



PLANNING APPLICATIONS COMMITTEE – SECOND ADDENDUM PUBLISHED 22 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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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).

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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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ITEM 3
Oval House Theatre
18/04183/FUL & 18/04184/LB

Page Number	Report Changes	Decision Letter Changes
33	<p>Since the first addendum was published on Friday 18th January, officers have received clarification of the following:</p> <ul style="list-style-type: none"> • The replacement theatre at Somerleyton Road is expected to be completed in Autumn 2020 and building works are anticipated to commence by the end of this year. • The development agreement for the delivery of the replacement theatre, as referred to in condition 6, will be between Homes for Lambeth (HfL) and Galliford Try. • Ovalhouse Theatre (OHT) will enter into an agreement to lease with Homes for Lambeth. There will be an obligation within the lease for HfL to deliver a theatre to the plans and specifications agreed under planning permission 15/05282/RG3. Upon completion of the theatre, OHT will enter in a 250 year lease with Lambeth Council • Ovalhouse Theatre are expected to vacate the application site in June 2020. There is expected to be an interim period of 3-4 months between OHT vacating the existing site and completion of the replacement theatre at Somerleyton Road. • Ovalhouse Theatre have secured temporary accommodation for the interim period. This will comprise of the Jardine Suite within the Oval Cricket Ground. The suite is suitable for use as a performance space and can accommodate a theatre set up with a capacity of 450. Surrey County Cricket Club (SCCC) have confirmed in writing to the LPA that this space will be available for the entirety of the interim period prior to the completion of the replacement facility. <p>At the time of writing the first addendum, the theatre had been unable to secure temporary accommodation. Surrey County Cricket Club have confirmed that they will be providing OHT with a specific suite during the interim period. OHT have confirmed that the Jardine Suite can be fitted out to the theatre's requirements. Office space will also be provided for OHT within the cricket ground. Officers are therefore satisfied that OHT are capable of securing adequate temporary accommodation that will allow the theatre to continue to operate during the interim period. Accordingly, condition 6 requires the submission of a lease agreement and floor plans to demonstrate, to the satisfaction of the LPA, that the temporary facility has been secured and is suitable for purpose.</p>	No

	Homes for Lambeth have clarified that the development agreement will be between Galliford Try and themselves. Officers consider that the involvement of Homes for Lambeth provides additional security and certainty with regard to the delivery of the replacement theatre, noting that they are a developer and will be working with a well-established building contractor. Accordingly, the provision of a development agreement and build contract is considered sufficient to demonstrate that the replacement theatre will be delivered. Condition 6 (see below) requires the submission of the two documents to the LPA prior to the commencement of any demolition or site clearance works.	
84 & 98	Add the following documents to the approved documents list: <ul style="list-style-type: none"> • Letter from Ovalhouse Theatre dated 21/01/2019 • Letter from Surrey County Cricket Club dated 21/01/2019 • Supplementary Note on Servicing and Coach Vehicle Activity dated 17/01/2019 prepared by TTP Consulting 	Yes (full and LBC)
85	Amend condition 6 as indicated in bold: <p><i>No development, including demolition and site clearance, shall commence until documentary evidence in the form of a development agreement and build contract relevant evidence, including but not limited to, build contracts and a development agreement has has been submitted to the Local Planning Authority to demonstrate to its satisfaction that the theatre shall be re-provided elsewhere in the Borough.</i></p> <p><i>The evidence must demonstrate that the replacement theatre shall be of an equal or better quality than the existing theatre including the quantum of floorspace and provision of specialist facilities.</i></p> <p><i>In the event that the replacement theatre is not available for occupation prior to commencement of the development hereby permitted, details of a lease agreement with Ovalhouse Theatre to secure the provision of a temporary theatre shall be submitted to and approved in writing by the LPA. The lease agreement must demonstrate that the temporary theatre accommodation will be available prior to the commencement of the development hereby permitted and for the duration of the construction of the replacement theatre.</i></p> <p><i>Reason: To ensure that there is no loss of a community facility within the Borough (Policy S2 of the Lambeth Local Plan (2015)).</i></p>	Yes (full)

ITEM 5:		
575 Wandsworth Road, London, SW8 3JD		
18/03997/FUL		
Page 174; Paragraph 8.7	<p>The first addendum published on Friday, 18th January 2018 provided information about the visitors, open days and free tickets. In addition the following clarification is provided:</p> <p>The National Trust estimated that in 2018 there were about 400 visitors to 575 Wandsworth Road from Lambeth, this equates to about 20% of the total number of visitors (2,000). Of the Lambeth visitors approximately 200 (50%) were involved in free visits to the museum with free visits being 10% of the total number of visits. The National Trust have advised that they intend to increase the number of free visits to 20% (or 400) in 2019.</p>	No
Page 176 Paragraph 12.7	<p>Paragraph 12.7 to be amended as follows:</p> <p>“The application site does not have car parking and the proposal has no provision for car parking or cycle parking. The Transport Officer recommended that two cycle parking spaces are provided: one for staff and one for visitors. It would not be appropriate to provide cycle parking storage to the rear because it is not easily assessable location as there are two sets of stairs from the front of the house to rear garden and provision internally is unacceptable because it would impact the significance of the listed building. On this basis, the cycle parking is to be provided in the front garden It is also not appropriate to provide cycle storage within the front garden, because (i) it is very small (as shown on the images below) and it is likely to impact the safe access to the front doors at basement and ground floor level; and (ii) the National Trust are planning to restore an iron gate in its original position at the entrance. Officers consulted with the Transport Officer and Highways and considered that the provision of cycle parking on the pavement to the front of the building would be the best option. This would ensure that the cycle parking is easily assessable, does not impact on the safe access to the building and does not affect the special significant of the listed building. It is also noted that there is existing cycle parking on the pavement further down the street (as shown on the diagram below). Final details of the design of the cycle parking spaces is to be secured by Condition 3.”</p> <p>Photographs of the existing front Garden:</p>	No



Diagram showing existing cycle parking on the street and the location of the proposed cycle parking:



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