

PLANNING APPLICATIONS COMMITTEE – SECOND ADDENDUM

Date: **Tuesday 11 February 2020**

Time: **7.00 pm**

Venue: **Committee Room (B6) - Lambeth Town Hall, Brixton, London, SW2 1RW**

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Members of the Committee

Councillor Scarlett O'Hara, Councillor Malcolm Clark, Councillor Ben Kind, Councillor Joanne Simpson (Vice-Chair), Councillor Becca Thackray, Councillor Clair Wilcox (Chair) and Councillor Timothy Windle

Substitute Members

Councillor Liz Atkins, Councillor Jennifer Brathwaite, Councillor Marcia Cameron, Councillor Joe Corry-Roake, Councillor Nigel Haselden, Councillor Jessica Leigh, Councillor Marianna Masters, Councillor Jennie Mosley, Councillor Mohammed Seedat and Councillor Sonia Winifred

Further Information

If you require any further information or have any queries please contact:
Lara Edwards, Telephone: 020 7926 6816; Email: ledwards@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) (Green 020 7926 2225).

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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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ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

<u>ITEM 3</u>		
19/02496/FUL Broomwood Hall School, 3 Garrads Road (St Leonards)		
Page number	Amendment	Change to decision notice?
Page 24	<p>Addition of Streatham Society comment as follows:</p> <p>Streatham Society – Comment made via email 09.02.2020 as follows:</p> <p>The Streatham Society is a registered charity and the recognised local amenity organisation for Streatham.</p> <p>The above planning application, which is to be considered by the planning committee at their meeting on Tuesday February 11th, calls for the erection of a part two-storey (plus basement), and part single-storey (plus basement) side extension to provide a multi-purpose hall, kitchen, classroom, lift and ancillary facilities with a new pedestrian and refuse access, cycle and refuse storage, together with associated landscaping and ancillary works.</p> <p>Whilst the Society is in favour of improved educational facilities in Streatham, the proposed extensions form a major development within the site and will, in the Society's opinion, have an adverse impact on the conservation area in which this property is located.</p> <p>No. 3 Garrads Road makes a major contribution to the Garrads Road streetscape which forms part of the Streatham Park and Garrads Road Conservation Area. In addition the importance of the property is further highlighted by being included on the Lambeth local list of buildings of architectural and historic importance within the borough.</p> <p>Of equal importance to the appearance of the property is the setting in which it is situated. This is clearly confirmed in the Conservation Area Appraisal (CAA) which emphasizes the importance of gardens, greenery and the spaces between buildings and makes specific mention that trees and leafy open and private garden space are central to the character and appearance of the</p>	No

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	<p>conservation area and that the relationship between buildings and landscape is historically important.</p> <p>The proposed extension to the side of the property, fronting onto Garrads Road, is in direct conflict with this. The appraisal clearly identifies as "the greatest threat to the character and appearance of the area" being such infills. This is also highlighted in council Policy Q11 which states that in "development affecting heritage assets, the retention of established spatial standards may deem all side extensions unacceptable."</p> <p>In addition it is the Society's view that the proposed extension along the boundary with No 1 Garrads Road does not preserve or enhance the character or appearance of the conservation area and therefore is in direct conflict with Heritage Policy Q22.</p> <p>The CAA specifically mentions that "glimpse views between buildings and across back gardens allow an appreciation of the spatial qualities of the area" and the Society is of the view that this extension will have an adverse impact on such views as seen from the garden of No 1 Garrads Road and from the views obtained from Mount Ephraim Lane.</p> <p>In addition the Society is concerned at the reduction in garden area these extensions will produce. The area of natural garden to the property is already seriously compromised by an extensive area used as a games court with a hard surface covering. This results in a major part of the garden being devoid of vegetation as the artificial surface of the games court can hardly be referred to as a traditional garden feature.</p> <p>Council policy Q11 states that as a general rule no rear extensions should exceed more than 30% of the volume of a rear garden. It is likely that the games court already comes close, or may even exceed, this quota and the Streatham Society cannot support a further reduction of garden space for building purposes within the conservation area.</p> <p>The Streatham Society supports local residents and others in objecting to this planning application which in the Society's opinion will have an adverse impact on the Conservation area in which the property is located.</p> <p>As a member of the Streatham Society is not available to address the planning committee we</p>	
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	<p>would be grateful if this letter could be placed before the Committee when they come to consider this application on Tuesday evening so they can be made aware of the Society's views on this matter.</p> <p>Yours faithfully,</p> <p>THE STREATHAM SOCIETY</p>	
Page 25	<p>Amend Paragraph 6.3 as follows:</p> <p>1.1 Other Consultees</p> <p>London Borough of Wandsworth – no response received Streatham Society – no response received Streatham Action – no response received Friends of Unigate Woods – no response received Twentieth Century Society – no response received</p>	No
Page 25	<p>Amend paragraph 6.4.2 to read as follows:</p> <p>In response to the publicity of the application 32 letters (31 objections, 1 in support) of representation have been received which are summarised below:</p>	No
Page 34	<p>Insert new paragraph below consultation table:</p> <p>6.4.3 Following the publication of the agenda on 30.01.2020 a further eight letters of objection have been received. The section entitled 'Planning Applications Committee (PAC) FAQs – Your questions answered' states at point 5: Written representations, including any letters, petitions or photos should be:</p> <ul style="list-style-type: none"> • sent to the relevant case officer listed on the front page of the officer report preferably by email. 	No

- **Sent by 12 noon two clear working days before the meeting. Meetings are normally on a Tuesday, so the deadline would be 12 noon by the Thursday before the meeting.**

Officers note that three letters of objection were received from previous objectors prior to the 12 noon deadline (Thursday 06.02.2020). Officers consider that such representations would amplify previous objections and would not introduce any new issues over that already considered. They include matters relating to Heritage, Amenity, Noise and Transport considerations. However any new material planning objections are addressed in the following table:

Comment	Officer's Response
<u>Transport</u>	
<p>No information about staff parking. The application is for an extension to accommodate senior school pupils in years 9-11. The school will presumably need to provide a curriculum need to provide a curriculum that offers at least 10 GCSE options. The school estimate circa 9 teachers but there will almost certainly need to be more and there will be support staff. Concerns regarding car parking capacity for staff.</p>	<p>The application states that it is anticipated that the secondary school would provide places for up 120 pupils aged 13-16 years of age and approx.12 full time staff members. The number of staff serving the existing pre-preparatory school for children aged 4-8 years of age is 14 full time staff members. Therefore the number of full time staff members would be reduced in comparison to the existing situation.</p>

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	<p><u>Other</u> A member's site visit should be arranged.</p>	<p>A member's site visit is not considered necessary in the case of this planning application</p>					
<p>There have been five letters of representation received after the 12 noon deadline (Thursday 06.02.2020). All of these letters are from previous objectors. Officers consider that such representations would amplify previous objections and would not introduce any new issues over that already considered. They include matters relating to Heritage, Amenity, Noise and Transport considerations</p>							
<p>New material planning objections are summarised in the following table:</p>							
<table border="1"> <thead> <tr> <th data-bbox="528 876 1055 919">Comment</th> <th data-bbox="1055 876 1695 919">Officer's Response</th> </tr> </thead> <tbody> <tr> <td data-bbox="528 967 1055 1390"> <p><u>Design</u></p> <p>Officers have not referred in full to para's 3.15-3.16 of the adopted Supplementary Planning Document entitled 'Building Alterations and Extensions'. (2015)</p> <p>The report does not reference the structure above garden level and is highly misleading.</p> </td> <td data-bbox="1055 967 1695 1390"> <p>Officers consider that the scheme would comply with the aims of this part of the SPD. Refer to para 9.11 and 9.12 of the report.</p> <p>Reference to this part of the scheme is found at para 9.12 and 9.14 and is described as the 'eastern section'</p> </td> </tr> </tbody> </table>				Comment	Officer's Response	<p><u>Design</u></p> <p>Officers have not referred in full to para's 3.15-3.16 of the adopted Supplementary Planning Document entitled 'Building Alterations and Extensions'. (2015)</p> <p>The report does not reference the structure above garden level and is highly misleading.</p>	<p>Officers consider that the scheme would comply with the aims of this part of the SPD. Refer to para 9.11 and 9.12 of the report.</p> <p>Reference to this part of the scheme is found at para 9.12 and 9.14 and is described as the 'eastern section'</p>
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	<p>The dimensions of the box structure should be referenced.</p> <p><u>Transport</u> Planning application reference: 19/02374/VOC has been approved.</p>	<p>This part of the scheme would be approx.. 2.82m high, 16.19m in length and 9.9m wide.</p> <p>Officers wish to establish that this application was approved on 3rd October 2019.</p>	
<p>Page 54</p>	<p>Amendment to condition 16 (change in bold), to read:</p> <p>The mechanical plant (supply fan and kitchen extract unit as described within the approved document entitled ‘Acoustic calculations for selected M&E Equipment’ dated 05/11/19) serving the extension hereby approved shall not be operated on the premises before 8.30 on weekdays nor after 17.00 on weekdays, nor at any time on Saturdays, Sundays and Bank Holidays.</p> <p>Reason: To protect the amenities of adjoining occupiers (policy Q2 of the LLP 2015).</p> <p>Previously the condition read:</p> <p>No mechanical plant or building services plant hereby approved shall be operated on the premises before 8.30 on weekdays nor after 17.00 on weekdays, nor at any time on Saturdays, Sundays and Bank Holidays.</p> <p>Reason: To protect the amenities of adjoining occupiers (Policy Q2 of the Lambeth Local Plan 2015).</p>		<p>Amendment to condition 16</p>

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Page 54	<p>Amend Condition 20 as follows:</p> <p>The existing School Travel Plan (STP) shall be continually updated in line with standard Transport for London (TfL) STP best practice, and a copy of the updated plan on an annual basis to reflect progress on the development, and shall be submitted to and approved in writing by the Local Planning Authority for their record. This shall be implemented by the School in accordance with the details submitted and thereafter retained and/or developed to the satisfaction of the Local Planning Authority.</p> <p>Reason: To promote sustainable modes of travel and minimise the number of trips by car (Policies T1, T2, T6 of the Lambeth Local Plan 2015).</p> <p>Previously the condition read:</p> <p>The existing School Travel Plan (STP) shall be continually updated in line with standard STP best practice, on an annual basis to reflect progress on the development, and shall be submitted to and approved in writing by the Local Planning Authority. This shall be implemented by the School in accordance with the details submitted and thereafter retained and/or developed to the satisfaction of the Local Planning Authority.</p> <p>Reason: To promote sustainable modes of travel and minimise the number of trips by car (Policies T1, T2, T6 of the Lambeth Local Plan 2015).</p>	Amendment to Condition 20
Page 51	<p>Amendment to approved drawing numbers on draft decision notice to include:</p> <p>School Travel Plan 01/09/2018-31/08/2019 School Travel Plan 01/09/2019-31/08/2020</p>	Yes – change to drawing numbers

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