



PLANNING APPLICATIONS COMMITTEE – SECOND ADDENDUM PUBLISHED 13 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.

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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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

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

Map



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 Number	Report Changes	Decision Letter Changes
ITEM 3 Application 18/03773/FUL: Graphite Square, London, SE11 5EE (Princes)		
Page 38, Paragraph 6.7.2	Amend last line deleting 'with a residential density of 1,123hr/ha' and replace with 'with a gross residential density of 1,127hr/ha'.	No
Page 52, Paragraph 6.9.10	Third line after 'use.' insert 'The private amenity space areas proposed would range in size from 5 to 42sqm and would meet the London Plan's amenity space policy requirement. Notwithstanding this, when combined with the communal amenity space area of 350sqm proposed at podium level, the total amount of amenity space provided for the development (1,678sqm) would fall short of the 1,830sqm amenity space requirement set out in Policy H5. The shortfall of 152sqm is mitigated by the extensive public realm of 1,800sqm (covering 40% of the site) to be provided at ground floor level which incorporates areas where residents can dwell'.	No
Page 76, Paragraph 12.3	Fifth bullet point – delete 'Worksmart Plan'. <u>Officer Note</u> - this is no longer required under the new Employment and Skills Plan.	No
Page 76, Paragraph 12.3	Last bullet point 'Administration and implementation fee' delete '5% of total value of financial contributions' and insert 'the fee is capped at 5% rather than being at a flat rate of 5%'.	No
Page 27, Paragraph 4.4	Additional Consultation responses – An additional individual letter of objection has been received raising no new concerns and a further online petition of objection which purports to have 164 signatures has been received raising the same concerns as the previous petition namely: <ul style="list-style-type: none"> • Humongous development; • Visually intrusive; • Loss of daylight; • Deterioration of community; and • Loss of revenue. 	No

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	Officer Note: In summary, there have been 45 individual letters of objection, 2 petitions of objection with 190 and 164 signatures respectively and 86 individual letters of support in connection with the application.	
<u>ITEM 4</u> <u>Application -18/01799/FUL: Surrey County Cricket Club, Kennington Oval (Oval)</u>		
	Additional planning obligation requiring restriction to further implementation of planning permission 10/01069/OUT (“Hotel Scheme”) and update and agreement of “Conference and Hospitality Facilities” obligation.	No
Page 108	Amends to paragraph 2.4 as follows: All three tiers are designed to connect with the new One Oval Square proposals (discussed in paragraphs 3.52.5 – 3.7 2.7 below). The third level tier will be connected to the One Oval Square building throughout a large open roof terrace.	No
Page 118	Further clarification to paragraph 6.13. Applicants will be required to enter into a S278 for highway related works secured via a S106 planning obligation.	No
Page 120	Amends to paragraph 8.2.1 as follows: The site is not within a conservation area and the proposed development will have only a limited impact therefore cause no harm to the nearby St Marks Conservation Area which in principal comprises views along Harleyford Street from the direction of the Oval Station. However, as this is a key route in which most visitors will arrive at the stadium the views are of some significance. 54 Kennington Oval (Grade II Listed) is located to the southwest of the application site although its setting is unlikely to be affected will not be harmed by the proposed development. The South East Pavilion and Hobbs Gate are locally listed for their architectural and historical significance and the impact on their setting is considered carefully in paragraphs 8.2.4 and 8.2.13. Officers consider that both these heritage assets will not be harmed by the proposals. Whilst the site also sits within the ‘Primrose Hill summit 4A.2 (LVMF)), the current proposals are much lower than	No

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<p>Page 141</p>	<p>Amend trigger point for Condition 3 as follows</p> <p>No development shall commence until, Prior to commencement of above ground works, samples and a schedule of all external facing materials to be used within the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall ensure that the information includes the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Parapet detail between brick and ceramic; <input type="checkbox"/> Parapet detail between ceramic and aluminium cladding; <input type="checkbox"/> Interface between pavilion and 'One Oval Square' including integrated planting (street facing and cricket pitch facing); <input type="checkbox"/> Details of Balustrade; <input type="checkbox"/> Details of ceramic panel; <input type="checkbox"/> Decorative brick details; <input type="checkbox"/> Details of window types; <input type="checkbox"/> Details (location, size, material and RAL) of external pipes, flues and vents including rainwater goods; <input type="checkbox"/> Details of the primary entrance doors; <input type="checkbox"/> Details of the location, design and material treatment of external building signage; <input type="checkbox"/> Details of the location, design and RAL of all lighting fixtures; <input type="checkbox"/> Detail of the shop fronts facing onto Kennington Oval at 1:20 and 1:10 scale as relevant; and <input type="checkbox"/> Details of boundary's and gates. <p>The development shall thereafter be carried out solely in accordance with the details approved in writing.</p> <p>Reason: To ensure that the external appearance of the building is satisfactory, to promote local distinctiveness and to safeguard and enhance the visual amenities of the area in accordance with Policies Q5, Q7 and Q8 of the Lambeth Local Plan (September 2015) and to ensure that the fullest consideration can be given to the materials to be used before the commencement of construction in accordance with Article 35(a)(ii) of the Development Management Procedure Order (2015).</p>	<p>Yes</p>
<p>Page 141</p>	<p>Amend trigger point for Condition 5 as follows</p> <p>Notwithstanding the approved plans, details of all hard landscaping including plans indicating the distribution, layout and location of these materials within the site shall be submitted to and approved in writing prior to the commencement of the relevant phase of the development above</p>	<p>Yes</p>

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	<p>ground works. The development shall be carried out in accordance with the details as approved and maintained permanently as such thereafter unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To safeguard the visual amenities of the area in accordance with Policies Q6 and Q9 of the Lambeth Local Plan (September 2015).</p>	
Page 142	<p>Amend trigger point for Condition 6 as follows</p> <p>Notwithstanding the approved plans, details of all soft landscaping including plans indicating the distribution, layout and location as well as species types, height and planting density of these within the site shall be submitted to and approved in writing prior to the commencement of the relevant phase of the development above ground works. The development shall be carried out in accordance with the details as approved. The planting should be carried out in the first planting season and in the event of failure should be renewed at the next planting season.</p> <p>Reason: To safeguard the visual amenities of the area in accordance with Policy Q9 of the Lambeth Local Plan (September 2015).</p>	Yes
Page 147	<p>Remove recommended Conditions 29 and 30. These matters shall be agreed via the update of the “Conference and Hospitality Facilities” obligation included above.</p>	Yes
Page 148	<p>Amend trigger point for Condition 32 as follows:</p> <p>Prior to commencement of development, the above ground works, a Terrorism Protection Statement (setting out the measures that will be undertaken to limit the threats to the site from terrorism) for the relevant part of the development shall be submitted to and approved in writing by the Local Planning Authority. The details as are approved shall thereafter be implemented/provided prior the commencement of use of the development and retained thereafter for the duration of the permitted use.</p> <p>Reason: So as to minimise threat from terrorism in accordance with Policy Q3 of the Lambeth Local Plan (September 2015) and to ensure that the development is to be constructed to provide robust resilience without inappropriate amendments to the appearance of the building in accordance with the requirements of Article 35(a)(ii) of the Development Management Procedure Order (2015).</p>	Yes

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Page 148	<p>Amend trigger point for Condition 34 as follows:</p> <p>Prior to the construction of the commencement of the above ground development hereby approved, details of the resistance of the materials proposed for the development to fire and extreme temperatures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in compliance with the approved details and thereafter permanently maintained.</p> <p>Reason: To ensure that they will perform acceptably in the event of exposure to high temperatures in accordance with Policy 5.22 of The London plan 2015 and Policy PN8 of the Lambeth Local Plan (September 2015).</p>	Yes
Page 148	<p>Amend wording of Condition 35 as follows:</p> <p>The development shall be constructed and operated thereafter to 'Secured by Design Standards'. A certificate of accreditation to Secured by Design Standards shall be submitted to the local planning authority for approval in writing prior to the residential occupation of the development. Reason: To ensure that the development maintains and enhances community safety (policy Q3 of the London Borough of Lambeth Local Plan (2015)).</p>	Yes
Page 148	<p>Amend wording of Condition 36 as follows:</p> <p>Prior to the commencement of the above ground relevant phase of the development, details of the proposed external lighting scheme (including floodlighting in the proposed stand) shall be submitted to and approved in writing. The details hereby approved shall be installed prior to the first occupation of the development and shall be retained for the duration of the development.</p>	Yes

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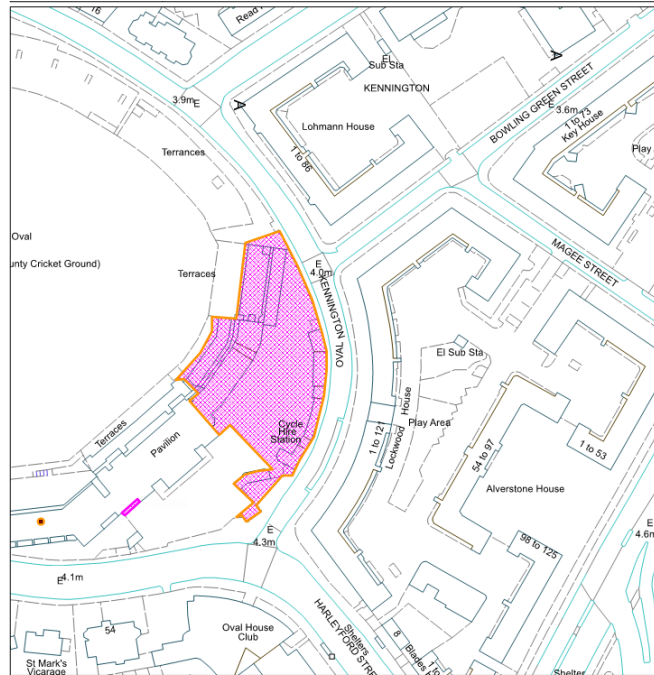
	Reason: To preserve the visual and residential amenities of the development and the area, to ensure that lighting does not affect highway safety and ensures the creation of a safer built environment in accordance with Policies Q2, Q3, Q7 and T6 of the Lambeth Local Plan (September 2015).	
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Cover Page

Replace Site Plan to include correct red line boundary:

No



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