

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: Monday 4 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.

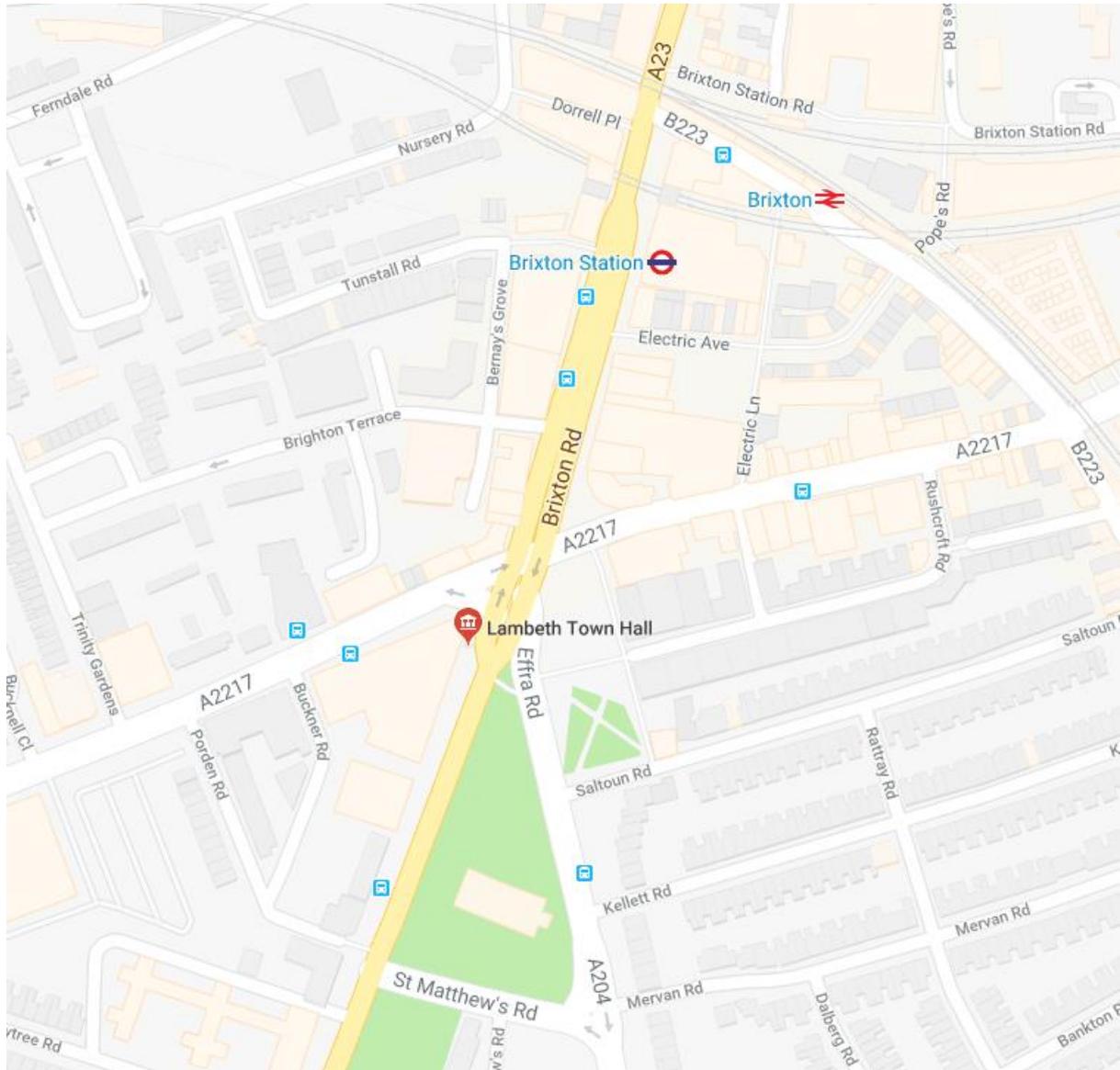
Security

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.
8	Second 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 @lbdemocracy 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

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

ITEM 5 Land At Jonathan Street And Vauxhall Walk And At Orsett Street And Vauxhall Street London SE11 5HX 20/04393/RG3		
Page Number	Report Changes	Decision Letter Changes
32	Alter para. 7.37 to report 3 additional objections received, which raise issues which are addressed in the main report and first addendum. Total should now read 30 representations received in objection.	N/A
35	Alter inserted para. 7.38 to add additional letter of support. Total should now read 7 representations received in support.	N/A
35	Add para. 7.39. Ward Member Comments - Councillor Davies has written in support of the application to say – <i>As ward councillors we welcome the provision of new and additional housing and a modern, much needed, community centre and support this application</i> <i>In an ideal world we would not be losing the open space on Vauxhall Street but we feel that on balance this is worth the benefit of new social housing albeit as part of a mixed development.</i>	N/A

PLANNING APPLICATIONS COMMITTEE 5TH OCTOBER 2021
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	<p><i>We have assessed the issue of height and realise this will be a concern to the neighbouring blocks but believe that the height of the buildings is modest especially given the local context where private developers build much higher.</i></p> <p><i>We would ask that the planning committee ensures that any trees removed for this project are replaced with extra greening provision as compensation.</i></p>	
<p>101</p>	<p>Alter condition two to read</p> <p>2. The development hereby permitted shall be carried out in complete accordance with the approved plans listed in this decision notice, other than where those details are altered pursuant to the requirements of the conditions of this planning permission.</p> <p>0001 Site Location Plan Rev B 0010 Existing Site Plan - Orsett Street Rev A 0020 Existing Site Plan - Carmelita Centre Rev A 0030 Existing Carmelita Centre - Indicative Plan Rev A 0200 Existing Elevations - Orsett Street - Sheet 1 Rev A 0201 Existing Elevations - Orsett Street - Sheet 2 Rev A 0210 Existing Elevations - Carmelita Centre - Sheet 1 Rev A 0211 Existing Elevations - Carmelita Centre - Sheet 2 Rev A Orsett Street Site 0100 Proposed Ground and Landscape Plan Rev C 1000 Proposed Ground Floor Plan Rev C 1001 Proposed First Floor Plan Rev B 1002 Proposed Typical Floor Plan (Second to Fifth Floor) Rev B 1006 Proposed Sixth Floor Plan Rev B 1007 Proposed Seventh Floor Roof Plan Rev A 1008 Proposed Roof Plan Rev A 2001 Proposed Context Elevation - West Elevation Rev A 2002 Proposed Context Elevation - South Elevation Rev A 2003 Proposed Context Elevation - North Elevation Rev A 2010 Proposed West Elevation Rev A 2011 Proposed South Elevation Rev A</p>	<p>Yes</p>

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

	<p>2012 Proposed East Gable Elevation Rev A 2013 Proposed North Elevation Rev A 2014 Proposed East Elevation Rev B 2015 Proposed North Gable Elevation Rev A 3000 Proposed Long Section Rev A 3001 Proposed Short Section 1 3002 Proposed Short Section 2 3003 Proposed Short Section 3 4000 M4(2) Unit: 2B4P Type 01 (Duplex) Rev B 4001 M4(2) Unit: 2B4P Type 02 (Duplex) Rev B 4002 M4(2) Unit: 2B4P Type 03 (Duplex) Rev A 4003 M4(2) Unit: 2B4P Type 04A (Duplex) Rev B 4004 M4(2) Unit: 2B4P Type 04B (Duplex) Rev B 4005 M4(2) Unit: 1B2P Type 05 Rev A 4006 M4(2) Unit: 2B4P Type 06 Rev B 4007 M4(3) Unit: 2B3P Type 07 (Wheelchair Adaptable) Rev A 4008 M4(2) Unit: 1B2P Type 08 Rev B 4009 M4(2) Unit: 2B4P Type 09 Rev A 4010 M4(2) Unit: 1B2P Type 10 Rev A 4011 M4(2) Unit: 2B4P Type 11 Rev A 4012 M4(2) Unit: 2B4P Type 12 Rev A 4013 M4(2) Unit: 1B2P Type 13 Rev A 4014 M4(2) Unit: 1B2P Type 14 Rev B 4015 M4(2) Unit: 2B4P Type 15 Rev A 4016 M4(2) Unit: 2B4P Type 16 Rev A 5000 Communal Cycle Store Details Rev A 5100 Separation Distances to Surrounding Buildings Rev A Jonathan Street Site 0500 Proposed Ground and Landscape Plan Rev A 1500 Proposed Ground Floor Plan Rev A 1501 Proposed First Floor Plan Rev C 1502 Proposed Second to Fourth Floor Plan 1505 Proposed Fifth Floor Plan Rev A 1506 Proposed Sixth Floor Plan Rev B 1507 Proposed Seventh Floor Plan Rev B 1508 Proposed Roof Plan Rev A 2500 Proposed Context Elevation - South Elevation Rev A 2501 Proposed Context Elevation - West Elevation Rev A</p>	
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PLANNING APPLICATIONS COMMITTEE 5TH OCTOBER 2021
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

	<p>2510 Proposed South Elevation Rev A 2511 Proposed West Elevation Rev A 2512 Proposed North Elevation Rev A 2513 Proposed East Elevation Rev A 3500 Proposed Long Section Rev A 3501 Proposed Short Section 1 Rev 3502 Proposed Short Section 2 Rev A 4500 M4(2) Unit: 3B5P Type 01 Rev A 4501 M4(3) Unit: 2B3P Type 02 (Wheelchair Adaptable) Rev A 4502 M4(3) Unit: 2B3P Type 02 (Wheelchair Adapted) Rev A 4503 M4(2) Unit: 1B2P Type 03 Rev A 4504 4(2) Unit: 3B4P Type 04 Rev B 4505 M4(2) Unit: 2B4P Type 05 Rev A 4506 M4(2) Unit: 2B4P Type 06 Rev B 4507 M4(2) Unit: 2B4P Type 07 Rev B 4508 M4(2) Unit: 2B4P Type 08 Rev A 4509 M4(2) Unit: 1B2P Type 09 Rev A 4510 M4(2) Unit: 2B4P Type 10 Rev A 4511 M4(2) Unit: 2B4P Type 11 5500 Communal Cycle Store Details Rev A 5600 Separation Distances to Surrounding Buildings Rev A 1121.B.02 Jonathan Street and Orsett Street - Design and Access Statement Rev A 1121.B.02.2 Carmelita and Orsett Street Existing and Proposed Estate Open Space Provision Rev C 1121.B.20.03 Schedule of Accommodation 1121.B.20.03.1 Jonathan Street Plot by Plot Schedule 1121.B.20.03.2 Orsett Street Plot by Plot Schedule Sustainability Statement v3 submitted by Hodkinson Air Quality Assessment Rev 3 September 2020 submitted by Mayer Brown Arboricultural Technical Note SJA ten 20560-01 submitted by SJA Trees Arboricultural Implications Report SJA air 19269-01b submitted by SJA Trees Archaeological Desk-Based Assessment v3 submitted by RPS Tree Stock Value SJA CAVAT 20560-01 submitted by SJA Trees Daylight Sunlight Report 19/03/2021 submitted by EB7 Design & Access Statement Landscape Chapter Rev 04 submitted by Outerspace Overheating Assessment March 2021 submitted by Hodkinson Ecological Walkover Report ref 193383 submitted by AAe Energy Statement v3 March 2021 submitted by Hodkinson Financial Viability Assessment December 2020 submitted by Savills</p>	
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PLANNING APPLICATIONS COMMITTEE 5TH OCTOBER 2021
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

	<p>Stage 2 Fire Strategy 30 April 2020 submitted by Elementa Flood Risk Assessment and Drainage Strategy ref 194730-05 submitted by Ardent Jonathan Street Heritage Statement ref NGR 530641 178485 v4 submitted by MOLA Orsett Street Heritage Statement ref NGR 530843 178428 v4 submitted by MOLA Noise Assessment ref 194730-07A March 2021 submitted by Ardent Construction Logistics Plan 194730-06 March 2021 submitted by Ardent Sequential and Exception Test December 2020 submitted by Savills Statement of Community Involvement March 2021 Utilities and Servicing Statement Circular Economy Statement June 2021 submitted by Hodkinson Construction Dust Assessment Jonathan Street July 2021 submitted Mayer Brown Construction Dust Assessment Orsett Street July 2021 submitted Mayer Brown Planning Statement March 2021 submitted by Savills Transport Statement March 2021 submitted by Mayer Brown Swept Path Entering Orsett Street Site submitted by Mayer Brown Swept Path Existing Orsett Street Site submitted by Mayer Brown</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>	
<p><u>ITEM 6</u> Land to the West Of Tyers Street London SE11 5NL 20/04423/RG3</p>		
<p>28</p>	<p>Alter condition two to read</p> <p>2. The development hereby permitted shall be carried out in complete accordance with the approved plans listed in this decision notice, other than where those details are altered pursuant to the requirements of the conditions of this planning permission.</p> <p>0002 Site Location Plan Rev A</p>	<p>Yes</p>

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

	<p>0050 Existing Site Plan Rev A 0250 Existing Site Elevations Rev A 0251 Existing Site Sections Rev A 0550 Proposed Ground and Landscape Plan Rev C 1550 Proposed Plan Rev C 2550 Proposed East Elevation Rev C 2551 Proposed South, North and West Elevations Rev C 3550 Proposed Long Section Rev B 3551 Proposed Short Section Rev A 1121.B.02.1 Temporary Carmelita Centre - Design and Access Statement Arboricultural Implications Report SJA air 20328-01 submitted by SJA Trees Engineering Note ref 193852 submitted by Ardent Flood Risk Assessment and Drainage Strategy ref 193852-01C submitted by Ardent Planning Statement November 2020 submitted by Savills Transport Statement October 2020 submitted by Mayer Brown</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>	
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