

PLANNING APPLICATIONS COMMITTEE

Tuesday 22 January 2019 at 7.00 pm

MINUTES

PRESENT: Councillor Malcolm Clark (Substitute), Councillor Ben Kind, Councillor Jessica Leigh, Councillor Marianna Masters, Councillor Joanne Simpson (Vice-Chair), Councillor Becca Thackray and Councillor Clair Wilcox (Chair)

APOLOGIES: Councillor Timothy Windle

1. **DECLARATION OF PECUNIARY INTERESTS**

With regard to application 18/03997/FUL (575 Wandsworth Road), Councillor Wilcox stated that, while not a pecuniary interest, she was a member of the National Trust, which owned the building.

2. **MINUTES**

RESOLVED: That the minutes of the previous meeting held on 04 December 2018 be approved and signed by the Chair as a correct record of the proceedings.

The Chair announced a provisional timetable for the meeting in accordance with Standing Order 9.9.1.

3. **OVAL HOUSE, KENNINGTON OVAL (OVAL) 18/04183/FUL AND 18/04184/LB**

Case No. 18/04183/FUL and 18/04184/LB (agenda item three, page 11 of the agenda pack, page 1 of the addendum and page 1 of the second addendum).

The Planning Officer gave a presentation which included a summary of the report and subsequent addenda that had been published on Friday 18 January 2019 and the day of the meeting. Members were advised of the key material planning issues for consideration which included the demolition of the existing theatre and the provision of a 5/6 storey, 95-bedroom hotel, the refurbishment and change of use of the Grade II listed White House to B1a office space and temporary accommodation associated with the cricket club, the impact on neighbouring amenity to residents of Hanover Gardens, and the connections between this site, the Oval cricket ground and the Somerleyton Road site which would accommodate the new theatre. Four trees were to be removed, one of which was subject to a Tree Preservation Order. There was an extant permission at the Oval for a hotel use whose further implementation would

be restricted should the application be approved. Members were shown images of the site, aerial views, proposed views, proposed materials, comparative heights and proposed floorplans for both the hotel and the White House.

Following the officer's presentation, the objectors raised the following concerns:

- The majority of the proposed hotel would be six storeys and was taller than neighbouring buildings.
- The location did not warrant such a development.
- Details of materials had not been given, and objectors were unclear what materials would be used on the south and west elevations.
- Details of planting had not been submitted.
- The disabled parking by the boundary wall could have a negative impact on residents of Hanover Gardens, and tree planting along the boundary should be considered.

The representatives of Surrey Cricket Club and Ovalhouse Theatre then provided the following information in support of the application:

- The application would support Surrey Cricket Club's plans for development. Many other international cricket grounds had hotels on-site.
- The applicant had amended plans following consultation with neighbours and partners.
- The office space in the White House would accommodate cricket charities that were currently based in the Oval. The short term accommodation would be for academy players, as finding affordable accommodation in central London was difficult.
- Ovalhouse Theatre had been on the site for over 50 years, but would not be able to continue operating unless it moved to the new site in Brixton. The theatre would use a room in the Oval on a temporary basis.

Officers then provided the following information in response to questions from Members:

- Replacement trees were secured by condition including planting on the boundary. The tree subject to a TPO was a category C tree that had deteriorated since its designation. No indicative plan had been provided. A tree could be located on the boundary wall subject to car parking and the electrical charging point. There was not normally consultation with the public on conditions and there was no statutory requirement to do so, but Members could add an informative requesting that the applicant engage with residents prior to formal submission.
- The bar and restaurant would be ancillary to the hotel use for use by residents only with restricted opening hours. It was not expected that it would become a destination in its own right. The existing theatre had a bar. Its size could not be controlled but other controls on the restaurant and bar could be imposed through the Visitor Management Plan.
- An end user for the hotel had not been secured so it was not clear what the restaurant offer would be. Conditions required submission of any plant and ventilation, and it would have to be demonstrated that there would be no issue of odour and noise.
- Condition 8 removed the permitted development rights for change of use of the accommodation at the White House.

- The replacement boundary wall would be made of stock brick, in order to match the existing wall.
- The rear garden of the hotel would be secured by a gate, with details to be secured by condition. There would be a 24-hour presence on the premises due to the hotel use so officers did not consider it to increase the risk of crime.
- There was no connection between this application and the Surrey Cricket Club application that had recently been approved by the Committee so far as the cladding of both buildings was concerned. There were limited points where both developments would be viewed at the same time.
- Brick would be used throughout the hotel, with stone and bronze elements. The final choice of materials were subject to approval through a condition.
- The extension to the White House would replace the brick lean-to and would provide additional floorspace. The extension would not be visible from the bay windows and would have limited impact on the heritage asset of the White House. Individual materials have yet to be submitted and approved
- Condition 3 required an Air Quality Monitoring Plan, and the development met London Plan and Local Plan policies on air quality. There would be a full green roof, the development would be car-free except for disabled parking, and the hotel would meet BREEAM 'Excellent' standard.
- Members were shown the entry and exit routes for coaches. Entry to the site would be by right turn only from Kennington Oval to reduce the possibility of collisions with cyclists, and exit would be by left turn only to Kennington Oval. Up to four executive-style coaches could be accommodated on site at once, with the use of a banksman. Coaches could stop on single red lines outside the hours of operation, and if a coach was registered as a bus, TfL bus stops could be used for loading and unloading.
- There were permitted development rights associated with hotels and offices, but would require prior approval. Members could add a condition removing these rights if they felt it necessary.

The Committee considered points raised by speakers and information provided by officers in conjunction with the report before making the following observations:

- The application was well-considered, particularly the reinstatement of the original features of the White House.
- The loss of the theatre in the Oval area was unfortunate, but the new site would be an improvement.
- The reduction in the number of rooms compared to the extant permission, and the restriction of that permission were welcome.
- An additional informative should be included to involve residents in landscaping proposals.
- Some Members raised concerns around the ancillary hotel restaurant and bar use, and suggested a condition requiring a Visitor Management Plan.
- An informative should be added requesting that the selection of materials be done in consultation with residents.

18/04183/FUL:

It was MOVED by Councillor Wilcox, SECONDED by Councillor Kind, and

RESOLVED, unanimously

1. To GRANT planning permission subject to a Section 106 Agreement and the conditions as outlined in the officer's report and published addenda and the following:
 - i. An informative requesting that details of soft landscaping and planting to be developed in consultation with residents of Hanover Gardens directly behind the site, with a view to softening the impact of the development.
 - ii. An additional condition to require a Visitor Management Plan relating to the ancillary restaurant and bar.
 - iii. An informative requesting that materials be selected in consultation with residents.

2. To delegate authority to the Assistant Director of Planning, Transport and Development to:
 - a. Finalise the recommended conditions as set out in the report, addendums and/or PAC minutes; and
 - b. Negotiate, agree and finalise the planning obligations as set out in the report, addendums and/or PAC minutes pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).

3. In the event that the Section 106 Agreement is not completed within six months of committee, delegated authority is given to the Assistant Director of Planning, Transport and Development to refuse planning permission for failure to enter into a section 106 agreement for the mitigating contributions identified in the report, addendums and/or the PAC minutes.

18/04184/LB:

It was MOVED by Councillor Wilcox, SECONDED by Councillor Kind, and

RESOLVED, unanimously

To GRANT Listed Building consent subject to the conditions as outlined in the officer's report.

4. 260 KNIGHT'S HILL (KNIGHT'S HILL) 17/03837/FUL

Case No. 17/03837/FUL (agenda item four, page 121 of the agenda pack and page 9 of the addendum).

The Planning Officer gave a presentation which included a summary of the report and subsequent addenda that had been published on Friday 18 January 2019 and the day of the meeting. Members were advised of the key material planning issues for consideration which included the redevelopment of the vacant lot to provide six four-bedroom houses, commercial space and associated uses and the provision of £277,000 to off-site affordable housing. One car parking space per home would be provided, in line with London Plan standards, and two cycle parking spaces would be provided for each unit. Each car parking space would have an electric vehicle charging point. Access to the site would be controlled. Members were shown images of aerial views of the site, existing access, the context of the site, proposed site plans, floorplans and landscaping.

The agent then provided the following information in support of the

application:

- The development would bring into use an underused backland site and would provide six family homes.
- The site had extant permission for nine flats and 270m² of office space.
- The design of the development, with two terraces, would reduce the massing and the design would contribute to the appearance of the area.
- Access to the site would be controlled in order to prevent non-residents from parking on-site.

Officers then provided the following information in response to questions from Members:

- There was currently a perimeter wall around the site which was to be retained.
- The maximum possible commercial floorspace had to be provided in order to comply with policy. Should the office space not be viable, an application would have to be made for a change of use, with marketing evidence. If there was a change of use from commercial to residential, the application would be subject to a contribution to off-site affordable housing.
- There was space for more cycle parking for the employment space if there was sufficient demand.
- Officers advised that Members add a condition restricting permitted development rights for change of use from B1 to C3 uses.
- There would be no car parking for the office unit.
- Transport officers and TfL had attended the site and an independent road safety audit had been carried out. The bus stop would remain in its current location. The application would generate 140 fewer trips per day than the extant permission. Tactile paving would be added at the access road to improve safety.
- The site would be unable to accommodate a Council refuse vehicle so the applicant would source private waste disposal.
- The £277,346 contribution to off-site affordable housing had been reached through an independent viability assessment. There was no policy requirement for small schemes such as this to provide on-site affordable housing.

The Committee considered points raised by the speaker and information provided by officers in conjunction with the report before making the following observations:

- The application would provide generously sized family homes, with efforts to protect residential amenity.
- The Site Management Plan should set clear controls on where waste and recycling would be stored on the site.

It was **MOVED** by Councillor Simpson, **SECONDED** by Councillor Clark, and

RESOLVED, unanimously

1. To **GRANT** planning permission subject to a Section 106 Agreement, any direction following referral to the Mayor of London and the conditions as outlined in the officer's report and published addenda and the following:

- i. An informative to the Site Management Plan requesting that waste and recycling is kept within the main curtilage of the site.
 - ii. An additional condition restricting permitted development rights from B1 to C3.
2. To delegate authority to the Assistant Director of Planning, Transport and Development to:
 - a. Finalise the recommended conditions as set out in the report, addendum and/or PAC minutes; and
 - b. Negotiate, agree and finalise the planning obligations as set out in the report, addendums and/or PAC minutes pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).
3. In the event that the Section 106 Agreement is not completed within three months of committee, delegated authority is given to the Assistant Director of Planning, Transport and Development to refuse planning permission for failure to enter into a section 106 agreement for the mitigating contributions

5. 575 WANDSWORTH ROAD (CLAPHAM TOWN) 18/03997/FUL

Case No. 18/03997/FUL (agenda item five, page 183 of the agenda pack, page 11 of the addendum and page 3 of the second addendum).

The Planning Officer gave a presentation which included a summary of the report and subsequent addenda that had been published on Friday 18 January 2019 and the day of the meeting. Members were advised of the key material planning issues for consideration which included the change of use from a dwellinghouse to a museum. Members were shown images of the site, floorplans and images of the building's interior. The loss of a dwellinghouse was considered acceptable in order to preserve the building and open it to the public.

The Committee considered information provided by officers in conjunction with the report before making the following observations:

- The application was a clear departure from policy but the heritage and public benefits outweighed the potential harm.
- The application was unusual in that the heritage value of the interior was relevant.
- The cultural importance of the site, particularly in a borough as diverse as Lambeth, was significant.

The Assistant Director of Planning, Transport and Development advised that Condition 3 be amended to specify that the condition be implemented within three months of the approval of details.

It was MOVED by Councillor Wilcox, SECONDED by Councillor Thackray, and

RESOLVED, unanimously

1. To GRANT planning permission subject to the conditions as outlined in the officer's report and published addenda and the following:
 - i. Amendment to Condition 3 to require that the cycle parking is

implemented within three months of approval of details.

2. To delegate authority to the Assistant Director of Planning, Transport and Development to finalise the recommended conditions as set out in the report, addendums and/or PAC minutes.

6. APPEAL AND ENFORCEMENT DECISIONS AUGUST 2018

In response to a question from Members, officers stated that since September 2018 there had been further appeals regarding powered phone kiosks, with an improved success rate for the Council.

Members thanked officers for their work in defending Council policies.

7. APPEAL AND ENFORCEMENT DECISIONS SEPTEMBER 2018

This item was considered alongside Appeal and Enforcement Decisions August 2018.

CLOSE OF MEETING

The meeting ended at 9.30 pm

CHAIR
PLANNING APPLICATIONS COMMITTEE
Tuesday 12 February 2019

Date of Despatch: Wednesday 30 January 2019

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