



PLANNING APPLICATIONS COMMITTEE – ADDENDUM PUBLISHED 1 SEPTEMBER 2017

Date: **Tuesday 5 September 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 Liz Atkins (Substitute), Councillor Malcolm Clark, Councillor Robert Hill (Substitute), Councillor Mohammed Seedat, Councillor Joanne Simpson (Vice-Chair) and Councillor Clair Wilcox (Chair)

Substitute Members

Councillor Liz Atkins, Councillor Anna Birley, Councillor Jennifer Brathwaite, Councillor Tim Briggs, 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.

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. |
|--------------------|----------------------|
| 8. Addendum | 1 - 24 |

This page is intentionally left blank

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| <u>PAGE NO</u> | <u>SCHEME</u> | <u>REPORT CHANGES</u> | <u>DECISION LETTER CHANGES</u> |
|-----------------------|----------------------|---|--|
| 18 | 2-7 Stockwell Green | <p>Paragraph 3.6</p> <p>The second and third sentences of the above section to be amended/replaced from:</p> <p>The third communal space would be approximately 100sqm and sited to the rear courtyard of Block B at ground floor level (sited between Block B and C). As such, a total of 365sqm of communal amenity space (including 30sqm play space) is provided on-site. Each unit would have access to a private amenity space in the form of a balcony or terrace or private garden space ranging from 5sqm to 68sqm (approximately total of 316sqm of private amenity space on site).</p> <p>To:</p> <p>The third communal space would be approximately 61sqm and sited to the rear courtyard of Block B at ground floor level (sited between Block B and C). As such, a total of 353sqm of communal amenity space (including 30sqm play space) is provided on-site. Each unit would have access to a private amenity space in the form of a balcony or terrace or private garden space ranging from 5sqm to 68sqm (approximately total of 309sqm of private amenity space on site).</p> | Addendum to the Updated Design and Access Statement page 38 received 1.9.2017. |
| 21 | 2-7 Stockwell Green | <p>Paragraph 4.17 Response section</p> <p>The following paragraph should be amended/replaced from:</p> <p>It is consider that the revised uplift of 129sqm retail floorspace to be provided at ground floor level is acceptable. Please refer to paragraphs 6.1 to 6.17 for full assessment.</p> <p>To:</p> | |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| <u>PAGE NO</u> | <u>SCHEME</u> | <u>REPORT CHANGES</u> | <u>DECISION LETTER CHANGES</u> |
|-----------------------|----------------------|--|---------------------------------------|
| | | It is considered that the uplift of retail floorspace from 60sqm (previously proposed in the application) to 129sqm to be provided at ground floor level is acceptable. Please refer to paragraphs 6.1 to 6.17 for full assessment. | |
| 26 | 2-7 Stockwell Green | <p>Paragraph 6.2.4</p> <p>In the first sentence of the above section, the word ‘units’ should be replaced with ‘rooms’. Paragraph to read:</p> <p>The scheme of 24 dwellings on a site of 0.9 ha generates a gross residential density of 267 rooms per hectare, which is towards the lower end of the density range set within the Local Plan. A higher density cannot be achieved because the site is constrained by the scale and nature of the surrounding buildings, which would not support a taller development and consequently a higher density development could not be accommodated on site whilst still complying with other planning policy constraints.</p> | |
| 28 | 2-7 Stockwell Green | <p>Paragraph 7.1.4</p> <p>Add the word ‘not’:</p> <p>Policy Q20 of the Local Plan (2015) considers that development affecting listed buildings will be supported where it would: i) conserve and not harm the significance/special interest; (ii) not harm the significance/setting (including views to and from; and (iii) not diminish its ability to remain viable in use in the long term.</p> | |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| <u>PAGE NO</u> | <u>SCHEME</u> | <u>REPORT CHANGES</u> | <u>DECISION LETTER CHANGES</u> |
|-----------------------|----------------------|---|---------------------------------------|
| 33 | 2-7 Stockwell Green | <p>Paragraph 7.3.1</p> <p>The following paragraph should be amended/replaced from:</p> <p><u>Dwelling Mix and Tenure</u></p> <p>London Plan Policy 3.8 and Local Plan Policy H4 refers to housing mix in new developments, and states that the council will support proposals, which offer a range of dwelling sizes and types to meet current and future housing needs. It goes on to state that for affordable and market housing, a balanced mix of unit sizes, including family-sized accommodation, should be provided. The supporting text to this policy at paragraph 5.21 states that proposals are expected to demonstrate the provision of family –sized units (having three or more bedrooms) has been maximised. Officers consider that the Applicant’s Planning Statement dated April 2016 demonstrates that the provision of family sized accommodation, has been maximised.</p> <p>To:</p> <p><u>Dwelling Mix and Tenure</u></p> <p>Lambeth Local Plan Policy H4 advises that the Council will support proposals which offer a range of dwelling sizes and types to meet current and future housing needs. Market housing should provide a balanced mix of unit sizes, including family-sized accommodation, and the preferred mix of affordable housing would be, no more than 20% 1 bed, 20-50% 2 bed and 40% +3 bed units. No affordable housing is provided in this scheme; the non-provision is assessed in the relevant parts of the report. Officers consider that the Applicant’s Planning Statement dated April 2016 demonstrates that the provision of family sized accommodation, has been maximised across the scheme.</p> | |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| <u>PAGE NO</u> | <u>SCHEME</u> | <u>REPORT CHANGES</u> | <u>DECISION LETTER CHANGES</u> |
|-----------------------|----------------------|---|---------------------------------------|
| 34 | 2-7 Stockwell Green | <p>Paragraph 7.3.10</p> <p>The following paragraph should be amended/replaced from:</p> <p><u>External Amenity Space</u></p> <p>The requirements for amenity space provision for new residential developments are detailed in Policy H5 (b) of the Local Plan. This states that for new flatted developments, shared amenity space of at least 50sqm is required plus a further 10sqm per flat provided either as a balcony/terrace/private garden or consolidated within the shared amenity space. On this basis, the overall minimum outdoor amenity space requirement for this proposal would be 290sqm.</p> <p>To:</p> <p><u>External Amenity Space</u></p> <p>The requirements for amenity space provision for new residential developments are detailed in Policy H5 (b) of the Local Plan. This states that for new flatted developments, shared amenity space of at least 50sqm is required plus a further 10sqm per flat provided either as a balcony/terrace/private garden or consolidated within the shared amenity space. The London Plan Housing SPG requires that a minimum of 5sqm private open space is provided for 1-2 person dwellings with an extra 1sqm should be provided for each additional occupant. On this basis, the overall minimum outdoor amenity space requirement for this proposal would be 290sqm.</p> | |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| <u>PAGE NO</u> | <u>SCHEME</u> | <u>REPORT CHANGES</u> | <u>DECISION LETTER CHANGES</u> |
|-----------------------|----------------------|--|---|
| 34 | 2-7 Stockwell Green | <p>Paragraph 7.3.11</p> <p>The second, third and fourth sentences of the above section to be amended/replaced from:</p> <p>The third communal space would be approximately 100sqm and sited to the rear courtyard of Block B at ground floor level (sited between Block B and C). As such, a total of 392sqm of communal amenity space would be provided on-site. Each unit would have access to a private amenity space in the form of a balcony or terrace or rear garden space ranging in area from 5sqm to 68sqm (approximately total of 316sqm of private amenity space on site). Therefore, a total of 708sqm external amenity space would be provided on-site, which would in excess of the minimum outdoor amenity space by 418sqm. As such, the proposed development would meet the requirements of the H5 (b) of the Local Plan (2015).</p> <p>To:</p> <p>The third communal space would be approximately 61sqm and sited to the rear courtyard of Block B at ground floor level (sited between Block B and C). As such, a total of 353sqm of communal amenity space would be provided on-site. Each unit would have access to a private amenity space in the form of a balcony or terrace or rear garden space ranging in area from 5sqm to 68sqm (approximately total of 309sqm of private amenity space on site). Furthermore, 20 of the 24 one and two bedroom flats would meet the London Plan Housing SPG requirement to provide a minimum of 5sqm or more of private amenity space per unit. Therefore, a total of 662sqm external amenity space would be provided on-site, which would in excess of the minimum outdoor amenity space by 372sqm. As such, the proposed development would meet the requirements of the H5 (b) of the Local Plan (2015) and the London Plan Housing SPG (see below table for breakdown of private amenity be provided for each unit).</p> | <p>Addendum to the Updated Design and Access Statement page 38 received 1.9.2017.</p> |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

PAGE NO

SCHEME

REPORT CHANGES

DECISION LETTER CHANGES

| Floor Level | Unit Number | Unit Size | Private Amenity space (sqm) |
|--------------|-------------|----------------|-----------------------------|
| 00 | R1 | 2 Bed (duplex) | 44 |
| | R2 | 1 Bed | 5 |
| | R3 | 3 Bed (duplex) | 39 |
| | R4 | 3 Bed (duplex) | 68 |
| 01 | R5 | 1 Bed | 5 |
| | R6 | 2 Bed | 5 |
| | R7 | 1 Bed | 6 |
| | R8 | 1 Bed | 7 |
| | R9 | 2 Bed | 9 |
| | R10 | 2 Bed | 10 |
| 02 | R11 | 2 Bed | 9 |
| | R12 | 1 Bed | 5 |
| | R13 | 1 Bed | 7 |
| | R14 | 2 Bed | 9 |
| | R15 | 2 Bed | 10 |
| 03 | R16 | 2 Bed | 10 |
| | R17 | 1 Bed | 5 |
| | R18 | 1 Bed | 9 |
| | R19 | 2 Bed | 10 |
| | R20 | 2 Bed | 10 |
| 04 | R21 | 3 Bed | 9 |
| | R22 | 1 Bed | 5 |
| 05 | R23 | 3 Bed | 8 |
| | R24 | 1 Bed | 5 |
| TOTAL | | | 309sqm |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| <u>PAGE NO</u> | <u>SCHEME</u> | <u>REPORT CHANGES</u> | <u>DECISION LETTER CHANGES</u> |
|-----------------------|----------------------|---|---------------------------------------|
| 37 | 2-7 Stockwell Road | <p>Paragraph 8.1.10</p> <p>In the second sentence of the above section, the word 'not' should be removed, as follows.</p> <p>The area surrounding the site is of a mixed commercial and residential nature. There is no evidence to suggest that the living conditions of existing residents in terms of noise and any disturbance would be materially affected by the proposed mix of uses on the site. If planning permission is granted conditions would be imposed to control the hours of operation of the A1 unit and any mechanical plant that may be used in the operation of the A1 unit. This is to safeguard the future occupiers, and would accordance with Policy Q2 (vii) of the Local Plan (2015).</p> | |

This page is intentionally left blank

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| ITEM 6 | | |
|---|--|--|
| <u>44 Clapham Common Southside</u> | | |
| <u>17/00605/FUL</u> | | |
| Page Number | Report Changes | Decision Letter Changes |
| 196 | <p>Description of development amended to omit the word ‘ancillary’.</p> <p>Demolition of the existing buildings and the re-development of the site incorporating the erection of six buildings comprised of basement and lower ground floor levels, ranging from four to 10 storeys above ground, landscaped gardens, public square (587sqm), car parking and associated works; for a mixed use scheme comprised of a waste transfer facility (1,164 sqm GIA) at basement level, B1 office accommodation (3,696sqm GIA) and ancillary A3 café (117sqm GIA); and the provision of up to 297 residential units.</p> | Yes, to the wording of the description of development. |
| 196 | <p>Drawing numbers amended in bold to reflect correct revision.</p> <p>T(10)P00 Rev P1; T(10)P100 Rev P1; T(10)P101 Rev P1; T(10)S01 Rev P1; T(10)S02 Rev P1; T(20)P00 Rev P3; T20(E01) Rev P2; T(20)P01 Rev P1; T(20)P-1 Rev P1; T(20)P02 Rev P1; T(20)P-2 Rev P2; T(20)P03 Rev P1; T(20)P04 Rev P1; T(20)P05 Rev P1; T(20)P06 Rev P1; T(20)P07 Rev P1; T(20)P08 Rev P1; T(20)P09 Rev P1; T(20)P10 Rev P1; T(20)S01 Rev P1; T(20)S02 Rev P1; TAB(20) E01 Rev P2; TAB(20) E02 Rev P2; TAB(20)E03 Rev P2; TAB(20)E04 Rev P2; TAB(20)E05 Rev P2; TAB(20)E06 Rev P2; TAB(20)S01 Rev P1; TAB(20)S02 Rev P1; TC(20)E01 Rev P2; TC(20) E02 Rev P2; TC(20)E03 Rev P2; TC(20)E04 Rev P2; TC(20)P00 Rev P3; TC(20)P01 Rev P3; TC(20)P-1 Rev P3; TC(20)P02 Rev P3; TC(20)P03 Rev P3; TC(20)P04 Rev P3; TC(20)P05 Rev P3; TC(20)P06 Rev P3; TC(20)P07 Rev P3; TC(20)P08 Rev P3; TC(20)S01 Rev P1; TC(20)S02 Rev P1; TD(20)E01 Rev P2; TD(20)E02 P2; TD(20)E03 Rev P2; TD(20)E04 Rev P2; TD(20)P00 Rev P3; TD(20)P01 Rev P3; TD(20)P-1 Rev P3; TD(20)P02 Rev P3; TD(20)P04 Rev P3; TD(20)P05 Rev P3; TD(20)P06 Rev P3; TD(20)P07 Rev P3; TD(20)P08 Rev P3; TD(20)P09 Rev P3; TD(20)P10 Rev P3;</p> | Yes, to the approved drawing numbers. |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| | | |
|-----|--|------|
| | <p>TD(20)S01 Rev P1; TEF(20) E01 Rev P2; TEF(20)E02 Rev P2; TEF(20) E03 Rev P2; TEF(20)E04 Rev P2; TEF(20)P00 Rev P3; TEF(20)P02 Rev P3; TEF(20)P03 Rev P3; TEF(20)P04 Rev P3; TEF(20)P05 Rev P3; TEF(20)P06 Rev P3; TEF(20)P07 Rev P3; TEF(20)P08 Rev P3; TEF(20)P09 Rev P3; TEF(20)S01 Rev P1; T(21)D01 Rev P1; T(21)D02 Rev P1; T(21)D03 Rev P1; T(21)D04 Rev P1; T(21)D05 Rev P1; T(21)D06 Rev P1; T70 D02 Rev P1; T70 D03 Rev P1; T70 D04 Rev P1; T(90)P00 Rev P1; D2384 L.201; D2384 L.202; D2384 L.203; D2384 L.400; TSK095</p> <p>Option B :TAB(20)P00(B) Rev P1; TAB(20)P01(B) Rev P1; TAB(20)P-1(B) Rev P1; TAB(20)P02(B) Rev P1; TAB(20)P03(B) Rev P1;TAB(20)P04(B) Rev P1; TAB(20)P05(B) Rev P1; TAB(20)P06 Rev P1; TAB(20)P07(B) Rev P1;</p> <p>Option A: TAB(20)P00 Rev P3; TAB(20)P01 Rev P3; TAB(20)P-1 Rev P3; TAB(20)P02 Rev P3; TAB(20)P03 Rev P3; TAB(20)P04 Rev P3; TAB(20)P05 Rev P3; TAB(20)P06 Rev P3; TAB(20)P07 Rev P3;</p> | |
| 204 | <p>Para. 1.11 has been amended to omit the wording 'single'.</p> <p>A number of bus stops are located within a short walking distance from the site with stops located on Clapham Common South Side (A24) and Rookery Road (B303). Buses are within 500m (6-minute walk) from the site. Clapham Common Underground Station is located 500m (7-minute walk) from the site frontage to the north-east and provides access to the Northern Line underground services. The site is also a short walking distance from Clapham High Street railway station (12-minutes / 1kilometre) which provides London Overground Services between Clapham Junction and Highbury and Islington. A single service also operates between London Victoria and Bromley South each day. Clapham Junction rail station can be accessed by rail services from Clapham High Street and bus services.</p> | None |
| 232 | <p>Para. 6.1.24 amended to remove reference to 'ancillary'</p> <p><u>Ancillary Café (Use Class A3)</u></p> | None |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| | | |
|-----|---|--|
| 233 | <p>Para. 6.1.28 amended to clarify reference to ‘ancillary’</p> <p>Whilst outside a designated town centre (Clapham High Street District Town Centre), it is noted that the size of the café is well below the default threshold of 2,500sqm and therefore no sequential test is required. With an floor area of 117sqm, the café use is effectively ancillary is likely to act in a supportive capacity to the commercial building and has the benefit of providing an active frontage onto the public square. The café is considered by officers that the proposal would not undermine the vitality and viability of the Clapham High Street District Town Centre. To ensure the ancillary café element is completed and delivered as part of the development a condition is recommended that requires the shell and core to be completed prior to occupation of the commercial and residential units.</p> | <p>Condition 13 (page 286) amended as follows:</p> <p>13. The A3 element shall be used for a café ancillary to the commercial B1(a) floorspace and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended).</p> <p>Reason: Reason: To ensure a balance of uses and the satisfactory delivery of commercial floorspace on the site (policies ED2 ED3, ED6 of the Lambeth Local Plan (2015)).</p> |
| 237 | <p>Para. 6.2.21 has been amended in bold to confirm the surplus split.</p> <p>An early review mechanism would be triggered if an agreed level of progress on implementation is not made within two years of the permission being granted and no late stage review would be required. The early stage review mechanism would be secured by s106 agreement, such provisions would then secure a financial contribution should, at the time of the re-appraisals, it be demonstrated that the development could viably deliver a greater affordable housing offer (up to 40%). Any surplus would be split with the greater proportion in favour of the Council (in line with the Council’s Draft Development Viability SPD) for the provision of new affordable housing elsewhere in the borough. The final split is subject to discussion and will be confirmed via addendum and/or to the Committee confirmed as a 60:40 apportionment in favour of the Council.</p> | None |
| 247 | <p>Para. 6.3.51 amended in bold to clarify the groups of trees.</p> <p>The proposal would result in the direct loss of eleven trees and three a group of 3x London Plane Trees located within the south/northwestern corner of the site abutting the boundary with Lambeth College; as part of the redevelopment of the site. This loss would include two of the three trees subject to a Tree Preservation Order (TPO) (T4 Ash and & T7 lime) the tree</p> | None |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| | | |
|-----|---|---|
| | <p>survey indicates that these trees are of poor quality following loss of a co-dominant stem (T4) and upper trunk decay (T7). This has resulted in a limited future life-expectancy and poor quality and condition. To the rear of the site, the existing tree line is retained (with the exception of two Norway Maple Trees which are to be removed) to maintain screening and separation to the rear gardens of properties fronting Abbeville Road. Provision is made within the landscape strategy for approximately 157 new trees that includes ornamental and significant tree planting within areas of natural soft ground. Within these areas, some trees are indicated to be of parkland species and located to allow full maturity to be attained. The submitted Arboricultural Report is comprehensive and tree loss highlighted is considered acceptable in view of the mitigation planting and retention of the one of the TPO trees.</p> | |
| 259 | <p>Para. 6.4.50 amended to remove the restricted hour's condition and replace with a details to be submitted condition.</p> <p>The other mixed-use elements of the application comprises a proposed A3 café and B1 (a) office space. It is considered that these uses are unlikely to be significant sources of noise and any potentially adverse impacts can be controlled by condition. Conditions recommended include details of the plant equipment, an acoustic impact assessment submitted for approval and limiting the operational hours for both uses to 08:00 Hours to 18:00 Hours – Monday through to Friday, 08:00 Hours to 18:00 Hours – Saturdays, 10:00 Hours to 16:00 Hours on Sundays, Bank Holidays or Public Holidays that the hours of operation details are submitted and approved by the Local Planning Authority prior to the commencement of the use</p> | <p>Condition 14 on page 286 replaced with the following:</p> <p>The hours of opening of the Class A and Class B uses hereby permitted shall be submitted to, and approved in writing by the Local Planning Authority, in advance of the relevant use commencing. Thereafter the Class A and Class B uses shall not operate other than within the opening and closing hours agreed.</p> <p>Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or users of the area generally (policies Q2 and ED7 of the London Borough of Lambeth Local Plan (2015)).</p> |
| 265 | <p>Para. 6.5.38 amended in bold to clarify separation distances.</p> <p>As illustrated in figure 28 above there are adequate to generous separation distances between the proposed buildings and the Notre Dame Estate buildings ranging from 17.5m at its closest point to 35m. With regards to the Abbeville Road residents the separation distance between building A and the residential dwellings is 39m at its closest point whilst the central element of the building is setback 41m approximately. It is noted that Building A is setback slightly from the adjacent Brady House (part of the Notre Dame Estate – located to the rear) which is located 34m from the rear of the buildings fronting</p> | None |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| | | |
|-----|--|---|
| | Abbeville Road. Given these separation distances it is considered that the privacy of adjoining residential occupiers would not be adversely impacted upon by the proposed development nor would it create a sense of enclosure. | |
| 270 | <p>Para. 6.6.17 amended in bold to reflect that an amended drawing has been submitted illustrating the location of electrical charging points.</p> <p>Two operational parking spaces for residential waste management vehicles, and 8 operational spaces are proposed as part of the Waste Transfer Unit. In line with officers advice the applicant has reduced the number of commercial car parking spaces from 6 spaces to 4 spaces (includes 1 disabled space). This is considered acceptable. Electrical charging points should be included for all car parking areas in accordance with the London Plan policy that 20% of its spaces with electric charging points, with a further 20% capable of being upgraded. They have proposed to provide ECV charging facilities for each parking bay but it is not clear which are to be active or passive. This can be secured by condition.</p> | See conditions 54 and 58 on page 296 and 297 of PAC report |
| 270 | <p>Para 6.6.19 updated in bold to reflect that an amended drawing has been submitted illustrating the location of the shower/changing facilities for cycle storage located within the commercial building.</p> <p>A total of 598 long term and short term cycle parking are provided across the site, which exceeds London Plan standards. There are 21 Sheffield stands proposed across 5 visitor cycle parking areas close to entrances, providing 42 visitor spaces. The location of the residential cycle stores adjacent to cores is also appropriate. 45% of the total number of spaces are proposed as Sheffield stands or single tier cycle parking which is welcomed. There are no details regarding A revised drawing has been submitted that illustrates showers and changing facilities to be located adjacent the commercial cycle store for the commercial element. Notwithstanding this, details of the cycle parking stands, how the cycle stores will be secured and shower/changing facilities (for the commercial units) will be secured via condition.</p> | See condition 60 on page 297 of the PAC report. |
| 271 | Para. 6.6.27 amended in bold to include details of how the waste would be transferred between floors in the event the lift does not work. | Condition 62 on page 298 of the PAC report has been amended as follows: |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017

FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| | | |
|--|---|---|
| | <p>Figures 16 and 17 above illustrate the provision of refuse bin stores for the proposed development. Officers consider that adequate provision would be made on site for the storage of refuse and recycling. The applicant has advised that they have provided two separate lifts. The capacity of a single lift is sufficient for the overall capacity of the quantum of bins to be transferred between levels, however the scheme provides a second lift if one does fail. Condition is recommended requiring details of the waste stores to be submitted and a final waste and recycling management strategy including details of how the waste would be transferred in the event the lift does not work be submitted. The council’s Waste consultant has reviewed the proposal and advised that the delivery and servicing management plan and operational waste & recycling strategy is sound in terms of refuse and recycling.</p> | <p>Prior to the occupation of any part of the development hereby permitted, a Waste Management Strategy (including details of how the waste/recycling bins would be transferred between floors in the event the lift does not work) shall be submitted to and approved in writing by the local planning authority. The uses 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:</p> <p>Reason: To ensure suitable provision for the occupiers of the development, to encourage the sustainable management of waste and to safeguard the visual amenities of the area (policies Q2 and Q12 of the London Borough of Lambeth Local Plan (2015)).</p> |
| | | <p>Condition 11 on page 284 amended to omit reference to ‘ancillary’</p> <p>Prior to the occupation of the residential units hereby permitted, or in accordance with an alternative timetable that has first been submitted to and approved in writing by the Local Planning Authority, the Class B1(a), ancillary Class A3 use and Waste Transfer Unit (Sui Generis) elements of the development shall be completed including the external façade and fitted out to a standard where toilets are operational, the décor is neutral and the units are provided with central heating, ventilation, suspended ceilings, perimeter trunking to the floor and Lighting Guide LG3 compliant lighting.</p> <p>Reason: To ensure satisfactory delivery of commercial floorspace and Waste Transfer Unit on the site (policies 5.17H London Plan (2016) and EN7, ED2 ED3, ED6 of the Lambeth Local Plan (2015)).</p> |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| | | |
|-----|--|---|
| 286 | | <p>Condition 17 amended in bold altering trigger point from prior to above ground works to prior to relevant part of the development:</p> <p>Notwithstanding the details shown on the drawings or supporting information hereby approved, prior to the commencement of the relevant part of the development above ground level works shall not commence until a schedule of all materials to be used in the external elevations, including samples and the invitation to view a brick sample panel with pointing on site, shall be submitted and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved materials unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To ensure that the external appearance of the building is satisfactory ((Policies Q6, Q7, and Q8 of the Lambeth Local Plan (2015)).</p> |
| 287 | | <p>Condition 18 amended in bold altering trigger point from prior to above ground works to prior to relevant part of the development and that bay study details be submitted:</p> <p>Notwithstanding the details shown on the drawings or supporting information hereby approved, prior to the commencement of the relevant part of the development above ground level works shall not commence until drawings showing all external construction detailing of all development have been submitted to and approved by the Local Planning Authority in writing, unless otherwise agreed in writing by the Local Planning Authority. The drawings shall include details of:</p> <ul style="list-style-type: none"> I. Detailed elevations II. Details of windows (including technical details, elevations, reveal depths, plans and cross sections) III. Details of lightwell enclosures (to include cross section) |

| | | |
|-----|--|--|
| | | <p>IV. Details of terraces and balconies (including soffits), balustrades and privacy screens V. Details of entrances, canopies and doors (including technical details, elevations, surrounds, reveal depths, plans and sections) VI. Details of roof treatments, cills and parapets VII. Details of rainwater goods (including locations and fixings) VIII. Details of external furniture and ramps IX. Vents, extracts, flues and ducts X. Section of glazed stairwells XI Residential amenity storage (within basement) XII Bay elevations for each building</p> <p>The details set out above shall be provided at 1:10, 1:20 or 1:50 scale (including sections) or at another scale agreed by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the details and drawings thus approved.</p> <p>Reason: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area. (Policies Q6, Q7, Q8 and Q25 of the Lambeth Local Plan (2015))</p> |
| 290 | | <p>Condition 32 is amended to reflect the correct condition number within the wording.</p> <p>The completed schedule of supervision and monitoring for the arboricultural protection measures as agreed under condition 297 above shall be submitted for approval in writing by the Local Planning Authority within 28 days from completion of the development hereby permitted.</p> <p>Reason: In order to ensure compliance with the tree protection details submitted under condition 297 above. To ensure the retention of, and</p> |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| | | |
|-----|--|--|
| | | <p>avoid damage to, the retained trees on the site which represent an important visual amenity to the locality (Policies Q2 and Q10 of the Lambeth Local Plan (2015)).</p> |
| 290 | | <p>Condition 33 is amended in bold to clarify the trigger point that demolition works are excluded:</p> <p>Notwithstanding the details shown on the drawings hereby approved, prior to the commencement of the development no building works above ground level of the development hereby permitted shall commence until a specification of all proposed soft landscaping and tree planting shall be submitted to and approved in writing by the Local Planning Authority. All tree, shrub and hedge planting included within the above specification shall accord with BS3936:1992, BS4043:1989, BS4428:1989, BS8545:2014 and current Arboricultural best practice. The submitted details shall demonstrate the following:</p> <ul style="list-style-type: none"> I. The treatment of all parts of the site not covered by buildings including II. The details of the quantity, size, species, position and the proposed time of planting of all trees and shrubs to be planted; III. An indication of how all trees and shrubs integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance and protection. IV. All shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape shall be similarly specified. V. Landscaping schedules should endeavour to include, within reason, measures to promote biodiversity including use of native species typical of locality and ground conditions or naturalised areas. VI. Use of vertical planting and other means to maximise use of vegetation in areas of limited open ground are to be considered and included in the landscape plan. VII. All hard landscaping including all ground surfaces, street furniture, refuse disposal points, cycle parking facilities, bollards, |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017

FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| | | |
|-----|--|--|
| | | <p>vehicle crossovers/access points, any ramps or stairs plus wheel chair access (including how the needs of all ambulant and disabled persons have been taken into consideration) together with finished ground levels and site wide topographical levels.</p> <p>The approved Landscaping Scheme shall be carried out in accordance with the approved details within 6 months of the date of occupation of the residential phase and maintained thereafter, unless the written consent of the Local Planning Authority is received for any variation.</p> <p>Reason: In order to introduce high quality soft landscaping in and around the site in the interests of the ecological value of the site and to ensure a satisfactory landscaping of the site in the interests of visual amenity (Policies EN1, EN4, Q6, Q9 and Q10 of the Lambeth Local Plan (2015)).</p> |
| 291 | | <p>Condition 37 is amended in bold to clarify the trigger point:</p> <p>Prior to the commencement of the development No building works above ground level of the development hereby permitted shall commence until details of bird and bat boxes locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the Local Planning Authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained and maintained unless prior written approval is given by the Local Planning Authority.</p> <p>Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development (Policy EN1 of the Lambeth Local Plan (2015))</p> |
| 292 | | <p>Condition 38 is amended in bold to clarify the trigger point:</p> <p>Notwithstanding the details on the drawings and supporting documents hereby approved, prior to the commencement of the</p> |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| | | |
|-----|--|---|
| | | <p>development no building works above ground level of the development hereby permitted shall commence until detailed drawings (at scale 1:20, 1:5 and 1:100) of how the residential units at ground and lower ground level located within Buildings A, B, C, D adjacent to the accessway/street, communal gardens and/or play areas will be screened (incorporates planted screening/raised beds) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the details thus approved.</p> <p>If any planting forming part of the privacy screening shall die, be removed, or become seriously damaged or diseased, then either this planting shall be replaced in the next planting season with planting of a similar size and species or alternatives to be agreed in writing with the local planning authority and thereafter maintained for the lifetime of the development.</p> <p>Reason: To ensure a high quality standard of development and protect residential amenity of future occupiers (Policy Q2 of the Lambeth Local Plan (2015)).</p> |
| 293 | | <p>Condition 44 is amended in bold to clarify the trigger point:</p> <p>Notwithstanding the details on the drawings and documents hereby approved prior to the commencement of no building works above ground level of the development hereby permitted shall commence until a scheme of additional detailed modelling shall be submitted to and approved in writing by the local planning authority to identify the additional mitigation measures to improve the comfort levels of the amenity spaces, to an acceptable standard, in accordance with Sections 7 and 8 of the Pedestrian Level Wind Microclimate Assessment desk study ref.1601091, prepared by RWDI, dated 2nd February.</p> <p>Details of the agreed mitigation measures (including elevational drawings) shall be submitted to and approved in writing by the local</p> |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| | | |
|-----|--|--|
| | | <p>planning authority and the agreed mitigation measures be installed in accordance with the approved details prior to the use commencing on site and shall thereafter be maintained for the duration of the development.</p> <p>Reason: Policy Q2 (v) of the Lambeth Local Plan adopted in 2015 requires that adequate outdoor amenity space is provided free from excessive noise or disturbance, pollution or odour, oppressive enclosure, wind/downdraught and overshadowing.</p> |
| 294 | | <p>Condition 46 is amended in bold to clarify the trigger point:</p> <p>Prior to the commencement of development (except demolition works), a scheme of noise and vibration attenuation to protect against environmental noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve the habitable and commercial room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and must include details of post construction validation. The approved noise and vibration attenuation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.</p> <p>Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of future occupiers (Policy Q2 of Lambeth Local Plan (2015)).</p> |
| 294 | | <p>Condition 48 is amended in bold to clarify the trigger point:</p> <p>Prior to the commencement of development No building works above ground level of the development hereby permitted shall commence until a scheme of measures to ensure that all residential units have access to amenity space within the development where noise levels do not exceed 55dB LAEQ(16 hour) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of post construction validation.</p> |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| | | |
|---------|--|--|
| | | <p>Thereafter the development shall be carried out in accordance with the approved details and a separate validation report shall be submitted to and approved in writing by the Local Planning Authority 3 months prior to occupation of the residential use.</p> <p>Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of future occupiers (Policy Q2, Amenity - Lambeth Local Plan 2015).</p> |
| 295/296 | | <p>Condition 52 is amended in bold to clarify the trigger point that demolition works are excluded:</p> <p>Prior to the commencement of the works above ground level development (except demolition works) hereby permitted details of the new vehicular and pedestrian access road to and within the site, shall be submitted to and approved in writing by the local planning authority. The new vehicular and pedestrian access road shall be installed in accordance with the approved details prior to the commencement of the uses hereby permitted.</p> <p>Reason: To minimise danger, obstruction and inconvenience to users of the highway (policies T1, T6 and T8 of the Lambeth Local Plan (2015)).</p> |
| 296 | | <p>Condition 53 is amended in bold to clarify the trigger point.</p> <p>Prior to the commencement of the development (except demolition works) above ground works hereby permitted, details of the visibility splays from the Waste Transfer Unit access onto the proposed access road shall be submitted to and approved in writing by the local planning authority. The new vehicular and pedestrian access road</p> |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017

FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| | | |
|-----|--|---|
| | | <p>access shall be installed in accordance with the approved details prior to the commencement of the uses hereby permitted.</p> <p>Reason: To minimise danger, obstruction and inconvenience to users of the highway (policies T1, T6 and T8 of the Lambeth Local Plan (2015)).</p> |
| 297 | | <p>Condition 60 is amended in bold to clarify the trigger point.</p> <p>Notwithstanding the details on the drawings and documents hereby approved, no building works above ground level of the development hereby permitted shall commence until prior to above ground works commencing of the development hereby approved, details of the provision to be made for cycle parking (including floor plans, specifications for cycle parking (including changing room/shower facilities to be provided for the commercial building)) shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be implemented in full in accordance with the approved details before the uses hereby permitted commences and shall thereafter be retained solely for its designated use.</p> <p>Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport (policies T1, T3 and Q13 of the London Borough of Lambeth Local Plan (2015)).</p> |
| 299 | | <p>Condition 67 is amended in bold to clarify the trigger point.</p> <p>No building works above ground level of the development hereby permitted shall commence No development shall take place until full details of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate the following:</p> |

PLANNING APPLICATIONS COMMITTEE 5TH SEPTEMBER 2017
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| | | |
|--|--|--|
| | | <p>I. Details on materials used in the design, construction and installation of the green or brown roof based on the Green Roof Code and the use of biodiversity based extensive/semi-intensive soils;</p> <p>II. Details on substrate and plants used in the green or brown 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>III. 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>IV. An ecological management and maintenance plan including landscape features and a cross section of the green or brown roof.</p> <p>V. Consideration should be given to providing green or brown roof on the flat roof of the single storey building located between the adjacent 5 storey Building C and the adjacent eastern boundary facing the school site.</p> <p>VI. Details of how the roof is compliant with GRO Green Roof Code 2011.</p> <p>The development shall be carried out strictly in accordance with the 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. Evidence that the green or brown roof has been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to occupation.</p> <p>Reason: To ensure that the development has an acceptable level of sustainability (Policies EN4 and Q9 of the Lambeth Local Plan (2015)).</p> |
|--|--|--|

This page is intentionally left blank