

Item No: 7.1	Classification: Open	Date: 29 July 2019	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Old Kent Road	
From:		Director of Planning	

PURPOSE

1. To advise members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

2. That members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

Item 7.1 – Application 17/AP/4649 for: Full Planning Application – Iberia House, 2 Hatcham Road, London SE15 1TW

FACTORS FOR CONSIDERATION

3. The following corrections and amendments are proposed to the Case Officer's report:

In Paragraph 84, four wheelchair units are being proposed as part of this proposal which would equate to 12%.

One of the other changes introduced since the production of the report is the inclusion of electric vehicle charging points to the servicing bay to encourage the use of electric powered commercial vehicles, to reduce noise and air pollution as well as CO2 emissions. The officer report states that two servicing bays have been included to the rear, this has since become on large flexible servicing bay with the ability to serve as a loading and unloading bay.

Planning Obligations

4. The applicant has now agreed to all of the planning obligations in the table under paragraph 190 of the Case Officer Report.
5. The only amendment to the table is the tree loss offset contribution – as the trees are proposed to be retained, there would be no requirement to pay the sum indicated.

CIL payments

6. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.

7. In this instance a Mayoral CIL payment of £193,590 a Southwark CIL payment of £567, 1836 would be required (these are approximate figures). These are pre-social housing relief figures and accordingly would be reduced when the CIL Social Housing Relief claim is submitted after the grant of planning permission.

Conditions and plan numbers

8. The plan number IBH-P500-S2-P2 should be corrected to remove 'P3'.
9. That condition 37 is revised to the following:

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T#, 30 dB LAeq T, 45dB LAFmax T **

Living rooms- 35dB LAeq T #

Dining room - 40 dB LAeq T #

Night-time 8 hours between 23:00-07:00

Daytime 16 hours between 07:00-23:00.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 4.2 (Quality of Residential Accommodation) of the Southwark Plan 2007.

REASON FOR URGENCY

10. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the planning committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

11. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the committee agenda was printed. They all relate to an item on the agenda and members should be aware of the objections and comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403