

PLANNING APPLICATIONS COMMITTEE

Date: Tuesday 22 February 2022

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 18 February 2022

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.

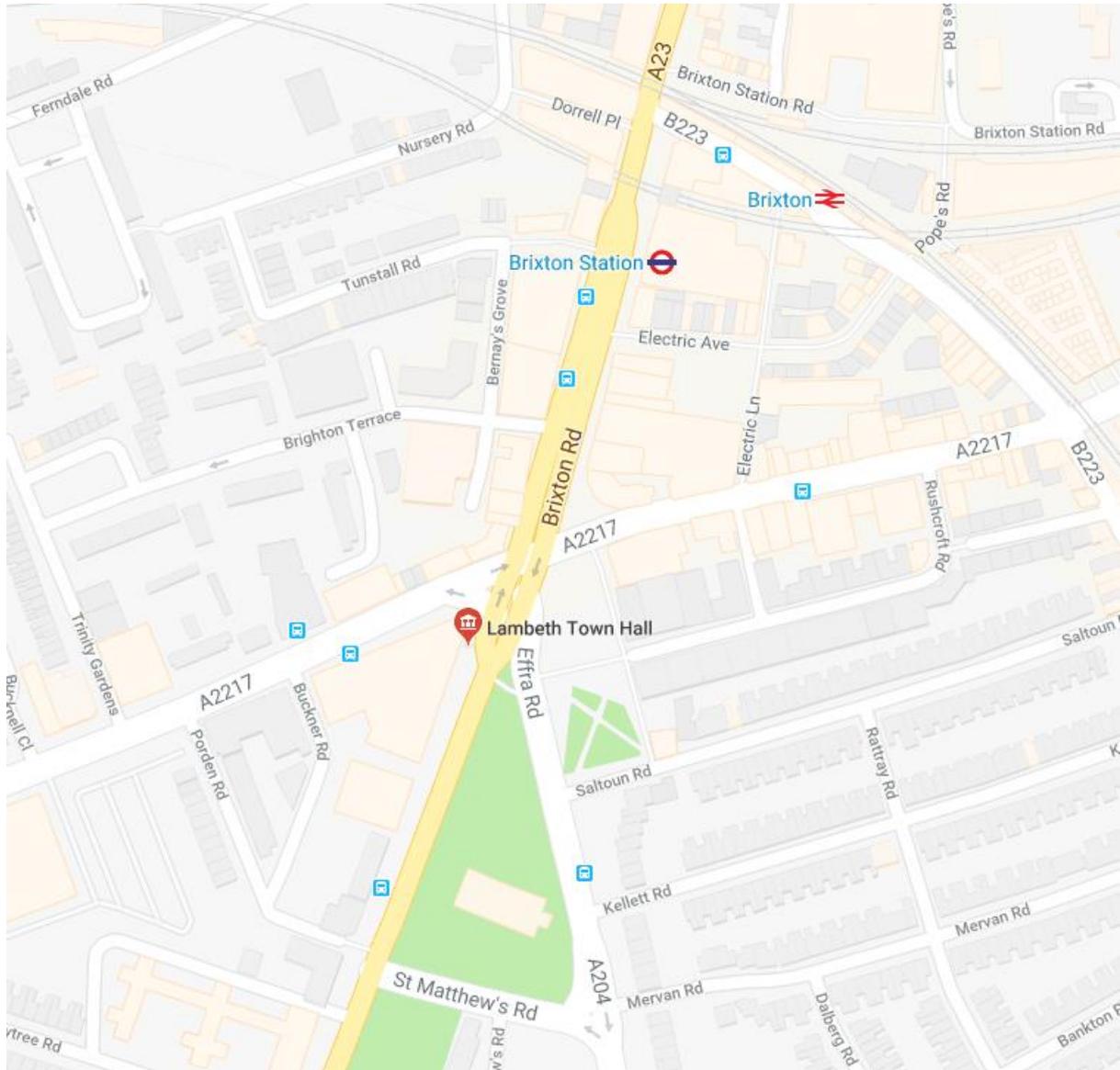
Security

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

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4	Addendum	1 - 16

PLANNING APPLICATIONS COMMITTEE (PAC) FAQs - YOUR QUESTIONS ANSWERED

Who sits on the PAC?

The Council has established a PAC, which consists of seven Councillors (elected Members).

Where and when do PAC meetings take place?

In line with legislation, Committee members will attend the meeting in person at Lambeth Town Hall.

Reflecting current [government guidance](#) to help prevent the spread of Covid-19, members of the public, visiting Ward Members and officers are encouraged to attend virtually. If this is not possible, public access can be made available for limited numbers, but please contact Democratic Services (details on the front sheet of the agenda) before the meeting so that arrangements can be made.

The meetings are normally held on a Tuesday evening at 7pm and are held 1 or 2 times a month and are listed on the Council's calendar of meetings, [here](#).

Can I attend PAC meetings?

All PAC meetings are open to the press and public although on rare occasions the Committee may discuss a matter in private. The capacity of meetings is restricted due to Covid-19 safety considerations. If the capacity of the room is exceeded the meeting can be viewed live online. The link to the meeting can be found on the PAC page of the Council's website.

How can I get a copy of any reports to be considered by PAC?

The officer reports on applications to be considered are circulated to PAC Members and published on the Council's website a week before the meeting. Papers for meetings can be viewed [here](#).

Can I make written representations to the PAC meeting?

Yes. Written representations, including any letters, petitions or photos should be:

- Sent to the relevant case officer preferably by email; and,
- Sent by **12 noon two clear working days before the meeting**. Meetings are normally on a Tuesday, so the deadline would be 12 noon by the Thursday before the meeting.

Can I speak at PAC meetings?

Yes. Up to three supporters (including applicants), three objectors and the Ward Members can make representations to the meeting at the Committee's discretion for a maximum of two minutes each.

If you would like to make representation, please contact the clerk (details on the front page of the agenda) or democracy@lambeth.gov.uk.

You must register your wish to make representations on any application by 12 noon on the last working day before the meeting. You are encouraged to participate online and should supply a written statement (approximately 300 words) outlining the points you wish to make to the committee. The written statement when read aloud must not take more than two minutes. If participating online is not possible, public access can be made available for limited numbers, but please contact Democratic Services (details on

the front sheet of the agenda) before the deadline so that arrangements can be made.

For further information please contact Democratic Services as soon as possible by telephoning 020 7926 2170 or emailing democracy@lambeth.gov.uk.

Where the number of requests to address the committee exceeds three, and/or it is clear the interested parties wish to make similar points, the interested parties will be asked to liaise so that all the points can be raised succinctly.

Does the PAC consider applications in the order listed on the agenda?

Not necessarily. The order of business is determined at the meeting taking into consideration:

1. Applications which are withdrawn, or which officers recommend should be deferred.
2. Applications where there are no notified interested parties wishing to address the committee and members have no questions to ask the applicant or officers.
3. Applications which have been deferred from a previous meeting or have been the subject of a site visit.
4. Applications for developments which would be in receipt of public funding and which are subject to deadlines affecting delivery **and other applications subject to specific deadlines.**

What is the process for considering an application at the meeting?

Officers will introduce each application with a brief PowerPoint presentation which will usually include drawings and photographs of the application site. The Committee will then hear the representations from the interested parties. If the application is recommended for approval, then objectors' representations will be heard first. This is reversed if the application is recommended for refusal. The merits of the application are considered taking into account the views of the interested parties and planning officers before the committee reaches a decision.

What time does the meeting come to an end?

The meeting will be conducted in a business-like fashion and the Committee will endeavour to deal with reports as quickly as possible.

However, if there is a lot of outstanding business at 9.00pm the Chair will advise the meeting if and how the timetable for the meeting has to be revised, in order to deal with remaining business and finish the meeting at 10.00pm. At 10.00pm, if the meeting has not ended, the Committee will decide which business can be completed by 10.45pm and any business not reached by that time will be deferred to the next meeting.

What are site visits?

The decision whether to have a site visit is made by the Chair of the Planning Applications Committee. Site visits are arranged by Planning Officers to allow the Committee and Ward Members to observe the site and gain a better understanding of the impact of the proposal. Where permission is needed to go on to private land, contact will be made with the owner by officers. Other than for reasons of access, the arrangements for site visits will not normally be publicised or made known to applicants, agents or third parties except in exceptional circumstances. In such circumstances, officers have discretion to invite one representative of the applicant to be present but only to answer any questions if Members require further

context which the officer cannot provide. The applicant must notify the planning officer prior to the site visit who will be attending on their behalf.

Objectors are not to be invited, except in exceptional circumstances where the Chair of the Committee agrees that there is information which cannot be provided by officers, and which it is necessary to receive on site and which is only likely to be able to be provided by an objector.

In circumstances where the public may need to be involved; for example, to gain access to a property to view a site from a particular vantage point, officers will arrange this. Members of the public shall be present only to grant access to premises and to answer factual questions.

A site visit is not a part of the formal determination of the planning application and therefore the public in attendance are not able to lobby councillors or to engage in discussing the merits of the proposal.

When do site visits take place?

A site visit will normally take place on the Saturday morning immediately before the committee which will consider the matter. An alternative date of the preceding Friday morning could be arranged

If I am unable to attend the PAC meeting, how can I find out the decision?

You are able to watch the meeting by clicking the link provided on the PAC agenda. Following the meeting, videos remain available to view for 180 days. Decisions will be posted on Twitter from @lbdemocracy immediately as the decision is taken. You can also contact Democratic Services by telephone or email. The minutes from the meeting will also be available on the Council's website after the meeting. Planning officers will send the applicant and any interested parties who have made written representations formal notification of the Committee decision.

Where can I get further information or advice?

If you would like further information or advice, please contact:

- Town Planning Advice Desk: Tel: 020 7926 1180, Email: planning@lambeth.gov.uk
- Town Planning Webpage: <https://www.lambeth.gov.uk/planning-and-building-control>
- Democratic Services: Tel: 020 7926 4201, Email: democracy@lambeth.gov.uk

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<u>ITEM 3</u>		
<p>Demolition of 49B Leigham Court Road and redevelopment of the site to provide affordable residential homes within a new building with associated access, accessible parking, landscaped communal amenity space and cycle and refuse store facilities.</p> <p>The proposed development does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated. The proposed development is a departure from policy EN1 (Open space, green infrastructure and biodiversity) of the Lambeth Local Plan 2021.</p>		
Page Number	Report Changes	Decision Letter Changes
12	<p>Amend the relevant sentence of the first paragraph of the Executive Summary as follows:</p> <p>..The Site adjoins a-the part three part four-storey Streatham Close residential development to the east and north...</p>	No
18	<p>Amend the following paragraphs where relevant:</p> <p>4.1.2 2018 <u>Flat Conversion at No. 49 Leigham Court Road (ref 18/00295/FUL)</u></p> <p>4.1.2.1 An application was refused on 20 April 2018 under delegated powers for the “Conversion of vacant lower ground floor D2 use class (formerly private members club) to provide 3 self contained flats”.</p> <p>4.1.2.2 This application was refused on five grounds, due to the loss of the existing community use, failure to maximise affordable housing, unacceptable residential amenity to proposed flats, restricting access to the bowling green use, lack of car parking permit</p>	No

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	<p>free development and the failure to submit a ‘Sustainability Report’.</p> <p>4.1.4 2020 <u>Flat Conversion at No. 49 Leigham Court Road (ref 20/00965/FUL)</u></p> <p>4.1.4.1 An application was refused on 3 June 2020 under delegated powers for the “Change of use of the lower ground floor from former Conservative Members Club to provide 3x flats (Use Class C3)”. The proposal is a follow-up to the previous 2018 refusal under reference 18/00295/FUL.</p> <p>4.1.4.2 This application was refused on six grounds, due to the loss of the existing community use, failure to maximise affordable housing, unacceptable residential amenity proposed flats, restricting access to the bowling green use and a lack of car parking permit free development.</p> <p>The previous refusals under references 18/00295/FUL and 20/00965/FUL are not directly related to the current proposal and do not carry weight in considerations. Officers note that these applications were refused in part due to the loss of the community use. The applications did not propose any reprovision of the community use or any payment in lieu.</p>	
<p>20</p>	<p>Insert the following after Section 5.1.7 of this report:</p> <p>5.1.8 <u>Network Rail</u></p> <p>The proposal is in close proximity to Network Rail land. The applicant/developer should engage with Network Rail’s Asset Protection and Optimisation (ASPRO) team prior to the commencement of development.</p> <p>Officers’ Comments: <i>Informative 14</i> is recommended in order to flat these matters on the</p>	<p>YES Add Informative 14</p>

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	decision notice.					
21	<p>Insert the following after Section 5.2.5 of this report as follows:</p> <p><u>Serco</u></p> <p>No objection to the proposed development.</p>	No				
23	<p>Add the following after Paragraph 5.4.3:</p> <p>5.4.4 Following the publication of the officers’ committee report, a further 15 representations have been received from members of the public, comprising 7 objections and 8 supporting comments. Excluding households which have already made representations on the application (to avoid double counting), the number of public representations now totals 176, comprising 123 objections, 52 supporting comments and two comments which neither support nor object to the proposal. Newly raised material planning considerations have been added to <i>Table 1</i>.</p>	No				
24	<p>Amend Table 1 as follows:</p> <table border="1" data-bbox="490 1129 1771 1364"> <thead> <tr> <th>Summary of Comments</th> <th>Officer Response</th> </tr> </thead> <tbody> <tr> <td>The proposal does not meet the affordable housing tenure required by the London Plan or Lambeth Local Plan.</td> <td>The scheme proposes in excess of 75 per cent affordable housing in excess above the threshold level of LLP Policy H2 and deviation from the tenure is therefore permissible. This is assessed in detail within</td> </tr> </tbody> </table>	Summary of Comments	Officer Response	The proposal does not meet the affordable housing tenure required by the London Plan or Lambeth Local Plan.	The scheme proposes in excess of 75 per cent affordable housing in excess above the threshold level of LLP Policy H2 and deviation from the tenure is therefore permissible. This is assessed in detail within	No
Summary of Comments	Officer Response					
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	<p>The people who already live in 49B will lose their comfortable home and be forced to relocate, which is a huge inconvenience but even more so while we're still dealing with COVID and its aftermath.</p>	<p>Paragraphs 7.1.5.6 – 7.1.5.8 of this report.</p> <p>The existing residential unit is a market unit and the relocation of the tenants This is not a material planning consideration. The proposal results in a net increase of 34 housing units (an increase of 35 affordable housing units) and is therefore considered to be policy compliant in this regard.</p>	
	<p>While the proposed units do meet the criteria to be considered 'affordable', they do not meet the criteria to be considered 'genuinely affordable'. Prospective buyers would need to be in the top 10 per cent of earners in the UK and would either need an income of £46k and deposit of £90k or an income of £59k and a deposit of £30k.</p>	<p>The proposed units are considered to be 'genuinely affordable' with regard to the London Plan, NPPF and London Housing Strategy.</p>	
	<p>The officers' report fails to make any reference to the sheltered housing at South Lodge 45 Leigham Court Road, which does share a boundary with the application Site. The flats have living rooms to the rear which would have their privacy impacted by the proposal.</p>	<p>The building was taken into account in all relevant deliberations. As noted in Section 7.6.2 of the officers' report, relevant windows on No. 45 Leigham Court Road were taken into account within the daylight and sunlight assessment, and the proposal was not found to have any unacceptable impact. In relation to privacy, No. 45 LCR was considered and would not be unacceptably impacted due to the acceptable separation distances between</p>	

		<p>the properties and the angle relationship of both sets of windows, which are not orientated towards each other.</p>	
	<p>There are over 140 objections on the proposal and it should not be recommended for approval.</p>	<p>The material considerations of all objections have been considered within the assessment of the application. Officers have conducted the assessment on relevant policy within the development plan and recommend the application is approved on the planning balance, which is discussed in detail within the <i>Planning Balance and Conclusion</i> Section of this report.</p>	
	<p>There is an error in the report, which refers to Streatham Close as four storeys, but it is primarily three storeys. The proposal exceeds the height of surrounding buildings and is not similar to much of the Site's surrounding context.</p>	<p>The executive summary has been updated to reflect Streatham Close as part 3 part 4 storeys. The proposal is still considered to relate to much of the surrounding context, as detailed within the report and shown in <i>Figure 8</i>.</p>	
	<p>The development would result in the displacement of many animals on the Site. The £110k payment is not sufficient to offset this loss.</p>	<p>Lambeth specialist officers have concluded that the existing Site is of low ecological value. The £110k payment is not relate to the loss of open space – officers' recommendation is made on the planning balance, as detailed within the <i>Planning Balance and Conclusion</i> Section of this report.</p>	

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	<p>The Planning Committee have, on multiple occasions in the past, rejected applications that would have destroyed this community asset.</p> <p>The officers' report should cite that access to the site is available by the flats underneath the constitutional club per the original planning permission for the club to be converted into flats.</p> <p>The proposed 2.8m boundary wall would significantly impact on existing levels of light to flats in the north wing and west side of the front block of Streatham Close.</p>	<p>Officers are not aware of any relevant applications which were determined and refused at planning committee.</p> <p>Historically there was access through the building at No. 49 LCR; however, this access no longer remains.</p> <p>The proposed boundary treatment would not infringe on a 25-degree angle taken in plan from the nearest windows of any flat in Streatham Close. The boundary treatment would therefore pass the relevant test within BRE Guidance and would be unlikely to have a noticeable impact on levels of daylight or sunlight at the neighbouring windows.</p>		
30	<p>Amend Table 2 as follows:</p> <table border="1" data-bbox="490 1289 1774 1367"> <tr> <td data-bbox="490 1289 1774 1329">Summary Of Representations Supporting the Proposal</td> </tr> <tr> <td data-bbox="490 1329 1774 1367">I have been a heritage consultant for nearly 20 years. The demolition of the side wing would</td> </tr> </table>	Summary Of Representations Supporting the Proposal	I have been a heritage consultant for nearly 20 years. The demolition of the side wing would	No
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	<p>create some minor harm, less than substantial in terms of the NPPF. The limited harm is clearly outweighed by the benefit of providing affordable and well-designed housing.</p> <p>The application Site is derelict land and this should be used to build more homes and increase the opportunities for young people to find and affordable way to own a home.</p>	
35	<p>Amend Paragraph 7.1.5.6 to clarify LLP Policy H2 wording as follows:</p> <p>7.1.5.6 LLP Policy H2A(iv) requires 70 per cent of affordable housing units to be provided as low-cost rented homes and 30 per cent as intermediate products. However, there is flexibility on this application requirement, as part (iv) of the policy goes on to note that <i>“where affordable homes are provided above the required threshold level, the tenure of these homes can be flexible provided they are genuinely affordable”</i>. The supporting text of the policy provides context on the level of flexibility, noting that <i>“for developments that provide 75 per cent or more affordable housing, it may be possible to consider a variation from the normal 70:30 tenure split for all of the affordable housing in the scheme. This will be considered on a case-by-case basis, having regard to the housing need met by the scheme and the level of public subsidy involved”</i> (Para 5.15). The development goes in excess of the 75 per cent affordable mark, proposing a 100 per cent affordable housing scheme which is the maximum that can possibly be proposed. A variation from the normal 70:30 tenure split due to an increased amount of intermediate housing on the Site is therefore considered a reasonable approach. In any event, taking into account under Policy H2A(i) the quantum of affordable housing proposed in this application, and the stated overarching aim of Policy H2 as being to maximise delivery of affordable housing, officers do not consider that the single tenure would result in there being non-compliance with the development plan when looked at overall.</p>	No
36	Amend Paragraph 7.1.5.8 to clarify LLP Policy H2 wording as follows:	No

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	<p>7.1.5.8 The focus of the development on intermediate housing allows it to offer the levels of affordable housing far in excess of the 35 per cent policy requirement, which would be significantly limited on the spatially constrained Site. Additionally, officers have concern that no Registered Provider would be willing to take up management of c. ten units if normal affordable housing and tenure mix levels were met. Considering the specific circumstances of the proposal and noting Lambeth’s policy provisions for schemes providing over 75 per cent affordable housing above the required threshold level, the proposed tenure mix is considered to be acceptable by officers.</p>	
<p>37</p>	<p>Amend Paragraph 7.1.5.11 as follows:</p> <p>7.1.5.11 The high level of affordable housing being proposed is an integral public benefit of the scheme and is key to officers’ considerations of the scheme on the planning balance. Pocket Living provide an affordable housing model which is supported by the Mayor. The requirement for the homes to be occupied under the terms of the discount market housing tenure would be secured by s106 agreement, meaning that those terms could be enforced against future occupiers. As a further safeguard to ensure the development is providing sufficient affordable housing, officers recommend a late-stage viability review being secured within the Section 106 agreement. which-The review will be triggered as follows: only if the development drops below 100 per cent affordable housing. The review would only be triggered if any alterations were made to units which stop them from being affordable housing products. If this occurs, a further viability review\ will be required in order to ensure that affordable housing is still being maximised.</p> <ul style="list-style-type: none"> • If within 15 years (which is an appropriate longstop in comparison to the covenant period in Build to Rent schemes) any of the units are considered by the Council to 	<p>No</p>

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	<p>have been lost to the tenure, the Council may opt to seek a viability review that compares the viability of the scheme at application stage with its subsequent viability taking account of the loss to the tenure. Any resulting surplus (up to the amount of a cap to be determined in the review) would be applied by way of financial contribution towards affordable housing in the borough.</p> <ul style="list-style-type: none"> • If an applicant later applied to vary the terms of the s106 agreement in order to release any units from the tenure, the Council may opt to seek a viability review on the above basis when assessing the application. 	
38	<p>Amend Paragraph 7.2.3 as follows:</p> <p>7.2.3 Single aspect units are also resisted in part due to their exacerbating impact on as the lack of two openable windows on separate elevations can exacerbate the impact of existing street noise and air pollution. This does not however apply to the current proposal. The units would be set back from the street, in this backland location and this would suitably mitigate any noise impacts. The aspect of each unit would have a very good quality of outlook within the open, green site. Noting the above assessment, the proposed units are considered to provide an acceptable quality of accommodation, complying with LLP Policy H5 and London Plan Policy D6.</p>	No
57	<p>Amend Paragraph 7.15.1 as follows:</p> <p>7.15.1 This proposal presents an opportunity to provide improved digital connectivity infrastructure in accordance with London Plan and emerging revised Local Plan policy. The design of the scheme should ensure that sufficient ducting space for future digital connectivity infrastructure is provided; meet requirements for mobile connectivity within the development and take appropriate mitigation measures to avoid reducing mobile connectivity in surrounding areas;</p>	<p>YES Add Informative 15</p>

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	and support the effective use of the public realm (such as street furniture and bins) to accommodate well-designed and located mobile digital infrastructure. <i>Informative 15 is recommended, to make the Applicant aware of their duty to provide enhanced digital connectivity to future occupiers.</i>	
60	Amend paragraph 9.2.9 as follows (amended and relocated from P60): 9.2.9 The proposal does not achieve a balanced unit size mix, which is an objective of LLP Policy H4 and London Plan Policy H10. The units being one-bedroomed results from the tenure model operated by the applicant, as the smaller size of units is what enables the units to be affordable including for first time buyers. Taking into account under LLP Policy H2A(i) the quantum of affordable housing proposed in this scheme, and the stated overarching aim of Policy H2 as being to maximise delivery of affordable housing, officers do not consider that the absence of a balanced size mix results in non-compliance with the development plan when looked at overall. however, the conflict with this policy is not principle to the acceptability of the application and it is not considered to amount to a departure from the development plan.	No
60	Insert the following after Paragraph 9.2.9: There is some harm to the CA and the locally listed building, but the identified level of those harms is low. The identified conflict with the heritage policies of the development plan is not considered in these circumstances to be such as to cause the development plan when looked at overall to be breached. Heritage matters are addressed further below.	No

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<p>61</p>	<p>Insert the following after Paragraph 9.4:</p> <p>Officers are aware that the paragraph numbering has an error between Paragraphs 9.4 to 9.4.7 of this report. These should be renumbered to 9.3.3 to 9.3.10 and fall under the “Other Material Considerations” Section in 9.3.</p>	<p>No</p>
<p>62</p>	<p>Amend paragraphs as follows (amended and relocated to P60):</p> <p><u>9.5 Other matters</u></p> <p>9.5.1 In terms of factors weighing against the scheme, officers acknowledge that the proposal does not accord with the Council’s unit size mix, in that all the units are one-bedroom units. The absence of a mix of unit sizes derives from the fact that the proposal is a discount market housing scheme that aims to provide affordable market housing including to first time buyers. For this reason, and with regard to the position of London Plan policy H10 and LLP Policy H4, officers do not consider this consideration should be given significant weight.</p> <p>9.6.4 Officers note that the unit size mix is not balanced; however, do not give significant weight to this policy conflict due to the nature and proportion of affordable housing being proposed, which is enabled by the tenure mix.</p> <p>9.6.5 The report sets out the nature of the open space that would be lost by the proposal, including its current condition and accessibility. Development plan policy recognises that both public and private open space is protected because of its value in a range of ways, which could be recreation and wellbeing, or in relation to matters such as visual amenity, contribution to air quality and sustainable drainage. In officers’ assessment, the material considerations in the form of the public benefits of the scheme are sufficient as to outweigh the non-compliance with the development plan and the other consideration weighing against the</p>	<p>No</p>

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	<p>scheme identified above and justify the grant of planning permission contrary to the development plan.</p>	
64	<p>Amend the relevant part of the list of approved plans as follows:</p> <p>BD 0217 SD 802 R05 R06; BD 0217 SD 801 R06 R07; P2203 P1; P2401.</p>	<p>Yes Amend Approved Plans</p>
66	<p>Amend the Condition 6 as follows:</p> <p><u>Method of Construction Statement</u></p> <p>6. A. No development (excluding demolition) 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) Communication procedures with LB Lambeth and the local community regarding key construction issues, including the notification of neighbours with regard to specific works, including b) Advance notification of road closures; c) Details regarding parking, deliveries, and storage of plant and materials; d) Site working hours and a named person for residents to contact; and a description of management responsibilities including complaint recording and management e) A description of the construction programme which identifies activities likely to cause high levels of noise or dust f) Details regarding dust and noise mitigation, including identification of sensitive receptors; g) Details of measures to prevent the deposit of mud and debris on the public highway; 	<p>Yes Amend C6</p>

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	<p>h) Details of wheel washing facilities i) Details of a temporary lighting strategy, including details of temporary lighting of all public areas and buildings showing acceptable positioning and levels of glare; j) Any measures to mitigate the impact of demolition and construction upon the function and safety of the surrounding area for cyclists; k) Traffic management needed during the development period; l) Times, routes and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site. m) 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> <p>No development excluding demolition shall commence until provision has been made to accommodate all site operatives', visitors' and construction vehicles loading, off-loading, parking and turning within the site or otherwise during the construction period in accordance with the approved details. Any further demolition and construction shall thereafter be carried out in accordance with the details and measures approved in the Method of Construction Statement.</p> <p>Reason: This condition is required 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 SI1 of the London Plan (2021), Policies Q2 and T7 of the Lambeth Local Plan (2021).</p>	
<p>73</p>	<p>Amend the Condition 29 as follows:</p> <p><u>Refuse and Recycling</u></p> <p>28. The refuse and recycling storage shown on the approved plans 'P2100 P2' and as described within the 'Design and Access Statement' dated July 2021 shall be implemented in full prior to the occupation of the residential units hereby permitted, and shall thereafter be maintained</p>	<p>YES Amend C28</p>

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	<p>strictly in accordance with the approved plans and for this use only. Waste storage shall incorporate the following as per the submitted Design and Access Statement Section 4.22:</p> <ul style="list-style-type: none"> • Refuse capacity: 2100ltrs 2200ltrs • Recycling capacity: 2560ltrs <p>Reason: To ensure suitable provision for the occupiers of the development, to encourage the sustainable management of waste and to safeguard the visual amenities of the area (Policies Q2 and Q12 of the Lambeth Local Plan (2021))</p>	
<p style="text-align: center;">76</p>	<p>Add the following as <i>Informative 14</i>:</p> <p>14. Due to the close proximity of the proposed works to Network Rail’s land and the operational railway, Network Rail strongly recommends that the applicant / developer engages with Network Rail’s Asset Protection and Optimisation (ASPRO) team via AssetProtectionLondonSouthEast@networkrail.co.uk prior to works commencing. This will allow our ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway.</p> <p>The applicant / developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works. More information can also be obtained from our website https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/.</p> <p>The applicant / developer must also follow the attached Asset Protection informatives which are issued to all proposals within close proximity to the railway (compliance with the informatives does not remove the need to engage with our ASPRO team).</p>	<p style="text-align: center;">YES Add Informative 14</p>

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<p>76</p>	<p>Add the following as <i>Informative 15</i>:</p> <p>You are advised that the proposed development should ensure that high quality digital connectivity infrastructure is provided as part of the development. London Plan Policy SI 6 notes that development proposals should “ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users within new developments, unless an affordable alternative 1GB/s-capable connection is made available to all end users”.</p>	<p>YES Add Informative 15</p>
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