeth

 Lambeth Council – Democracy Live on Facebook <http://www.facebook.com/>

Digital engagement

We encourage people to use Social Media and we normally tweet from most Council meetings. To get involved you can tweet us @LBLDemocracy.

Audio/Visual Recording of meetings

Everyone is welcome to record meetings of the Council and its Committees using whatever, non-disruptive, methods you think are suitable. If you have any questions about this please contact Democratic Services (members of the press please contact the Press Office). Please note that the Chair of the meeting has the discretion to halt any recording for a number of reasons including disruption caused by the filming or the nature of the business being conducted.

Persons making recordings are requested not to put undue restrictions on the material produced so that it can be reused and edited by all local people and organisations on a non-commercial basis.

Representation

Ward Councillors (details via the website www.lambeth.gov.uk or phone 020 7926 2131) may be contacted at their surgeries or through Party Group offices to represent your views to the Council: (Conservatives 020 7926 2213) (Labour 020 7926 1166).

Security

Please be aware that you may be subject to bag searches and asked to sign in at meetings that are held in public. Failure to comply with these requirements could mean you are denied access to the meeting. There is also limited seating which is allocated on a first come first serve basis, you should aim to arrive at least 15 minutes before the meeting commences. For more details please visit: [our website](#).

Please contact Democratic Services for further information – 020 7926 2170 – or the number on the front page.

AGENDA

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

	Page Nos.
11. Second Addendum	1 - 8

This page is intentionally left blank

PLANNING APPLICATIONS COMMITTEE 21 MARCH 2017
AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

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

	<p>One additional representation has been received from We Are Waterloo (response dated 14th March and received by the Council on 17th March 2017) stating that:</p> <p>The response is submitted on behalf of We Are Waterloo Business Improvement District. We neither object to or support the application, but offer comments for the consideration of the Planning Committee (officer summary):</p> <ul style="list-style-type: none"> • This application is very important to Lower Marsh and the success of the scheme particularly the small details will be key; • The developers should encourage independent shops and restaurants in the street facing units, particularly through reasonable rent levels; • A construction management plan should be attached to any permission (Including timing of deliveries to avoid conflict with the Lower Marsh markets); • The construction management plan should be secured by planning condition and a servicing management plan (including review mechanism) to be secured by s106 to safeguard existing nearby uses. <p><u>Officer response:</u> It is considered that the imposition of condition 3 (see page 44 of the Agenda) which would secure a detailed <i>Construction Management Plan and Method of Construction Statement</i>. The condition was (No.3) was added by way of safeguard to ensure that to avoid hazard and obstruction being caused to users of the public highway, to safeguard residential amenity from the start of the construction process, to ensure the neighbouring heritage asset is sufficiently protected.</p> <p>The condition required:</p> <ol style="list-style-type: none"> a) The scope and nature of notifying 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 	<p>None</p>
--	---	--------------------

PLANNING APPLICATIONS COMMITTEE 21 MARCH 2017
AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

	<p>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>Furthermore, to ensure that neighbouring uses, including market traders are not impacted by the proposed development, the s106 would also capture:</p> <p>Membership of the Considerate Constructors Scheme</p> <p>And</p> <p>Membership of the “Waterloo Maintenance Group” to co-ordinate construction activities with other developments in the area.</p> <p>With regard to encouraging independent uses within the ground floor flexible space, this is encouraged by Policy PN1 of the Local Plan, and this response received from We Are Waterloo has since been conveyed to the developers, although it should be noted that the planning function cannot control the end users at occupation stage should the development be permitted.</p> <p>Finally, it is considered that the imposition of condition 18 (servicing management plan) which would include:</p> <ul style="list-style-type: none">a) frequency of deliveries to the site;b) frequency of other servicing vehicles such as refuse collections;c) dimensions of delivery and servicing vehicles;d) proposed loading and delivery locations including demonstration of their capacity to accommodate the proposed servicing; ande) a strategy to manage vehicles servicing the site. <p>Would 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.</p>	
--	--	--

PLANNING APPLICATIONS COMMITTEE 21 MARCH 2017
AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

<u>ITEM 4</u> <u>41-45 Acre Lane</u> <u>16/03327/FUL</u>		
Page Number	Report Changes	Decision Letter Changes
57	RESIDENTIAL DETAILS Intermediate Rent to be replaced with Shared Ownership	None
60	Para 1.3 amended as indicated in bold to read: The designated Brixton Town Centre boundary includes the Tesco store, but does not extend as far as the application site. The site is not in a conservation area and the existing buildings on site are not historically significant, however the eastern boundary of the Trinity Gardens Conservation Area is approximately 40 metres away on Acre Lane within which 3 grade II listed buildings face opposite the Tesco site, plus a cluster of 4 listed buildings lie 50 metres west, on either side of this busy route. The site has a PTAL rating of 6a 'excellent'.	None
77	Para 6.5.10 should read (additional text in bold): In the Opinion of Officers the context of the site and the existing building, the scale of the development is appropriate and it is considered that the works would not cause harm to the character and special interest of the cluster of listed buildings east and west on Acre Lane and it would preserve the character of the adjoining Trinity Gardens Conservation Area.	None.

PLANNING APPLICATIONS COMMITTEE 21 MARCH 2017
AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

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

Page No(s).	Report Changes / Additional Information	Decision Notice changes	
149	<p>Add new paragraph after 6.6.6 as follows:</p> <p>The Development would not provide for any on-site designated blue-badge parking bays. London Plan policy 6.13 states that adequate parking should be provided on-site for blue-badge holders, with details given at Table 6.2 within the London Plan. The London Plan Housing SPG advises a space should be provided to each of the wheelchair accessible units of which there are 6 and with a space provided to each employee within the commercial areas who is a disabled motorist. Furthermore, it is stated that for visitors to the commercial areas, a total additional number of blue space parking bays should be provided equating to 5% of the total capacity (the total employee capacity of the commercial areas would be approximately 200 people). As this would not be provided on-site, the Council would be required to provide for such a demand within the surrounding streets. Space would need to be made available for designated blue-badge bays within the close vicinity of the Site within the surrounding public roads, with the cost of these changes and compensation for the loss of existing public parking facilities borne by the applicant. Given policy requirements, Officers consider that the Development should account for up to 7 no. designated blue-badge parking bays to be provided, at a cost of £10,000 per bay. However, with the demand for the use of these bays unknown at this stage, Officers recommend that a financial contribution of £10,000 is sought for the conversion of 1 no. existing on-street parking bay to a designated blue badge parking bay, and a review mechanism secured so that should there be demand from the development for additional blue badge parking up to a total of 6 no. additional bays, the cost of the additional on-street blue badge parking should be met by the applicant. This would be secured through the Section 106 Agreement.</p>	No	
155	<p>Amend the table following paragraph 6.11.3 as follows:</p> <table border="1" data-bbox="389 1099 1590 1161"> <tr> <td data-bbox="389 1099 1590 1161">Planning Obligations:</td> </tr> </table>	Planning Obligations:	No
Planning Obligations:			

PLANNING APPLICATIONS COMMITTEE 21 MARCH 2017
AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

	<p>Securing the 12 residential units at first floor as 'intermediate' (shared ownership) units, with the requirement of a review mechanism to be carried out at either or both of the following points:</p> <ul style="list-style-type: none"> - If construction works (excluding demolition) has not commenced within 18 months of the date of the permission; and - At the sale of no more than 75% of the market units. <p>Any financial contribution arising (in-lieu of providing additional affordable housing on-site) from a review of viability would be capped to the policy requirement to provide 40% affordable housing, with the surplus split between the developer (20%) and the Council (80%).</p>		
	Securing the development as 'permit-free' including the requirement to provide car-club membership to each of the occupants of the flats for a period of 3 years and to all future occupiers of the office use for a period of 1 year.		
	Travel Plan Monitoring Fee of £1,000.		
	A clause requiring the developer to enter into a s.278 highways agreement to reinstate both of the existing vehicular crossovers to full height kerbs and associated works to level the pavement and to ensure delivery of the public realm works of re-paving the footway to the front of the Site.		
	Securing a carbon offset contribution of £87,271.00.		
	Securing employment and training opportunities including apprenticeships, procurement, training and brokerage arrangements, both through the construction phase of the development and in the end use of the building.		
	Securing a Local Labour in Construction financial obligation of £58,315.00 (£2,500 per £1 million construction costs of £23,326,000).		
	Requiring the Site to be connected to a District Heat Network should one become available and the connection be feasible.		
	<u>Securing the conversion of 1 no. on-street parking bay within the roads in the close vicinity to the Site to a blue badge bay, with a financial contribution of £10,000 required to pay for the conversion, paid to the Council (£10,000 per bay). Securing a review mechanism so that should the development create a demand for up to an additional 6 no. blue badge parking bays, the applicant</u>		

PLANNING APPLICATIONS COMMITTEE 21 MARCH 2017
AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

	<p>shall contribute £10,000 for the conversion of each on-street parking bay to a blue badge parking bay.</p>		
	<p>Monitoring fee of <u>£7,829.30</u> (5% of total financial contributions of <u>£156,586</u>).</p>		

<p>ITEM 6: 16/05627/FUL: 79 Braxted Park London SW16 3AU</p>		
<p>178</p>	<p>Insert after reason 6 page 178 to provide further clarification of how the applicant seeks to overcome the previous reasons of refusal.</p> <p>3.4 The current proposals now seek to overcome the above reasons of refusal of application ref. 16/03764/FUL as follows:</p> <p>3.5 The proposed design and dimensions of the flat roofed infill extension have been amended and reduced from 3m in depth, 4m in width and approx. 3m in height as previously proposed within application ref 16/03764/FUL. The current scheme now proposes an infill extension with a sloped roof in keeping with the main building and its side wall would be set in from the main flank wall of the building by approx. 0.22m. It would have a proposed depth of 2.6m, a width of 3.7m, a ridge height of 3.6m and an eaves height of 2.7m.</p> <p>3.6 The proposed front rooflights have now been removed from the current proposals.</p> <p>3.7 The proposed side bay window would be retained, however it would be extended to ground level and its window would now be replaced with a single door.</p> <p>3.8 It is now proposed to insert a section of low level boundary wall and access gate within a section of the existing timber boundary fence on Strathbrook Road which would provide a safe and welcoming access for future occupants.</p> <p>3.9 The supporting documents now include a daylight sunlight report which states that each of the four flats that would meet target levels of daylight set by BRE guidance.</p>	<p>No</p>

PLANNING APPLICATIONS COMMITTEE 21 MARCH 2017
AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

	<p>3.10 The supporting documents now include a parking survey which has been submitted in support of the application. The Councils Transport officer has raised no objection to the proposal. The Transport officer has stated that Cedarville Gardens, Copley Park and Heybridge Avenue in the vicinity of the application site, could acceptably accommodate the additional demand for on-street parking from the proposed development. The Transport officer has also recommended that the applicant should contribute and fund membership of car club scheme for each flat for a period of three years which would help to reduce demand for on-street car parking.</p>	
178	<p>The last sentence of Paragraph 4.1 has been amended and should now read as follow(s):</p> <p>It should be noted that further representations have been received to include a petition received on the 14th of March from the Streatham Lodge Community which has been signed by more than 456 local residents. The petition states that the property is one of the most splendidly built and immaculately preserved houses 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> <p>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>A second petition signed by 20 local residents has been received on the 15th March 2017. This is the petition is headed with the following objection:</p> <p>"We, the undersigned, strongly object to the above application because due consideration has not been given to Conservation and Article 4, nor to the views and amenity of neighbours. This proposal will in no way preserve or enhance this landmark 110-year-old property and will be very detrimental to the character of the area. Therefore we ask that you refuse this application."</p>	No

<p>ITEM 7: 15/04274/FUL: Land At Mayfield Close And Land Rear Of 83 - 87 Park Hill</p>	
<p>Paragraph 4.1 advises that 57 letters of objection have been received. Members are advised that two additional letters of objection have been received bringing the total to 59 letters.</p>	No

PLANNING APPLICATIONS COMMITTEE 21 MARCH 2017
AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

The table below paragraph 4.1 is amended to include the following additional lines:

Objections:	Officer Response
Proposed amenity impacts during the construction period.	Should members be minded to grant planning permission, it is recommended that a condition be imposed requiring the preparation of a construction management plan to ensure that construction activities would not unreasonably impact on the amenity of adjoining properties.