



PLANNING APPLICATIONS COMMITTEE – ADDENDUM PUBLISHED 09 NOVEMBER

Date: **Tuesday 13 November 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 Ben Kind, Councillor Jessica Leigh, Councillor Marianna Masters, Councillor Joanne Simpson (Vice-Chair), Councillor Becca Thackray, Councillor Clair Wilcox (Chair) and Councillor Timothy Windle

Substitute Members

Councillor David Amos, Councillor Liz Atkins, Councillor Jennifer Brathwaite, Councillor Marcia Cameron, Councillor Malcolm Clark, Councillor Joe Corry-Roake, Councillor Nigel Haselden, Councillor Jackie Meldrum, Councillor Joanna Reynolds 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.

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Map



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

ITEM 3		
Application 18/03773/FUL – Graphite Square, London, SE11 5EE (Princes)		
Page Number	Report Changes	Decision Letter Changes
Page 10 (Parking Details)	Under 'Car Parking Spaces (general)' in the commercial column and proposed row replace '6' with '0'	No
Page 14 (Point 4, first line)	Delete 'Error! Reference source not found'	No
Page 16 (Paragraph 1.8, first line)	Delete 'Error! Reference source not found'	No
Page 18 (Paragraph 2.3, fourth line)	Delete 'Error! Reference source not found'	No
Page 22 (Paragraph 2.12, second line)	After '13 th June 2018' insert 'with the Panels response letter being issued on 9 th August 2018'	No
Page 22 (Paragraph 2.12, last line)	After 'officers.' insert 'Since the Panels response was provided, revisions have been made to the design of the proposals to reduce the sunlight and daylight impacts on Arne House and a greater understanding of the layout of its flats has been ascertained'.	No
Page 25 (Paragraph 4.3.1, fourth line)	After 'acceptable.' delete lines four to seven and replace with 'Part of the site was previously used as a church (Class D1). This use is to be re-provided in the form of a church/ community use (Class D1). Although there is a small loss of floorspace for the Class D1 use when compared with the existing, it is considered that this is acceptable as the church has been involved in the design of the re-provision and it is likely that the new facility is of better quality to meet their needs'.	No

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Page 27 (Paragraph 4.4.3, first line)	Replace '92 comments' with 96 comments' and replace with '40 individual letters of objection' with '44 individual letters of objection'	No
Page 27 (Paragraph 4.4.4, first line)	Replace '39' with '44'	No
Page 34 (Paragraph 6.1.2, last line)	Delete 'that cannot be mitigated by condition'	No
Page 34 (Paragraph 6.1.3, fourth line)	Delete 'that cannot be overcome by condition'	No
Page 36 (Paragraph 6.3.8, fourth line)	Replace 'condition' with s106 obligation'	Yes
Page 37 (Paragraph 6.5.1, first line)	After 'church' insert 'use'	No
Page 37 (Paragraph 6.6.2, first line)	After 'church' insert 'with a new community (Class D1) use'	No
Page 43 (paragraph 6.8.16, first line)	Delete 'limited'	No
Page 44 (Paragraph 6.8.22, third line)	Replace 'gates are intended to be installed at its entrances' with 'a single gate is to be installed at the existing walk through from Vauxhall Walk'	Yes

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Page 44 (Paragraph 6.8.22, fifth line)	Replace 'Conditions requiring full details of the gates' with ' A condition requiring full details of the gate'	Yes
Page 52 (Paragraph 6.9.7, first line)	Replace '(17)' with '(18)	No
Page 52 (Paragraph 6.9.9, third line)	After 'proposed' insert '(54 in total)'. 	No
Page 53 (Paragraph 6.9.13, line three)	After 'less than a' insert 'few'	No
Page 58 (Paragraph 6.10.18, point a), fourth line)	Replace 'certainly' with 'certainty'	No
Page 59 (paragraph 6.10.24, second line)	Replace 'increase sensitive' with 'increased sensitivity'	No
Page 60 (paragraph 6.10.25, first and second lines)	Replace 'in an' with 'given the' in first line and delete 'given /' from line 2	No
Page 65 (paragraph 6.10.49, bullet point 3, first line)	Delete 'will lead to exceedances'	No
Page 68 (paragraph 9.11, second line)	Replace '366' with '396 (304 residential and 92 office)'	No

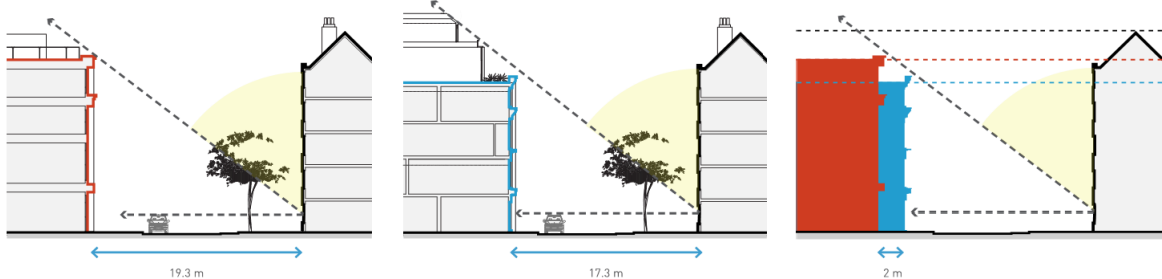
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Page 70 (paragraph 9.18, first and third lines)	Replace 'as' with 'like' in first line and in third line after 'adoption' insert 'thereby ensuring no adverse impact on pedestrian safety'	No
Page 71 (paragraph 10.5, bullet point 8, first line)	Delete "ventilation heat recovery units (whole house MVHR)' and replace with 'MEV (mechanical extract ventilation)'	No
Page 71 (paragraph 10.5, bullet point 9, first line)	Delete 'centralised air handling units with low specific fan power and heat recovery' and replace with 'local Mechanical Ventilation Heat Recovery (MVHR) units providing heat recovery ventilation'	No
Page 85, Conditions	Delete Condition 12 and re-number thereafter	Yes
Page 88 (Condition 21, Reason)	First line of 'Reason' replace 'adjoining' with 'future'	Yes
Page 92 (Condition 36, first line)	Replace 'any gates to be installed at the site's entrances onto Vauxhall Walk, Jonathan Street and Worgan Street' with 'the gate to be installed at the existing walk through from Vauxhall Walk'	Yes
Page 93 (Condition 37, first line)	Replace 'gates' with 'gate facing onto Vauxhall walk'	Yes
Page 28 (Paragraph 4.4.5)	<p>Additional Consultation Responses – 34 additional letters of support have been received, which is summarised as follows:</p> <ul style="list-style-type: none"> • 14 people supported the new homes the schemes would deliver; • 11 people supported the scheme because it would revitalise the area; • 5 people supported the scheme because it would bring jobs to the area; and • 3 people supported the scheme because of the community facilities it would bring. 	No

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<u>ITEM 4</u>		
<u>Application 18/01799/FUL: Surrey County Cricket Club, Kennington Oval (Oval)</u>		
Page 104 (Final unnumbered paragraph)	Executive Summary amended to clarify liability against Lambeth CIL: Due to the nature of the proposed uses, the development would not be liable for contributions towards Lambeth's CIL. A comprehensive heads of terms have also been recommended to be secured to ensure that the impacts from the new uses are appropriately mitigated/managed.	No
	Additional clarification re stadium seating numbers: The applicant has confirmed that the net seating capacity proposed in the new Lock Laker Stand is 2,303 which includes 14 accessible seats reserved in the mid and upper tiers.	No
Page 116 Paragraph 5.12	Correction: Replace reference to paragraph <u>2.11</u> with <u>5.11</u> .	No
Page 120 Paragraph 8.1.2	Additional clarification: The council has previously used the Oval Stadium conferencing facilities for its own organised events.	No
Page 122 Paragraph 8.2.7	Additional clarification: The stone material proposed in the main façade will be "reconstituted" Portland Stone.	No
Page 122 Paragraph 8.2.8	Additional clarification: The applicant has provided assurances on the durability of the proposed used of PPC aluminium cladding for the mansard. They have liaised with the intended supplier who has confirmed that the cladding would have a certified durable powder coating which a three year Florida approval which means that the product would have a 25 year weathering coating (with cleaning maintenance). The applicant has also provided schemes within Lambeth which have powder coating metal - Waterloo Premier Inn Waterloo and the Park Plaza Waterloo. Officers are satisfied with the information that has been provided. Officers recommend a sample and details condition to ensure suitable colour, finish and method of fixing of cladding.	No

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	<p>The applicant has agreed to review the decorative panel pattern and would like to base the pattern more closely linked to the cricket club or area. This approach would reinforce the proposals relationship to the historical context. They have also agreed to review the colour which officers have suggested should match the rest of the roof. A condition has been attached.</p>	
<p>Page 123 Paragraph 8.2.13</p>	<p>Additional clarification: Reconstituted stone in a 'Portland Stone' colour will be used in elevations. Its pale stone like colour and texture would respond well to the context in particular the locally listed which has stone features including portico columns, frieze and cornice as well as window and door surrounds. The use of reconstituted stone is considered acceptable.</p>	<p>No</p>
<p>Page 126</p>	<p>Image 1 corrected as below:</p> 	<p>No</p>
	<p>Additional clarification relating to number of events that take place throughout the year:</p> <p>The stadium hosts a total of 54 match day events per year which are broken down as follows:</p> <p>Major Match days: 5,000 people or more = 12 Other Professional Match days: 500 to 5,000 spectators = 30 Minor Match days: Less than 500 spectators = 12</p> <p>The above includes but is not limited to 7 x County Championship games, 4 x 50 over games, 7 x T20 games, one test match and an ODI. The applicant has indicated that the above does not</p>	<p>No</p>

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	<p>account for ad hoc global competitions which the ground hosts such as the Champions Trophy or the World Cup (potentially range between 5-9 events). The applicant has also confirmed that the expanded full capacity would generally only be used approximately eight times each year (e.g. once for a One-Day International, the first 4 days of the Test match and up to 3 x T20 matches). This is also subject to how much international cricket is allocated in any one year.</p> <p>With regard to the conferencing facilities there are currently 1,600 covers within the existing conference and events spaces at the OCS Stand. The new One Oval Square conferencing spaces would generate capacity for an additional 1,200 covers.</p>	
	<p>Additional clarification relating to cycling safety and access onto TfL Cycle Quietways on match days:</p> <p>The Club have confirmed that the cycle access off Harleyford Road was closed in error on a couple of occasions but the Club are scheduling a meeting with Transport for London to ensure that it can remain open but that cyclists are pre-warned of greater pedestrian numbers. Notwithstanding, officers consider that general cycle safety on event days can be managed via the recommended S106 planning obligations under paragraph 8.8.3 which requires the update of relevant operational management plans.</p>	No
	<p>Additional clarification relating to the provision of cycle parking as a result of proposals:</p> <p>In terms of current cycle parking 'standards', the London Plan lists several types of leisure uses but does not specifically refer to stadia uses. The draft 'New London Plan' also doesn't specify cricket grounds.</p> <p>However, the potential demand for cycle parking (as a result of the proposed increase in seating capacity) can be calculated using the 2017 Travel Survey information. The survey indicates that cycling to cricket matches at The Oval varies between 0.1% (T20 events) and 0.4% (Test Match) for all visitors. Currently, there are currently <u>50</u> on-site cycle parking spaces according to the Transport Assessment.</p> <p>Based on the cycle modal share information for the stadium, it assumes that 4 persons in every 1000 or 1 in every 250 would likely travel to a Test Match (upper case scenario). Officers can therefore reasonably expect that the additional 2,303 seats could generate an additional 9.2 people (rounded</p>	No

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	<p>down to 9) for a Test Match event or 2.3 people (rounded down to 2 people) for a T20 Match event travelling to the stadium by bicycle. On this basis, to ensure adequate cycle parking provision is made to accommodate any potential increase in demand, officers would recommend that 6 Sheffield Stands are made available onsite which can facilitate parking for 12 bicycles in total. The additional requested capacity (+12 spaces) is considered justified in the context of any residual increases that may occur on sell out event days.</p> <p>Members shall also note that there is an existing Travel Plan for the Oval which need to be updated in accordance with TfL guidance for workplace travel planning in light of any approval that may be given.</p>	
	<p>Additional clarification relating to acceptability of proposed BREEAM Very Good rating:</p> <p>The Council's energy consultants has confirmed that a BREEAM Excellent score would be difficult to achieve because the feasibility of targeting certain credits to meet this requirement would be onerous and unviable. The specific credits and explanations for why they are not being targeted as part of the current proposals are as follows:</p> <ul style="list-style-type: none"> • Man 02 Life cycle cost and service life planning – this could be targeted in principle but is often very difficult to achieve due to significant resource needed to source the information. So it cannot be relied upon at this stage of the project development as a credit to target. • Hea 01 Visual Comfort – Glare Control and Daylighting – to achieve this credit, a 2% daylight factor must be achieved. The ground floor concourse areas, conference or hospitality spaces will not achieve this. This is due to the stand and terrace cantilevering past the windows of the floor below. Furthermore, the depth of the room and orientation of the windows (being predominantly only on two sides) makes the criteria for this credit unachievable. • Ene 04 Low Carbon Design – free cooling – this credit requires evidence that the building does not require any significant form of active cooling or mechanical ventilation. Given that the conference and hospitality areas are both double height spaces, would look to occupy in excess of 200 people, and have specific noise criteria to achieve; cross flow heat exchangers/mechanical ventilation is the best solution which negates this credit. 	No

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	<ul style="list-style-type: none"> • Tra 03 Cyclist Facilities – this credit would require a cycling facilities provision of 1 per 10 staff and 1 per 10 visitors. Given the large number of visitors on match days and the corresponding increase in staff numbers it would not be viable to provide the required number of facilities to achieve this credit. Also, Surrey County Cricket Club already provide shower facilities offsite and therefore do not see the need to provide additional showers in this proposed development. • Wat 01 Water Consumption – the scheme is already targeting 2 credits under this issue, equivalent to a 25% reduction in water consumption. The next level is a 40% reduction in water consumption and the intermittent use of the development would not justify the additional overload. • Mat 02 Hard landscaping and boundary protection - Given the location of the site, the visual sensitivity and the prior approval required from The Duchy of Cornwall, targeting these credits is at higher risk than some others and therefore may not be able to be achieved. If a shortfall is found at design stage, this credit could be explored. • Mat 05 Design for durability and resilience – would likely require unsightly protection measures and is therefore not expected to be achievable. • Wst 02 Recycled Aggregates – Having liaised with the structural engineer, the energy consultants confirm that attaining the recycled aggregates credit would be difficult, if not impossible, to achieve for this building, and therefore could not be targeted as a credit. • Wst 06 Functional adaptability – given that this development is very specific towards stadia with facilities and seating provided for the cricket, the energy consultants believe that this won't lend itself easily to being altered and so this credit won't be targeted. • Pol 01 Impact of Refrigerants – to maximise the carbon reduction from the scheme heat recovery air source heat pumps are proposed. These will have increased efficiencies over a traditional wet cooling system. VRF systems use refrigerant R32 or R410A which both have Global Warming Potential of greater than 10, and therefore this credit would not be achievable. <p>Based on the applicant's BREEAM pre-assessment, the current design could achieve a score of 68.1%. Whilst this falls short of 'Excellent' again, given the unique nature and constraints of the proposed scheme officers consider a 'Very Good' score to be a reasonable target.</p>	
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<p>Page 135 Paragraph 8.7.7</p>	<p>Correction:</p> <p>Application reference 17/05772/EIAFUL in relation to the redevelopment of the Oval and Kennington Gas Holder site was granted planning permission in August 2018.</p>	<p>No</p>
	<p>Additional clarification relating to the use of the HSE’s requested Grampian Condition in the local area:</p> <p>The recent planning permission for the redevelopment of the Oval and Kennington Gas Holder site included a Grampian condition (no.72) preventing occupation of the development until the Hazardous Substances Consent (HSC) for the site has been revoked by Lambeth Council. Similar requests have been made by the HSE in relation to an application to redevelop the former Cricketers PH (southeast of O&KGH) and the temporary expansion of the existing Tesco store (north of the O&KGH) (refs. 18/18/00338/FUL & 18/02598/FUL) although neither application has been determined to date.</p> <p>In each of these cases, their end uses involves a greater intensification of permanent populations close to or on the gas holder site and therefore officers may consider that the inclusion of the HSE’s Grampian condition can be justified. Whilst the stadium proposals would similarly result in intensification of an existing use, the frequency and duration of the sporting events is generally low throughout the year such that the level of risk to health and safety is equally low.</p> <p>Members should also note that Southern Gas Networks has recently written to the council in connection to enabling the implementation of planning permission 17/05772/EIAFUL confirming that it no longer requires the HSC at the O&KGH site. It has requested that Lambeth removes the HSC from the planning register and notifies the HSE accordingly. Officers anticipate that the existing HSC will be revoked in early 2019.</p>	<p>No</p>
<p>Page 137 Paragraph 8.8.3 under “Transport Obligations”</p>	<p>Additional clarification relating to proposals for pavement widening on Kennington Oval:</p> <p>The applicants have proposed two options to improve priority to pedestrians at the new reception entrance to One Oval Square on Kennington Oval which could include either footway widening or a raised crossing area. Whilst both measures have been welcomed by LBL Transport officers, a final decision on which option to take forward will be determined in consultation with LBL Highways.</p>	<p>No</p>

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Page 138	<p>Confirmation of Travel Plan Monitoring fees and contribution towards Lambeth Carbon Fund:</p> <p>Travel Plan Monitoring Fee = £4,500 (Covering a 10 year period) Carbon Fund = £31,529.72</p>	No
	<p>Additional clarification relating to existing blue badge parking demand and provision:</p> <p>The TA (Transport Assessment) from TTP indicates that applicants can currently pre-book a blue badge space via the Surrey County Cricket Club website up to 4 weeks prior to an event (whether it be a conference or cricket match). The Club makes arrangements to collect the applicant, by wheelchair if necessary. The Club has confirmed that they are currently looking at using shuttle buses for the 2019 Cricket World Cup. The Club has also confirmed that off-site disabled parking is regularly used on every match day at the ground (roughly 5-10 applications are received for spaces on each day).</p> <p>The Club are sometimes able to offer some disabled parking on-site on non-match days and for minor cricket matches. However, for major cricket matches and large conferences disabled parking requirements would be accommodated off-site with applicants being provided with a designated space in one of the list of temporary car parking sites close to the ground. The location and approximate parking capacity of each site is set out in the table below:</p>	No

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Site	Approximate number of spaces
Archbishop Tenison's School, 55 Kennington Oval	75
Oval Theatre, 52-54 Kennington Oval	15
Vauxhall School, Vauxhall Street	100
Henry Fawcett Primary School, Bowling Green Street	40
St Anne's Primary School, 6 Durham Street	40
Oval Way, Kennington Lane	100
Little Sisters of the Poor Convent, 2a Meadow Road	70