



PLANNING APPLICATIONS COMMITTEE – ADDENDUM PUBLISHED 18 JANUARY

Date: **Tuesday 22 January 2019**

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 (Substitute), Councillor Ben Kind, Councillor Jessica Leigh, Councillor Marianna Masters, Councillor Joanne Simpson (Vice-Chair), Councillor Becca Thackray and Councillor Clair Wilcox (Chair)

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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Map



AGENDA

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

8. Addendum	Page Nos. 1 - 14
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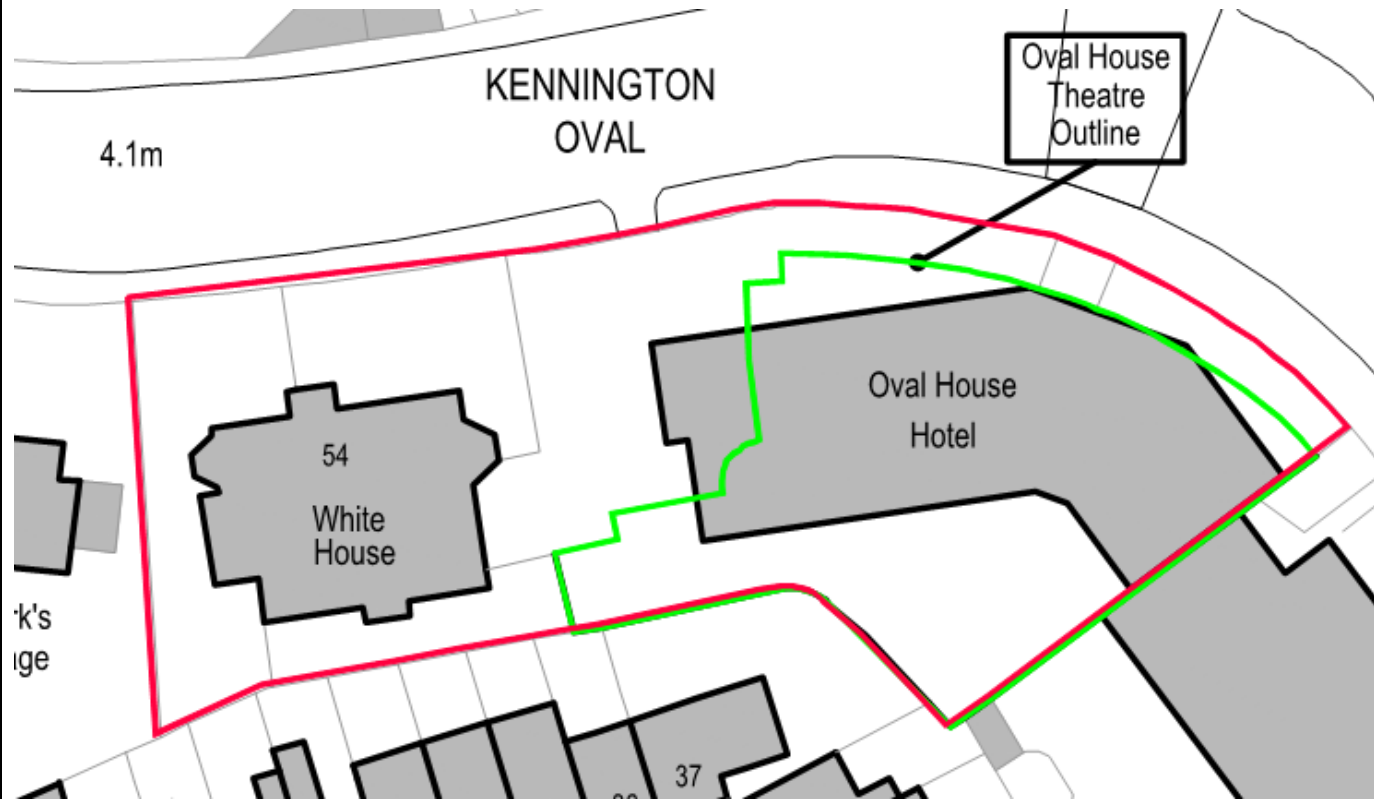
ITEM 3
Oval House Theatre
18/04183/FUL & 18/04184/LB

Page Number	Report Changes	Decision Letter Changes
17	<p>Amend paragraph 1.2 as indicated in bold:</p> <p>The theatre is located to the eastern part of the site and is a part one, part two storey brick building with a surface car park and delivery area to the west. Vehicular access is from Kennington Oval. The use of the existing theatre is ongoing. It is intended that the theatre shall relocate to a new facility on Somerleyton Road, Brixton which was approved by application ref 15/05282/RG3. It is understood that the replacement theatre will be completed by Autumn 2020. The existing building contains a number of rehearsal spaces and studios in addition to two theatres for public performances. Additionally, the building provides an ancillary café/bar with outdoor seating and office space.</p>	No
17	<p>Amend paragraph 1.3 as indicated in bold:</p> <p>The White House is to the west of the site, separated from the theatre by the aforementioned car park and was listed in March 1981. The building was the birthplace of Field Marshal Lord Montgomery. The building is three storeys in height with a basement below. The building is used partly by the theatre as office floorspace ancillary to the main building but small spaces are also rented out to small creative industry businesses.</p>	No

21

Insert additional figure after paragraph 6.1:

No



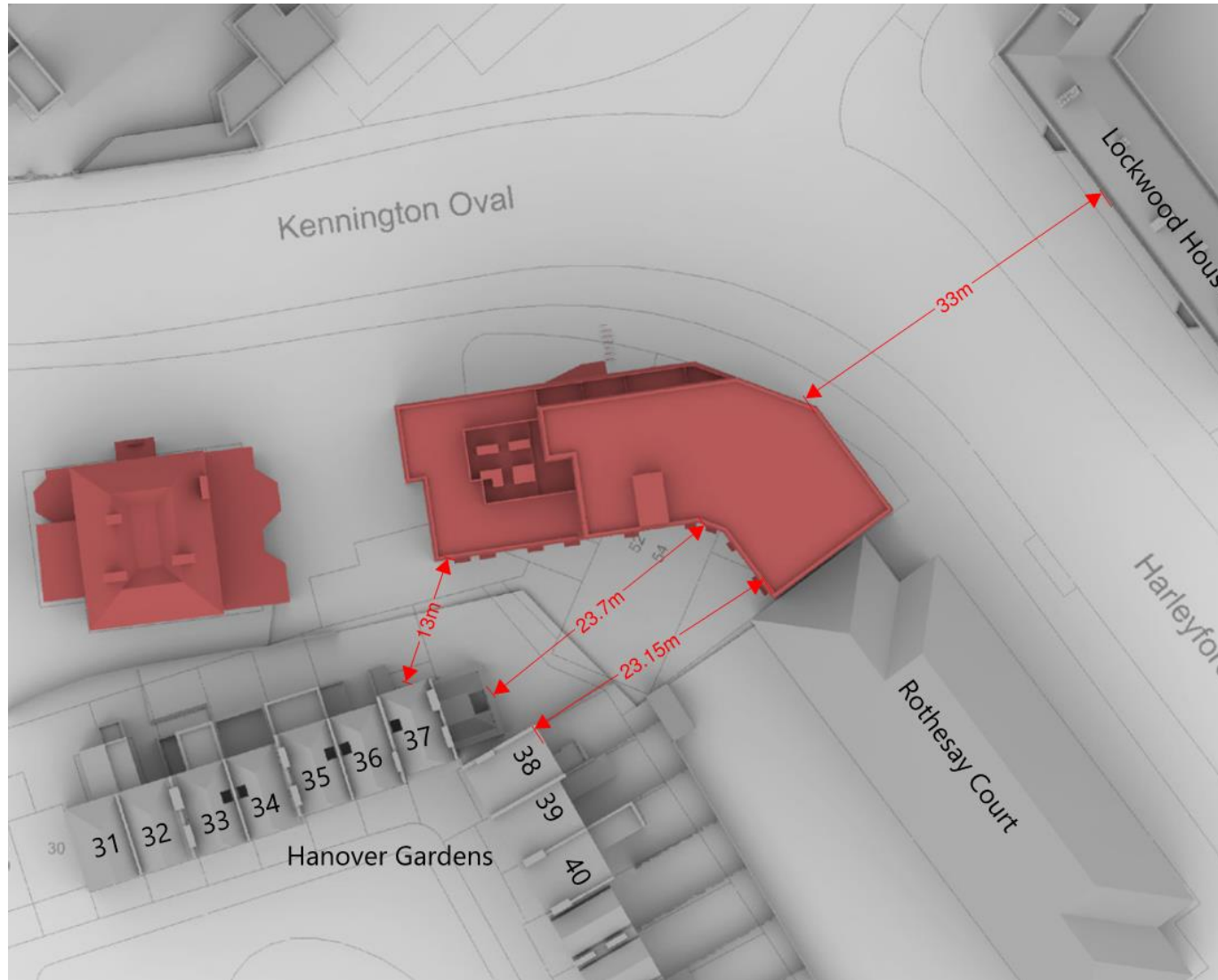
Proposed site plan with building line of existing theatre shown edged in green

33	<p>Amend paragraph 11.1.4 as indicated in bold:</p> <p>Finally, it is necessary to ensure that the replacement theatre is constructed. Officers have sought legal advice on how best to secure compliance with this policy requirement. It is recommended that a Grampian condition be attached which will require that no demolition of the existing theatre or site clearance shall commence until it is demonstrated to the satisfaction of the local planning authority that substantial implementation of the replacement theatre has occurred. Substantial implementation would be defined as completion of groundworks and substructure, and additionally the completion of the superstructure up to ground floor level. Additionally, it will be necessary for a construction programme and agreement to lease to be provided to demonstrate that the Oval House will be taking occupation of the Somerleyton Road theatre and the date on which this is anticipated. Currently, it is understood that completion of the theatre is anticipated for Autumn 2020. There will be an interim period of approximately three – four months where the Oval House will have vacated the existing site before the replacement facility has been completed. During this period, the theatre will not have a performance space but will continue to provide an artistic and educational community programme. Full details of this programme will be provided to the LPA prior to the demolition of the existing theatre. the submission of a signed development agreement and relevant build contracts to provide certainty that the Somerleyton Road theatre will be delivered. The Grampian condition will state that demolition works to the existing Oval House Theatre shall not commence until the aforementioned evidence has been submitted to and approved in writing by the Local Planning Authority. In the interim period, the theatre will relocate to a temporary facility which will allow the use to continue without significant interruption. The wording of the condition, as recommended, includes a requirement to provide evidence in the form of a lease agreement or equivalent to demonstrate that appropriate temporary accommodation has been secured.</p>	No
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51

Replace Figure 21 with the below image [annotations with separation distances have been added]

No



58	<p>Amend paragraph 14.1.16 as indicated in bold:</p> <p>The submitted report has assessed the impact on sunlight to neighbouring properties using the Annual Probable Sunlight Hours (APSH) test. The report shows that there would be some small reductions in APSH, but these would be minimal and residents would not notice any loss of sunlight. The reductions would be entirely within BRE target criteria. Any reduction in sunlight to the windows tested would be comfortably within BRE target criteria and residents would not notice any loss of sunlight.</p>	
84 & 98	Add letter from Oval House Theatre dated 9 January 2019 to approved documents list	Yes (full and LBC)
85	<p>Amend condition 5 as indicated in bold:</p> <p><i>Prior to the commencement of development a site hoarding strategy shall be submitted to and approved by the local planning authority outlining the following:</i></p> <ul style="list-style-type: none"> <i>o A plan showing the location of the site hoarding;</i> <i>o Details of displays on the site hoardings surrounding the site; and</i> <i>o Details of maintenance of the site hoarding including removal of graffiti and other measures to ensure the hoarding maintains an attractive and tidy appearance throughout the entire construction period.</i> <p><i>The strategy shall be submitted to and approved in a timescale to be agreed in writing with the Local Planning authority. The development shall thereafter be implemented in strict accordance with the approved details.</i></p> <p><i>Reason: To minimise danger and inconvenience to highway users and to ensure that the external appearance of the site is satisfactory (Policies T8 and Q2 of the London Borough of Lambeth Local Plan (2015)).</i></p>	Yes (full only)

88	<p>Amend condition 22 as indicated in bold:</p> <p><i>Prior to the commencement of the any use hereby permitted, an updated Delivery and Servicing Plan (based on the Plan submitted by TTP Consulting, dated September 2018) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter all deliveries and servicing to/from the relevant part of the development shall only occur in accordance with the approved Delivery and Servicing Plan subject to any amendments that are agreed in writing by the Local Planning Authority. The submitted details will include:</i></p> <ul style="list-style-type: none"> <i>o Commitment for all service vehicles to be FORS accredited</i> <i>o Details of the servicing and delivery requirements for the office floorspace within the White House and how this will be managed in conjunction with the approved hotel</i> <i>o The servicing and delivery times specified in other conditions</i> <i>o Details of the storage and collection of cooking oils</i> <p><i>Reason: To minimise danger, obstruction, and inconvenience to users of the highway (Policies ED12, T6 and T8 of the Lambeth Local Plan (2015)).</i></p>	Yes (full only)
89	<p>Amend condition 31 as indicated in bold:</p> <p><i>Prior to commencement of above ground building works, a specification of all proposed soft landscaping and tree planting has been submitted shall be submitted to and approved in writing by the Local Planning Authority. The scheme of soft landscaping shall include details of the quantity, size, species, position and the proposed time of planting of all trees and shrubs to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance and protection. In addition all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape shall be similarly specified. All tree, shrub and hedge planting included within the above specification shall accord with BS3936:1992, BS4043:1989 and BS8545:2015 and current Arboricultural best practice. The submitted details must demonstrate to the satisfaction of the Local Planning Authority that planting to the boundary will not be to the detriment of vehicular visibility splays when exiting the site and details of ongoing maintenance to ensure that adequate visibility splays retained thereafter.</i></p> <p><i>Reason: To ensure a satisfactory and appropriate landscape scheme relative to the development and to ensure the safe operation of the highway (Policies Q9, T6 and T8 of the London Borough of Lambeth Local Plan (2015)).</i></p>	Yes (full only)

90	<p>Amend condition 33 as indicated in bold:</p> <p><i>Prior to the commencement of development, including any demolition or of site clearance works, an ecological appraisal shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in full accordance with the approved details unless the prior written approval of the Local Planning Authority is obtained to any variation.</i></p> <p><i>Reason: To ensure the development would not be detrimental to the ecological value of the site (Policy EN1 of the London Borough of Lambeth Local Plan (2015)).</i></p>	Yes (full only)
90	<p>Amend condition 35 as indicated in bold:</p> <p>No development shall commence on site until a detailed Sustainable Drainage System (SuDS) Strategy document in accordance with the proposal set out in submission ref. AC19002-R3 (Rev:A) Oval House Hotel Drainage Strategy has been provided for approval by the Local Planning Authority. The Strategy Document must include details of the measures taken to manage the water quality for the life time of the development. The approved scheme for the surface water drainage shall be carried out and maintained in accordance with the approved details before the hotel development is first put in to use/occupied.</p> <p>Prior to the first occupation of the hotel development hereby approved, the approved scheme for surface water drainage, as set out within ref. AC19002-R3 (Rev:A) Oval House Hotel Drainage Strategy, shall be carried out and maintained thereafter in accordance with the approved details.</p> <p>Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality (Policy EN6 of the London Borough of Lambeth Local Plan (2015)).</p>	Yes (full only)

93	<p>Amend condition 55 as indicated in bold:</p> <p>Prior to the commencement of the hotel development hereby approved, detailed design, ground movement assessments and method statements for all of the foundations, basement and ground floor structures, or any other structures below ground level, including piling (temporary and permanent), shall be submitted to and approved in writing by the local planning authority in consultation with Transport for London. No development pursuant to the implementation of the hotel development hereby permitted shall commence until detailed design, ground movement assessments and method statements for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority in consultation with Transport for London. The submission shall comprises of, but not be limited to, the following:</p> <ul style="list-style-type: none"> o Provide details on all structures, with particular regard to basement and pile locations/dimensions; o Accommodate the location of the existing London Underground structures, tunnels and exclusion zones; o Accommodate ground movement arising from the construction thereof; o Mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels; and o Consider the potential impact to the Northern Line Extension of damage to other services (such as Thames Water assets) which are in close proximity to the NLE structures and tunnels. <p>The development shall thereafter be carried out in full accordance with the approved details. All structures and works comprised within the development hereby permitted which are required by the approved statements in order to procure the matters set out within this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.</p> <p>Reason: To ensure that the development does not impact on existing London Underground transport infrastructure (Policy 6.1 of the London Plan (2015) and Land for Industry and Transport SPG (2015)).</p>	Yes (full only)
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ITEM 4 260 Knight's Hill 17/03837/FUL		
Page Number	Report Changes	Decision Letter Changes
122	<p>Recommendation Para 4 has been amended as indicated in bold lettering</p> <p>In the event that the Section 106 Agreement is not completed within three months of committee, delegated authority is given to the Assistant Director of Planning, Transport and Development to refuse planning permission for failure to enter into a section 106 agreement for the mitigating contributions obligations identified in this report, Addendum report and/or the PAC minutes.</p>	None
125	<p><u>Amend section b) of the Executive Summary to read as follows:</u></p> <p><u>Density</u> The scheme has a density of 336.2 379 habitable rooms per hectare (hr/h) or 63 dwellings per hectare which is within the London Plan range of 200-450 hr/h for a location categorised by the GLA as being "urban" in nature and character. The proposed development is, therefore, considered appropriate given the site constraints and the need, in urban design terms, to ensure that the proposed building form is in keeping with the local context and that the completed development would not appear overbearing to the surrounding residential properties</p>	None
140	<p>Para 11.2 has been updated as indicated in bold lettering:</p> <p>11.2 The proposed development of 6 residential units on a 0.15 0.095ha, would generate a residential density of 484 63 units per hectare, or 379 habitable rooms per hectare which is within the medium range of the density considered appropriate by for this urban location. The proposal is therefore consistent with the London Plan density matrix.</p>	None

141	Numbering of paragraphs in section 12 from paragraph 11.2 onwards to be corrected and renumbered as 12.2, 12.3 and so forth.	None
144	<p>Insert additional sentence to paragraph 13.5 to provide additional clarity and to read as follows:</p> <p>Members are advised that despite the large expenses of glazing, the development would still achieve the required 35% reduction in carbon emissions over Part L of the Building Regulations (2013).</p>	None
144	<p>Insert additional sentence to paragraph 13.11 to provide additional clarity and to read as follows:</p> <p>All are easily adaptable and conditions has been imposed to ensure one unit is accessible.</p>	None
145	<p>Insert additional sentence to paragraph 13.18 to provide additional clarity and to read as follows:</p> <p>All windows/doors in the residential unit nearest to the carwash will be openable however, the unit will also be provided with a mechanical ventilation mechanism to be operated if and when the occupiers wish to close all the windows/doors where noise or air pollution requires it.</p>	None
151	<p>Insert the following text in section 22 for consistency with the amend at para 4 above</p> <p>4. In the event that the Section 106 Agreement is not completed within three months of committee, delegated authority is given to the Assistant Director of Planning, Transport and Development to refuse planning permission for failure to enter into a Section 106 agreement for the mitigating obligations identified in this report, addendums and/or the PAC minutes.</p>	None

ITEM 5 575 Wandsworth Road, London, SW8 3JD 18/03997/FUL		
Page 172, paragraph 4.4	<p>Under paragraph 4.4 the following is included:</p> <p>The building closes during the winter months to allow for essential conservation and maintenance to protect the work of Khadambi Asalache and the building fabric, in line with the standard season for historic houses of March to October. This activity includes a full annual clean of the interiors and collection by the National Trust House Steward and a team of volunteers entailing over 300 volunteer hours and 250 hours of staff time. The National Trust also carries out remedial conservation work during this time (floor paintings, fretwork, clock, book repairs) and over this winter (2018/2019) The National Trust have been working on the garden restoration project, including building work which would be disruptive to visitors during the open season.</p> <p>The National Trust advised that the closure of historic properties during the winter is normal practice for the Trust to avoid heating for cost, conservation and sustainability reasons. At 575 Wandsworth Road Mr Asalache's work in wood is particularly susceptible to fluctuations in temperature and humidity; this is avoided by maintaining the property at a 'conservation heating' temperature level.</p> <p>The National Trust advised that except for conservation, cleaning and maintenance work the building is not used for other purposes on non-visitor days.</p> <p>Over the winter the property team comprises one full time and one part time member of staff (3 days/week) who are responsible for all elements of running the property, including risk/compliance, environmental, volunteer, fundraising, marketing, financial and commercial management.</p>	No
Page 172, Paragraph 5.1	<p>Under paragraph 5.1 the following is included:</p> <p>The planning application ref. 14/00524/FUL was withdrawn because further information was required in relation to visitor management. This application related to the change of use of 575 Wandsworth Road and the partial change of use of 577 Wandsworth Road. The National Trust advised that part of number 577 was used for visitor reception and as a cloakroom and shop so as to protect the fragile interiors of 575 from wear and tear.</p>	No

	<p>The National Trust advised that with the private sale of 577 by a third party, it was no longer possible for the National Trust to make use of it for museum-related purposes, hence there was a protracted period of uncertainty whilst alternative arrangements were developed to facilitate a safe visitor experience with all activities taking place within 575 Wandsworth Road. During that period the Trust's focus was on developing the visitor experience and conserving Mr Asalache's work. Unfortunately, re-submit the application for the change was delayed.</p>	
<p>Page 172; Paragraph 6.4.1</p>	<p>Paragraph 6.4.1. to be amended as follows:</p> <p>The Conservation Officer raised no objections and noted that the proposed change of use would not harm the special architectural or historic interest of the building.</p> <p>The Conservation Officer advised that although the property was listed prior to Khadambi Asalache ownership, the work that he carried out is now considered to form part of the building's special architectural and historic interest, resulting in an extraordinary interior."</p>	<p>No</p>
<p>Page 174; Paragraph 8.7</p>	<p>Under paragraph 8.7 the following is included:</p> <p>The National Trust advised that members of the public who are not National Trust members can book a tour of the building. In 2018, 30% of visits were made by non-members at a cost of £8 a ticket and 10% of visits were for local residents for free. In 2019 it is planned to increase the number of free visits to 20%.</p> <p>The National Trust further advised that from a sample postcode analysis of bookings for September 2018 some 57% of bookings for tours were made by people with London postcodes, about half of which were for South West London postcodes. During 2018 the Trust took part in the Lambeth Heritage Festival, Museums at Night and Heritage Open Days which generated interest from a local audience and our targeted community work has centred on audiences in postcode SW8.</p> <p>The National Trust offered 36 free taster tours for local residents during St Paul's summer fair and also at the Lambeth County Show. In addition, the Trust took part in Heritage Open Days last Autumn, offering 18 free visits, and also offered 18 free family tours as part of a partnership developed with Heathbrook Primary School. The national trust advised that more free visits are planned for 2019.</p>	<p>No</p>

	<p>The National Trust planning agent also advised that, the Trust's community networking over the last year has been directed at raising the profile of 575 Wandsworth Road locally and inviting local communities to visit the house for free through targeted engagement with local schools, charities and other organisations. In 2018 there were 171 free visits, representing 10% of total visits. In 2019 the intention is to increase the number of such visits to over 400.</p>	
<p>Paragraph 174, Page 11.3</p>	<p>Officers discussed the recommended condition for Security and Fire strategy management plan with the Design Out Crime Officer and with the London Fire Brigade Heritage team leader. The main risks associated with the property are (i) someone breaking in and (ii) a fire. The mitigating measures would include:</p> <ul style="list-style-type: none"> • The doors and windows to be secured in a way that it does not impact the listing of the building and a motion alarm system; • Fire detection and warning alarm system and fire rescue plan with appropriate signing marking the exits. The property would need to comply with the Regulatory Reform (Fire Safety) Order 2005. <p>The particular measures to be put in place will be discussed after a site inspection and agreed with the Metropolitan Police and the London Fire Brigade Heritage team. Both consultees had advised that the property is capable to comply with the security and fire safety requirements. The emergency services would provide advice to the National Trust on how to keep the building safe and the recommended condition would ensure that a management plan is agreed between the parties.</p>	<p>No</p>

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