

PLANNING APPLICATIONS COMMITTEE 5TH OCTOBER 2021
FIRST ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

<u>ITEM 2</u>		
Evelina Children's Hospital St Thomas' Hospital 249 Westminster Bridge Road (Bishop's) 21/01869/FUL		
Page Number	Report Changes	Decision Letter Changes
50	<p>Amendment to para 13.62. Additional text in bold and underlined</p> <p>Officers have identified 6 individual instances of harm to the significance of designated heritage assets. The degree of harm varies from asset to asset. The identified harms, considered cumulatively, in officers' assessment amount to <u>a low degree of</u> less than substantial harm. The points of difference with HE's advice are as follows:</p>	N/A
51	<p>New paragraph after bullet point <u>'As regards Lambeth Palace Garden (Grade I)'</u></p> <p>In relation to the overall level of harm, Historic England state:</p> <p>"This harm, in formal NPPF terms, varies from low to marked harm depending on which heritage assets are being considered. Although all of this harm is, in NPPF terms, less than substantial, the effects on the significance of the major buildings would be pronounced."</p>	N/A

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<u>ITEM 4</u>		
The temporary installation (from 23rd October 2021 to 9th January 2022, including installation and de-installation) of art exhibits, lighting installations, community events, pop-up chalets, tents, and bar in association with Winter 2021 at Southbank Centre. 21/02817/FUL		
Page Number	Report Changes	Decision Letter Changes
170	<p>Amend Paragraph 4.1 as follows:</p> <p>Port of London Authority No comment received</p> <p>It would appear that all structures etc. are on land and do not extend over Mean High Water, and I am satisfied that all proposed lighting has been designed so as not to result in light spill on to the Thames. A condition should however be imposed on any forthcoming planning permission ensuring that all lighting can be adjusted should it be found to be a hazard once it has been installed.</p> <p><i><u>Case Officer Comments:</u> The proposed lighting as part of the Winter 2021 Event is similar to that permitted in recent years. Officers are not aware of any previous issues and the Port of London Authority has not previously identified the lighting as a hazard. Condition 13 is however recommended, to allow for lighting to be adjusted if any hazards are identified.</i></p>	Yes – C13 added
186	<p>Insert Condition 13 on application ref 21/02817/FUL as follows:</p> <p>13. Should at any stage during the course of the development, the lighting hereby approved result in a hazard to river traffic, the lighting shall be adjusted so as to remove the hazard and ensure safe passage for boats on the River Thames in accordance with details to be submitted to and approved by</p>	Yes – C13 added

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	<p>the Local Planning Authority following prior discussion and agreement with the Port of London Authority.</p> <p>Reason: To protect the amenity of the surrounding area (Policies T1 and T5 of the Lambeth Local Plan (2021)).</p>	
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<p><u>ITEM 5</u> Land At Jonathan Street And Vauxhall Walk And At Orsett Street And Vauxhall Street London SE11 5HX 21/04393/RG3</p>						
Page Number	Report Changes	Decision Letter Changes				
202	<p>Amendment to para. vi –</p> <p>Replace ??/????? with 17/05503</p>	N/A				
229	<p>To report an additional objection which raises the following points-</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Summary of objections</th> <th style="width: 50%;">Response</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> • Application is a referable scheme to the Mayor of London </td> <td> <p>The height of the proposal to both Jonathon Street and Orsett Street would not exceed 30m and would therefore not be referable to the Mayor on this basis.</p> <p>The 7-storey building at Orsett Street would be a maximum of 27.70m to the lift overrun centrally and 23.80m to the roof at 7th storey level. The 8-storey element at Jonathon Street would be a</p> </td> </tr> </tbody> </table>	Summary of objections	Response	<ul style="list-style-type: none"> • Application is a referable scheme to the Mayor of London 	<p>The height of the proposal to both Jonathon Street and Orsett Street would not exceed 30m and would therefore not be referable to the Mayor on this basis.</p> <p>The 7-storey building at Orsett Street would be a maximum of 27.70m to the lift overrun centrally and 23.80m to the roof at 7th storey level. The 8-storey element at Jonathon Street would be a</p>	N/A
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		maximum of 28.30m to the lift overrun and 28.40m to the roof at 8 th storey level.	
	<ul style="list-style-type: none">• Daylight / Sunlight	The concerns relating to daylight and sunlight are addressed within the report at section 12. The applicant's report has been independently reviewed and whilst there will be some noticeable impacts to daylight to neighbouring properties (to daylight VSC and / or daylight distribution), the independent report concludes that these impacts have the potential to be considered acceptable overall.	
	<ul style="list-style-type: none">• Loss of Open Space	This is addressed within the report at section 9. The combination of proposed improvements to on and off-site amenity space is considered to contribute greater value than the existing space, which will provide enhanced value for any future occupants of the development and the rest of the Vauxhall Gardens Estate	
	<ul style="list-style-type: none">• Impact on Conservation Areas	This is addressed within the report at section 10. It is acknowledged that the proposal is considered to have a low/moderate degree of less than substantial harm to the Kennington Conservation Area and to the setting of the Vauxhall Gardens conservation area due to the loss of an open landscaped space. Officers	

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		consider that the significant set of public benefits would outweigh both the low to moderate degree of less than substantial harm to the designated heritage assets.	
	<ul style="list-style-type: none">• Loss of trees	This is addressed within the report at section 15. The proposal includes 27 replacement trees on site and a financial contribution of £297,641 to compensate for the loss of trees to facilitate replacement tree planting in the surrounding area.	
231	Add para. 7.38. 6 letters have been received in support of the application in relation to affordable housing provision, community facilities and design.		N/A