

PLANNING APPLICATIONS COMMITTEE

Date: Tuesday 5 October 2021

Time: 7.00 pm

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

*In line with legislation and continuing Covid-19 precautions, Committee Members will attend the meeting in person at Lambeth Town Hall. Officers, visiting Ward Members and members of the public are invited to attend virtually. Further instructions about joining the meeting, are provided overleaf.

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 (Vice-Chair), Councillor Malcolm Clark, Councillor Ibrahim Dogus, Councillor Mohammed Seedat, Councillor Iain Simpson, Councillor Joanne Simpson (Chair) and Councillor Becca Thackray

Substitute Members

Councillor Scott Ainslie, Councillor Liz Atkins, Councillor Jennifer Brathwaite, Councillor Marcia Cameron, Councillor Rezina Chowdhury, Councillor Paul Gadsby, Councillor Nigel Haselden, Councillor Maria Kay, Councillor Marianna Masters, Councillor Timothy Windle and Councillor Sonia Winifred

Further Information

If you require any further information or have any queries please contact:
Farah Hussain, Telephone: 020 7926 4201; Email: fhussain1@lambeth.gov.uk

Published on: Friday 1 October 2021

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

In line with legislation, Committee members will attend the meeting in person at Lambeth Town Hall.

Reflecting current [government guidance](#) to help prevent the spread of Covid-19, members of the public, visiting Ward Members and officers are invited to attend virtually. If you wish to attend the meeting in person, public access can be made available for limited numbers, but please contact Democratic Services (details on the front sheet of the agenda) before the meeting so that arrangements can be made.

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.

For members of the Public

If you want to watch the live broadcast, this meeting is available to view as a Microsoft Teams Live Event. If you are new to Microsoft Teams, clicking [here](#) 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 PAC meetings?

You may speak in relation to planning applications and other applications that are to be decided by the Committee. 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.

If you would like to make representation, please contact the clerk (details on the front page of the agenda) or democracy@lambeth.gov.uk.

You must register your wish to make representations on any application by 12 noon on the last working day before the meeting. You are encouraged to participate online and should supply a written statement (approximately 300 words) outlining the points you wish to make to the committee. The written statement when read aloud must not take more than two minutes. If you are not able to participate online, public access can be made available for limited numbers, however, due to continuing Covid-19 precautions, you should inform Democratic Services as soon as possible and before the deadline.

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.

Where the Committee is hearing a Pre-application Development Presentation, you will not be able to register to speak in connection with that presentation. Pre-application Development Presentations relate to proposals that are still at the pre-application stage. Pre-application Development Presentations (explained further below) do not involve the determination of an application by the Committee.

What are Pre-application Development Presentations?

These are presentations to the Committee on proposed developments which have not yet been submitted as planning applications for formal determination. The purpose of the presentation is to make Committee members aware of the emerging proposal and to have an opportunity to ask questions of the developer and to highlight issues to the developer that may require further consideration. The Committee does not make any decision about the proposals. Any proposal that is presented to the Committee through a Pre-application Development Presentation will still require a planning application to be submitted and determined in the usual way.

What is the process for hearing Pre-application Development Presentations?

Items involving Pre-application Development Presentations will be identified in the agenda papers. If an officer report has been prepared it will be published as part of the agenda papers and at the start of the item, the officer will briefly summarise their report.

The developer will then give a presentation to the Committee. This may involve the use of slides or images, which will be made available to Committee members and which people watching or attending the meeting will also be able to see. Committee members will then be invited to ask questions of the developer and will have an opportunity to highlight issues that may require further consideration by the developer. The item will be included in the minutes of the meeting.

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.

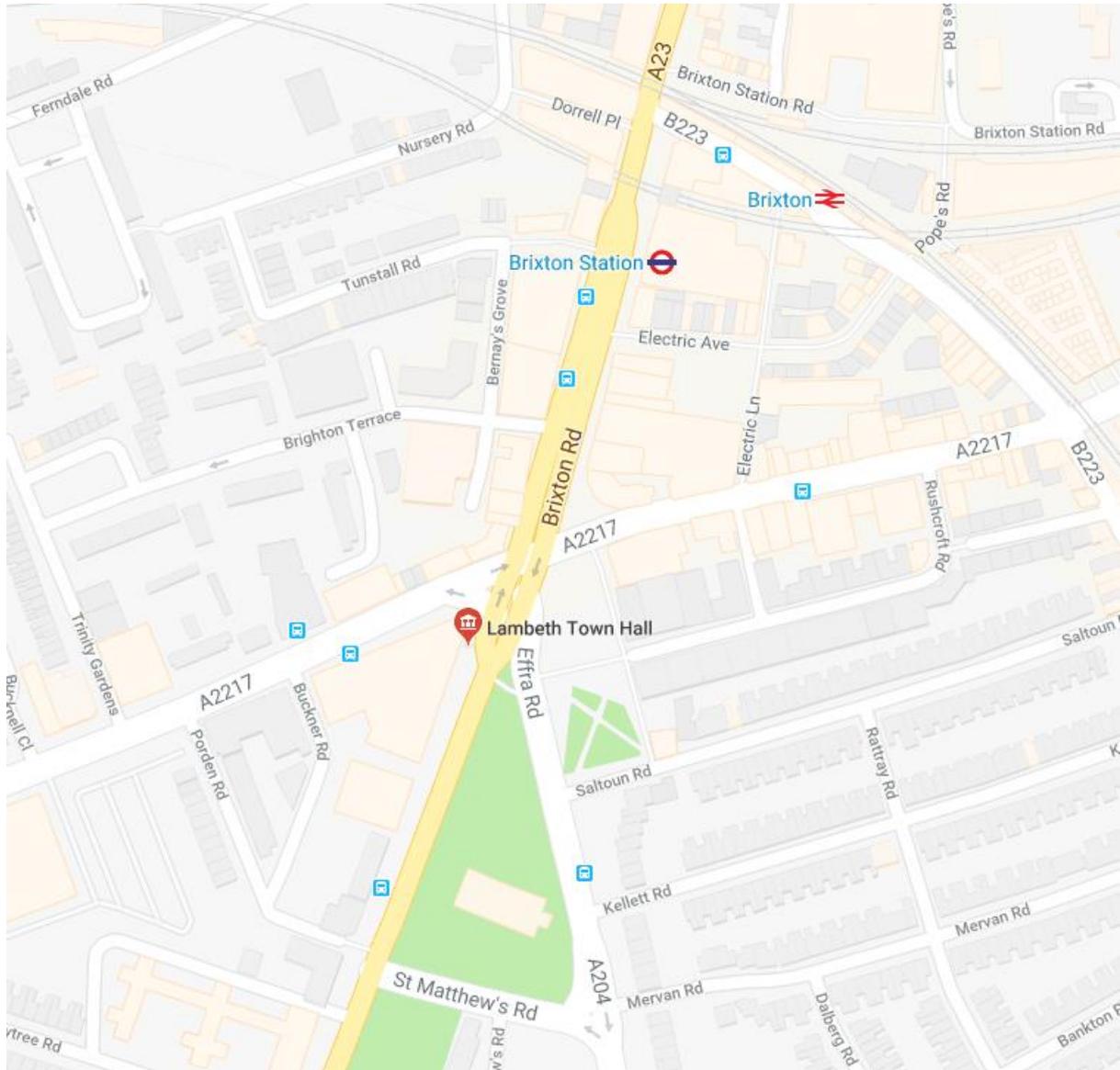
Security

Please be aware that you may be subject to bag searches and asked to sign in at meetings that are held in public. Failure to comply with these requirements could mean you are denied access to the meeting. There is also limited seating which is allocated on a first come first serve basis, and you should aim to arrive at least 15 minutes before the meeting commences. For more details please visit: [our website](#).

Please contact Democratic Services for further information – 020 7926 2170 or the number on the front page.

Directions to Lambeth Town Hall, London, SW2 1RW

Lambeth Town Hall is located at the southern end of Brixton Road and is a highly visible landmark. It can be accessed via a number of bus routes and is a short walk from both Brixton Station and Brixton Underground Station.



AGENDA

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

		Page Nos.
7	Addendum	1 - 6

PLANNING APPLICATIONS COMMITTEE (PAC) FAQs - YOUR QUESTIONS ANSWERED

Who sits on the PAC?

The Council has established a PAC, which consists of seven Councillors (elected Members).

Where and when do PAC meetings take place?

In line with legislation, Committee members will attend the meeting in person at Lambeth Town Hall.

Reflecting current [government guidance](#) to help prevent the spread of Covid-19, members of the public, visiting Ward Members and officers are encouraged to attend virtually. If this is not possible, public access can be made available for limited numbers, but please contact Democratic Services (details on the front sheet of the agenda) before the meeting so that arrangements can be made.

The meetings are normally held on a Tuesday evening at 7pm and are held 1 or 2 times a month and are listed on the Council's calendar of meetings, [here](#).

Can I attend PAC meetings?

All PAC meetings are open to the press and public although on rare occasions the Committee may discuss a matter in private. The capacity of meetings is restricted due to Covid-19 safety considerations. If the capacity of the room is exceeded the meeting can be viewed live online. The link to the meeting can be found on the PAC page of the Council's website.

How can I get a copy of any reports to be considered by PAC?

The officer reports on applications to be considered are circulated to PAC Members and published on the Council's website a week before the meeting. Papers for meetings can be viewed [here](#).

Can I make written representations to the PAC meeting?

Yes. Written representations, including any letters, petitions or photos should be:

- Sent to the relevant case officer preferably by email; and,
- 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.

Can I speak at 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.

If you would like to make representation, please contact the clerk (details on the front page of the agenda) or democracy@lambeth.gov.uk.

You must register your wish to make representations on any application by 12 noon on the last working day before the meeting. You are encouraged to participate online and should supply a written statement (approximately 300 words) outlining the points you wish to make to the committee. The written statement when read aloud must not take more than two minutes. If participating online is not possible, public access can be made available for limited numbers, but please contact Democratic Services (details on

the front sheet of the agenda) before the deadline so that arrangements can be made.

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.

Does the PAC consider applications in the order listed on the agenda?

Not necessarily. The order of business is determined at the meeting taking into consideration:

1. Applications which are withdrawn, or which officers recommend should be deferred.
2. Applications where there are no notified interested parties wishing to address the committee and members have no questions to ask the applicant or officers.
3. Applications which have been deferred from a previous meeting or have been the subject of a site visit.
4. Applications for developments which would be in receipt of public funding and which are subject to deadlines affecting delivery **and other applications subject to specific deadlines.**

What is the process for considering an application at the meeting?

Officers will introduce each application with a brief PowerPoint presentation which will usually include drawings and photographs of the application site. The Committee will then hear the representations from the interested parties. If the application is recommended for approval, then objectors' representations will be heard first. This is reversed if the application is recommended for refusal. The merits of the application are considered taking into account the views of the interested parties and planning officers before the committee reaches a decision.

What time does the meeting come to an end?

The meeting will be conducted in a business-like fashion and the Committee will endeavour to deal with reports as quickly as possible.

However, if there is a lot of outstanding business at 9.00pm the Chair will advise the meeting if and how the timetable for the meeting has to be revised, in order to deal with remaining business and finish the meeting at 10.00pm. At 10.00pm, if the meeting has not ended, the Committee will decide which business can be completed by 10.45pm and any business not reached by that time will be deferred to the next meeting.

What are site visits?

The decision whether to have a site visit is made by the Chair of the Planning Applications Committee. Site visits are arranged by Planning Officers to allow the Committee and Ward Members to observe the site and gain a better understanding of the impact of the proposal. Where permission is needed to go on to private land, contact will be made with the owner by officers. Other than for reasons of access, the arrangements for site visits will not normally be publicised or made known to applicants, agents or third parties except in exceptional circumstances. In such circumstances, officers have discretion to invite one representative of the applicant to be present but only to answer any questions if Members require further

context which the officer cannot provide. The applicant must notify the planning officer prior to the site visit who will be attending on their behalf.

Objectors are not to be invited, except in exceptional circumstances where the Chair of the Committee agrees that there is information which cannot be provided by officers, and which it is necessary to receive on site and which is only likely to be able to be provided by an objector.

In circumstances where the public may need to be involved; for example, to gain access to a property to view a site from a particular vantage point, officers will arrange this. Members of the public shall be present only to grant access to premises and to answer factual questions.

A site visit is not a part of the formal determination of the planning application and therefore the public in attendance are not able to lobby councillors or to engage in discussing the merits of the proposal.

When do site visits take place?

A site visit will normally take place on the Saturday morning immediately before the committee which will consider the matter. An alternative date of the preceding Friday morning could be arranged

If I am unable to attend the PAC meeting, how can I find out the decision?

You are able to watch the meeting by clicking the link provided on the PAC agenda. Following the meeting, videos remain available to view for 180 days. Decisions will be posted on Twitter from @lbldemocracy immediately as the decision is taken. You can also contact Democratic Services by telephone or email. The minutes from the meeting will also be available on the Council's website after the meeting. Planning officers will send the applicant and any interested parties who have made written representations formal notification of the Committee decision.

Where can I get further information or advice?

If you would like further information or advice, please contact:

- Town Planning Advice Desk: Tel: 020 7926 1180, Email: planning@lambeth.gov.uk
- Town Planning Webpage: <https://www.lambeth.gov.uk/planning-and-building-control>
- Democratic Services: Tel: 020 7926 4201, Email: democracy@lambeth.gov.uk

This page is intentionally left blank

PLANNING APPLICATIONS COMMITTEE 5TH OCTOBER 2021
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

<u>ITEM 2</u>		
Evelina Children's Hospital St Thomas' Hospital 249 Westminster Bridge Road (Bishop's) 21/01869/FUL		
Page Number	Report Changes	Decision Letter Changes
50	<p>Amendment to para 13.62. Additional text in bold and underlined</p> <p>Officers have identified 6 individual instances of harm to the significance of designated heritage assets. The degree of harm varies from asset to asset. The identified harms, considered cumulatively, in officers' assessment amount to <u>a low degree of</u> less than substantial harm. The points of difference with HE's advice are as follows:</p>	N/A
51	<p>New paragraph after bullet point <u>'As regards Lambeth Palace Garden (Grade I)'</u></p> <p>In relation to the overall level of harm, Historic England state:</p> <p>"This harm, in formal NPPF terms, varies from low to marked harm depending on which heritage assets are being considered. Although all of this harm is, in NPPF terms, less than substantial, the effects on the significance of the major buildings would be pronounced."</p>	N/A

PLANNING APPLICATIONS COMMITTEE 5TH OCTOBER 2021
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

ITEM 4		
The temporary installation (from 23rd October 2021 to 9th January 2022, including installation and de-installation) of art exhibits, lighting installations, community events, pop-up chalets, tents, and bar in association with Winter 2021 at Southbank Centre. 21/02817/FUL		
Page Number	Report Changes	Decision Letter Changes
170	<p>Amend Paragraph 4.1 as follows:</p> <p>Port of London Authority No comment received</p> <p>It would appear that all structures etc. are on land and do not extend over Mean High Water, and I am satisfied that all proposed lighting has been designed so as not to result in light spill on to the Thames. A condition should however be imposed on any forthcoming planning permission ensuring that all lighting can be adjusted should it be found to be a hazard once it has been installed.</p> <p><i><u>Case Officer Comments:</u> The proposed lighting as part of the Winter 2021 Event is similar to that permitted in recent years. Officers are not aware of any previous issues and the Port of London Authority has not previously identified the lighting as a hazard. Condition 13 is however recommended, to allow for lighting to be adjusted if any hazards are identified.</i></p>	Yes – C13 added
186	<p>Insert Condition 13 on application ref 21/02817/FUL as follows:</p> <p>13. Should at any stage during the course of the development, the lighting hereby approved result in a hazard to river traffic, the lighting shall be adjusted so as to remove the hazard and ensure safe passage for boats on the River Thames in accordance with details to be submitted to and approved by</p>	Yes – C13 added

PLANNING APPLICATIONS COMMITTEE 5TH OCTOBER 2021
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

	<p>the Local Planning Authority following prior discussion and agreement with the Port of London Authority.</p> <p>Reason: To protect the amenity of the surrounding area (Policies T1 and T5 of the Lambeth Local Plan (2021)).</p>	
--	--	--

<p><u>ITEM 5</u> Land At Jonathan Street And Vauxhall Walk And At Orsett Street And Vauxhall Street London SE11 5HX 21/04393/RG3</p>						
Page Number	Report Changes	Decision Letter Changes				
202	<p>Amendment to para. vi –</p> <p>Replace ??/????? with 17/05503</p>	N/A				
229	<p>To report an additional objection which raises the following points-</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Summary of objections</th> <th style="width: 50%;">Response</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> • Application is a referable scheme to the Mayor of London </td> <td> <p>The height of the proposal to both Jonathon Street and Orsett Street would not exceed 30m and would therefore not be referable to the Mayor on this basis.</p> <p>The 7-storey building at Orsett Street would be a maximum of 27.70m to the lift overrun centrally and 23.80m to the roof at 7th storey level. The 8-storey element at Jonathon Street would be a</p> </td> </tr> </tbody> </table>	Summary of objections	Response	<ul style="list-style-type: none"> • Application is a referable scheme to the Mayor of London 	<p>The height of the proposal to both Jonathon Street and Orsett Street would not exceed 30m and would therefore not be referable to the Mayor on this basis.</p> <p>The 7-storey building at Orsett Street would be a maximum of 27.70m to the lift overrun centrally and 23.80m to the roof at 7th storey level. The 8-storey element at Jonathon Street would be a</p>	N/A
Summary of objections	Response					
<ul style="list-style-type: none"> • Application is a referable scheme to the Mayor of London 	<p>The height of the proposal to both Jonathon Street and Orsett Street would not exceed 30m and would therefore not be referable to the Mayor on this basis.</p> <p>The 7-storey building at Orsett Street would be a maximum of 27.70m to the lift overrun centrally and 23.80m to the roof at 7th storey level. The 8-storey element at Jonathon Street would be a</p>					

PLANNING APPLICATIONS COMMITTEE 5TH OCTOBER 2021
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

		maximum of 28.30m to the lift overrun and 28.40m to the roof at 8 th storey level.	
	<ul style="list-style-type: none"> Daylight / Sunlight 	The concerns relating to daylight and sunlight are addressed within the report at section 12. The applicant's report has been independently reviewed and whilst there will be some noticeable impacts to daylight to neighbouring properties (to daylight VSC and / or daylight distribution), the independent report concludes that these impacts have the potential to be considered acceptable overall.	
	<ul style="list-style-type: none"> Loss of Open Space 	This is addressed within the report at section 9. The combination of proposed improvements to on and off-site amenity space is considered to contribute greater value than the existing space, which will provide enhanced value for any future occupants of the development and the rest of the Vauxhall Gardens Estate	
	<ul style="list-style-type: none"> Impact on Conservation Areas 	This is addressed within the report at section 10. It is acknowledged that the proposal is considered to have a low/moderate degree of less than substantial harm to the Kennington Conservation Area and to the setting of the Vauxhall Gardens conservation area due to the loss of an open landscaped space. Officers	

PLANNING APPLICATIONS COMMITTEE 5TH OCTOBER 2021

FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

		consider that the significant set of public benefits would outweigh both the low to moderate degree of less than substantial harm to the designated heritage assets.	
	<ul style="list-style-type: none"> • Loss of trees 	This is addressed within the report at section 15. The proposal includes 27 replacement trees on site and a financial contribution of £297,641 to compensate for the loss of trees to facilitate replacement tree planting in the surrounding area.	
231	Add para. 7.38. 6 letters have been received in support of the application in relation to affordable housing provision, community facilities and design.		N/A

This page is intentionally left blank