



PLANNING APPLICATIONS COMMITTEE

Date: **Tuesday 28 July 2020**

Time: **7.00 pm**

Venue: **To be held via Microsoft Teams - please click [here](#)**

Copies of agendas, reports, minutes and other attachments for the Council's meetings are available on the Lambeth website. www.lambeth.gov.uk/moderngov

Members of the Committee

Councillor Scarlett O'Hara, Councillor Ben Kind, Councillor Jessica Leigh, Councillor Mohammed Seedat, Councillor Joanne Simpson (Vice-Chair), Councillor Becca Thackray and Councillor Clair Wilcox (Chair)

Substitute Members

Councillor Liz Atkins, Councillor Jennifer Brathwaite, Councillor Marcia Cameron, Councillor Malcolm Clark, Councillor Paul Gadsby, Councillor Nigel Haselden, Councillor Maria Kay, Councillor Marianna Masters, Councillor Iain Simpson, Councillor Timothy Windle 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

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.

How to access the meeting

This meeting will be held in accordance with Paragraph 78 of the Coronavirus Act 2020 and the related Regulations which details that members of the public and press be provided access to the meeting through remote means, such as video conferencing and live streaming as provided by the link provided on the Council's [website](#).

For elected Members of the Council

Councillors who are not members of the committee but wish to make representations at the meeting must inform Democratic Services by 12 noon on the last working day before the meeting. Please refer to the guidance which has been circulated separately by Democratic Services.

For Members of the Public

This is a Microsoft Teams Live Event meeting. If you are new to Microsoft Teams, clicking the link on the front page will take you to the meeting page where you will be prompted to download the app or watch on the web instead. Please follow the instructions to watch on the web instead. On doing so, you can join our live event anonymously.

Can I make representations at virtual PAC meetings?

Yes. Up to three supporters (including applicants), three objectors and the Ward Members can make representations to the meeting at the Committee's discretion for a maximum of two minutes each. The Council is investigating the possibility of representations being made via the submission of audio file, which would be played at the PAC meeting. However, arrangements are already in place to allow members of the public to make written representations which, if required, will be read out by an officer at the meeting.

Regardless of the option used, you must register your wish to make representations on any application, and importantly submit the necessary information, by 12 noon on the last working day before the meeting. You must supply a written statement outlining the points you wish to make to the committee. The written statement when read aloud must not take more than two minutes (300 words).

For further information please contact Democratic Services as soon as possible by telephoning 020 7926 2170 or emailing democracy@lambeth.gov.uk

Where the number of requests to address the committee exceeds three, and/or it is clear the interested parties wish to make similar points, the interested parties will be asked to liaise so that all the points can be raised succinctly.

Representation

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) (Greens 020 7926 2225).

Digital engagement

We encourage people to use Social Media and we normally tweet from most Council meetings. To get involved you can tweet us @LBLDemocracy.

Audio/Visual Recording of meetings

Everyone is welcome to record meetings of the Council and its Committees using whatever, non-disruptive, methods you think are suitable. If you have any questions about this please contact Democratic Services (members of the press please contact the Press Office). Please note that the Chair of the

meeting has the discretion to halt any recording for a number of reasons including disruption caused by the filming or the nature of the business being conducted.

Persons making recordings are requested not to put undue restrictions on the material produced so that it can be reused and edited by all local people and organisations on a non-commercial basis.

AGENDA

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

	Page Nos.
5. Addendum	1 - 10

ITEM 3

219-223 Coldharbour Lane, London, SW9 8RU

20/01313/FUL

Page Number	Report Changes	Decision Letter Changes
18	<p>Replace Figure 9 with the below:</p>	No

20	<p>Para. 61 to include the following wording:</p> <ul style="list-style-type: none"> - the crossover was amended to show that it will be partially removed; this is because the vehicular access is not necessary, however partial retention of dropped kerb is required for the manoeuvring of refuse/recycling bins. - 	
33	<p>Para 11.26 to include the following wording:</p> <p>The site currently has 317sqm of employment-generating sui generis floorspace. While there is no guidance in the Employment Density Guide on the level of employment such Sui Generis use can generate, a unit falling within a B2 Use class which includes car repairs and therefore can be seen as comparable could generate work for approximately 9 employees</p> <p>The proposal would increase this to a total of 329sqm of B1 employment floorspace which could generate between 7 and 41 jobs depending on the exact use.</p>	
54	<p>Para. 14.44 to include the following wording:</p> <p>14.44 The VSC results of the windows to this property were assessed with and without the balconies on the front elevation of No. 220 Coldharbour Lane. With the balconies in place, 2 windows would have a minor adverse impact (W5/191 and W12/191). These windows as existing have VSC values of 10.10 and 7.43 respectively. These would be reduced to 7.39 and 5.89. Without the balconies, the impacts on the windows are negligible.</p>	No
61	<p>Para 17.8 to include the following wording:</p> <p>The current London Plan advises that for A1 (food retail) and A3 uses, 1 short-term cycle space should be provided per 40sqm. The emerging London Plan standards have a threshold of 100sqm before the cycle parking standards are required, thereafter the short-term standard is 1 space per 20sqm. The A1/A3 space would be 206sqm in total, therefore the proposals comply with this policy, as 5 short-term spaces are required and 6 are provided. The provision is acceptable.</p>	No

86	Informative 18 to include the following wording: Further to condition 5, the cladding panel details must include consideration and narrative of the levels of glare expected from the proposed material. A material with low level reflectivity to avoid unacceptable impact on the neighbours should be used.	Yes
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ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

Page / Paragraph No

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Decision Letter Changes

<p>ITEM 4</p> <p>247-251 Sternhold Avenue, London, SW2 4PG</p> <p>20/00430/RG4</p>										
Page Number	Report Changes	Decision Letter Changes								
103	<p>Addition to the table on this page as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Summary of neither support nor object</u></th> <th style="text-align: left;"><u>Response</u></th> </tr> </thead> <tbody> <tr> <td> <p><u>Land Use</u></p> <p>More accessible location for community unit on high street.</p> <p>Support principle of residential at location.</p> </td> <td> <p>Please see paragraph 6.17-6.19 of the report.</p> <p>The policy on community use states that any development will be required to replace any existing community use. Therefore, the proposal would meet the requirements of the Lambeth Local Plan (2015) policy S1 and S2.</p> </td> </tr> <tr> <td> <p><u>Design</u></p> <p>Higher density could be achieved due to location at end of terrace.</p> </td> <td> <p>Please see paragraph 6.2 of the report.</p> <p>Officers consider the density would be in keeping with the massing and scale of properties on the street.</p> </td> </tr> <tr> <td> <p><u>Summary of Support</u></p> <p>Good use of derelict unkempt site.</p> <p>In keeping and an improvement to the character of the streetscene.</p> </td> <td> <p><u>Response</u></p> <p>Noted.</p> </td> </tr> </tbody> </table>	<u>Summary of neither support nor object</u>	<u>Response</u>	<p><u>Land Use</u></p> <p>More accessible location for community unit on high street.</p> <p>Support principle of residential at location.</p>	<p>Please see paragraph 6.17-6.19 of the report.</p> <p>The policy on community use states that any development will be required to replace any existing community use. Therefore, the proposal would meet the requirements of the Lambeth Local Plan (2015) policy S1 and S2.</p>	<p><u>Design</u></p> <p>Higher density could be achieved due to location at end of terrace.</p>	<p>Please see paragraph 6.2 of the report.</p> <p>Officers consider the density would be in keeping with the massing and scale of properties on the street.</p>	<p><u>Summary of Support</u></p> <p>Good use of derelict unkempt site.</p> <p>In keeping and an improvement to the character of the streetscene.</p>	<p><u>Response</u></p> <p>Noted.</p>	No
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105	<p>Amend Paragraph 6.15 as follows:</p> <p>The new community centre provides the same internal space as the existing three buildings and modern facility under one roof. Therefore, officers are satisfied that the requirements of LLP policy S1 and S2 have been met - there is no loss of community use floorspace and the proposed building would have a flexible and adaptable layout for future community uses. The building is also fully accessible to the local community. A condition has been included for a Community Management Plan to be submitted, which would manage any impact on neighbouring amenity and to ensure that the building is accessible for all users.</p>	No
106	<p>Amend Paragraph 6.2.3 as follows:</p> <p>To the rear of the properties, all plots all have single storey rear projections which measure 3.6m in depth with lantern lights and bi-folding doors. The single storey rear projections would measure 1m past the rear building line of the existing terraces. Plots 2, 3, and 4 are full width first and second floors. The first and second floors are smaller in depth compared to the existing adjoining terrace by 2.6m. Officers did not deem it necessary to maintain the building lines to the rear of the properties given this would not be visible from the street. Plot 5 includes a 7.3m deep outrigger at first floor with a pitched roof and has been designed to mirror the neighbouring property in terms of its scale and height. The outrigger is set in 1.9m from the shared boundary.</p>	No
108	<p>Amend Paragraph 6.3.7 as follows:</p> <p>The majority of internal habitable rooms of the development would meet the guidelines for ADF, in that one bedroom (and in each instance they are the smallest fourth bedroom) on each residential plot would be marginally below the levels set out for bedrooms within the BRE guidance which advises bedrooms should achieve a minimum ADF of 1.0. The ADF for these bedrooms measures 0.83 on Plot 2, 3, 4 and 0.95 on Plot 5. All rooms and windows would exceed recommendations for Daylight Distribution and Sunlight respectively. Furthermore, all dwellings would be dual aspect, with good levels of outlook and natural ventilation.</p>	No
112	<p>Amend Paragraph 6.5.4 as follows:</p> <p>The submitted landscaping plans are acceptable in-principle and provide an appropriate balance between biodiversity and amenity. The applicant has shown on plan 12908_TG_P_004 A that five trees will be</p>	No

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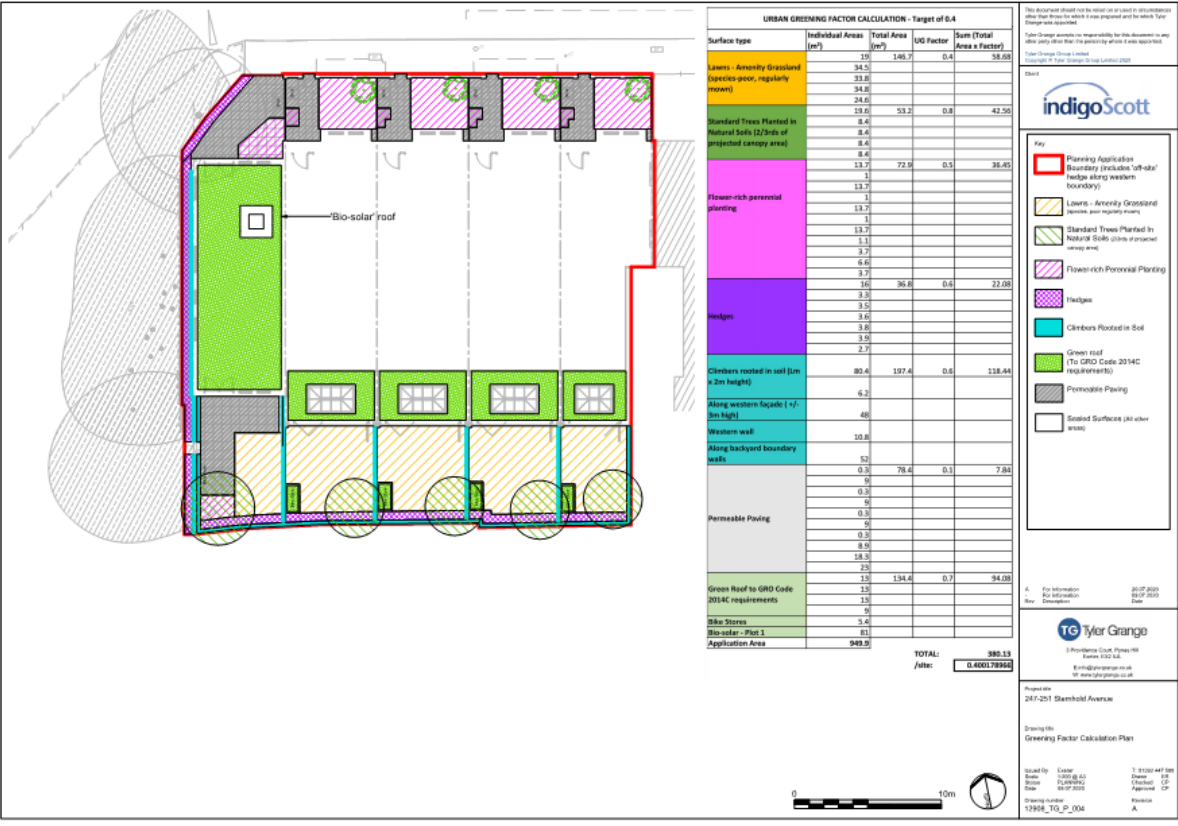
	<p>provided within the rear amenity spaces of each plot. However, further detailed information, as well as suitable maintenance and management plans, would be secured by condition.</p>																																									
112	<p>Insert Table after 6.5.5 Trees to be removed:</p> <table border="1"> <thead> <tr> <th>Tree no.</th> <th>Species</th> <th>Age Class</th> <th>BS category</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Sycamore</td> <td>Mature</td> <td>Applicant classification C (2) Council Arboricultural Officer B (2)</td> </tr> <tr> <td>2</td> <td>Elder</td> <td>Mature</td> <td>C (2)</td> </tr> <tr> <td>3</td> <td>Norway maple</td> <td>Mature</td> <td>C (2)</td> </tr> <tr> <td>4</td> <td>Lawson cypress</td> <td>Semi-mature</td> <td>C (2)</td> </tr> <tr> <td>5</td> <td>Norway maple</td> <td>Mature</td> <td>C (2)</td> </tr> <tr> <td>6</td> <td>Lawson cypress</td> <td>Semi-mature</td> <td>C (2)</td> </tr> <tr> <td>8</td> <td>Ash</td> <td>Semi-mature</td> <td>C (1)</td> </tr> <tr> <td>9</td> <td>Goat willow</td> <td>Mature</td> <td>C (1)</td> </tr> <tr> <td>10</td> <td>Elder</td> <td>Mature</td> <td>C (2)</td> </tr> </tbody> </table>	Tree no.	Species	Age Class	BS category	1	Sycamore	Mature	Applicant classification C (2) Council Arboricultural Officer B (2)	2	Elder	Mature	C (2)	3	Norway maple	Mature	C (2)	4	Lawson cypress	Semi-mature	C (2)	5	Norway maple	Mature	C (2)	6	Lawson cypress	Semi-mature	C (2)	8	Ash	Semi-mature	C (1)	9	Goat willow	Mature	C (1)	10	Elder	Mature	C (2)	No
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116	<p>Amend Paragraph 6.10.5 as follows:</p> <p>The Draft London Plan (Intend to Publish Version) policy G5 relates to urban greening factor. This requires a target score of 0.4 for major developments that are predominantly residential, which this application falls under. The applicant has provided a plan (Figure 8 below) which demonstrates how the proposal will aim to meet the target, including green roofs on the ground floor rear extensions on the residential plots and a green roof along with a Bio Solar roof on the community centre. A condition has been requested to ensure that a minimum Urban Greening Factor of 0.4 has been achieved through landscaping design.</p> <p>Insert Figure 8 below 6.10.5:</p>																																									

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	 <p>URBAN GREENING FACTOR CALCULATION - Target of 0.4</p> <table border="1"> <thead> <tr> <th>Surface type</th> <th>Individual Area (sqm)</th> <th>Total Area (sqm)</th> <th>UG Factor</th> <th>Sum (Total Area x Factor)</th> </tr> </thead> <tbody> <tr><td>Lawns - Arseny Grassland (species-diver, regularly mown)</td><td>150</td><td>146.7</td><td>0.4</td><td>58.68</td></tr> <tr><td>Standard Trees Planted in Natural Soils (2/3rds of projected canopy area)</td><td>13.7</td><td>53.2</td><td>0.8</td><td>42.56</td></tr> <tr><td>Flower-rich perennial planting</td><td>13.7</td><td>72.9</td><td>0.5</td><td>36.45</td></tr> <tr><td>Hedges</td><td>14</td><td>36.6</td><td>0.6</td><td>22.08</td></tr> <tr><td>Climbers rooted in soil (in a 2m height)</td><td>80.4</td><td>197.4</td><td>0.6</td><td>118.44</td></tr> <tr><td>Along western facade (1 x 1m high)</td><td>6.2</td><td>48</td><td></td><td></td></tr> <tr><td>Western wall</td><td>10.8</td><td>52</td><td></td><td></td></tr> <tr><td>Along backyard boundary wall</td><td>0.3</td><td>78.4</td><td>0.1</td><td>7.84</td></tr> <tr><td>Permeable Paving</td><td>9</td><td>9</td><td></td><td></td></tr> <tr><td>Green Roof to GRD Code 2014C requirements</td><td>13</td><td>134.4</td><td>0.7</td><td>94.08</td></tr> <tr><td>Bio Stores</td><td>5.4</td><td></td><td></td><td></td></tr> <tr><td>Bio-solar - Plot 1</td><td>61.1</td><td></td><td></td><td></td></tr> <tr><td>Application Area</td><td>943.9</td><td></td><td></td><td></td></tr> <tr><td>TOTAL:</td><td></td><td></td><td></td><td>389.13</td></tr> <tr><td>Join:</td><td></td><td></td><td></td><td>0.40917893</td></tr> </tbody> </table> <p>indigoScott</p> <p>TG Tyler Grange</p> <p>Project site: 267-271 Stanthorpe Avenue</p> <p>Drawing title: Greening Factor Calculation Plan</p> <p>Scale: 1:1000</p> <p>Date: 19/07/2020</p>	Surface type	Individual Area (sqm)	Total Area (sqm)	UG Factor	Sum (Total Area x Factor)	Lawns - Arseny Grassland (species-diver, regularly mown)	150	146.7	0.4	58.68	Standard Trees Planted in Natural Soils (2/3rds of projected canopy area)	13.7	53.2	0.8	42.56	Flower-rich perennial planting	13.7	72.9	0.5	36.45	Hedges	14	36.6	0.6	22.08	Climbers rooted in soil (in a 2m height)	80.4	197.4	0.6	118.44	Along western facade (1 x 1m high)	6.2	48			Western wall	10.8	52			Along backyard boundary wall	0.3	78.4	0.1	7.84	Permeable Paving	9	9			Green Roof to GRD Code 2014C requirements	13	134.4	0.7	94.08	Bio Stores	5.4				Bio-solar - Plot 1	61.1				Application Area	943.9				TOTAL:				389.13	Join:				0.40917893	
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<p>26</p>	<p>Add the following to the approved drawings list:</p> <p>12908_TG_P_004 A</p>	<p>Yes – amend approved drawings on decision notice</p>																																																																																

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28/29	<p>14 The use of the D1 Community Centre Use (Plot 1 as shown on the approved Proposed Site Plan, drawing ref. MDS 1451/203 D) within the development hereby permitted shall not commence until a D1 Use Management Plan has been submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter operated strictly in accordance with the approved details. The submitted details will demonstrate the following:</p> <ul style="list-style-type: none"> a) The nature of the proposed D1 use; b) The proposed opening hours of the D1 use; c) Measures to provide noise mitigation to ensure no unacceptable noise impacts for surrounding occupiers from the proposed D1 use; d) Details of site management and any other measures to ensure neighbouring amenity is not unacceptably impacted by the proposed D1 use; and e) Details of how the proposals will achieve inclusive design and provide accessibility arrangements for the proposed D1 use. <p>Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or users of the area generally (Policies S2, Q1 and Q2 of the Lambeth Local Plan (2015)).</p>	Yes – amended conditions

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