



PLANNING APPLICATIONS COMMITTEE – AGENDA PUBLISHED 9 MARCH

Date: **Tuesday 21 March 2017**

Time: **7.00 pm**

Venue: **Main Hall - Karibu Education Centre, 7 Gresham Road, SW9 7PH**

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 Malcolm Clark, Councillor Bernard Gentry, Councillor Nigel Haselden, Councillor Diana Morris (Vice-Chair), Councillor Mohammed Seedat, Councillor Joanne Simpson and Councillor Clair Wilcox (Chair)

Substitute Members

Councillor Liz Atkins, Councillor Anna Birley, Councillor Jennifer Brathwaite, Councillor Tim Briggs, Deputy Mayor Marcia Cameron, Councillor Jane Edbrooke, Councillor Robert Hill, Councillor Ben Kind, Councillor Luke Murphy, Councillor Louise Nathanson, Councillor Jane Pickard and Councillor Sonia Winifred

Further Information

If you require any further information or have any queries please contact:
Maria Burton, Telephone: 020 7926 8703; Email: MBurton2@lambeth.gov.uk

Members of the public are welcome to attend this meeting. If you have any specific needs please contact Facilities Management (020 7926 1010) in advance.

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.

 @LBLdemocracy on Twitter <http://twitter.com/LBLdemocracy> or use #Lambeth
 Lambeth Council – Democracy Live on Facebook <http://www.facebook.com/>

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.

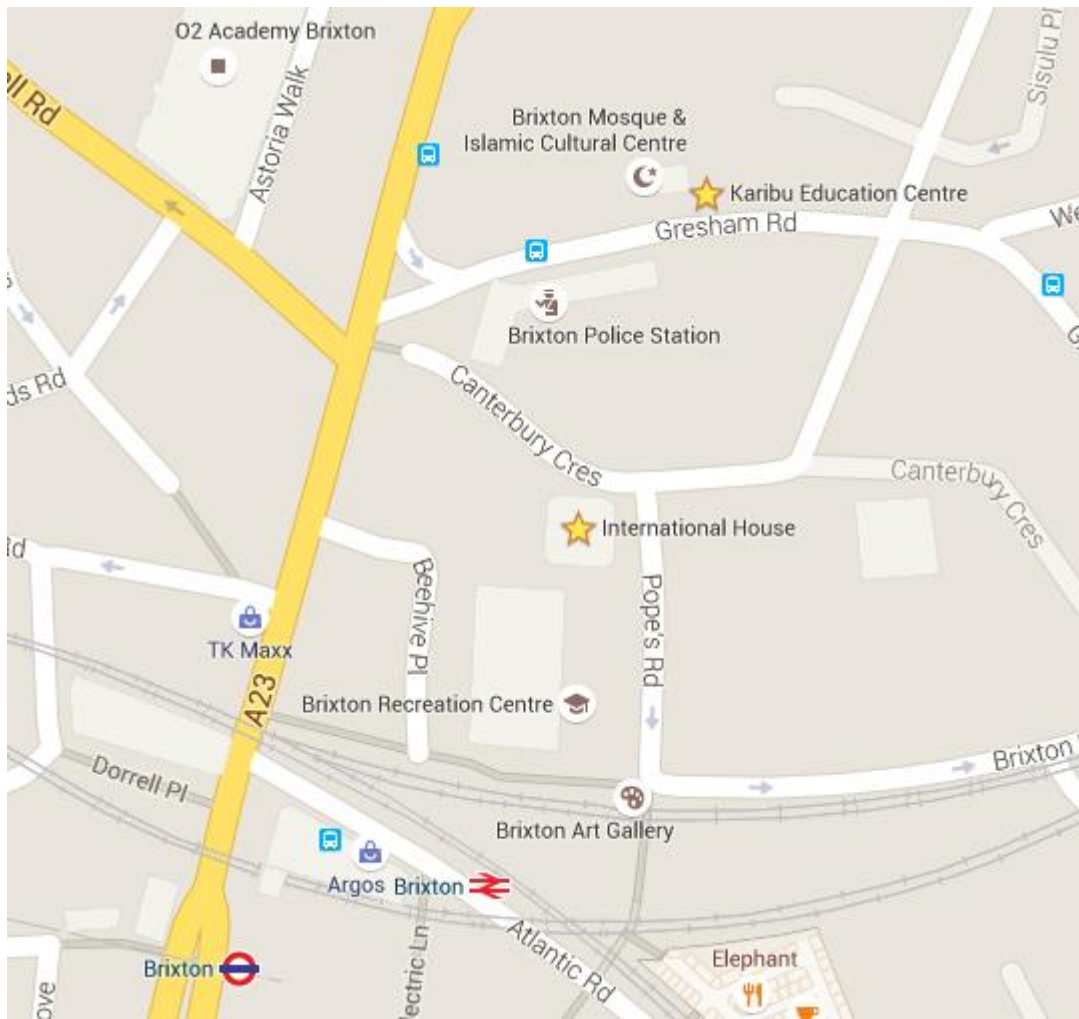
Representation

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).

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, 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.



While the Town Hall is closed meetings will take place at the Karibu Education Centre or International House. Please refer to the front page of this agenda to see meeting location.

Karibu Education Centre, 7 Gresham Rd, London SW9 7PH

International House, Canterbury Crescent, London SW9 7QE

AGENDA

PLEASE NOTE THAT THE ORDER OF THE AGENDA MAY BE CHANGED AT THE MEETING

- | | | Page
Nos. |
|-----------|--|----------------------|
| 1. | Declaration of Pecuniary Interests

Under Standing Order 4.4, where any councillor has a Disclosable Pecuniary Interest (as defined in the Members' Code of Conduct (para. 4)) in any matter to be considered at a meeting of the Council, a committee, sub-committee or joint committee, they must withdraw from the meeting room during the whole of the consideration of that matter and must not participate in any vote on that matter unless a dispensation has been obtained from the Monitoring Officer. | |
| 2. | Minutes

To agree minutes of the meeting held on 28 February 2017.

Town & Country Planning Act (1990), The Planning & Compensations Act (1991), The Town & Country Planning (Control of Advertisement) Regulations (1992), The Planning (Listed Buildings and Conservation Areas) Act (1990), The Town & Country Planning General Regulations (1990), The Rush Common Act 1806 and related legislation: Applications

<i>For information on documents used in the preparation of the reports contact the Planning Advice Desk, Tel: 020 7926 1180.</i> | 1 - 8 |
| 3. | 22 - 25 Lower Marsh (Bishops) 16/06417/FUL

Officer's recommendation:

Resolve to grant planning permission, subject to conditions and completion of a s106 legal agreement. | 9 - 54 |
| 4. | 41 - 45 Acre Lane (Brixton Hill) 16/03327/FUL

Officer's recommendations:

1. Resolve to grant conditional planning permission subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 of the planning obligations listed in this report.

2. Agree to delegate authority of the Assistant Director of Planning and Development to:
- Finalise the recommended conditions as set out in this report; and
- Negotiate, agree and finalise the planning obligations as set out in this report pursuant to Section 106 of the Town and Country Planning Act 1990.

3. In the event that the committee resolves to refuse planning permission and there is a subsequent appeal, delegated authority is given to officers, having regard to the heads of terms set out in the report, to | 55 - 98 |

negotiate and complete a document containing obligations pursuant to Section 106 of the Town and Country Planning Act 1990 in order to meet the requirement of the Planning Inspector.

5. 340A Clapham Road (Larkhall) 16/06668/FUL

99 - 172

Officer's recommendations:

1. Grant conditional planning permission subject to the satisfactory completion of a Section 106 Agreement.
2. Agree to delegate authority of the Director of Planning and Development to:
 - Finalise the recommended conditions as set out in this report; and
 - Negotiate, agree and finalise the planning obligations as set out in this report pursuant to Section 106 of the Town and Country Planning Act 1990.
3. Delegate authority to the Assistant Director of Planning and Development to refuse planning permission in the event that the Section 106 Agreement is not completed (by 2nd May 2017) on the grounds that the development would have an unacceptable impact on – affordable housing; transport and highways; sustainability and local labour in construction.
4. In the event that the committee resolves to refuse planning permission and there is a subsequent appeal, delegated authority is given to Officers, having regard to the heads of terms set out in the report, to negotiate and complete a Section 106 Agreement in order to meet the requirements of the Planning Inspector.

6. 79 Braxted Park (Streatham South) 16/05627/FUL

173 - 200

Officer's recommendations:

Grant Conditional Planning Permission.

Agree to delegate authority to the Director of Planning, Transport and Development to:

1. Complete the planning obligation for car club membership referred to at section 11.4 below.

In the event that the committee resolves to refuse planning permission and there is a subsequent appeal, delegated authority is given to officers, having regard to the heads of terms set out in the report, to negotiate and complete a Section 106 agreement in order to meet the requirements of the Planning Inspector.

7. Land At Mayfield Close And Land Rear Of 83 - 87 Park Hill (Clapham Common) 15/04274/FUL

201 - 228

Officer's recommendation:

Refuse planning permission for the reasons set out in this report.

8. Planning Appeal and Enforcement Decisions October 2016 229 - 240

To note the Planning Appeal and Enforcement Decisions for October 2016

9. Planning Appeal and Enforcement Decisions November 2016 241 - 248

To note the Planning Appeal and Enforcement Decisions for November 2016

PLANNING APPLICATIONS COMMITTEE (PAC) FAQs - YOUR QUESTIONS ANSWERED

1 Who sits on the PAC?

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

2 Where and when do PAC meetings take place?

Meetings are usually held at the Karibu Education Centre, 7 Gresham Rd, London SW9 7PH. However, the Town Hall is closed, PAC will be held in a number of different venues across the borough. Please therefore ensure that you check the front page of the agenda pack before every meeting.

The meetings are normally held on a Tuesday evening at 7pm, one or two times a month and are listed on the Council's calendar of meetings at:

<http://www.lambeth.gov.uk/moderngov/mgCalendarMonthView.asp?GL=1&bcr=1>

3 Can I attend PAC meetings?

Yes. All PAC meetings are open to the press and public although on rare occasions the Committee may discuss a matter in private.

4 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 at:

<http://www.lambeth.gov.uk/moderngov/ieListMeetings.aspx?Committeeld=600>

A limited number of hard copies are also available from Democratic Services at the meeting.

5 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 listed on the front page of the officer report preferably by email.
- 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.

6 Can I speak at PAC meetings?

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

You must register your wish to speak on any application by telephoning Democratic Services on 020 7926 1065 or emailing democracy@lambeth.gov.uk by **12 noon on the last working day before the meeting**. You will be required to supply in writing an outline of the points you wish to raise at the meeting. If you telephone, Democratic Services will record these points.

Where the number of requests to speak exceeds three, and/or it is clear the speakers wish to make similar points, like-minded speakers will be asked to liaise with each other so that all the points can be raised succinctly.

7 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 speakers present 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.
5. Applications regarded as a priority due to the large number of people present, or where applicants, objectors or other members of the public have special requirements.

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

Officers will introduce each application with a brief presentation which will usually include drawings and photographs of the application site. The Committee will then hear from and question all **interested** parties. Any registered objectors will speak first with applicants having the right of reply. 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.

9 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 meeting 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.

10 What are site visits?

Site visits are arranged by Planning Officers to allow members of the PAC to observe the site and gain a better understanding of the impact of the proposal. The decision of whether to have a site visit is made by the Chair of the committee in consultation with the Director of Planning and Development.

11 When do site visits take place and can I attend?

Site visits will normally take place on the Saturday morning immediately prior to the committee which will consider the application. An alternative date can be arranged with the agreement of the Chair. 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. Objectors are not invited to site visits except in exceptional circumstances.

For more information please see the 'Protocol for Members of the Planning Applications Committee' in the Council Constitution.

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

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 approximately five clear working days after the meeting. Planning officers will send the applicant and any interested parties who have made written representations formal notification of the Committee decision.

13 Can I listen to PAC online?

Yes! You can now listen to the any meeting of the PAC live via the council's website. Simply go to the specific meeting webpage (via the [main PAC webpage](#)) and tune in from the start of the meeting. You can also listen back to previous meetings via the same method.

14 What is the addendum?

Sometimes planning officers are required to make amendments or add further information to planning reports after the main agenda pack has been published. These changes will be documented in an addendum (published the Friday before the meeting), and if necessary a second addendum (published the day of the meeting). All addenda can be reviewed online as soon as it is published and hard copies are made available for members of the public at the meeting.

15 Where can I get further information or advice?

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

- (a) Town Planning Advice Desk: Tel: 020 7926 1180, Email: planning@lambeth.gov.uk
- (b) Town Planning Webpage: <http://www.lambeth.gov.uk/Services/HousingPlanning/Planning/>
- (c) Democratic Services: Tel: 020 7926 8703, Email: democracy@lambeth.gov.uk

Guide to Use Classes Order in England (May 2013)

The table below is intended as a general guide. Reference needs to be made to the Town and Country Planning (Use Classes)

Classes	Use/Description	Permitted change
A1 Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.	Mixed use as A1 and up to 2 flats above. Temporary permitted change (2 years) for up to 150sqm to A2, A3, B1.
A2 Financial & professional services	Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.	To A1 where there is a display window at ground floor level and to mixed-use as A2 and up to 2 flats above. Temporary permitted change (2 years) for up to 150sqm to A1, A3, B1.
A3 Restaurants & cafés	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.	To A1 where there is a display window at ground floor level, and A2. Temporary permitted change (2 years) for up to 150sqm to A1, A2, B1.
A4 Drinking establishments	Public houses, wine bars or other drinking establishments (not night clubs).	To A1, A2 or A3. Temporary permitted change (2 years) for up to 150sqm to A1, A2, A3, B1.
A5 Hot food takeaways	For the sale of hot food for consumption off the premises.	To A1, A2 or A3. Temporary permitted change (2 years) for up to 150sqm to A1, A2, A3, B1.
B1 Business	a) Office other than a use within Class A2. b) Research and development of products or processes. c) Light industry appropriate in a residential area.	To B8 subject to total floorspace being no greater than 500sqm. B1(a) permitted change to C3 subject to: prior approval process; previous use timings; limitations and exempt areas (until 30.05.16). Temporary permitted change (2 years) for up to 150sqm to A1, A2, A3. To state-funded school, subject to prior approval.
B2 General industrial	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).	To B1 and B8. Permitted change to B8 is subject to total floorspace being no greater than 500sqm.
B8 Storage or	This class includes open air storage.	To B1 subject to total floorspace being no

distribution		greater than 500sqm.
C1 Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).	To state-funded school, subject to prior approval.
C2 Residential institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.	To state-funded school, subject to prior approval.
C2A Secure residential institutions	Prisons, young offenders' institutions, detention centres, secure training centres, custody centres, short term holding centres, secure hospitals, secure local authority accommodation or use as a military barracks.	To state-funded school, subject to prior approval.
C3 Dwellinghouses	Use as a dwellinghouse: a) A single person or by people to be regarded as forming a single household; b) Not more than six residents living together as a single household where care is provided for residents; c) Not more than six residents living together as a single household where no care is provided to residents (other than use within Class C4).	To C4.
C4 Houses in multiple occupation	Small shared houses occupied by 3-6 unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom. NB Large HMOs (more than 6 people) are unclassified and therefore sui generis.	To C3.
D1 Non-residential institutions	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.	Temporary permitted change (2 years) for up to 150sqm to A1, A2, A3, B1.
D2 Assembly and leisure	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).	To state-funded school, subject to prior approval. Temporary permitted change (2 years) for up to 150sqm to A1, A2, A3, B1.
Sui Generis Uses that do not fall within a specified class	Includes theatres, large houses in multiple occupation, hostels providing no significant element of care, scrap yards, petrol filling stations and shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres and casinos.	No permitted change except casino to D2.