

PLANNING APPLICATIONS COMMITTEE

Date: Tuesday 2 November 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 29 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.

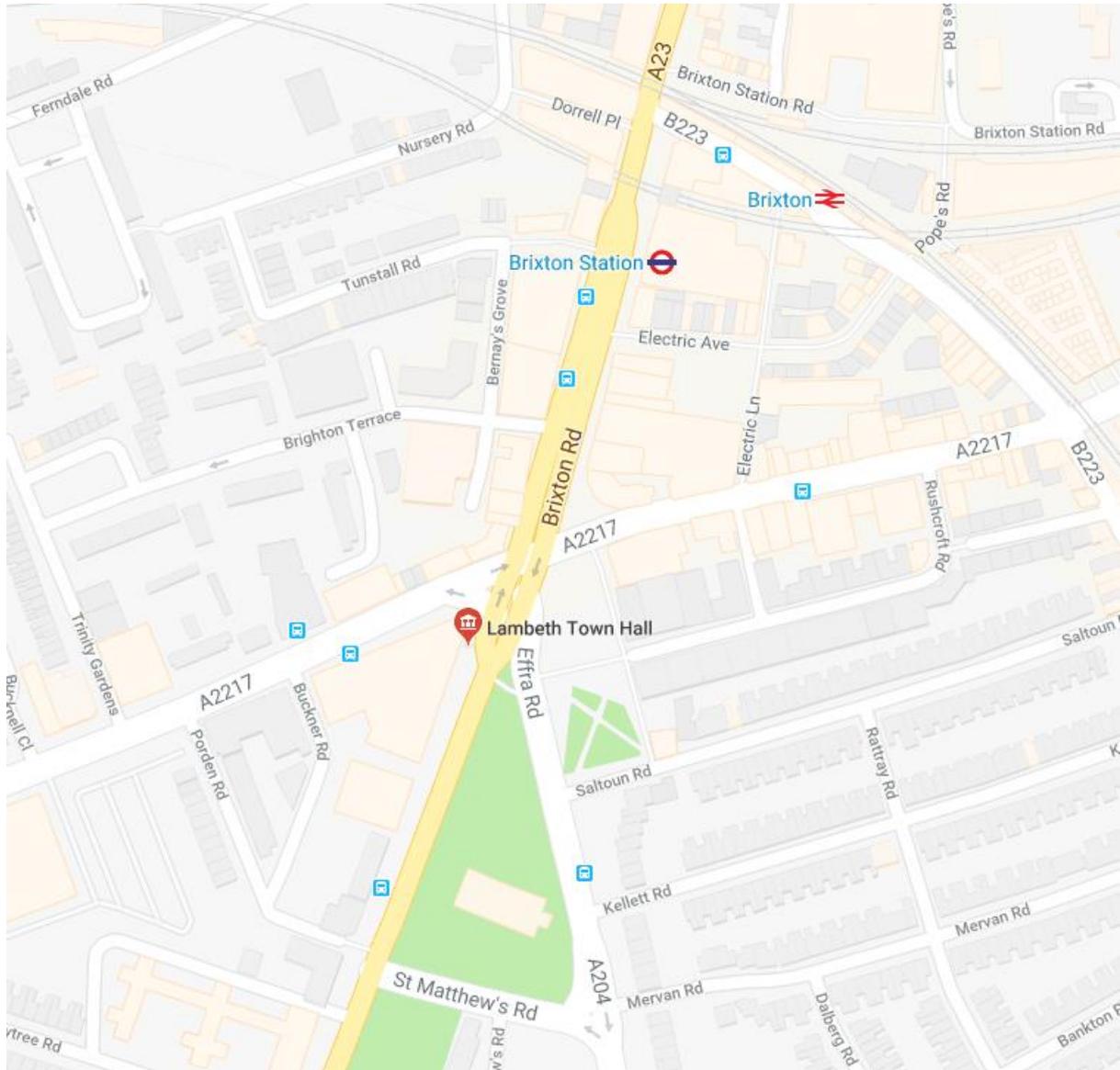
Security

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.
4	Addendum	1 - 4

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 2ND NOVEMBER 2021
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

ITEM 3		
Pre application - St Thomas House and Dunhill Fitness Centre (Bishop's)		
Page Number	Report Changes	Decision Letter Changes
17	<p>Relevant Planning History</p> <p><u>Land North And South Of Royal Street Including 10 Royal Street, Stangate And Canterbury House, Holy Trinity Centre And Carlisle Lane Car Park London</u></p> <p>05/01168/FUL- The demolition of the existing buildings and the erection of eight new buildings ranging in height from 20 to 5 storeys (generally reducing towards the park) to provide 641 residential units including (231 units- 407 bed spaces for key workers), a health facility (3,142 sq.m.) including a patients hotel, a nursery for NHS staff (766 sq.m.), accommodation for the families of sick children (1,780 sq.m.), ground floor retail and cafe uses (205 sq.m.), 209 off-street parking spaces, and associated landscaping, service and highway works.</p> <p>This application was refused on grounds of impact on amenity for neighbouring residents and the impact on the settings of Archbishop's Park and the Lambeth Palace Conservation Area. However, the application was called in the by Secretary of State and permission was granted on 9 October 2007. The permission was not implemented and has now lapsed.</p> <p>10/00140/FUL - Variation of conditions 2, 3, 4, 8, 9, 15, 16, 17, 20, 26, 29, 30 and 31 of planning permission ref: 05/01168/FUL (appeal ref. APP/N5660/A/06/2029887) for the demolition of the existing buildings and the erection of eight new buildings ranging in height from 20 to 5 storeys (generally reducing towards the park) to provide 641 residential units including 407 bed spaces for key workers, a health facility (3,142 sq.m.), a nursery for NHS staff (766 sq.m.), accommodation for the families of sick children (1,780 sq.m.), ground floor retail and cafe uses (205 sq.m.), 209 off-street parking spaces, and associated landscaping, service and highway works granted on: 09.10.2007.</p> <p>The variations are to allow for the discharge of the conditions by phase and to remove the reference to Candle Court from condition 31 .</p>	N/A

PLANNING APPLICATIONS COMMITTEE 2ND NOVEMBER 2021
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

	<p>This application was refused as it would have allowed for the early demolition of the Trinity Centre and 10 Royal Street prior to the construction of the rest of the development being secured.</p>	
<p>17</p>	<p>Meeting 2 – Meeting with Local Representatives</p> <p>On 20 October 2021 the Council hosted a briefing for key local representatives so they could understand the proposal and submit comments and questions. Sixteen groups and organisations were invited and the following attended the meeting:</p> <ul style="list-style-type: none"> • Park Plaza Hotel • Archbishop’s Park Community Trust (APCT) • Linkcity • Urbanest <p>The following questions and comments were raised:</p> <ul style="list-style-type: none"> • How will the development be phased and when is construction expected to take place? • Will Becket House be retained? • The impact on Archbishop’s Park is an important consideration and the APCT would like to see images of this. • Archbishop’s Park is a local community park as opposed to Jubilee Gardens which mostly serves visitors and tourists • With an expected 10,000 people working in the development there will be a large increase in the usage of the park. What will the impact on the Park be and how will it be maintained and managed? • The proposal would bring development up to almost the edge of the site and the amount of public realm seems low • The buildings are much closer to Lambeth Palace Road than existing buildings. How will this affect Lambeth Palace Road? There is a risk that Lambeth Palace Road will become canyon-like, with York Road mentioned as an example of this. • Urbanest is concerned about the impact on nearby trees and its external amenity space 	<p>N/A</p>

PLANNING APPLICATIONS COMMITTEE 2ND NOVEMBER 2021
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

	<ul style="list-style-type: none"> • Urbanest accommodates 1,200 students and 600 school children. Construction must be managed to minimise the impact • Access to Archbishop’s Park should be improved so that students and children in Urbanest use the Park more often • A financial contribution towards the Park would be welcome • Cycle lanes should be separate to footways/pedestrian areas • A bridge or tunnel access should be provided to St Thomas’ Hospital • The forward building line on Lambeth Palace Road might make the journey to Archbishop’s Park from Urbanest less attractive • Upper Marsh is currently in poor condition and should be improved • Upper Marsh should not be made worse during the construction period • The applicant was asked to explain what is meant by no fossil fuels will be burned on-site? <p>Subsequent to the meeting, comments were submitted by the Waterloo Community Development Group (WCDG) raising two points</p> <ul style="list-style-type: none"> • Most of the site falls within an existing Site Allocation that identifies the preferred use of the site as the expansion of St Thomas’ Hospital to provide clinical and ancillary hospital uses, and the replacement of affordable housing. The Site Allocation also sets out a number of design principles including retention of existing buildings and restrictions on height [Officer note: The Site Allocation is discussed later in this addendum] • An application for comprehensive redevelopment of this site was submitted and refused by Lambeth in 2006. It was then called in by the Secretary of State who subsequently approved it in 2007. [Officer note: the details of this planning application are provided earlier in this addendum] 	
19	<p>Design Review Panel feedback summary for Plot B (residential) and F (office/affordable workspace)</p> <p>Plot B - The consensus is that it is a well-designed residential building. Welcome the sustainability aspirations and keen to understand more. The equality of the architecture between tenures needs to be optimised wherever possible. For example, the affordable entrance requires greater emphasis. Carlisle Lane elevation still, unfortunately, feels like a rear elevation, even with the corner units. Recommend avoiding translucent balustrading. The façade treatments’ rich detailing is welcome. The colour selection needs to be understood in</p>	N/A

PLANNING APPLICATIONS COMMITTEE 2ND NOVEMBER 2021
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

	<p>relation to the adjoining buildings. There is a fear that a monochromatic treatment may blunt an appreciation of the detailing. This is particularly concerning given high visibility. Further rooftop design development is encouraged. These aspects need to be explored further.</p> <p>Plot F - Panel is in close accord that this is an excellent scheme. Welcome the entrance treatment and animation of Upper Marsh for which it works as a good gateway site. A real resource to delivering a lively and engaging ground floor within the masterplan.</p>	
<p>20</p>	<p>Site Allocation</p> <p>Most of the site falls within a site allocation in the Local Plan 2021: <i>Site 1 Land north and south of and including 10 Royal Street, SE1 (Founders Place)</i> (see pp 128-129). Some key elements of the site allocation are set out below.</p> <ul style="list-style-type: none"> • Preferred use: Health use for the expansion of St Thomas' Hospital to provide clinical and ancillary hospital uses; replacement of affordable housing • Design principles and key development considerations: <ul style="list-style-type: none"> ○ This under-developed site provides opportunities for the expansion of St Thomas' Hospital. The council will support development that: <ol style="list-style-type: none"> i. replaces the existing housing; ii. retains 10 Royal Street and Holy Trinity Urban Centre that are considered to make a positive contribution to the conservation area; iii. restricts building heights in the southern part of the site due to its location within the conservation area and proximity to the park; iv. has a layout that includes gaps between buildings to allow views through to the conservation area and the registered park and into the site; v. fronts onto and creates a clear pattern of streets; vi. does not appear dominant from the south; vii. retains Upper Marsh and Royal Street as through routes; viii. minimises traffic generation and includes parking provision to support health uses. 	<p>N/A</p>