



PLANNING APPLICATIONS COMMITTEE – SECOND ADDENDUM PUBLISHED 28 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

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

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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

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SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

PAGE NO

REPORT CHANGES

DECISION LETTER CHANGES

<u>ITEM 3</u>		
<u>74 Roupell Street (Bishops) 17/01398/FUL & 17/01399/LB</u>		
Page Number	Report Changes	Decision Letter Changes
27	<p>In response to the following paragraph in Historic England’s initial comments on page 27:</p> <p><i>We remain of the view that the loss of the existing open courtyard arrangement and the visibility of the attractive 19th century elevations could be considered to cause harm to the listed building and the character of the conservation areas, albeit that harm would be considered less-than-substantial.</i></p> <p>COMMENT: Historic England have stated that the loss of the existing open courtyard arrangement and the visibility of the attractive 19th century elevations could be considered to cause some harm to the listed building and the character of the conservation areas, albeit that harm would be considered less-than-substantial. Officers agree that there is limited harm to the conservation areas with the loss of the later courtyard, but would disagree that the limited visibility of inner courtyard facades causes harm to the listed building. There will still be views of the inner courtyard.</p>	N/A
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. 500 <u>511</u> comments have been received at the time of writing this report – 2 <u>4</u> in support and 498 <u>507</u> objections.</p>	N/A
33	<p>Amend Paragraph 4.4.2 to read as follows:</p> <p>Comments in support of the application are summarised as follows:</p> <ul style="list-style-type: none"> • A perfectly intelligently designed addition to a quite lovely but perfectly ordinary street remarkable simply for its preservation in such a central area of London. 	N/A

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	<p>Much reliance is made on the precedent of the Infants' School; however, the courtyard was originally three sided until the addition of the Infants' School and this state was restored following its demolition. All the elevations are as one composition with a hierarchy of detail from the street facing gables to the inner face to the courtyard, that itself has been open for longer than enclosed and has come to be appreciated on the Street. The main building was listed some time after the demolition of the Infants' School. The proposed building obscures the listed building.</p>	<p>Officers agree that there is a hierarchy of detailing on the building, with the gable ends being more highly decorative. The reinstatement of the courtyard on the footprint of the former Infants Hall is considered to be acceptable in principle by the Georgian Society and the Victorian Society.</p>		
	<p>The School and Schoolhouse read as group linked by its architecture and historic use. It is clear that these buildings were meant to be seen together. Together with the philanthropic flats, this represents an homogenous group within the Waterloo Conservation Area. The impact of the proposed building is to detract from the homogeneity of both Roupell Street Conservation Area and the Waterloo Conservation Area.</p>	<p>The proposed extension would only visible for a limited range of vantage points close to the site itself given the linear nature of the street, its narrowness and the limited 2 storey scale and set back building line of the proposal.</p>		
	<p>There is no greater education capacity and nothing to suggest that the school would be unviable without the extension or that there is any risk to the listed school building.</p>	<p>To clarify, the public benefit arising from the proposal is the rationalisation of the existing building which would improve the overall quality of the educational accommodation (including classrooms), which acts as a clear benefit to the quality</p>		

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		<p>of teaching and learning that takes place on site. The school is optimising its viable use without harm the special interest of the site.</p>		
	<p>The suggestion in the report that the host building would be enhanced as a heritage asset by the proposal as a result of the re-enclosure of the courtyard is not adequately justified. The building was listed after the loss of the infants' wing.</p>	<p>Officers have stated that the proposed extension will return the listed building closer to its original plan form and is a heritage benefit. The Georgian Society and the Victorian Society consider the reinstatement of the plan form acceptable in principle.</p>		
	<p>The amenity societies and Historic England all agree to a greater or lesser extent that the proposals are overly dominant and assertive in the street scene and would cause harm to heritage assets.</p>	<p>Officers disagree and believe this is a good contemporary contextual response to the listed site and the setting of the two conservation areas. The proposal would result in less than substantial harm to the setting of the Roupell Street CA and Waterloo CA – due weight has been afforded and this identified harm is considered to be outweighed by the public benefits of the proposal. This is addressed in Sections 6.2.76-6.2.94 of the report.</p>		
<p>53</p>	<p>Amend Paragraph 6.2.51 to read as follows:</p> <p>The application site is noted as making a positive contribution to the Waterloo Conservation Area. The Conservation and Design Officer has noted that the courtyard is one of a number of courtyards located within the Waterloo Conservation Area and make a positive contribution to the Waterloo Conservation Area. <u>The other open spaces identified within the Waterloo Conservation Area are St John’s, Hatfields and Peabody Estate between Henry House and Edward Henry house. It is further noted that paragraph 2.15 of the Conservation Area statement notes:</u></p>			<p>N/A</p>

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	<ul style="list-style-type: none"> • <u>The extension also allows for further improvements to the staff areas, including lesson preparation areas to teachers. This clearly acts as a further benefit.</u> <p><u>While the existing building is satisfactory, the proposed development seeks to improve the overall quality of the educational accommodation (including classrooms), which acts as a clear benefit to the quality of teaching and learning that takes place on site.</u></p>	
61	<p>Amend Paragraph 6.2.82 as follows:</p> <p>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) <u>would be retained on the site. school would be able to optimise the viable use of the building.</u></p>	N/A