

PLANNING APPLICATIONS COMMITTEE 28.07.2020
ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

Page / Paragraph No

Report Changes

Decision Letter Changes

<p>ITEM 4</p> <p>247-251 Sternhold Avenue, London, SW2 4PG</p> <p>20/00430/RG4</p>										
Page Number	Report Changes	Decision Letter Changes								
103	<p>Addition to the table on this page as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Summary of neither support nor object</th> <th style="text-align: left;">Response</th> </tr> </thead> <tbody> <tr> <td> <p>Land Use</p> <p>More accessible location for community unit on high street.</p> <p>Support principle of residential at location.</p> </td> <td> <p>Please see paragraph 6.17-6.19 of the report.</p> <p>The policy on community use states that any development will be required to replace any existing community use. Therefore, the proposal would meet the requirements of the Lambeth Local Plan (2015) policy S1 and S2.</p> </td> </tr> <tr> <td> <p>Design</p> <p>Higher density could be achieved due to location at end of terrace.</p> </td> <td> <p>Please see paragraph 6.2 of the report.</p> <p>Officers consider the density would be in keeping with the massing and scale of properties on the street.</p> </td> </tr> <tr> <td> <p>Summary of Support</p> <p>Good use of derelict unkempt site.</p> <p>In keeping and an improvement to the character of the streetscene.</p> </td> <td> <p>Response</p> <p>Noted.</p> </td> </tr> </tbody> </table>	Summary of neither support nor object	Response	<p>Land Use</p> <p>More accessible location for community unit on high street.</p> <p>Support principle of residential at location.</p>	<p>Please see paragraph 6.17-6.19 of the report.</p> <p>The policy on community use states that any development will be required to replace any existing community use. Therefore, the proposal would meet the requirements of the Lambeth Local Plan (2015) policy S1 and S2.</p>	<p>Design</p> <p>Higher density could be achieved due to location at end of terrace.</p>	<p>Please see paragraph 6.2 of the report.</p> <p>Officers consider the density would be in keeping with the massing and scale of properties on the street.</p>	<p>Summary of Support</p> <p>Good use of derelict unkempt site.</p> <p>In keeping and an improvement to the character of the streetscene.</p>	<p>Response</p> <p>Noted.</p>	No
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105	<p>Amend Paragraph 6.15 as follows:</p> <p>The new community centre provides the same internal space as the existing three buildings and modern facility under one roof. Therefore, officers are satisfied that the requirements of LLP policy S1 and S2 have been met - there is no loss of community use floorspace and the proposed building would have a flexible and adaptable layout for future community uses. The building is also fully accessible to the local community. A condition has been included for a Community Management Plan to be submitted, which would manage any impact on neighbouring amenity and to ensure that the building is accessible for all users.</p>	No
106	<p>Amend Paragraph 6.2.3 as follows:</p> <p>To the rear of the properties, all plots all have single storey rear projections which measure 3.6m in depth with lantern lights and bi-folding doors. The single storey rear projections would measure 1m past the rear building line of the existing terraces. Plots 2, 3, and 4 are full width first and second floors. The first and second floors are smaller in depth compared to the existing adjoining terrace by 2.6m. Officers did not deem it necessary to maintain the building lines to the rear of the properties given this would not be visible from the street. Plot 5 includes a 7.3m deep outrigger at first floor with a pitched roof and has been designed to mirror the neighbouring property in terms of its scale and height. The outrigger is set in 1.9m from the shared boundary.</p>	No
108	<p>Amend Paragraph 6.3.7 as follows:</p> <p>The majority of internal habitable rooms of the development would meet the guidelines for ADF, in that one bedroom (and in each instance they are the smallest fourth bedroom) on each residential plot would be marginally below the levels set out for bedrooms within the BRE guidance which advises bedrooms should achieve a minimum ADF of 1.0. The ADF for these bedrooms measures 0.83 on Plot 2, 3, 4 and 0.95 on Plot 5. All rooms and windows would exceed recommendations for Daylight Distribution and Sunlight respectively. Furthermore, all dwellings would be dual aspect, with good levels of outlook and natural ventilation.</p>	No
112	<p>Amend Paragraph 6.5.4 as follows:</p> <p>The submitted landscaping plans are acceptable in-principle and provide an appropriate balance between biodiversity and amenity. The applicant has shown on plan 12908_TG_P_004 A that five trees will be</p>	No

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	<p>provided within the rear amenity spaces of each plot. However, further detailed information, as well as suitable maintenance and management plans, would be secured by condition.</p>																																									
<p>112</p>	<p>Insert Table after 6.5.5 Trees to be removed:</p> <table border="1" data-bbox="472 416 1738 890"> <thead> <tr> <th>Tree no.</th> <th>Species</th> <th>Age Class</th> <th>BS category</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Sycamore</td> <td>Mature</td> <td>Applicant classification C (2) Council Arboricultural Officer B (2)</td> </tr> <tr> <td>2</td> <td>Elder</td> <td>Mature</td> <td>C (2)</td> </tr> <tr> <td>3</td> <td>Norway maple</td> <td>Mature</td> <td>C (2)</td> </tr> <tr> <td>4</td> <td>Lawson cypress</td> <td>Semi-mature</td> <td>C (2)</td> </tr> <tr> <td>5</td> <td>Norway maple</td> <td>Mature</td> <td>C (2)</td> </tr> <tr> <td>6</td> <td>Lawson cypress</td> <td>Semi-mature</td> <td>C (2)</td> </tr> <tr> <td>8</td> <td>Ash</td> <td>Semi-mature</td> <td>C (1)</td> </tr> <tr> <td>9</td> <td>Goat willow</td> <td>Mature</td> <td>C (1)</td> </tr> <tr> <td>10</td> <td>Elder</td> <td>Mature</td> <td>C (2)</td> </tr> </tbody> </table>	Tree no.	Species	Age Class	BS category	1	Sycamore	Mature	Applicant classification C (2) Council Arboricultural Officer B (2)	2	Elder	Mature	C (2)	3	Norway maple	Mature	C (2)	4	Lawson cypress	Semi-mature	C (2)	5	Norway maple	Mature	C (2)	6	Lawson cypress	Semi-mature	C (2)	8	Ash	Semi-mature	C (1)	9	Goat willow	Mature	C (1)	10	Elder	Mature	C (2)	<p>No</p>
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<p>116</p>	<p>Amend Paragraph 6.10.5 as follows:</p> <p>The Draft London Plan (Intend to Publish Version) policy G5 relates to urban greening factor. This requires a target score of 0.4 for major developments that are predominantly residential, which this application falls under. The applicant has provided a plan (Figure 8 below) which demonstrates how the proposal will aim to meet the target, including green roofs on the ground floor rear extensions on the residential plots and a green roof along with a Bio Solar roof on the community centre. A condition has been requested to ensure that a minimum Urban Greening Factor of 0.4 has been achieved through landscaping design.</p> <p>Insert Figure 8 below 6.10.5:</p>																																									

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Figure 8: Urban Greening Factor Calculation Plan

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Add the following to the approved drawings list:
12908_TG_P_004 A

Yes – amend approved drawings on decision notice

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28/29	<p>14 The use of the D1 Community Centre Use (Plot 1 as shown on the approved Proposed Site Plan, drawing ref. MDS 1451/203 D) within the development hereby permitted shall not commence until a D1 Use Management Plan has been submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter operated strictly in accordance with the approved details. The submitted details will demonstrate the following:</p> <ul style="list-style-type: none">a) The nature of the proposed D1 use;b) The proposed opening hours of the D1 use;c) Measures to provide noise mitigation to ensure no unacceptable noise impacts for surrounding occupiers from the proposed D1 use;d) Details of site management and any other measures to ensure neighbouring amenity is not unacceptably impacted by the proposed D1 use; ande) Details of how the proposals will achieve inclusive design and provide accessibility arrangements for the proposed D1 use. <p>Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or users of the area generally (Policies S2, Q1 and Q2 of the Lambeth Local Plan (2015)).</p>	Yes – amended conditions
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