



PLANNING APPLICATIONS COMMITTEE – SECOND ADDENDUM PUBLISHED 06 FEBRUARY

Date: **Tuesday 6 February 2018**

Time: **7.00 pm**

Venue: **Committee Room B6, Lambeth Town Hall, Brixton Hill SW2 1RW**

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Members of the Committee

Councillor Malcolm Clark, Councillor Nigel Haselden, Councillor Diana Morris, 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

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Map



AGENDA

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

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<u>ITEM 2</u>		
<u>Princes Wharf, Upper Ground (Bishops) 17/04152/FUL</u>		
Page 2	Typo in the drawing numbers. They should be amended as follows: <i>2202 Rev E; 2453 Rev B; 2202 Rev B; 2453 Rev A</i>	
Page 4/5 Paragraph 2.1.1	Further investigation works by the applicants identify there are no windows to infill. The description of works set out paragraph 2.1.1 should be amended as follows: <i>3. The uncovering of original windows to the west elevation (making good if required)</i> 4. 3. Removal of portable buildings and connecting bridge structure to the west elevation, together with the infilling of window and door openings within the original Princes Wharf fabric. 5. 4. Removal of the enclosed temporary link bridge between portable buildings and Princes Wharf (No.58 Upper Ground), together with the infilling of a door, and making good of the roof deck with roofing membrane to match surrounding areas. 6. 5. It is also proposed to remove the existing ITV sign to the west elevation of No. 58 Upper Ground.	
Page 7	The following officer's response should be clarified: The wider re-development of the ITV studios and the proposed pedestrian route is currently being assessed by officers under ref. 17/03986/FUL. and it is considered that this issue will form part of the planning assessment under this application.	
Page 10 Paragraph 6.2.2	Paragraph 6.2.2 should be amended as follows: Policy Q5 – Local Distinctiveness: The area comprises a mix of Architecture; the current buildings on the application site are identified as making a negative contribution to the character and appearance of the conservation area. It is considered that the removal of temporary structures on the site and associated alterations will improve the appearance of the conservation area, and	

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	<p>cause no harm to the local distinctiveness. Condition 3 (refer to section 9 of the report) has been attached to ensure that details of new railings, and the infill of windows and doors, are made available on site before works commence to ensure works are carried out in a sympathetic manner.</p>	
<p>Page 11 Condition 3</p>	<p>Condition 3 should be amended as follows:</p> <p>3. <u>Materials</u></p> <p>Prior to the commencement of the relevant works, of the development hereby permitted, a schedule and details of the materials to be used in the external elevations (including RAL numbers where appropriate) shall be submitted to and approved in writing by the local planning authority. This shall include a sample panel to be provided on site. The development hereby permitted shall be thereafter built in accordance with the approved details. The details of the following are required:</p> <ul style="list-style-type: none"> a) Details of materials to include door and window infill areas. b) Details of boundaries to include railings <p>Reason: To ensure that the external appearance of the building is satisfactory <i>and that it protects or enhances the character and appearance of the South Bank conservation area.</i> (Policies Q5 and Q22 of the London Borough of Lambeth Local Plan 2015).</p>	
<p><u>ITEM 3</u></p>		
<p><u>41-45 Acre Lane (Brixton Hill) 17/03846/FUL</u></p>		
<p>Page 52 Paragraph 6.6.1</p>	<p>Paragraph 6.6.1 should be amended to correct a type-o;</p> <p>Policy 3.5 of the London Plan outlines minimum space standards for new residential development. All proposed units meet these standards. Floor-to-ceiling heights just fall short of the London Plan standard of 2.5 metres by 5cm, however the generous size of the units compensates for this marginal shortfall. A floor to ceiling height of 3 metres is provided for</p>	<p>n/a</p>

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	<p>the residential units. All but three of the units are dual aspect, however these are east facing and each would have ample glazing and access to sufficient daylight and sunlight.</p>	
<p><u>ITEM 4</u> <u>The London Television Centre, 60 - 72 Upper Ground (Bishops) 17/03986/FUL</u></p>		
<p>N/A</p>	<p>A representation from a local resident has been received which raises the following concerns:</p> <ul style="list-style-type: none"> • The studios have been, and are an integral part of the community. With this development they will no longer be a unique area, that's attractive to audiences, autograph hunters, celebrities and programme makers. <p><i><u>Officer's comment:</u> The scheme is proposing three television studios and offices which would continue to offer significant economic and cultural benefits to the South Bank.</i></p> <p>There is no mention of social housing. This area is already saturated by expensive apartments that could be left empty.</p> <p><i><u>Officer's comment:</u> The scheme's viability and affordable housing offer is assessed in Section 6.2 of the PAC report and some further information / points of clarification are provided in the first addendum and below.</i></p> <p>Another ugly high rise building on the South bank. Having seen the development of the Shell Building; it's enormous impact on the skyline and surrounding infrastructure, Upper Ground will become just as dangerous to people who use the area.</p> <p><i><u>Officer's comment:</u> Matters relating to urban design have been assessed in Section 6.4 of the PAC report.</i></p> <p>A further representation was received Marshallart Limited which sets out the</p>	<p>N/A</p>

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	<ul style="list-style-type: none"> • Having worked as a freelance sound engineer in the vast majority of UK television studios I can honestly say The London Television Studios (LTS) is undoubtedly the best equipped production facility in the country, and probably Europe! I think the proposed demolition is a big mistake. • With an efficient management structure in place this would indeed be a highly profitable and worthwhile business, fitting perfectly with the ambiance & character of the South Bank, and reflecting the diversity of art& culture in central London. • Short term profits are very tempting of course, but the long term value of retaining broadcast quality studio space here in central London is priceless, and should not be underestimated. <p><i>Officer's comments: ITV has made the decision to close The London Studios (TLS), irrespective of the current planning process. This commercial decision has been relayed to the market and workers / users of the studios and, as from the end of March 2017. The decision to close TLS was a commercial one based on analysis of the economics of the existing studios and their use and reflecting the general trends in the television studio market. The general trends in the television studio market are reported to reflect a change in the production of a limited number of 'event' type productions that require studios of 15,000 sq ft and above i.e. significantly in excess of those at the LTVC (8,000 sq ft) and the re-opened BBC Television Centre where the largest studio was and is sized at 10,000 sq ft. This has meant that these shows have moved to Film sound stages, typically outside of central London e.g. the George Lucas stages at Elstree. As such, demand for television studios in the range of 6,000 sq ft – 10,000 sq ft in central London has reduced. ITV explains that this trend also highlights that the 'London' studio market extends beyond central London and that facilities at Elstree, Pinewood, Wimbledon etc, all within greater London or the south east and close to London, are increasingly used and form part of the London market.</i></p>	
<p>N/A</p>	<p>A representation has been received from Cllr Kind which raises an objection to the application. The concerns which have been raised in connection with Development are summarised below:</p> <ul style="list-style-type: none"> • My principle concern relates to the level of affordable housing provided by the scheme and the decision to approve such a low number of intermediate units rather than units at council 	<p>N/A</p>

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	<p>rents. Developments along the Thames from Vauxhall to Waterloo are no longer viable options for those on low incomes who would benefit from affordable housing at social rents. The provision of intermediate rent units in the majority of developments along this route, rather than properties at social level rents, has caused a significant shift in the population, moving those on low incomes away from this area. The long-term delay in the Elizabeth House project has removed the potential for the first council-level rent properties in the Ward.</p> <ul style="list-style-type: none"> • I would like to ask PAC to re-examine the affordable housing contributions and ensure that if it can only proceed with 22 affordable units on site that these are offered at social rent. The officers report speculatively states that a separate core/entrance would be required for such properties however there is no examination of whether local social housing providers (including the many co-operatives in the area or the new Homes for Lambeth subsidiary) would be willing to take up the properties without such additional requirements. • It is clear from the application that ITV and their architects have opted to include unnecessary design features that have escalated the cost of this project - for example the creation of new basement-level residential parking accessed via expensive car-lifts. Whilst such options will have practical justifications, they are not the only option and alternatives could have been put in place by the applicant (including, for example, on the issue of residential parking making the development car free!). It is these choices that have increased the cost and therefore manipulated the viability of the project. <p><i>Officer's comments: Feedback from Lambeth's Housing team and their ongoing discussions with Registered Housing Providers has informed officers that a social rental product would not be viable alongside market residential dwellings within the proposed residential tower due to service charges and management issues associated with a single core.</i></p> <p><i>In terms of car parking, this is being provided within basement levels which principally facilitate the operational requirements of ITV as well as the residential tower. The provision of 54 spaces is a reduction in 46 spaces from the existing situation. 30 out of the 54 spaces would be for the occupiers of accessible units within the tower and the employees of ITV. A further assessment of the scheme's parking provisions is provided in paragraphs 6.7.7 and 6.7.8 of the PAC report,</i></p>	
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	<p><i>although it is noted that the scheme does not exceed maximum car parking standards set out in London Plan Policy.</i></p>	
<p>N/A</p>	<p>Representations were received from LB Southwark, dated 03/10/2017. These are summarised and addressed below:</p> <p>Southwark Council welcomes the new public space on Upper Ground, but is disappointed at the lack of enlarged public space on the river frontage and that the accesses either side of the proposed building do not link through to the Queen's Walk as public routes. Generally the Council would encourage the enhancement of the Queen's Walk where possible and where an opportunity presents itself, would support enhancing this important public space. In this case, the proposed building rises sheer from the northern edge of the site and is a missed opportunity to enhance the riverside public realm. It is acknowledged that this could place active frontages on the Queen's Walk which would be beneficial (although as shown would not be accessible from the Queen's Walk side), however it is unfortunate that the building could not be set back within the site in order to enhance the public space on this important public route rather than rising sheer from the edge of it.</p> <p><i><u>Officer's comments:</u> The layout has been designed to have its main entrance and primary frontage along Upper Ground, offering a new public square and café. In terms of the frontage on to the Queen's Walk, this offers an improvement to the existing situation with the removal of metal security fencing and landscaping at the base of building. Due to the operational requirements of ITV within the proposed building, in terms of providing new offices and studios there is no retail provision made in this elevation.</i></p> <p>Southwark Council has concerns at the cumulative quantum of development in this area, and its related construction management traffic continues to impede the RV1 bus and cycle access, with associated pedestrian safety concerns. Southwark Council would welcome more detail on how construction traffic would be managed, should permission be granted.</p> <p><i><u>Officer's comments:</u> The council's transport and highways officers have assessed the cumulative quantum of development in the area and the resulting construction traffic and consider that these this would be dealt with through a CEMP.</i></p>	<p>N/A</p>

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	<p>The submitted Caneparo Associates 'Draft Demolition and Construction Logistics Plan' (Aug 2017) has been reviewed which shows the main route to the site is via Lambeth, however figure 2 shows the route of construction vehicles would cross through Southwark via Elephant and Castle. Construction vehicles should all be EURO 6 emission standards if they are passing through Southwark's Air Quality Management Area.</p> <p>The submitted Cundall 'Outline Construction Environment Management Plan (CEMP)' (11 Aug 2017) has also been reviewed. The air quality section is very light in information, and whilst it highlights sensitive receptors in Broadwall to the east, it has failed to highlight residents in Oxo Tower. Any plant being used on the site also needs to comply with NRMM standards.</p> <p><i>Officer's comments: Paragraph's 6.5.25 to 6.5.30 provide an assessment of the development's impact upon air quality. The council's sustainability team consider that the scheme is acceptable, subject to conditions in relation to controlling the emissions from the energy plan (CHP) and construction / construction machinery.</i></p> <p>The noise section is very light and Southwark's Environmental Protection Team would not consider this CEMP acceptable as it does not adequately address environmental issues / controls with regards to construction in this part of SE1. Southwark Council would recommend Lambeth Council requires further information via a CEMP condition on any planning permission granted.</p> <p><i>Officer's comments: To address noise issues during construction, Condition 4 (CEMP) and 48 (Demolition Statement) set out a number of noise monitoring and mitigation measures.</i></p> <p>Any artificial lighting of the proposed tower would need to bear in mind the residents to the east to prevent obtrusive light. Any installations are recommended to comply with the Institute of Lighting Professionals 'Guidance notes for reduction of obtrusive light'.</p> <p><i>Officer's comments: The lighting impacts have been assessed in paragraph's 6.6.12 to 6.6.14. Further details of the scheme's lighting would be required through Condition 39.</i></p>	
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N/A	A further representation was received from IBM. These are summarised and addressed below:	N/A
	<p>IBM United Kingdom Limited (IBM) is generally supportive of the proposed design of ITV's London Television Centre and see it as an improvement to this part of London, however IBM is very concerned about impacts to IBM arising from the demolition and construction phases of ITV's redevelopment.</p> <p>1) There is ongoing dialogue between IBM and ITV, through which IBM aim to enter into a private agreement that secures (amongst other things) a commitment to achieving a target internal noise level for IBM of 40-45dB and ITV's assistance with the associated costs. There is no agreement as yet, but IBM look forward to continuing these discussions with ITV. IBM would expect to have this agreement in place before any demolition or construction activity starts on site and for ITV to be similarly committed.</p> <p>2) In a similar manner to the Council's requirement for ITV and its contractors to sign-up to the Considerate Contractors Scheme, it is IBM's view that a s61 consent should be secured through ITV's s106 agreement or an appropriately worded planning condition.</p> <p><u>Officer's comments:</u> <i>The applicants have confirmed that all reasonable measures using best practicable means, as would be expected of a responsible and considerate contractor, will be implemented in keeping noise to appropriate levels for a development of this nature.</i></p> <p><i>An indication of the measures expected to be implemented is set out in the Outline Construction Environmental Plan (CEMP) issued as part of the planning application. The CEMP includes sections on control measures for Noise and Vibration. In addition, it is anticipated that the contractors carrying out the works for the redevelopment will apply for a S61 Notice.</i></p> <p><i>Outside of the scope of planning, it has been confirmed that discussions between ITV and IBM are continuing regarding to establishing a Private / Neighbourly agreement.</i></p>	

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N/A	<p>A further response was received from Coin Street Community Builders. This is summarised below, the points addressed, where required:</p> <ul style="list-style-type: none"> • Welcomed the proposed ‘public’ square but requested that the Council look closely at how it will be managed. Officers are proposing this is dealt with by condition and CSCB have no further comment. • CSCB recommend that planning condition should be added to any grant of planning permission. The condition proposed is to seek revised plans which identify how the walkway at the boundary with Princes Wharf will be linked to the Queen’s Walk. The reason for the imposition of the condition is to comply with Local Plan Policy PN1 Site 9. The letter states that the 2015 adopted Local Plan “sought a new pedestrian connection from Upper Ground to the riverside walkway between the London Television Centre and Prince’s Wharf.” It is also noted that improved riverside connections have formed long term strategic Council objectives e.g. the 2007 UDP, Policy 81, states that public and green spaces will be created and secured as part of major regeneration schemes and that the routes will be connected to the riverside walkway. <p><i><u>Officer’s comments:</u> The adopted Local Plan, Policy PN1 Site Allocation 9, identifies “Design principles and key development considerations.” These include that: “The Council will support development that [amongst others] iii) improves pedestrian linkages between Upper Ground and Queen’s Walk”. The plan that accompanies the site allocation (p154 Local Plan) identifies three “improved pedestrian links” – one between IBM and ITV, one between ITV and Princes Wharf and, one through Gabriel’s Wharf.</i></p> <p><i>The first thing to note of course is that the site allocation relates to a wider area than just the ITV building. It extends to include all of Princes Wharf and Gabriel’s Wharf and the open space to the north of ITV and Princes Wharf. The site allocation relates therefore to land in different ownerships – not uncommon – and which means that it may be developed out at different times.</i></p> <p><i>The submitted application responds to the design principle identified above. It improves the route between IBM and ITV and provides the opportunity for a future route between ITV and Princes Wharf. In addition, and referencing the now superseded 2007 UDP Policy 81, the proposals also</i></p>	N/A

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	<p><i>provide for a new publicly accessible space on Upper Ground alongside improvements to the street frontage at Upper Ground.</i></p> <p><i>The application as submitted is in accordance with the Policy PN1 Site Allocation 9.</i></p> <ul style="list-style-type: none"> • CSCB have noted that the affordable housing proposed was well below the level required by policy but recognised that this was a matter for the Council and the Mayor. • CSCB have noted the substantial impact that increased use caused by the development would have on the neighbouring Bernie Spain Gardens and requested the Council seek a substantial s106 contribution towards the cost of the improvement of the Gardens currently being planned. Your officers comment at 4.4.6 that “The development would provide a contribution towards public open space and the council are to determine where this will be spent.” However, there is no contribution to public open space listed in 6.10 (Planning Obligations and CIL). <p><i><u>Officer’s comments:</u> As clarified in the second addendum below, reference towards a public open space contribution is a typo and should read ‘children’s playspace’. In terms of public open space, offices do not consider that the Development would have a substantial impact upon the existing level of provision within the local area, as suggested by CSCB. The scheme itself would provide a new public square (circa. 1,600 sq.m) at ground floor level. Outdoor terraces (circa. 2,000 sq.m) are also proposed on the roofs of the ITV Headquarters building, accessible by office staff, contractors and visitors. Improvements to surrounding public open space may be sought from the circa. £7.3 million of CIL generated by the development in accordance with the Council’s Regulation 123 list Therefore, a further S106 obligation is not required and would fail to meet the Regulation 122 test.</i></p>	
N/A	Officers would like to clarify to Members that the areas of plant at the top of each building are proposed to be screened. This illustrated in the images below:	N/A

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<p>Page 101</p>	<p>The following officer's comments should be amended:</p> <ul style="list-style-type: none"> - There should be a significant S106 contribution to the improvement of Bernie Spain Gardens <p><i>Officer's comment: The development would provide a financial contribution towards public open space children's play space and generate a CIL sum, the council are to determine where these will be spent within the local area.</i></p>	<p>N/A</p>	
<p>Page 111</p>	<p>After the PAC report was published further discussions have taken place between ITV and the council with regard to the in-kind local labour in construction and employment and skills offer which would be secured by the development. Further proposals have been put forward by ITV, however in light of the adoption of the Employment and Skills SPD by Cabinet on 5th February 2018, officers consider that additional detail is required by ITV to ensure that the objectives of the SPD can be</p>	<p>N/A</p>	

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	fully achieved. The final Employment and Skills Plan will therefore need to be reported back to the LPA for further consideration prior to implementation.	
Page 113 Paragraph 6.2.9	Paragraph 6.2.9 the PAC report states that ITV would make the Payment in Lieu contribution of £3.7million as an upfront payment at the start of the development. It however should be clarified that whilst ITV have agreed to front load the payment, it has not committed to making the entire payment at the start of the development. ITV is intending to front load the payment such that a first payment is made from the start of construction works associated with the residential and then in two further tranches at defined stages to follow - linked to levels of occupation of the residential building. Officers and ITV are current working up the wording of S106 clause.	N/A
Page 121 Paragraph 6.4.24	Paragraph 6.4.24 should be amended as follows: The specific LVMF description of the view acknowledges that ‘the two buildings that currently frame St Paul’s Cathedral allow an unimpeded view of the peristyle, upper drum and dome, silhouetted against the sky. This is a key attribute of this view [emphasis added]’. Furthermore, the LVMF visual management guidance for this view seeks to ‘maintain the existing visual frame around the Cathedral’. Whilst there is a loss of sky, officers have taken into consideration that there would be no encroachment closer to St Paul’s (narrowing of the view) and the buildings either side of St Paul’s including the new ITV Headquarters would continue to frame the view consistent with the character of the view. Officers consider that viewers would still be able to see clearly the silhouette of St Paul’s against clear sky consistent with the existing view. Officers accept that there would be a slightly adverse impact to the view due to the loss of sky in the view, however the proposal accords with the visual management guidance for this view set out in the LVMF. which would need to be balanced with the wider public benefits of the scheme.	N/A
Page 125 Paragraph 6.4.54	Paragraph 6.4.54 should be amended as follows: As per the NPPF and LLP Policy Q20, development should conserve and not harm the significance/special interest of statutory listed buildings and should not harm the significance of their setting (including views to and from). There are an assortment of listed buildings nearby, officers have assessed the Development on all of those which are affected -Somerset House, St Paul’s Cathedral, and the Royal National Theatre (NT) and the Royal Festival Hall (RFH).	N/A

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<p>Page 127 Paragraph 6.4.60</p>	<p>Below paragraph 6.4.60 the following assessment on the harm caused to the Royal Festival Hall should be provided:</p> <p><u>Royal Festival Hall</u></p> <p>The Grade I listed Royal Festival Hall (RFH) is a post-war landmark which has been addressed with a formal relationship to the River Thames. It situated circa 350m to the southwest of the Site. Whilst the two sites have a River Thames frontage, the bend in the river means that they are not seen together in the same river views. The RFH faces west north west and the ITV building faces north north west.</p> <p>The key views of the Royal Festival Hall have been identified as being from the following locations:</p> <ul style="list-style-type: none"> • the Victorian Embankment (north side of the River Thames) between the Hungerford Bridge and Waterloo bridge • vessels on the river between the Hungerford Bridge and Waterloo bridge • The Queen’s Walk between the Hungerford Bridge and Waterloo bridge • Belvedere Road • Concert Hall Approach <p>The council’s urban design team considered that considerable distance and the curve in the river ensures that the ITV proposal has no impact on any of the above views.</p> <p>The LVMF view from Westminster Pier to St Paul’s Cathedral captures the southern corner of the RFH at high level. This view is designated because of St Paul’s Cathedral and the RFH is not considered significant in the view other than for the role in plays in framing the cathedral. Therefore the increased visibility of the ITV proposals in the backdrop of the RFH in this view is considered to have no adverse impact on the setting of the RFH.</p>	<p>N/A</p>
<p>Page 133 Paragraph 6.4.77</p>	<p>Typo in paragraph 6.4.77 should be amended as follows:</p> <p>‘The view here is looking northwest northeast towards the Elizabeth Tower with the Shell Centre and London Eye beyond. THVIA....’</p>	<p>N/A</p>

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<p>Page 134 Paragraph 6.4.82</p>	<p>Paragraph 6.4.82 should be amended as follows:</p> <p>Should Members agree with Officers agree with Historic England's assessment that the Development would result in less than substantial harm to heritage assets surrounding the Site. An assessment of harm versus Public benefits with regard to heritage assets that are can be considered to offset the harm. experience either 'less than substantial harm' or 'substantial harm' is therefore required. To assist the final decision maker (in this case the PAC), a summary list of public benefits that arise from the development is set out below:</p>	<p>N/A</p>
<p>P154 Paragraph 6.10.2</p>	<p>Since the PAC report was published discussions have been continuing with the applicants and the council's officers and lawyers in respect of the heads of terms, relating to the review of viability and construction, should ITV make a business decision not to occupy the Development.</p> <p>Paragraph 6.10.2 should therefore be updated as follow's to reflect the agreed heads of terms:</p> <p><u>Viability</u></p> <ul style="list-style-type: none"> • Requirement for viability to be reassessed should ITV not occupy the Development. Requirement that the scheme's viability is reassessed should ITV, or a similar media company, not occupy the development as consented; • In the event of a material change to the consented scheme requiring planning permission or Section 73 approval, the LPA may require a reassessment of viability. Any such reassessment of viability would consider the whole scheme, including the residential element, even if that part of the development has been sold to be built out by another party. <p><u>Construction</u></p> <ul style="list-style-type: none"> • The basement levels are required to be excavated and constructed in full across the whole site prior to commencement of the above ground level construction of the residential tower. 	<p>N/A</p>

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	<p>In the applicants representations prior to PAC they expressed an unwillingness to enter into an 80/20 split on surplus in favour of the LPA (as per Lambeth's Development Viability SPG) on the affordable housing, offering instead a 60/40 split on surplus (as per the Mayor's Affordable Housing and Viability SPG). Officers however consider that the 80/20 split is entirely appropriate in this instance given the level of affordable housing which the scheme is currently delivering and having not expressed and exceptional circumstances for the LPA to deviate from the SPG requirement.</p>	
<p>Page 155, Paragraph 6.10.2</p>	<p>The S278 works are not proposed to be capped as these are required to facilitate the development and the cost will be determined by the council as part of the S278 process. The relevant bullet point should be omitted:</p> <ul style="list-style-type: none"> ● S278 works of circa £133,000 	<p>N/A</p>
<p>Page 155 Paragraph 6.10.3</p>	<p>Amendment to paragraph 6.10.3: The Lambeth CIL contribution is estimated, based on information supplied with the planning application, to be circa £7.18 million. Expenditure of the majority of a future CIL receipt will be applied towards Borough infrastructure needs as contained in the published CIL Regulation 123 List, which defines what CIL may be spent on. 25% of the CIL receipt, would be applied towards local neighbourhood spend in the Steakwell Waterloo Cooperative Local Investment Plan (CLIP) area, in which the Development is located. Local neighbourhood funding from CIL may be applied to infrastructure needs in line with the CIL Regulation 123 List, or to anything else that is concerned with addressing the demands that new Development places on an area.</p>	<p>N/A</p>
<p>Page 173</p>	<p>An additional condition is proposed to remove the permitted development rights for the conversion of the offices (Use Class B1) to residential (Use Class C3):</p> <p>49. <u>Permitted Development Rights</u></p> <p>Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification) the Use Class B1 office floorspace within the ITV Headquarters [shown on drawing numbers: <i>to be inserted</i>] shall be used for no other use for the duration of the Development.</p>	<p>Yes</p>

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	Reason: To ensure there is no inappropriate loss of employment on the site and that the site continues to provide employment opportunities (Policy ED2 of the Lambeth Local Plan 2015).	
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<u>ITEM 5</u> <u>Graphite Square (Princes) 17/02936/FUL</u>		
Page 206	<p><u>Additional consultation responses</u> – 5 additional objections have been received from properties in Vauxhall Walk raising the following concerns:</p> <ul style="list-style-type: none"> • Excessive height; • Loss of outlook; • Loss of sunlight/daylight; • Overlooking and loss of privacy; • Increase in traffic; • Reduction in width of Worgan Street that will be prejudicial to pedestrian safety; • Emergency vehicles will be restricted from accessing the site; • The public realm works do not include details of any improvements to Arne House associated with the bin chambers; • The affordable housing will be in the smallest tower, separate from the others adding to concerns of a division between ‘rich’ and ‘poor’ communities; and • The development will overshadow the solar panels approved as part of the cooperative energy project at Arne, Jameson and Kennedy and other estate blocks. <p><i><u>Office response:</u> The Arne House public realm improvements do not form part of this planning application. The affordable and market units are visually identical and would share access to the podium amenity area within the development. It is not considered the solar panels would be adversely affected and sufficient sunlight would remain. The remaining concerns have been addressed within the committee report.</i></p>	
Page 267	<p><u>Paragraph 6.11.6, First Line</u> – insert ‘It should be noted that 12 trees (3 Magnolias, 6 Silver Birch, 2 Honey Locust & 1 Elder) are to be removed to facilitate the development. Officers consider the removal of these trees to be acceptable considering the extent of proposed landscaping and public realm works proposed, which includes replacement tree planting’.</p>	
Page 277	<p><u>Paragraph 6.15.1</u> – insert the following bullet point: Carbon off-set contribution of £176,760.</p>	

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