



## PLANNING APPLICATIONS COMMITTEE – ADDENDUM PUBLISHED 24 NOVEMBER

Date: **Tuesday 28 November 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 Liz Atkins (Substitute), Councillor Malcolm Clark, Councillor Nigel Haselden, Councillor Diana Morris, 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](mailto:MBurton2@lambeth.gov.uk)

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

### Queries on reports

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

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## **Representation**

Ward Councillors (details via the website [www.lambeth.gov.uk](http://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).

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



While the Town Hall is closed meetings will take place at the Karibu Education Centre or International House. Please refer to the front page of this agenda to see meeting location.

Karibu Education Centre, 7 Gresham Rd, London SW9 7PH

International House, Canterbury Crescent, London SW9 7QE

## AGENDA

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

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**FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS**

**PAGE NO**

**REPORT CHANGES**

**DECISION LETTER CHANGES**

<b><u>ITEM 3</u></b>		
<b><u>74 Roupell Street (Bishops) 17/01398/FUL &amp; 17/01399/LB</u></b>		
<b>Page Number</b>	<b>Report Changes</b>	<b>Decision Letter Changes</b>
15	<p>Amend Paragraph 1.3 to read as follows:</p> <p>The host building is currently in use as a language school, run by EF Language Schools Ltd. The school currently has 633 students <u>(which is the maximum capacity of the school), on average 500 students are on site at any given time.</u> <del>‡The majority of which students</del> are enrolled in <del>two-week short-term</del> <u>short-term</u> courses and <del>around</del> <u>on average</u> 120 students are enrolled in 'full-time' courses <del>which are 24 weeks or longer</del> <u>(defined as 24 weeks or longer)</u> at any given time. 90 staff are employed by the language school – 50 full-time and 40 part-time staff. <u>No more than</u> The existing use of the site is non-residential use (Use Class D1). The site has been in use by the language school since 1992.</p>	N/A
18	<p>Amend paragraph 2.4 to read as follows:</p> <p>The proposed building would be two-storeys in height and would be located along the front (Roupell Street) boundary. The new building would allow for the existing reception and café to be located together and allow for the layout and quality of the existing building to be improved. <u>The café/kitchen/dining area will increase from 141sqm over ground and first floor to 262.78sqm within the proposed extension.</u></p>	N/A
29	<p>Addition of new consultee response (received 24.11.2017) to Paragraph 4.2:</p> <p><u>London Fire Brigade</u> – I confirm that we concur with your conditioning the provision of a fire hydrant/s considering the restriction of access into the courtyard. We would not be able to run an appliance into the courtyard and so ladders and hose reels would have to be run. This is acceptable as there is access to 50% of the perimeter and the building is three floors only.</p>	Yes – Remove Condition 37

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	<p><u>London Fire Brigade Water Team</u> - The closest hydrant is located at 3 Roupell Street approximately 10 metres from the building, we would have suitable emergency vehicle access to the rear of the building via the access road between no. 74 and 75. The building is adequately covered by the existing hydrant so there would be no need to propose any additional hydrants.</p> <p>COMMENT: In light of the London Fire Brigade comments regarding the location of fire hydrants to the application site and accessibility of emergency vehicles to the exterior of the building, it is considered that the requirement for a fire hydrant in this instance is no longer required and will be removed from the proposed conditions and suggested Section 106 package.</p>					
33	<p>Paragraph 4.4.1 is to be amended as follows:</p> <p>A total of 32 residents were consulted on the applications on 10.04.2017. Two site notices were posted outside the property on 19.04.2017 and the application was advertised in the local paper on 21.04.2017. <del>500</del> <u>506</u> comments have been received at the time of writing this report – 2 in support and 498 <u>504</u> objections.</p>	N/A				
37	<p>Amend public objections table as follows:</p> <table border="1" data-bbox="371 842 1554 1289"> <tr> <td data-bbox="371 842 976 1289"> <p>Closure of courtyard will impact on emergency services access.</p> </td> <td data-bbox="976 842 1554 1289"> <p>The proposed access way will still provide access for emergency services. It is noted that small emergency vehicles would still be able to enter the courtyard area. Furthermore, the applicants have agreed to enter into a Section 106 agreement to provide fire hydrants at the site and addressed under Condition 38. <u>The London Fire Brigade have advised that there would be adequate fire hydrants located near the property and are able to access 50% of the exterior of the building in the event of the fire.</u></p> </td> </tr> <tr> <td data-bbox="371 1289 976 1319"></td> <td data-bbox="976 1289 1554 1319"></td> </tr> </table>	<p>Closure of courtyard will impact on emergency services access.</p>	<p>The proposed access way will still provide access for emergency services. It is noted that small emergency vehicles would still be able to enter the courtyard area. Furthermore, the applicants have agreed to enter into a Section 106 agreement to provide fire hydrants at the site and addressed under Condition 38. <u>The London Fire Brigade have advised that there would be adequate fire hydrants located near the property and are able to access 50% of the exterior of the building in the event of the fire.</u></p>			Remove condition 37
<p>Closure of courtyard will impact on emergency services access.</p>	<p>The proposed access way will still provide access for emergency services. It is noted that small emergency vehicles would still be able to enter the courtyard area. Furthermore, the applicants have agreed to enter into a Section 106 agreement to provide fire hydrants at the site and addressed under Condition 38. <u>The London Fire Brigade have advised that there would be adequate fire hydrants located near the property and are able to access 50% of the exterior of the building in the event of the fire.</u></p>					

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34	<p>Insert public objections within table under paragraph 4.4.4 as follows:</p> <table border="1" data-bbox="371 331 1554 536"> <tr> <td data-bbox="371 331 976 501">Which parts of Lambeth's Conservation Area statements are to be revoked and which parts retained if this harmful proposal is permitted?</td> <td data-bbox="976 331 1554 501">Officers are only able to comment on the merits of this case.</td> </tr> <tr> <td data-bbox="371 501 976 536"></td> <td data-bbox="976 501 1554 536"></td> </tr> </table>	Which parts of Lambeth's Conservation Area statements are to be revoked and which parts retained if this harmful proposal is permitted?	Officers are only able to comment on the merits of this case.			N/A
Which parts of Lambeth's Conservation Area statements are to be revoked and which parts retained if this harmful proposal is permitted?	Officers are only able to comment on the merits of this case.					
29	<p>Amend the 'Design' section of the Conservation and Urban Design comments to read as follows:</p> <p>The applicant has taken time to research the history of the site and to understand the character of the original infant wing. A conscious effort has been made to design a modern building which is sensitive to its historic context.</p> <p>It is a contemporary response to the gothic revival detailing, the lost gabling of the infants block and the undulating parapets of the Georgian terraces along Roupell Street. The use of stock brick is appropriate for both the listed school as well as Roupell Street generally. The brick tracery design is bold and when viewed obliquely in the street it will appear solid. Thus only when one is upon the building will the boldness of form become apparent. The <del>aluminium</del> <u>zinc</u> roof will have similar colour finish to the slate roofs of the listed building.</p> <p>I consider this to be good design – of its time and visually interesting yet at the same time understated and responsive to context. It is well detailed, well-proportioned and carefully considered.</p>	N/A				
67	Amend Paragraph 6.7.6 to read as follows:					

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	<p>Objectors have raised the issue that the proposed extension would restrict emergency vehicle access to the site. The application has been assessed against the Fire Safety Guidance Note (GN29) which provides minimum widths and heights for access ways. The proposed access way to the courtyard would meet the minimum width required for an emergency vehicle, however would not meet the minimum height clearance. It is noted that small emergency vehicles would be able to access the site (such as first response vehicles which have an average height of 1.5m). <del>It is considered that in this instance provisions for fire hydrants are to be provided on site and will be secured through Section 106 agreement to ensure that in an event of fire, hydrants would allow for fires to be extinguished.</del> Furthermore, it is noted that the London Fire Brigade has advised that the fire engines would be able to access 50% of the exterior of the building and would be able to utilise the existing fire hydrants within Roupell Street, the closest being located approximately 10m from the host building.</p>	
67	<p>Addition to Paragraph 6.7.8 to read as follows:</p> <p><u>The existing service and delivery arrangement for the site are as follows:</u></p> <ul style="list-style-type: none"> <li>• <u>Education First have contacted all their regular suppliers requesting that they park in one of the parking bays on the side roads near the school, and walk the deliveries to the school from the parking place to avoid blocking Roupell Street;</u></li> <li>• <u>The school's reception and facilities staff have been reminded to take action if any delivery vans block the road in front of the school;</u></li> <li>• <u>Occasionally, maintenance vehicles need to access the courtyard and are allowed to park inside the school;</u></li> <li>• <u>Education First do not expect there to be any increase in the number or type of vehicles delivering to or servicing the school should the new extension be built;</u></li> <li>• <u>There is no parking outside the gate or inside the courtyard, except in case of emergency authorised by the School Director.</u></li> </ul>	



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	6.2.83 The use of the site as a school has benefits for the wider area, including student / staff spend, and the provision of high quality educational services. The proposed extension would ensure that the original use of the site (Use class D1 – school) would be retained on the site.	
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