

PLANNING APPLICATIONS COMMITTEE

Date: Tuesday 19 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 15 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.

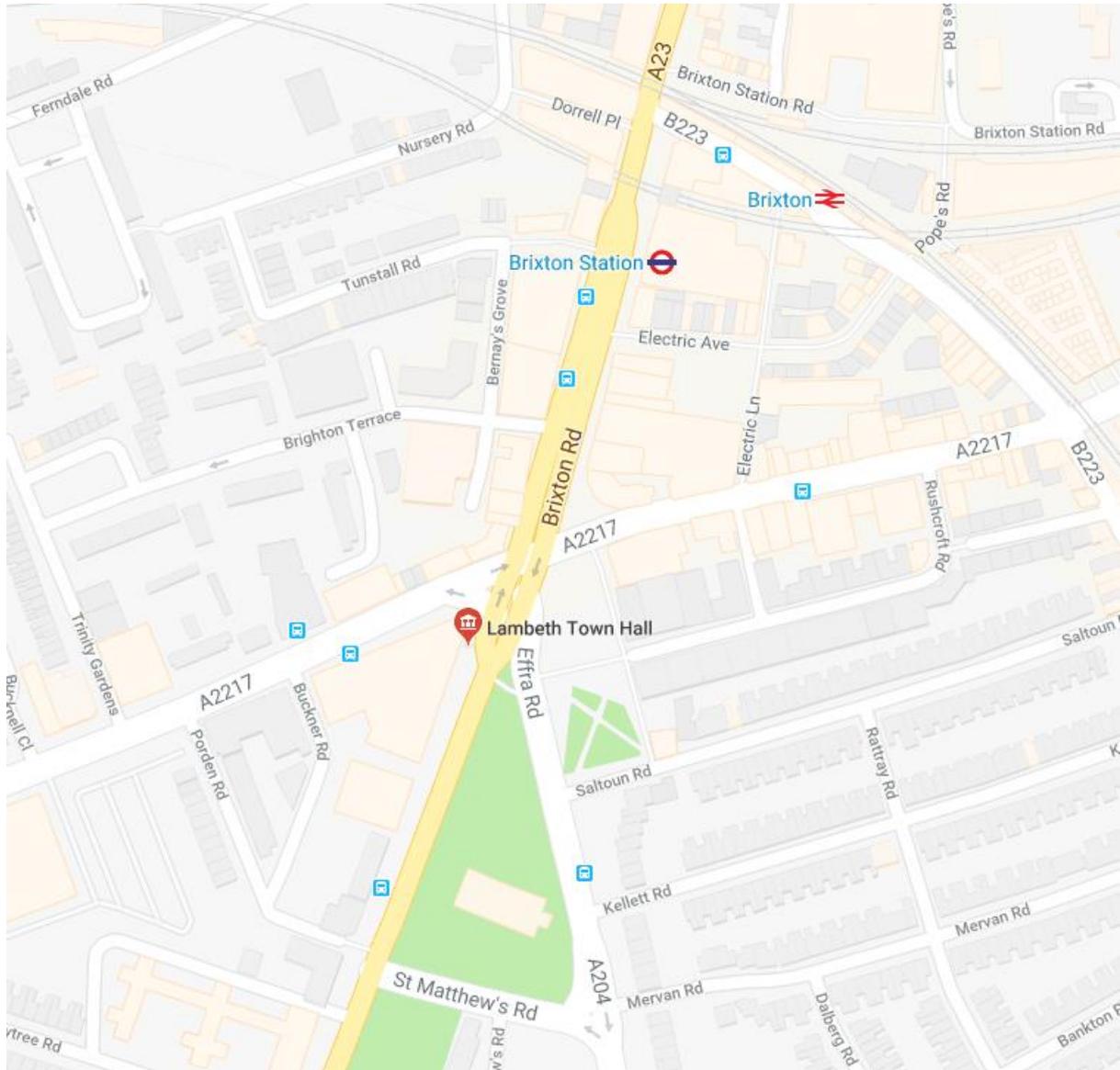
Security

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.
5	Addendum	1 - 12

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

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PLANNING APPLICATIONS COMMITTEE 19TH OCTOBER 2021
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

<u>ITEM 4</u>		
Erection of a nine storey building comprising a commercial unit (Class E) at ground floor and basement level and 9 no. self-contained residential flats (Class C3) on the upper levels. 21/01864/FUL		
Page Number	Report Changes	Decision Letter Changes
30	<p>Amend Paragraph 4.2 as follows:</p> <p>4.2 All Seven of the flats would have private balconies and all flats would benefit from step-free access to a communal roof terrace area.</p>	No
34	<p>Add the following after Paragraph 6.3.1:</p> <p><u>Emma Cons Gardens Steering Group</u></p> <p>A representation from the Emma Cons Garden Steering Group was received on 13/10/2021, raising the following objections to the scheme:</p> <ul style="list-style-type: none"> • The height of the building would be 50% taller than The Old Vic and would be incongruous with the character of buildings in the Site’s context. • The proposal would compete for attention with The Old Vic on views along Baylis Road up to the Waterloo Road junction. The scale of the proposal would harm the setting of the listed theatre and the relationship it has with Emma Cons Gardens (ECG). • The proposal would overshadow ECG, resulting in shading and harm to the trees and vegetation. The overshadowing would also make the space less attractive for use by members of the public. 	No

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39	<p>Amend Table 2 as follows:</p> <table border="1" data-bbox="468 430 1654 625"> <thead> <tr> <th rowspan="2">Unit</th> <th rowspan="2">Size</th> <th rowspan="2">No. in Scheme</th> <th colspan="3">Internal Floorspace (sqm)</th> <th rowspan="2">External Space</th> </tr> <tr> <th>Proposed</th> <th>Required</th> <th>+/-</th> </tr> </thead> <tbody> <tr> <td>1 Bed Flat 1</td> <td>1bed, 1person</td> <td>2</td> <td>38</td> <td>37</td> <td>+1</td> <td>5</td> </tr> <tr> <td>1 Bed Flat 2</td> <td>1bed, 1person</td> <td>2</td> <td>38</td> <td>37</td> <td>+1</td> <td>4 0</td> </tr> <tr> <td>3 Bed Flat 1</td> <td>3bed, 4person</td> <td>5</td> <td>74</td> <td>74</td> <td>0</td> <td>10</td> </tr> </tbody> </table> <p style="text-align: center;"><i>Table 2 Details of proposed flat types</i></p>	Unit	Size	No. in Scheme	Internal Floorspace (sqm)			External Space	Proposed	Required	+/-	1 Bed Flat 1	1bed, 1person	2	38	37	+1	5	1 Bed Flat 2	1bed, 1person	2	38	37	+1	4 0	3 Bed Flat 1	3bed, 4person	5	74	74	0	10	No
Unit	Size				No. in Scheme	Internal Floorspace (sqm)			External Space																								
		Proposed	Required	+/-																													
1 Bed Flat 1	1bed, 1person	2	38	37	+1	5																											
1 Bed Flat 2	1bed, 1person	2	38	37	+1	4 0																											
3 Bed Flat 1	3bed, 4person	5	74	74	0	10																											
39	<p>Amend the beginning of Paragraph 8.2.3.1 as follows:</p> <p style="padding-left: 40px;">8.2.3.1 Eight Seven of the proposed flats would have dedicated amenity space in the form of a privately accessed terraces.</p>																																
40	<p>Add the following after Paragraph 8.3.2.1:</p> <p style="padding-left: 40px;">8.3.2.1 At pre-application stage, the higher iterations of the scheme were considered to be overbearing on the neighbouring buildings and in particular the open space at ECG. The design sections of the delegated registers for the two schemes which were refused on the site are provided in Appendix 13. The 2015 refusal noted that “Officers do not object to the principle of a five-storey building in this location, subject to an appropriate bulk, scale and design being achieved, and do accept that there is an opportunity to construct a taller building in this location”. Following pre-application advice, the scheme’s height has been reduced to ground plus seven residential storeys and a garden top floor storey – a total of nine floors. This height would give added significance to an important corner-plot location, without being overbearing to ECG or to neighbouring buildings. The overall form and mass is slim and well-proportioned with a confident urban scale.</p>	No																															

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<p>40</p>	<p>Amend Paragraph 8.3.3.1 as follows:</p> <p>8.3.3.1 The 2014 refusal for the 8 storey building noted that “the overall acceptability of a taller building in this location heavily depends on the overall design and architectural quality of the building and how this would respond to the local context”. The refusal attempted to respond to the local design context by introducing a brick finish; however, the overall design was considered to be dated and failing to respond to the local context. proposed The building proposed by this current application would have a strong brick façade frame which emphasises verticality with chunky columns and slim horizontals. Arches have been introduced at ground level to reference the richly detailed ground floors and railway arches nearby. The crown of the building is highlighted with arches surrounding the roof garden. Following pre-application advice, the Applicant has proposed the current design with a slightly higher cornice and with arches (highlighted with special bricks) which are strong features which offer a landmark character. A further rationale for the arch work is to reflect and compliment the vernacular of The Old Vic, which incorporates arched windows on the primary frontage and more detailed arches recessed into the flank brickwork. Detailed drawings of these features and samples of the proposed brick types (and other material finishes) are recommended to be secured through Condition 3.</p>	<p>No</p>
<p>51</p>	<p>Amend Paragraph 8.6.3.3 as follows:</p> <p>8.6.3.3 The rear garden at Nos. 106 & 108 The Cut has an existing area of 62.6 per cent which receives two hours of direct sunlight on 21 March. Which The area which receives two hours of direct sunlight on 21 March would be reduced to 25.62 per cent of the garden if the proposal were to be constructed. This would be 0.59 a reduction of 41 per cent, times its former value which is in excess of the 20 per cent reduction which BRE Guidelines state is likely to be noticeable. In response to this, the Applicant has submitted a ‘Transient</p>	<p>No</p>

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	<p>Overshadowing Assessment’ which compares the impact of the 2017 extant permission with impact of the proposed scheme (comparison shown in Appendix 11). Neither the extant permission nor the current proposal would have any significant impact on overshadowing of the rear garden before 13:00, or after 16:00, on 21 March. The overshadowing assessment shows that in relation to the amenity spaces at both 108 and 110 The Cut, there the current proposal would result in be only a minor increase in overshadowing in comparison when compared to the impact of the extant permission. In addition, the assessment shows that within the summer months (when people are more likely to be using outdoor space) the proposal would cast no shadow on the amenity spaces outside of c. 1pm – 2pm. The current proposal is therefore not considered to result in unacceptable overshadowing to any private amenity space.</p>	
	<p>Amend Paragraph 8.7.3.7 as follows:</p> <p>8.7.3.1 Policy T7 T6 promotes Car Club usage across Lambeth, including aiming for Car Club bays within 400m of each other. The development will be required to provide Car Club Memberships to all eligible residents within each of the proposed residential units within the scheme and available from first occupation. This will be secured through the Section 106 agreement.</p>	
54	<p>Amend the last sentence of Paragraph 8.7.7.1 as follows:</p> <p>Subject to this contribution, the proposal would comply with LLP Policy T8 T7 (Servicing).</p>	No
55	<p>Amend Paragraph 8.7.8.1 as follows:</p> <p>officers recommend Condition 4 to secure a full Construction Management Plan prior to the commencement of works, as required by LLP Policy T8 T7, to be assessed by the Lambeth Highways team prior to any development commencing on the site.</p>	Yes – amend reason of Condition 4

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<p>73</p>	<p>Amend Appendix 3 as follows:</p> <p>T7 T6 Parking T8 T7 Servicing</p>	<p>No</p>
<p>62</p>	<p>Amend Condition 3 as follows:</p> <p>3 3. Notwithstanding the approved plans, prior to the commencement of any above ground works, and notwithstanding the details shown on the drawings hereby approved, detailed construction drawings of all external elevations (at scale 1:10) including the following items shall be submitted to and approved in writing by the local planning authority. A façade mock-up including brick panel samples should be constructed on site for design officers to view. The mock-up should show a typical window, reveal, arch and balustrade. The development shall not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the local planning authority.</p> <ul style="list-style-type: none"> a. Detailed elevations; b. A schedule of materials detailing all external materials and any RAL colour where relevant, including the façade behind the green wall and PV panels; c. 1:20 façade section should be provided which shows individual bricks comprising a typical window reveal. The section should also specify the depth of setback between the main façade and columns and setback horizontal bands; d. Details of windows (including technical details, opening methods, elevations, reveal depths, plans and cross sections); e. Details of entrances, canopies and doors (including technical details, elevations, surrounds, reveal depths, letter boxes, plans and sections); f. Details of shop front (including integrated security measures; inclusion of property number); g. Details of roof treatments, cills and parapets; h. Details of rainwater goods (including locations and fixings); 	<p>Yes – change condition 3</p>

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	<ul style="list-style-type: none"> i. Details of boundary treatments including external walls, and internal and external fences and gates; j. Details of hard landscaping; k. Details of external furniture, lighting and ramps; l. A signage plan for the retail unit. <p>Reason: To ensure that the external appearance of the building is satisfactory and has an acceptable impact on the surrounding heritage assets, and to protect the privacy of adjoining occupiers (Policies Q2, Q5, Q7, Q16, Q20 and Q22 of the Lambeth Local Plan (2021)).</p>	
62	<p>Amend Condition 4 as follows:</p> <p>4 No demolition or development shall commence until full details of the proposed construction methodology, in the form of a Method of Construction Statement, have been submitted to and approved in writing by the local planning authority. The Method of Construction Statement shall include details regarding:</p> <ul style="list-style-type: none"> a. The notification of neighbours with regard to specific works; b. Advance notification of road closures; c. Details regarding parking, deliveries, and storage; d. Details regarding dust mitigation; e. Details of measures to prevent the deposit of mud and debris on the public highway; f. Details of a temporary lighting strategy, including details of temporary lighting of all public areas and buildings showing acceptable positioning and levels of glare; g. Any measures to mitigate the impact of demolition and construction upon the function and safety of the surrounding area for cyclists; h. Any other measures to mitigate the impact of construction upon the amenity of the area and the function and safety of the highway network. <p>The demolition and development shall thereafter be carried out in accordance with the details</p>	Yes – amend reason of Condition 4

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	<p>and measures approved in the Method of Construction Statement.</p> <p>Reason: Development must not commence before this condition is discharged to avoid hazard and obstruction being caused to users of the public highway and to safeguard residential amenity from the start of the construction process (Policy T7 of the London Plan (2021) and Policies Q2 and T8 T7 of the Lambeth Local Plan (2021)).</p>	
65	<p>Amend Condition 13 as follows:</p> <p>13 Prior to the commencement of above ground development hereby permitted, a full Delivery and Servicing plan relating to the residential and commercial units within the application site shall be submitted to and approved in writing by the local planning authority. The use hereby permitted shall thereafter be operated in accordance with the approved details.</p> <p>Reason: To avoid obstruction of the surrounding streets and limit the effects of the increase in travel movements within the locality as well as safeguarding public safety and the amenity of the surrounding area (Policies T1 and T8 T7 of the Lambeth Local Plan (2021) and Policy T7 of the London Plan (2021)).</p>	Yes – amend reason of Condition 13
n/a	<p>Insert the following as Appendix 13:</p> <p><u>Appendix 8: Design sections of officers’ delegated reports of previous refusals</u></p> <p>Design Section relating to the refused application ref 13/05883/FUL:</p> <p>6.6 Policy S9 and Policy 33 require all development to be of a high quality design which contributes positively to its surrounding area. Policy 39 states that buildings should define highways and relate to the surrounding buildings and street scene. This policy goes on to say that development should respond to and enhance the architectural character of the area. Policy 45 seeks to protect the architectural integrity and special interest of listed buildings.</p>	No

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	<p>6.7 The proposed seven-storey plus basement building would replace an existing modest sized single storey building. A building reaching a higher height than the existing building on this site may be acceptable, however the proposed building at seven stories plus a roof terrace, would be three to four stories higher than the buildings located within the vicinity of the site. This is especially the case in relation to the adjoining terrace of residential flats. It is considered that the proposed development would appear stark and discordant with this terrace which would be further emphasised by the blank eastern elevation.</p> <p>6.8 With regard to the architectural design, this does not respond to the local context. The elevational treatment dominated by windows and port holes would not result in a positive contribution to this area of The Cut. The overall aesthetic is also considered dated and would not represent a high quality development which would be expected for a corner site in this prominent location.</p> <p>6.9 As noted in the site description, two grade II listed buildings are located within the vicinity of the site, namely The Old Vic and Royal National Theatre Studio buildings. Therefore any development on this site would have to preserve the architectural integrity and special interest of these buildings. It is considered that given the overall size, scale and design of the building is not acceptable this would have the potential to harm the special interest of these neighbouring listed buildings.</p> <p>6.10 Reference has been made within comments received, to the site on the corner of Bayliss Road and Waterloo Road which was granted at the Council's Planning Applications Committee on 11th February 2014 (ref 13/02618/FUL). It is acknowledged that this approved a new five storey building on this site. It is noted that comments have supported a five-storey building on the subject site in-keeping with the height of the building on this site. The Council makes no judgement in this respect and can only assess an application which has been submitted for consideration.</p>	
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	<p>6.11 Therefore, the proposed development is found to be contrary to policy S9 of the Lambeth Local Development Framework Core Strategy (2011) and policies 31, 33, 38 and 45 of the Lambeth Unitary Development Plan 2007 ‘Saved Policies’.</p> <p>Design Section relating to the refused application ref 15/01726/FUL:</p> <p><u>Design of the building/ Impact upon the street scene/ listed buildings</u></p> <p>6.6 Policy S9 and Policy 33 require all development to be of a high quality design which contributes positively to its surrounding area. Policy S9(a) states that innovation in design will be supported, especially when this would contribute to local distinctiveness, enhancing the built environment and heritage.</p> <p>6.7 Policy 33(c) states that ‘buildings should be of a scale, massing and height that are appropriate to their site characteristics, setting, civic function and/or importance and location in the townscape’.</p> <p>6.8 Policy 39 states that buildings should define highways and relate to the surrounding buildings and street scene. This policy goes on to say that development should respond to and enhance the architectural character of the area.</p> <p>6.9 Policy 45 seeks to protect the architectural integrity and special interest of listed buildings.</p> <p>6.10 The previous application which was refused, sought to introduce a seven-storey plus basement building in this location. The bulk, scale and height of this building was found to be unacceptable in this location and that it would appear start and discordant within this terrace.</p> <p>6.11 The application now proposes a five-storey plus basement building in this location. Whilst a five-storey building is a welcomed reduction in height from the previous seven-storey</p>	
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	<p>building, Officers still have concerns about the height and bulk of the building. The proposed building is shown to be five-storeys but once the stair core and necessary balustrading for the roof terrace are introduced at roof level, the height of the building would appear as larger than five-storeys, significantly exceeding the height of the neighbouring properties within the terrace. Officers do not object to the principle of a five-storey building in this location, subject to an appropriate bulk, scale and design being achieved, and do accept that there is an opportunity to construct a taller building in this location. However, the overall acceptability of a taller building in this location heavily depends on the overall design and architectural quality of the building and how this would respond to the local context.</p> <p>6.12 The previously application was refused on design ground with the conclusion being that the proposed building did not respond to the local context. Any new design for a replacement building in this location therefore needs to overcome these previous design concerns.</p> <p>6.13 Whilst the applicant has introduced brick as a material in an attempt to respond to the local design context, the overall design and appearance of the development has still not successfully overcome these previous design concerns. The overall aesthetic of the scheme is considered to be quite post-war, displaying curtain walling elevations with simple vertical mullions and bands across the floor plates and brick service cores. This is considered to be a dated and old-fashioned form of architecture that does not reflect or respect the local context.</p> <p>6.14 Notwithstanding this, the proposed curtain walling design also does not lend itself well to a residential development; such a façade treatment is better suited for open-plan floor plates where full-height glazing is desirable. In residential-use situations, areas of glass need to be blacked out in order to accommodate the necessary walls and partitions and this results in discordant elevations. The reality is that the proposed south and west elevation drawings indicate simplicity which would not be possible to achieve. The real frame dimensions will need to be much chunkier than those shown in order to accommodate double glazing and provision will need to be made for windows to be opened. All of these issues above will result in a very different external appearance to those shown on the plans appearing crude and visually</p>	
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	<p>discordant.</p> <p>6.15 With regard to the proposed east and southern elevations, these blank wall treatments lack any visual distinction or difference and especially when viewing the development from the eastern end of The Cut, will not make a positive contribution to the local street scene.</p> <p>6.16 The need to respond to the local context has been outlined above and in this instance, this context is an area which is characterised by high status buildings comprising Portland stone and good quality brick work. The site is also located within the vicinity of a number of heritage assets namely the The Old Vic and Royal National Theatre Studio buildings which are both Grade II listed buildings. Therefore any development on the site would have to preserve the architectural integrity and special interest of these buildings.</p> <p>6.17 Given the design concerns raised above, the overall design of the development is considered poor and would not respond positively to the local environment. The development would also have the potential to harm the setting of the neighbouring Grade II listed buildings, thus failing to preserve the architectural integrity and special interest of these buildings.</p> <p>6.18 As such, the previous reason for refusal relating to design has not been overcome and the proposed development is found to be contrary to policy S9 of the Lambeth Local Development Framework Core Strategy (2011) and policies 31, 33, 39 and 45 of the Lambeth Unitary Development Plan 2007 'Saved Policies'.</p>	
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