

## PLANNING APPLICATIONS COMMITTEE

**Date:** Tuesday 23 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](http://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](mailto:fhussain1@lambeth.gov.uk)

**Published on:** Monday 22 November 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](mailto: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](mailto: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](http://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.

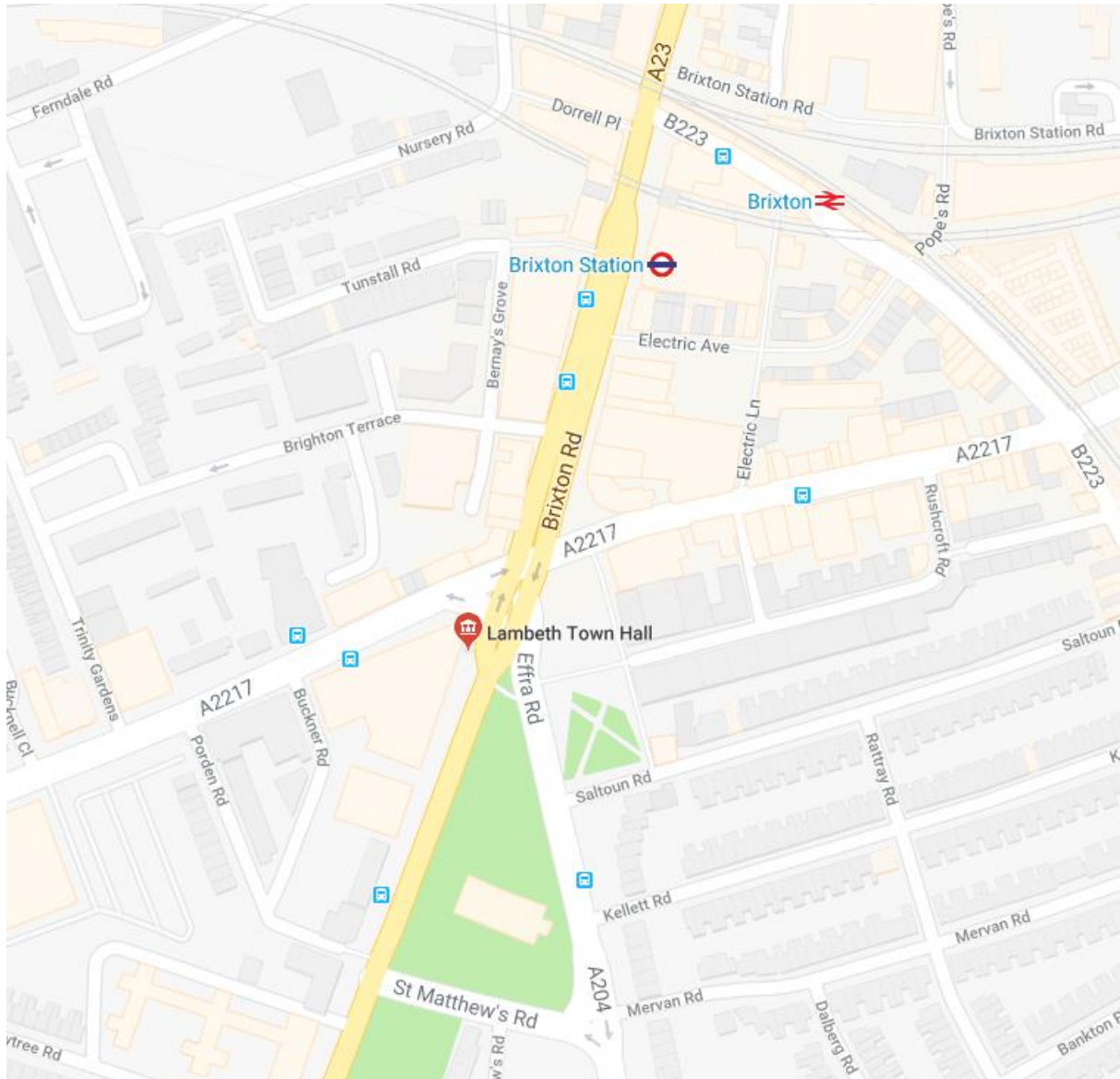
## **Security**

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

		<b>Page Nos.</b>
<b>6</b>	<b>Second Addendum</b>	<b>1 - 4</b>



**PLANNING APPLICATIONS COMMITTEE 23 NOVEMBER 2021**  
**SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS**

<b>ITEM 4</b>		
<b>Cressingham Gardens Estate, Roper's Walk (Tulse Hill) 20/02406/RG3</b>		
<b>Page Number</b>	<b>Report Changes</b>	<b>Decision Letter Changes</b>
<b>123</b>	<p>Fifteen additional objections were received raising the following points:</p> <ul style="list-style-type: none"> <li>• The estate should be refurbished not demolished</li> <li>• Poor design</li> <li>• Impact on local and historic context</li> <li>• Poor consultation</li> <li>• Lack of a masterplan</li> <li>• Would set a precedent for the rest of the estate</li> <li>• Impact on habitat</li> <li>• Would not provide affordable housing</li> <li>• Disruption of resident</li> </ul> <p>One response in support was received citing the benefit of additional housing.</p> <p>As of 22 November 2021, the total number of objections is 554 and the number in support is nine.</p>	<b>N/A</b>



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The following image was submitted by the Brixton Society to accompany their spoken objection.



View taken from the main path that goes around the outside edge of Brockwell Park.  
Proposal is for the removal of the Oak tree (visible see below), which currently hides Ropers Walk from view.

Oak tree to be removed.  
Top floor of Ropers Walk visible

End of Upgrove Manor Way  
Proposal is for 4 stories at this point  
(compared to 2 stories on UMW)





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