

Item No: 7.2, 7.3, 7.4 & 7.5	Classification: Open	Date: 1 st October 2019	Meeting Name: Planning Sub-Committee A
Report title:		Addendum report Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Goose Green, Dulwich Hill,	
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

3. 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.

Item 7.2 – Application 19/AP/0698 – Full Planning – THE CIRCLE, QUEEN ELIZABETH STREET, LONDON SE1 2JE

4. To advise Members that the title of the listed building report erroneously states that the proposal is the Council's own development.
5. That Members note that the development is not the Council's own development.

Item 7.3 – Application 19/AP/1275 – Full Planning – BURGESS PARK COMMUNITY SPORTS GROUND, BURGESS PARK COMMUNITY SPORT PAVILLION, COBOURG ROAD, SE5 0JB, - Pending

6. Physical copies to be presented to members in advance of committee.

Item 7.4 – Application 19/AP/1861– Full Planning - GARAGES, BASSANO STREET, LONDON, SE22 8RU

7. It is recommended the following pre-commencement condition (this has been agreed by the applicant) is included:

a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any

approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

8. Remove condition 6, which states:

Prior to the commencement of any development above grade (excluding demolition), the developer shall enter into an agreement, under section 278 of the Highways Act, with the Highways Authority to carry out the highways works surrounding the site, on Bassano Street. The development shall not be carried out otherwise than in accordance with this S278 agreement, and such works shall be completed within 3 months of first occupation of any part of the development.

Reason

To ensure that the proposal will not comprise any highway safety in accordance with policy 5.2 transport Impacts of the Southwark Plan 2007 and to ensure that the works are carried out with the agreement of and to the relevant standards of the Highway Authority.

9. Amend paragraph 23 to reflect additional comments in support received since report was drafted:

19 comments have been received regarding this application including 13 objections, 5 in support, and 1 neither supporting nor objecting.

Objections were raised on the following planning issues:

- Design

- *Parking strain*
- *Construction management*
- *Density*
- *Air quality*
- *Bulk, scale, and massing*
- *Noise*
- *Access to daylight/sunlight*
- *Impact on trees*
- *Impact of neighbouring church*
- *Sizes of proposed gardens*
- *Undersized units*
- *Inappropriate backland development (officer comment- the site is not a backland site)*

Several objectors have raised issue with the status of the boundary wall of the site. This is a party wall issue and not a planning matter.

Item 7.5 – Application 19/AP/1862– Full Planning - GARAGES, HENSLOWE ROAD, LONDON, SE22 0AS

10. It is recommended the following condition is included:
The window(s) on the first floor bathrooms of the buildings shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at 76 Henslowe Road from undue overlooking in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

11. It is recommended the following pre-commencement condition is included:
- a) *Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.*
- b) *In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.*
- c) *Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the*

remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012

12. Paragraph 7 should be amended to accurately reflect the size of the proposed gardens:

Each unit would be of the following specifications:

Ground floor

Living/Dining area: 26.22sqm

Kitchen: 11.15sqm

Bathroom: 2.39sqm

Storage: 2.09sqm

Rear garden: 53.00-58.00sqm

Front garden: 12.30sqm

First floor

Single bedroom: 8.65sqm

Twin bedroom: 12.15sqm

Bathroom: 3.95sqm

Second Floor

Double bedroom: 12.75sqm

En-suite: 3.15sqm

Storage: 2.35sqm

Cycle storage x 2

240L refuse storage x 3

13. Paragraph 21 should be updated to include two objections which have been received since the officer's report was drafted, this paragraph should read:

9 objections have been received regarding this application; the relevant planning matters raised are:

- Construction management*
- Parking*
- Privacy impacts*
- Loss of garage space*
- Daylight/sunlight impacts*
- Design*
- Air quality*

- Equalities impacts

14. Paragraph 50 should be updated to accurately describe the gardens, this should read:

The proposed gardens would range between 53-58sqm in size, which is in excess of the 50sqm required by the residential design standards SPD.

15. Remove condition 3 which currently states:

Prior to the commencement of any development above grade (excluding demolition), the developer shall enter into an agreement, under section 278 of the Highways Act, with the Highways Authority to carry out the highways works surrounding the site, on Henslowe Road. The development shall not be carried out otherwise than in accordance with this S278 agreement, and such works shall be completed within 3 months of first occupation of any part of the development

Reason

To ensure that the proposal will not comprise any highway safety in accordance with policy 5.2 transport Impacts of the Southwark Plan 2007 and to ensure that the works are carried out with the agreement of and to the relevant standards of the Highway Authority

16. Insert the following informative to the recommendation:

Prior to the occupation of the development, the developer shall, in consultation with the Highway Authority, complete the following works:

- *Repave the footway including new kerbing fronting the development on Henslowe Road using materials in accordance with Southwark's Streetscape Design Manual SSDM (precast concrete slabs and 150mm wide granite kerbs).*
- *Reinstate the redundant crossover as footway using materials in accordance with Southwark's Streetscape Design Manual - SSDM (precast concrete slabs and 150mm wide granite kerbs).*

The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980

REASON FOR LATENESS

17. 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