

PLANNING APPLICATIONS COMMITTEE

Date: Tuesday 14 December 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 13 December 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.

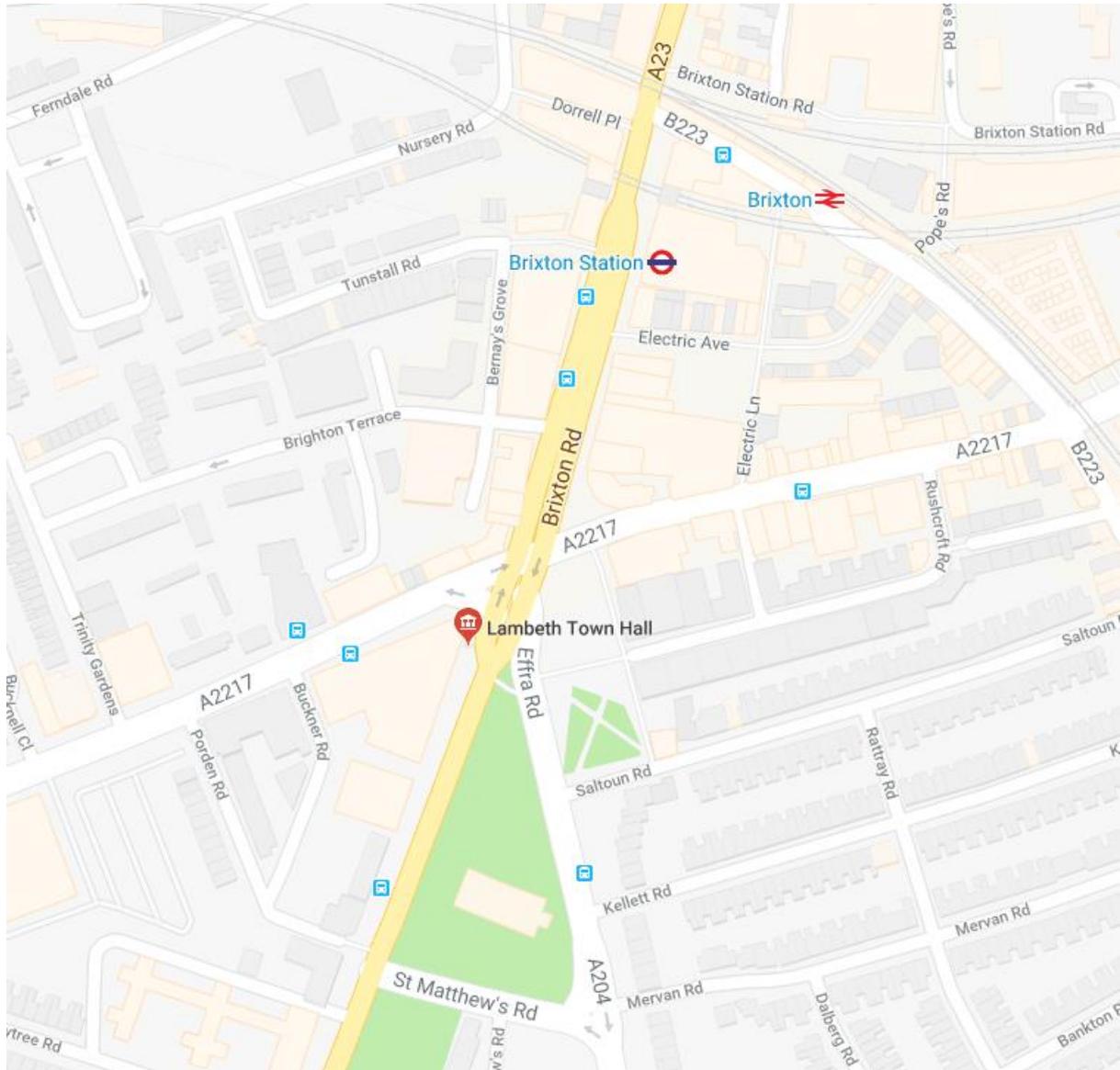
Security

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.
6	Second Addendum	1 - 16

PLANNING APPLICATIONS COMMITTEE 14 DECEMBER 2021
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

Page Number

Update Report

Decision Letter Changes

<u>ITEM 3</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
19	<p>Add the following to the end of Paragraph 6.3.5:</p> <p>A further representation from the Waterloo Community Development Group was received, objecting to the proposal. The newly raised planning considerations are summarised below:</p> <ul style="list-style-type: none"> The £60,000 contribution towards the redevelopment of Emma Cons Gardens will have little impact in relation to the estimated £1m costing of the works, including around £60,000 annually for upkeep. <i>Officers' Comments: The contribution is considered to be of an acceptable scale to the proposed development.</i> The daylight and sunlight considerations have misunderstood the scale of the housing proposal on the adjoining car park site. <i>Officers' Comments: As mentioned within this report, there is no live application or pre-application on the adjoining car park site. Despite this, mitigation measures have been imposed on the current proposal in order to avoid prejudicing potential development on the adjoining site (see Paragraph 8.6.7.1).</i> The sustainability of the building is given as a public benefit, but this does not take into account the high embodied carbon in the concrete and metal construction. 	No

PLANNING APPLICATIONS COMMITTEE 14 DECEMBER 2021
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

Page Number

Update Report

Decision Letter Changes

	<p><i><u>Officers' Comments:</u> The proposal is not a GLA referable scheme and therefore does not trigger the whole life carbon cycle requirements of London Plan Policy SI 7.</i></p> <ul style="list-style-type: none"> The only biodiversity benefits are an unmaintainable green wall and an inexplicable dovecote and arrangements for feral pigeons. <p><i><u>Officers' Comments:</u> The Applicant has provided details regarding green wall access (including the use of abseiling) and officers are satisfied that it can be adequately maintained. Green walls have been supported in previous permissions on the Site; however, the current proposal improves the viability of the green wall through improved access to sunlight. Details of the dovecote are to be secured under Condition 19, which will prevent any inappropriate use.</i></p> <ul style="list-style-type: none"> Officers have incorrectly assessed the changes in commercial floorspace – the proposal would provide 87sqm of commercial floorspace, which is less than the 152sqm in the 2019 approval under ref 19/03654/VOC. <p><i><u>Officers' Comments:</u> The proposal would provide c. 117sqm of commercial floorspace. As discussed in this report, there would be an increase over the pre-existing retail unit. A reduction is proposed in comparison to the commercial unit in the 2019 approval; however, this commercial unit has not been built out so there would not be a loss of floorspace. In addition, there would be a minimal change in relation to active shop floorspace.</i></p> <ul style="list-style-type: none"> The view in Figure 8 is not appropriately documented as a verified view and there is no evidence provided in the application that it follows the methodology set out in the guidance Landscape Institute: Technical Guidance Note 6/19 Visual Representation of Development Proposals, as required if this were an EIA. Figure 8 is quite clearly a wide angle greater than it is possible to see without moving the eyeballs or head, and clearly distorts such as to maximize the edges (the Old Vic) and minimize the central object (the proposed development). 	
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PLANNING APPLICATIONS COMMITTEE 14 DECEMBER 2021
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

<u>Page Number</u>	<u>Update Report</u>	<u>Decision Letter Changes</u>
	<p><i><u>Officers' Comments:</u> The image is considered to show an accurate depiction of the proposal and the surrounding context of the Site.</i></p> <ul style="list-style-type: none"> The heritage assessment takes an incorrect approach which excludes all of the space around the heritage asset and does not include kinetic views. The proposal is situated within the setting of the Old Vic and would result in heritage harm to the asset. <p><i><u>Officers' Comments:</u> As explained in this report, a detailed assessment has been undertaken by the council's specialist heritage officers, based largely on views which have been identified by the Old Vic in previous applications. Officers have therefore concluded that there would be no heritage harm. The proposal was also referred to Historic England, who have chosen not to comment on the proposal.</i></p>	
23	<p>6.3.11 <u>Lambeth Estate's Resident Association (LERA)</u></p> <p>A representation from LERA was received on 10/12/2021, raising the following objections to the scheme:</p> <ul style="list-style-type: none"> The proposal would overlook the carpark to the rear of the site and would be built up to the boundary. We have plans to develop the carpark for 10 units of social housing. The proposal would therefore stymie development on the adjoining site. The carpark development site would provide more additional homes than the application and would also provide social housing. <p><i><u>Officers' Comments:</u> As mentioned within the report, there is no live application or pre-application on the adjoining car park site. Despite this, mitigation measures have been imposed on the current proposal in order to avoid prejudicing potential development on</i></p>	No

PLANNING APPLICATIONS COMMITTEE 14 DECEMBER 2021
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

<u>Page Number</u>	<u>Update Report</u>	<u>Decision Letter Changes</u>
	<p><i>the adjoining site (see Paragraph 8.6.7.1 of the PAC report).</i></p> <ul style="list-style-type: none"> The height of the proposed building is completely at odds with everything else surrounding Emma Cons Gardens and with previous planning applications. <u>Officers' Comments:</u> <i>These comments are assessed within the 'Design' and 'Impact on Heritage Assets' Sections of this report.</i> While the Waterloo Estate building will be huge by comparison, it is set back from Emma Cons and retains the existing Mercury House, facing the gardens as a podium that conforms to the height of all other buildings around them. <u>Officers' Comments:</u> <i>Noted.</i> It will inevitably set a precedent for any building alongside and in due course for the bus station site. <u>Officers' Comments:</u> <i>The proposal has been assessed on its own merits and site constraints, and is considered acceptable on the Site. Any nearby future development sites must be assessed on their own merits upon submission. The proposal is considered to be an appropriate response to the Site, as detailed within this report, which would not set any negative precedents for the surrounding area.</i> 	
44	<p><u>Economic</u></p> <ul style="list-style-type: none"> Increased commercial unit floorspace at ground floor and basement when compared with the extant permission. pre-existing retail unit. 	No
<p><u>ITEM 4</u> 20/04194/EIAFUL Lambeth Hospital</p>		

PLANNING APPLICATIONS COMMITTEE 14 DECEMBER 2021
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

Page Number

Update Report

Decision Letter Changes

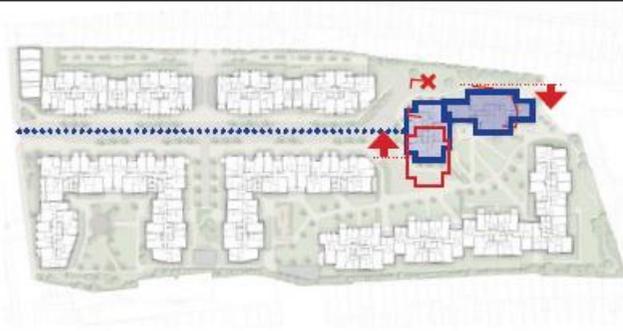
Page Number	Update Report	Decision Letter Changes
132	<p>Summary of objections table – last row Letter of Support received by WSP on behalf of Guy’s and St Thomas’ NHS Foundation Trust updated to refer to further comments received as follows:</p> <p>The Informative referencing engagement with the Trust is weak in relation to our representations made in October 2021.</p> <p>Our representations on the application highlighted several areas in which the Trust seek to be engaged with by South London and Maudsley NHS Foundation Trust, including: the design of the pedestrian/cycle route through to Pulcross Road, and the preparation of the Waste and Servicing Management Plan and the Construction Management Plan to ensure that there are no negative impacts or conflicts with the operations of the Pulross Centre (neighbouring the development, operated by the Trust).</p> <p>The informative currently drafted does not require communication with the Trust with flexible wording such as ‘where possible’ undermining the importance of the consultation. In our role supporting the Trust, on other permissions we have had condition wording and Section 106 obligations cover similar topic material on other permissions in Lambeth, such as Elizabeth House and the development to the rear of Clapham Common South Side Tesco’s.</p> <p>We therefore request an amendment to the list of conditions and committee report to ensure that the Applicant engages with the Trust on the matters listed above. For the wording of each condition, we have referenced above, we request that a requirement is included for evidence of engagement to be part of the submitted documents, to ensure that engagement with the Trust has taken place.</p> <p>Officer comment: As noted in the officer comment at the last row of the table. It would not be appropriate to consult a third party neighbour as part of condition in this instance, but the applicant would be encouraged to discuss these matters</p>	Yes

PLANNING APPLICATIONS COMMITTEE 14 DECEMBER 2021
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

Page Number

Update Report

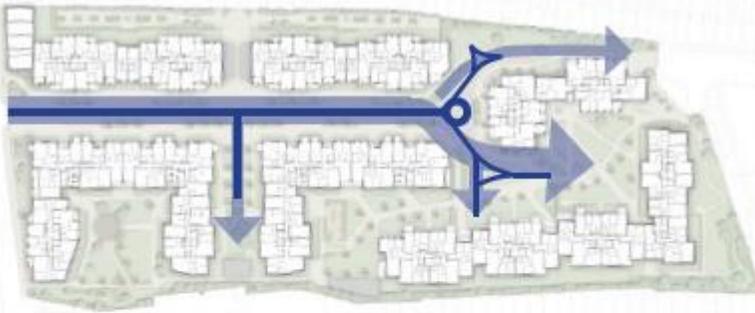
Decision Letter Changes



TOWER ALIGNED TO AVENUE

Center of Tower aligned to the centerline of the main avenue servicing the site. Block to South East of taller building redesigned to improve potential route to Pulross Centre and better define courtyard.

The Tower was considered to be a key element within the masterplan form and as such it was felt that in its proposed asymmetric position in relation to the street it was somewhat apologetic. It was agreed that the tower should be moved on axis to the main street as an appropriate terminus to this route. As a consequence, the strong symmetry of the tower is replicated in this location within the masterplan.



IMPROVED ACCESS

Moving the tower improves movement to and from the South West Corner of the site.

Access to the furthest reaches of the masterplan in the south west corner was felt to be restricted by the position of the tower and adjacent residential blocks. The underpass to the east of the tower was considered not to be as generous in scale as a gateway to the area beyond its threshold. The relocation of the Tower also facilitated a natural flow around it for both pedestrians and service vehicles.

This was further enhanced by chamfering the corners of the two adjacent residential blocks. This reduction in mass created both better sightlines and a more natural flow to pedestrian movement to the south west corner of the site and a similar flow to the south east corner for a potential future link through the Pulross Centre.

- Courtyards should be clearly defined as private realm for residential use only.

ESA Architecture Response: The courtyards are clearly defined as private realm for the resident by being primarily enclosed by the block arrangements. Access to the courtyards is either through the buildings or through gates with controlled access.

PLANNING APPLICATIONS COMMITTEE 14 DECEMBER 2021
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

Page Number

Update Report

Decision Letter Changes

ESA Architecture Response: The area of Landscape amenity proposed is in excess of the Policy requirements for the number of residential units. Lambeth's policy requires circa 2000m² of communal amenity. Our Proposal provides over 5000m² of communal amenity.

The London Plan recommends a target Urban Green Factor (UGF) score of 0.4 for residential developments, and a target score of 0.3 for commercial developments. The proposal exceeds this requirement with a UGF score of 0.47.

- Recommends a cohesive SUDS strategy for the site.

ESA Architecture Response: Cohesive SUDS strategy has been incorporated into the Landscape design.

- Acknowledged the improvements to some courtyard areas. Raised concerns about the unstructured and unsuccessful arrangement of Blocks 3, 4 and 7 and the quality of the courtyard.

ESA Architecture Response: In response to the Second DRP and further PPA, Rev F of the masterplan design was amended to include the following:



REVISION D MASTERPLAN

Block 4 massing on the Western site boundary was reduced by creating a break in the built form.

PLANNING APPLICATIONS COMMITTEE 14 DECEMBER 2021
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

Page Number

Update Report

Decision Letter Changes

Block 4 massing on the Western site boundary was reduced by creating a break in the built form.



TOWER ANNEX REDESIGN

Block to south east of taller building redesigned to improve potential route to Pulross Centre and better define courtyard.

Block 3 massing was brought further West to improve the futureproof pedestrian link through the Pulross centre and better define courtyard.

PLANNING APPLICATIONS COMMITTEE 14 DECEMBER 2021
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

Page Number

Update Report

Decision Letter Changes



SPATIALLY DEFINED COURTYARDS

south west open space revised into courtyards with boundaries defined by the architecture.

Blocks 4 and 6 rearranged to create clearly defined courtyards rather than one linear urban park.

- Encouraged windows to corridors to provide natural light.

ESA Architecture Response: An exercise was undertaken to explore this option. Whilst this would create a more pleasant corridor spaces, the negatives impacts were seen to outweigh the positives.

Implementing this would have affected the scheme negatively by reducing opportunities to provide ‘through aspect’ units and compromising the quality of unit layouts or increasing building footprints.

- Encouraged windows to corridors to provide natural light.

ESA Architecture Response: An exercise was undertaken to explore this option. Whilst this would create a more pleasant corridor spaces, the negatives impacts were seen to outweigh the positives.

PLANNING APPLICATIONS COMMITTEE 14 DECEMBER 2021
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

Page Number

Update Report

Decision Letter Changes

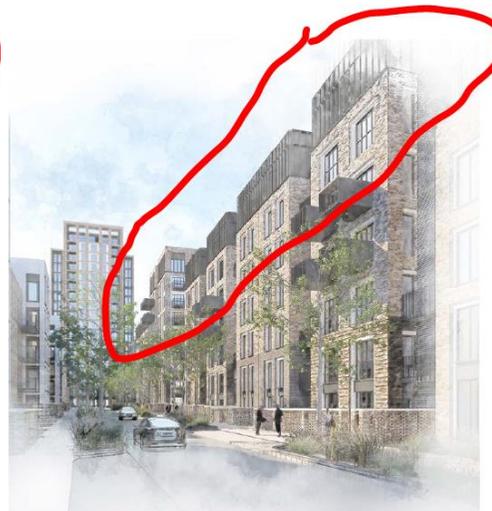
Implementing this would have affected the scheme negatively by reducing opportunities to provide ‘through aspect’ units and compromising the quality of unit layouts or increasing building footprints.

- In terms of detailed design, suggested simplifying the design in particular the roof form and that careful considered should be afforded to balcony type/character.

ESA Architecture Response: The roof form in question was simplified to reduce variation in angle / pitch.



VIEW B - HIGH-RISE TOWER



VIEW B - TOWER AND MAIN BOULEVARD

With regards to the balconies. The proposal provides private amenity to every unit. We were careful to not cover the buildings in bolt-on balconies. The balconies are designed in a variety of forms including – In-board, terraces and bolt-on.

In-board balconies are recessed within the buildings primary form and provide a more sheltered amenity with less exposure to the elements and a greater sense of privacy.

Terraces are only deliverable in certain areas where the building plan reduces and provides a platform above built form from the level below. Generally this occurs towards the top of each building. Naturally, terraces afford better views and more privacy as there is less overlooking towards the top of each building.

Bolt-on balconies provide a more exposed amenity with better natural light. Bolt on balconies are integrated into the overall building design through materiality and by creating opportunities to provide variation in form.

PLANNING APPLICATIONS COMMITTEE 14 DECEMBER 2021
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

Page Number

Update Report

Decision Letter Changes

	<p>The plans and elevations show the use of each of these types of balconies across the scheme.</p> <ul style="list-style-type: none"> Acknowledged the constraints involved in the scheme attaining Passivhaus standard. However, considering the scheme is required to provide 50% affordable housing on site provides the incentive to achieve Passivhaus. <p><u>ESA Architecture Response:</u> The design has taken into account available commercial and economical opportunities and has identified the following areas which are compliant with the Passivhaus standard and will look at the outstanding items during design development to see where any improvement maybe made. With regards to the Passivhaus fabric standards ($U < 0.15w/m2.k$) for all thermal transmittance of walls, floors and roofs, the Lambeth Development is exceeding the Passivhaus standard for floors and roofs with a value of $0.11w/m2.k$ and with the walls being slightly over with a value of $U = 0.16w/m2.k$. For the glazing, the development exceeds Passivhaus G' value requirement ($G' < 0.5$) with a G' value of 0.36.</p> <p>There is no cooling within the development, so it complies with the Passivhaus targets for Space Cooling demand and Specific Cooling load. In terms of the Primary Energy Demand the development is below the 120kWh/m2.yr target. The development also complies with Space Heating Demand, with all units achieving a value under 15 kWh/m2.yr. In addition, the Lambeth development also meets the Passivhaus requirement for high efficiency appliances and lighting. Further context as to how the scheme compares to Passivhaus standards are set out in the table below</p>	
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PLANNING APPLICATIONS COMMITTEE 14 DECEMBER 2021
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

Page Number

Update Report

Decision Letter Changes

<i>Design Component</i>	<i>Passivhaus Limiting Design value</i>	<i>Current Lambeth Design value</i>
Walls (U-values)*	≤0.15 (W/m ² K)	0.16 (W/m ² K)
Roof	≤0.15 (W/m ² K)	0.11 (W/m ² K)
Floor	≤0.15 (W/m ² K)	0.11 (W/m ² K)
Glazing unit	≤0.8 (W/m ² K)	1.2 (W/m ² K)
Installed glazing	≤0.85 (W/m ² K)	1.2 (W/m ² K)
Doors	≤0.8 (W/m ² K)	1.5 (W/m ² K)
Infiltration (ach ⁻¹)	≤0.6 @ n ₅₀	3 @ n ₅₀
Thermal bridging (linear ψ value)	≤0.01 (W/mK)	0.05-0.5 (W/mK)
MVHR coefficient (η _{HR})	≥0.75	0.782
Ventilation electric limit	0.45 Wh/m ³	Calculation required
Appliances	High efficiency recommended	High efficiency
Lighting	High efficiency recommended	High efficiency
On site renewables	No requirement but SHW typical	ASHP and PV

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