



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.
6. Second Addendum	1 - 2

PLANNING APPLICATIONS COMMITTEE 28 JULY 2020

SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

<u>ITEM 3</u>		
<u>219-223 Coldharbour Lane, London, SW9 8RU</u>		
<u>20/01313/FUL</u>		
Page Number	Report Changes	Decision Letter Changes
24	<p>In section 9.1 of the report, which relates to responses to consultations, the following correspondence is included:</p> <p>Following publication of the committee report and first addendum, Helen Hayes MP submitted a written representation on behalf of a constituent whose objection to the proposal has already been reported. Helen Hayes sought reassurance that the concerns raised by her constituents at 215 -217 Coldharbour Lane will be given full consideration during the determination of the planning application.</p> <p>A summary of Helen Hayes MP included correspondence is set out below:</p> <ul style="list-style-type: none">- The constituent is opposed to the current scheme on the grounds that it does not reflect current planning policy.- Residents of 215-17 Coldharbour Lane commissioned an assessment by Right of Light Consulting, which states that the development would reduce the light at 215-217 Coldharbour Lane. Right of Light have advised that the development breaches Building Research Establishment (BRE) guidelines. It is argued that the development incorrectly	No

	<p>applies a balcony test and fails to consider the impact of the proposal on the full living space of all properties in 215-217.</p> <ul style="list-style-type: none"> - The constituent objects to the scheme on the grounds that the development would impact on the daylight and sunlight reaching the building at 215-217 Coldharbour Lane and would therefore affect the amenity of this block. - The constituent argues the development would also represent an incongruous form of development and would harm the visual amenity of residents on Coldharbour Lane. - The constituent is concerned that Avison Young may also be supporting the applicant, and that in turn, this may adversely affect the impartiality of Avison Young's assessment. <p>Officer's comment: The matters of concern raised by the constituent are summarised and addressed in the Table at paragraph 9.3.3 and elsewhere in the relevant sections of the officers' report.</p> <p>Officers have formally written to Helen Hayes MP and advised that the concerns raised by her constituents have been reported and addressed within the published officer's report to PAC and will be given full consideration by Members of the committee. She was also reassured that her representations would be brought to the attention of PAC by way of addendum to the published committee report.</p>	
--	---	--