

PLANNING APPLICATIONS COMMITTEE 03 NOVEMBER 2020
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

| <p><u>ITEM 3</u></p> <p><u>20-24 Pope's Road</u></p> <p><u>20/01347/FUL</u></p> | | |
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| Page Number | Report Changes | Decision Letter Changes |
| <p><u>ADDITIONAL CONSULTATION RESPONSES</u></p> | | |
| <p>Page 15, 'Consultations' Section, Paragraph 7.2, 'Statutory and External Consultees'</p> | <ul style="list-style-type: none"> A further <u>objection</u> (dated 22 October 2020) has been received from <u>Helen Hayes MP</u> making the following representation: <p><i>"I wish to emphasise that the variation to the application does not address the concerns that I set out in my objection to the original application below. It remains my fundamental belief that the design of this proposal is not of an acceptable standard to justify its exceptional height in the heart of a Conservation Area. A building of this scale in the Brixton Conservation Area should meet the highest possible design standards, including satisfying Historic England that it enhances the character of the Conservation Area and the setting of nearby listed buildings, and this proposal does not do so. Central Brixton has an incredibly special mix of historic buildings and spaces – this proposal would have a fundamental impact on the character of the area, and the height, scale, massing, use of materials and façade design all make this an overbearing, unattractive proposal.</i></p> <p><i>Furthermore, serious concerns remain – and indeed have deepened in recent weeks as the economic impacts of the coronavirus pandemic start to be felt – that this scheme as designed is not viable. There is no established office market in Central Brixton at the levels of rent required to recoup the costs of a new-build tower. The coronavirus pandemic is bringing about a severe recession and a fundamental change in the way that people who work in office based jobs are working, with a very significant proportion continuing to work from home.</i></p> <p><i>Notwithstanding the undertaking the applicant has made with regard to the intended use of the proposed building, it is current government policy to encourage and facilitate the conversion of office buildings to residential use without the need for planning permission, and there is very little that the Council can do to resist such a move should it happen in the future. This policy environment, combined with concerns about the viability of a new build 20 storey office tower, mean there is considerable risk that this building could be converted to a residential building with no affordable housing in the future.</i></p> | <p>No</p> |

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| | <p><i>I have also been contacted by constituents who have been stopped in the street by paid staff seeking support for this proposal, with a model letter to the Council. A number of these constituents were very distressed by this as the full details of the scheme, including the height of the proposal were not fully explained. One constituent who signed a letter wrote to me that when they got home they looked up the proposal and were clear that they did not support it, but the information they had been given in the street was not complete. I am concerned by these reports, and I urge the Council to consider model letters of support that it has received in the context of these reports.</i></p> <p><i>The Planning Committee was set to reject this proposal, but gave the applicant an opportunity to respond to and address the concerns that had been raised. I do not believe that the concerns raised have been adequately addressed. The objection I have previously still submitted below still stands and I urge the Council to reject this proposal”.</i></p> <p>This further objection should be read in conjunction with the earlier representation from Helen Hayes MP, which is contained in paragraph 6.4.7 of the consolidated report in Appendix 4.</p> <p><u>Officer comment:</u> The site does not fall within the Brixton Conservation Area but adjoins it. The merits of the development have been fully considered as set out in the ‘Assessment’ section of the consolidated committee report provided within Appendix 4. The demand for office accommodation within Brixton and the height and design quality of the development has been fully considered as set out in the ‘Assessment’ section of the Consolidated report. An appropriate condition (Condition 30) is suggested that will restrict the office accommodation from switching to residential use under permitted development.</p> | |
| <p>Page 18, ‘Consultations’ Section, Paragraph 7.3, ‘Adjoining owners/ occupiers’</p> | <ul style="list-style-type: none"> • 669 further individual objections have been received, including 422 hand delivered postcards, raising no new concerns over and above those previously reported to Committee on 25th August 2020. • 667 further individual representations of support have been received raising no new concerns over and above those previously reported to committee on 25th August 2020. <p><u>Officer comment:</u> In total, 999 local residents have been consulted on the application. To date, 3,372 individual representations have been received of which 1,041 are in support and 2,331 are objecting to the proposed development. None of the additional representations received raise any new matters over and above those previously reported to committee on 25th August 2020.</p> | <p>No</p> |

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REVISIONS TO REPORT

Page 26,
 Paragraph 9.8.9,
 Figures 7 and 8

Wind Microclimate

- Replace **Figures 7 and 8** with the following:



Figure 7 – Proposed wind mitigation measures (Mitigation Measures 3, 4, 6 and 7) at ground, eighth, fourteenth, sixteenth and eighteenth floor levels

No

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Figure 8 – Proposed wind mitigation measures (Mitigation Measures 2, 3, 4, 5, 6 and 7) on the western elevation and long section

Officer Comment: Amended wind mitigation drawings were received from the applicant on 22 October 2020 which now detail all of the proposed mitigation measures, including their size, height and position, that were included as part of their wind tunnel modelling. **Figures 7 and 8** above have been amended to now include Mitigation Measure 1 - Four screens of 2m by 3m in size (with approximately 50% porosity (this relates to the amount of rain and air that will be able to pass through the screens) along the western side of the proposed development, perpendicular to its western façade' as referenced in paragraph 9.8.10 of the committee report.

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| <p>Page 26, Paragraph 9.8.10</p> | <ul style="list-style-type: none"> • Amend <u>Paragraph 9.8.10</u> (changes to be made shown in bold and strikethrough) as follows: <p>9.8.10 <i>It is possible that not all of the modelled wind mitigation measures will be required once the building has been constructed and the final design of the public square has been agreed. Nevertheless, the applicant has confirmed that they will be providing provided plans detailing all of the proposed mitigation measures including their size, height and position as were included as part of their wind tunnel modelling. It has been agreed that a further Wind Microclimate Assessment will be undertaken once the final design of the public square has been agreed and in advance of implementation of the development. This will provide the necessary safeguard to ensure that a final package of appropriate wind mitigation measures are secured that address policy requirements. Officers recommend a condition be attached the final scheme of mitigation be secured by s106 to ensure the appropriate level of wind mitigation is maintained on the building. and will include the wording for the condition in the Committee addendum.</i></p> | <p>Yes</p> |
| <p>Page 28, Paragraph 9.11.1, 'Public Realm Design Scheme (PRDS) for Pope's Road', Bullet Point 6</p> | <p><u>Planning Obligations and CIL</u></p> <ul style="list-style-type: none"> • Amend <u>Bullet Point 6</u> (changes to be made shown in bold) as follows: <ul style="list-style-type: none"> ○ <u>Green infrastructure</u> including the exploration of the provision of green walls where expansive retaining walls are available; | <p>No</p> |
| <p>Page 29, Paragraph 9.11.1, 'Community and Commercial Use Strategy and Management Plan', Bullet Point 1</p> | <ul style="list-style-type: none"> • Amend <u>Bullet Point 1</u> (changes to be made shown in bold) as follows: <ul style="list-style-type: none"> ○ <u>Local community access secured to full range of on-site facilities in perpetuity</u> – this should include a community use access strategy for the use of space throughout the building by the local community (e.g. in relation to specific element such as meeting rooms for coaching and training, development kitchen, events space) to be identified and an events strategy to maximise the use of the space for the activities raised during the community consultation undertaken and subsequent consultation, taking in to account representation across ages; | <p>No</p> |
| <p>Page 29, New Bullet Point 10</p> | <ul style="list-style-type: none"> • After 'Public toilets' insert new bullet point relating to <u>Wind Microclimate</u> as follows: | <p>Yes</p> |

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| | <ul style="list-style-type: none"> ○ <u>A revised pedestrian wind microclimate scheme of mitigation</u>, which includes the modelling of the final '<i>Public Realm Design Scheme for Pope's Road</i>', to be submitted and agreed prior to the implementation of the development and fully installed prior to occupation and permanently retained and maintained for the lifetime of the development. | |
| <p>Page 41, Conditions 38 and 39</p> | <p><u>Appendix 1: List of Conditions and Informatives</u></p> <ul style="list-style-type: none"> • <u>Delete Conditions 38 (<i>Pedestrian wind microclimate</i>) and 39 (<i>Pedestrian wind microclimate implementation</i>)</u> <p><u>Officer Comment:</u> The requirements of these conditions will now be incorporated into the s106 as set out above.</p> | <p>Yes</p> |