



PLANNING APPLICATIONS COMMITTEE – ADDENDUM PUBLISHED 08 FEBRUARY

Date: **Tuesday 12 February 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 Nicole Griffiths (Substitute), Councillor Ben Kind, Councillor Jessica Leigh, Councillor Marianna Masters, Councillor Joanne Simpson (Vice-Chair), 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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Map



AGENDA

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

	Page Nos.
6. Addendum	1 - 14

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ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

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REPORT CHANGES

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<u>ITEM 3</u>		
<u>237 Brixton Hill (Brixton Hill) 18/00441/FUL</u>		
Page Number	Report Changes	Decision Letter Changes
18	<p>Amendment as follows:</p> <ol style="list-style-type: none"> 1. Resolve to grant conditional planning permission subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 containing the planning obligations listed in this report. 2. Agree to delegate authority to the Assistant Director of Planning, Transport and Development to: <ol style="list-style-type: none"> a. Finalise the recommended conditions as set out in this report, addendums and/or PAC minutes; and b. Negotiate, agree and finalise the planning obligations as set out in this report, addendums and/or PAC minutes pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended). 3. In the event that the committee resolves to refuse planning permission and there is a subsequent appeal, delegated authority is given to the Assistant Director of Planning, Transport and Development, having regard to the heads of terms set out in this report, addendums and/or PAC minutes, to negotiate and complete a document containing obligations pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) in order to meet the requirement of the Planning Inspector. <p>1. <u>Defer the consideration of this application to a later meeting date.</u></p>	No
80	<p>Amendment as follows:</p>	No

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	<p>21.1 Grant conditional planning permission subject to the satisfactory completion of a Section 106 Agreement. Delegate authority to the Assistant Director of Planning and Development to finalise the conditions and the S106 agreement.</p> <p>21.2 Delegate authority to the Assistant Director of Planning and Development to refuse planning permission in the event that the S106 agreement is not completed (by 18th March 2019) on the grounds that the development would have an unacceptable impact on affordable housing, transport and highways, sustainability, and local labour in construction.</p> <p>21.3 In the event that the committee resolves to refuse planning permission and there is a subsequent appeal, delegated authority is given to Officers, having regard to the heads of terms set out in the report, to negotiate and complete a Section 106 agreement in order to meet the requirements of the Planning Inspector.</p> <p>21.1 <u>Defer the consideration of this application to a later meeting date.</u></p>	

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<u>ITEM 4</u>		
<u>6 Lansdowne Hill (Knight's Hill)</u>		
<u>18/00580/FUL</u>		
Page Number	Report Changes	Decision Letter Changes
106	Amend recommendation 1 as below: 1. Resolve to grant conditional planning permission subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) containing the planning obligations listed in this report and any direction as may be received following further referral to the Mayor of London.	Yes

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Insert additional figure after paragraph 11.4.1:



Proposed Privacy Screen Detail

No

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Insert additional figure after paragraph 11.4.3:

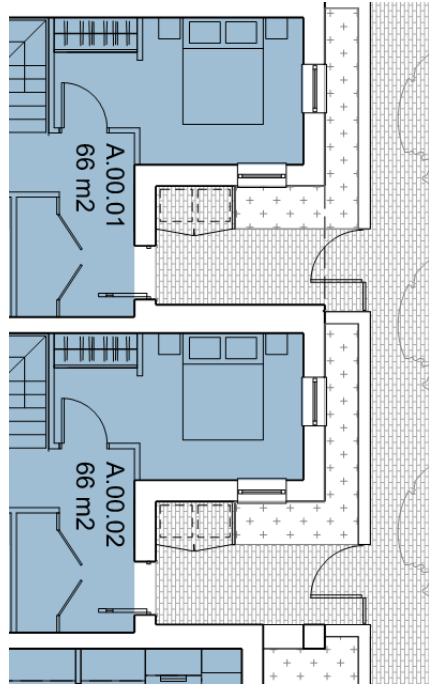


Illustration of the secondary opening to the recessed entrance

No

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145 and 189	<p>Amend paragraph 11.8.2 as below:</p> <p>It is proposed to provide two shared amenity spaces at lower ground floor level (86 m2 and 91 m2), to the rear of the residential blocks, accessed from the respective cores. There would also be a shared roof terrace at fifth floor level (142 m2), again accessed from both cores. The lift serving Block B terminates on the fourth floor. While occupants could access the shared amenity space (roof terrace) on the fifth floor, by stairwell, officers acknowledge that this may preclude access for less abled residents. An amended plan could be introduced to extend the circulation core to include a lift to reach the roof terrace. However, officers note that the residents of Block B have access to a Shared Amenity Space (91 m2) on the Lower Ground Floor, and each of the eleven individual residential units served by core B would have direct access to a private external amenity space (combined balcony or terrace provision of 185 m2). If Block B was assessed in isolation, it would be required to provide 160 m2 of external amenity space. It would exceed this requirement (policy H5). Notwithstanding this, a condition is recommended to secure a management plan that would ensure that those with reduced mobility would have access to the lift at Block A (access to a fob or other means), to ensure access to the additional 142 m2 of external amenity space. A condition is recommended to secure a management plan that would ensure that those with reduced mobility would have access to the lift at Block A (access to a fob or other means).</p> <p>As it is proposed to remove condition 50 (explained below), a replacement condition could instead read:</p> <p><u>Access Management Plan</u></p> <p>Before the first occupation of the development hereby approved, a management plan shall be submitted to and approved in writing by the Local Planning Authority, to ensure that those with reduced mobility would be provided with the means of admittance to Block A to gain access to the shared amenity space (roof terrace) on the fifth floor, and thereafter, any changes to those access arrangements (whether by key, fob, or code etc.) for the lifetime of the development.</p> <p>Reason: To assure that those with reduced mobility would benefit from access to the shared amenity space (roof terrace) on the fifth floor.</p>	Yes

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175 and 176	<p>Amend condition 6 to secure additional details:</p> <p>Notwithstanding the details shown on the drawings or supporting information hereby approved, above ground works shall not commence until drawings (at scale 1:10 or 1:5 where necessary) showing all external construction detailing of all development have been submitted to and approved by the Local Planning Authority in writing, unless otherwise agreed in writing by the Local Planning Authority. The drawings shall include details of:</p> <ul style="list-style-type: none"> i. Detailed elevations; ii. Details of windows (including technical details, elevations, reveal depths, plans and cross sections); iii. Details of terraces and balconies (including soffits), balustrades and privacy screens (to units (B.01.02, B.02.03, B.03.03, and B.04.02); iv. Details of obscure glazing on the south elevation of Block B (four windows), and identified sensitive sensitive units (to include A.00.03, A.00.01 and A.01.02). In addition, the lower 800 mm of all full height bedroom windows throughout the development shall be obscure glazed. v. Details of entrances, canopies and doors (including technical details, elevations, surrounds, reveal depths, plans and sections); vi. Details of roof treatments, cills and parapets; vii. Details of rainwater goods (including locations and fixings); viii. Details of external amenity roof terrace to include furniture, and landscaped buffer which would prevent overlooking between unit A.06.04 and the shared amenity space. In addition, the landscaping scheme shall include permanent planters for soft landscaping, compost bins, a tap for irrigation, seating, shade and shelter for users; ix. Details of parapets; x. Details of brick course details, textures and tones; xi. Details of balustrades and privacy screens; xii. Details of the all entrances (including the lower ground floor own-door units, to include front gates, railings and measures to ensure defensible space); xiii. Details of metal cladding; xiv. Details of a lighting strategy; xv. Vents, extracts, flues and ducts; and xvi. Sections of access cores 	Yes

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	Reason: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area (Policies Q2, Q6, Q7, and Q8 of the Lambeth Local Plan 2015).	
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177	<p>Amend condition 11 to read:</p> <p>Prior to the commencement of the above ground works hereby permitted first occupation of the development hereby approved, details of the two pedestrian access routes through to the York Hill Estate, shall be submitted to and approved in writing by the local planning authority. The new pedestrian access routes shall be installed in accordance with the approved details.</p> <p>Reason: To minimise danger, obstruction and inconvenience to users of the highway (policies T1, T6 and T8 of the Lambeth Local Plan (2015)).</p>	Yes
177	<p>Amend condition 16 to read:</p> <p>Prior to the commencement of development development above ground works, a scheme of noise and vibration attenuation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve the habitable and commercial room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and must include details of post construction validation. The approved noise and vibration attenuation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.</p> <p>Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of future occupiers (Policy S2 of Lambeth's Core Strategy).</p>	Yes
178	<p>Amend condition 17 to read:</p> <p>Prior to the commencement of development development above ground works, a scheme of measures to ensure that all residential units have access to amenity space within the development where noise levels do not exceed 55dB LAEQ (16 hour) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of post construction validation. Thereafter the development shall be carried out in accordance with the approved details and a separate validation report shall be submitted to and approved in writing by the Local Planning Authority 3 months prior to occupation.</p> <p>Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of future occupiers (Policy Q2, Amenity - Lambeth Local Plan 2015).</p>	Yes

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179	<p>Amend condition 18 to read:</p> <p>Notwithstanding details shown on the approved plans, no occupation of Site 1 or Site 2 shall commence until full details of the children's play space provisions have been shall be submitted to and approved in writing by the local planning authority and the development has been implemented in accordance with the approved details.</p> <p>Reason: To ensure appropriate provision for children's play on site. (Policy 3.6 of the London Plan 2016 and Policy H5 of the Lambeth Local Plan (2015)).</p>	Yes
182	<p>Amend condition 29 to read:</p> <p>No development other than site clearance and demolition shall take place until details of the final drainage strategy, the implementation, the maintenance and the management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:</p> <p>a) the final surface water drainage design to scale, showing all connections, b) a timetable for its implementation, and c) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.</p> <p>Reason: To manage the water environment of the development and mitigate the impact on flood risk, water quality, habitat and amenity value (policies EN5 and EN6 of the London Borough of Lambeth Local Plan (2015)).</p>	Yes

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189	<p>Further consultation with the Environmental Health Consultant confirmed that a Basement Risk Assessment condition would not be required as there is no basement proposed. Other excavation matters should be subject to Building Control and construction management controls. Therefore, it is proposed to remove condition 50:</p> <p>Basement Risk Assessment (Hydrogeology)</p> <p>50 No development shall take place until a Basement Method Statement and Flood Risk Assessment have been submitted to and approved in writing by the Local Planning Authority. This statement shall include details regarding:</p> <p>(a) Detailed site specific analysis of hydrological and geotechnical local ground conditions; (b) Analysis of how the excavation of the basement may impact on the water table and any ground water floor, and whether water perched is present; (c) Details of how flood risk, including risk from groundwater and surface water flooding has been addressed in the design, including details of any proposed mitigation measures; (d) Details of measures proposed to mitigate any risks in relation to land instability; (e) Demonstration of how cumulative effects have been considered; (f) A comprehensive non- technical summary document of the assessments provided and information submitted against (a) to (e) of this condition.</p> <p>Reason: Development must not commence before this conditions is discharged to avoid hazard in relation to land instability and increased flood risk caused by the basement excavation (Paragraph 121 of the National Planning Policy Framework 2012 and Policy EN5 of the Lambeth Local Plan (2015).</p>	Yes

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192 and 193	<p>At Documents:</p> <p>Acoustic Design Statement (Airo Jan 2018), Air Quality Assessment (Air Quality Consultants Jan 2018), Addendum to DAS (Jan 2019), Affordable Housing Statement (Oct 2018), Arboricultural Report (David Clarke Chartered Landscape Architect and Consultant Arboriculturist Ltd), Background and Marketing Report for Leyton Clubs (London) Ltd (Nov 2017 and Amended), BRE Daylight Preliminary Assessment (04/07/2018), BRE Daylight and Sunlight Study (Neighbouring) (21/12/2018), Commercial Report (Boyer Feb 2018), Conceptual Construction Management Plan (Engineeria Jan 2018), Cover Letter (Oct 2018), Cycling Environmental Review (Yes Engineering Group Ltd Jan 2018), Daylight and Sunlight Study (Within Development; 7 Sep 2018 updated December 2018), Delivery and Servicing Plan (Yes Engineering Group Ltd Jan 2018), Energy Statement (Sep 2018), Flood Risk Assessment (RPS Jan 2018), Geotechnical Investigation (Herts & Essex Site Investigations May 2016), Pedestrian Environmental Review (Yes Engineering Group Ltd Jan 2018), Phase I Desk Top Study Report (Herts & Essex Site Investigations May 2016), Phase II Environmental Report (Herts & Essex Site Investigations May 2016), Planning Statement (Boyer Feb 2018), Preliminary BREEAM Report (Sep 2018), Letter from Yes Engineering (Aug 2018), Letter from Airo (Aug 2018), Letter from Herts & Essex Site Investigations (Aug 2018), Letter from RPS (Aug 2018), Letter from AJ Energy Consultants Ltd (Sep 2018), Letter from David Clarke Chartered Landscape Architect and Consultant Arboriculturist Ltd (Aug 2018), Letter from Air Quality Consultants (Aug 2018), Sustainability Statement (AJ Energy Consultants Ltd Dec 2017 updated January 2018), Transport Assessment (Yes Engineering Group Ltd Jan 2018),</p>	Yes

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	Travel Plan (Yes Engineering Group Ltd Jan 2018), Viability Report (Boyer Feb 2018)	
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<u>ITEM 5</u>		
<u>Streatham and Clapham High School (St Leonard's) 18/04221/VOC</u>		
Page Number	Report Changes	Decision Letter Changes
200	Amend recommendation as follows: 1. Resolve to grant conditional planning permission. 2. Agree to delegate authority to the Assistant Director of Planning, Transport and Development to finalise the recommended conditions as set out in this report, addendums and/or PAC minutes. 1. <u>Defer the consideration of this application to a later meeting date.</u>	No
233	Amend recommendations (paragraph 9) as follows: 1. Resolve to grant conditional planning permission. 2. Agree to delegate authority to the Assistant Director of Planning, Transport and Development to finalise the recommended conditions as set out in this report, addendums and/or PAC minutes. 1. <u>Defer the consideration of this application to a later meeting date.</u>	No

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