

PLANNING APPLICATIONS COMMITTEE MINUTES

Tuesday 19 January 2021 at 7.00 pm

Microsoft Teams (please copy and paste the following link into your browser):
<http://ow.ly/70MG30rrFS2>

PRESENT: Councillor Scarlett O'Hara, Councillor Paul Gadsby (Substitute), Councillor Jessica Leigh, Councillor Mohammed Seedat, Councillor Joanne Simpson (Vice-Chair), Councillor Becca Thackray and Councillor Clair Wilcox (Chair)

APOLOGIES: Councillor Ben Kind

1. DECLARATION OF PECUNIARY INTERESTS

There were none.

2. MINUTES

RESOLVED: That the minutes of the previous meeting held on 13 October, 24 November and 15 December 2020 be approved and signed by the Chair as a correct record of the proceedings.

Guillotine arrangements

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

3. PRE APPLICATION - ST THOMAS HOUSE AND DUNHILL FITNESS CENTRE (BISHOP'S)

Pre-planning application (agenda item three, page 21 of the agenda pack and page one of the addendum).

The Planning Officer introduced the item informing it was the expansion of the Evelina children's hospital which was in the pre-planning application phase. The applicant engaged with officers in September 2020 and an enhanced planning performance agreement was subsequently entered. The project had been put before Ward Members, local stakeholders and the Design Review Panel and the current proposal had been informed by this engagement process. The applicant would continue to develop the proposal following the meeting with the aim to submit an application in April 2021.

The developers then gave a presentation on behalf of Guy's and St Thomas's NHS Foundation Trust which advised of the key material planning issues for consideration. The expansion proposal would provide a new state of the art facility for the hospital to continue to provide outstanding care for the sickest and most complex patients. The applicant would sign up to Lambeth's employment and skills targets to provide job and training opportunities for the construction and operational phases. The catchment area for the Evelina was from the south of the Thames to the south coast and provided specialist care for over 103,000 families a year. The proposal would provide up to 40,000m² additional space, which would result in over 100 inpatient beds, roughly 20 critical care beds, 14 operating theatres and interventional rooms as well as other clinical functions. The hospital was one of two children's hospitals in London, which also had a maternity ward, A&E and adult services within, which would provide care throughout the life hood of a child. Saint Thomas' House would be demolished for the proposed expansion.

The location was restricted by the London View Management Framework (LVMF), which restricted the height and colour of the buildings. Palace Road was on the red route and the applicants were in discussion with TfL. There would be a charging bay for ambulance equipment. Members were shown images of the site, its context, proposed materials and design, and existing and proposed views. A rooftop garden would provide health and well-being for staff and in-patients.

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

- There would be three pick up and drop off bays immediately outside the hospital entrance, two disabled parking bays and a turning head for vehicles. Further conversation was to be had with TfL regarding the red route and what was within their jurisdiction.
- The ambulance charging bay for charging equipment would also be an overnight parking space for the vehicles.
- Due to Covid-19 pandemic, there may be alterations to the access through the campus to arrive at Evelina. There would be clear signage from the three main public transport interchanges. Discussions were still taking place with TfL with regards to signage along Lambeth Palace Road as it was a red route.
- The applicant would consider what off-site cycle improvements could be delivered, such as a ramp along the Embankment
- There would be no green screening as the applicants would like a calm ordered architectural response to the conservation area. There would be sustainable urban drainage gardens and planting of trees. This would retain water run-off and improve air quality through absorption.
- There were constraints on planting along the pavement due to cycle parking and the TfL bus stop, allowing individuals to alight.
- The developers would investigate with transport officer's the possibility of future proofing the disabled parking bays by also making them electric charging points.
- The energy strategy and carbon offset payment were being developed to meet net zero requirements, following Greater London Authority (GLA) feedback. The operation of the hospital was energy intensive and this was understood within the London Plan. There would be photovoltaic cells along the roof to maximise the use of renewable energy produced on site and they were currently investigating different options for the use of ground source heat pumps. Options to super insulate the building were being investigated to mitigate both heat loss and overheating.
- Details of the EV panels and biodiversity on the roof would be provided with the application. The roof would also be a Blue Roof and provide water attenuation.
- It was unclear whether the urban greening factor would apply to such a scheme but it would be confirmed before the application was submitted.
- The roof top garden would be available at all within the building and would be zonal, providing space for children to play, adults to relax and provide a mental wellbeing space for members of staff. It would be designed to be sheltered from the wind.
- The upper level would be a social amenity space, with the possibility of fundraising events in the evenings. Members suggested that conditions were added to ensure that the evening events do not affect surrounding residents.
- Members requested that the developers considered whole life cycle carbon emissions, from demolition to erecting the building, as well as the climate change effects on flooding and using ventilation to avoid overheating.

- There would be a maintenance proposal that would consider the weathering and overall look of the building.
- The building was designed to be easily adaptable to different uses with minimum waste

**4. ARCHES 107-122 BRAD STREET AND WOOTTON STREET (BISHOPS)
20/02677/VOC**

The Presiding Officer explained that a re-consultation on the description of development in the statutory consultation was required. The Chair suggested that the item would be deferred to a future meeting.

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

RESOLVED, unanimously

To defer consideration of the application.

5. APPEAL AND ENFORCEMENT DECISIONS MAY 2020

Members thanked officers for their work in upholding Council policies.

6. APPEAL AND ENFORCEMENT DECISIONS JUNE 2020

Members thanked officers for their work in upholding Council policies.

7. APPEAL AND ENFORCEMENT DECISIONS JULY 2020

Members thanked officers for their work in upholding Council policies.

CLOSE OF MEETING

The meeting ended at 8.31 pm

CHAIR
PLANNING APPLICATIONS COMMITTEE
Tuesday 30 March 2021

Date of Despatch: Wednesday 17 March 2021

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