

<b>Item No:</b> 7.1 & 7.2	<b>Classification:</b> Open	<b>Date:</b> 20 July 2020 10am	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		Peckham and Old Kent Road	
<b>From:</b>		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. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

### **Item 7.1: 19/AP/2087 - EAGLE WHARF 90-96 PECKHAM HILL STREET, SE15**

#### Revised recommendation

4. In paragraph 2 of the officers report it is recommended that the Director of Planning be authorised to refuse planning permission, if appropriate, if the s106 agreement is not completed by 25 September 2020. In order to be consistent with other cases, and ensure sufficient time to complete the agreement, it is recommended that this date be amended to **25 January 2021**.

#### Additional comments received

5. A sixth letter of support was submitted by Mountview Academy, welcoming amendments lowering the height of the building and revisions to the façade. Mountview Academy are positive about the benefits of the proposed development to students, the local community and economy and Peckham's reputation for excellence in creativity and higher education.

#### Amendments to the officers report

6. Paragraph 22: The length of the proposed building is 79.5m rather than 159m.
7. Paragraph 25: The applicant proposes that the opening hours of the Digital Hub (B1/D1 Use Class) could include Sundays between 9am and 5pm. This is

considered to be reasonable, since it creates further opportunities for the local community to access the space (including school children who may enjoy access at the weekend), and since the space is enclosed, and entered from Bonar Road, the additional hours should have minimum impact on the amenity of nearby residents. It is therefore recommended that condition 26 to be amended accordingly.

8. Paragraph 153: The total area of the proposed common rooms on the ground floor would be 342sqm rather than 255sqm.

#### Revised s106 Heads of Terms

9. Paragraph 88 refers to planning obligations. An additional £50,000 contribution towards improvements to Peckham Square has also been offered by the applicant. This would support the Council's aspirations to improve this space, and reflect the additional usage by students coming and going to the accommodation.

#### Additional daylight and sunlight information

10. The submitted Daylight & Sunlight Report omitted one basement window in 98 Peckham Hill Street and this information has now been provided. The applicants specialist consultant has visited the property to verify the layout and rooms uses. The window at 98 Peckham Hill Street is partially subterranean serving a basement kitchen that is part of a larger dual-aspect kitchen/diner which has the benefit of a principal window on the front elevation. The daylight and sunlight analysis has been updated and shows that the loss of vertical sky component (VSC) will be marginally above the 20% threshold at 24.31%. The absolute value of VSC will fall from 19.33%VSC to 14.63%VSC. The results of the No Skyline Daylight Distribution Analysis show that the loss will be 5.2% and that 86% of the kitchen/ diner room will still receive direct light from the sky. The room will therefore remain relatively well-lit. This additional information should be read in the context of paragraphs 186 to 199 of the report

#### Conclusion of the Director of Planning

11. Having considered the additional information as set out above, the recommendation remains that planning permission should be granted, subject to conditions, and completion of a s106 agreement by the revised date of 25 January 2021.

#### **Item 7.2: 20/AP/0039 – BIANCA WAREHOUSE, 43, GLENGALL ROAD, SE15**

- In response to members concerns about accessible bed spaces the applicant has agreed to amend the scheme to allow the expansion of wheelchair accessible rooms to 10% if the demand for these rooms increases in the future.
- In respect of public open space a plan clarifying the extent of new public open space has been provided. Officers have also set out the extent of communal student open space in the table below.
- In addition the applicant has agreed to make a S106 payment of £96,650 to off site public open space, which will be spent on the re-landscaping of Bianca Road.

- In respect of the community café use, this could not be used as a bar without the grant of a further planning permission as it would be a material change in the use of that space.

#### Revised recommendation of development

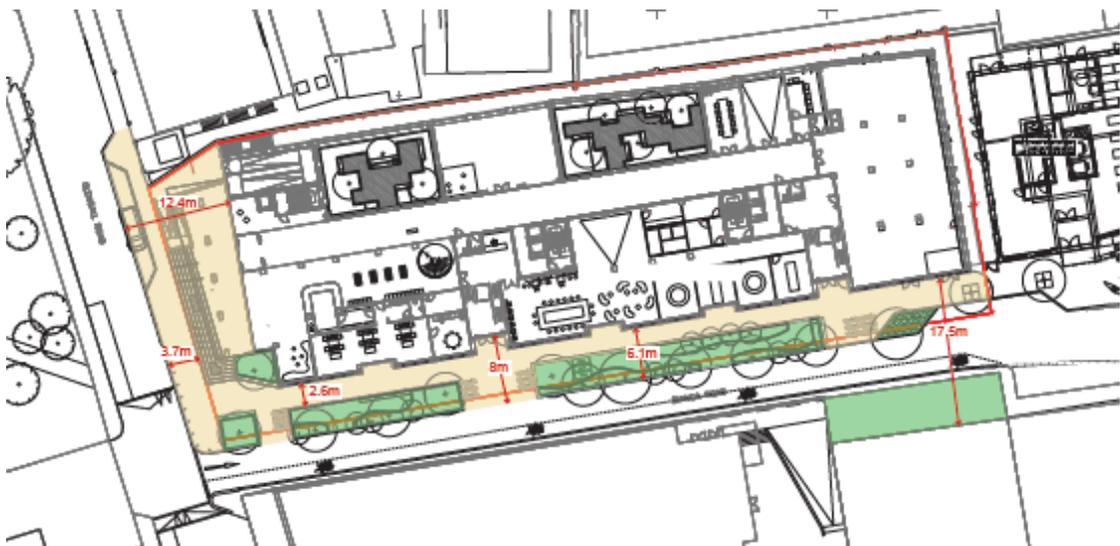
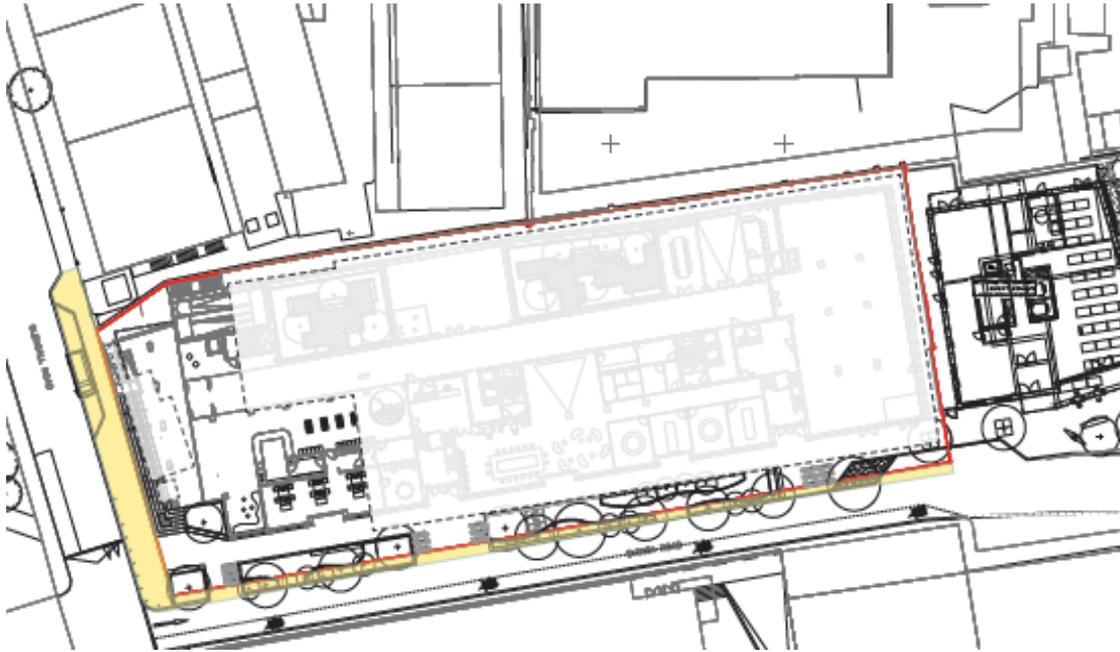
12. To enable the Section 106 Legal Agreement to be completed in a timely manner, the dates on para 2 and para 268 should both read **25 January 2021**.

#### Amendments to Officer Report

13. **10% Wheelchair accessible rooms** - The revised plan below shows how rooms could be combined to increase the number of wheelchair accessible rooms from 5% to 10% if the demand increases. The identified standard rooms would be built with removable partitions to allow them to be converted into wheelchair accessible rooms. These units will be identified and details of their fit out will be secured by condition.



14. **Public open space and the linear park** – In the 2017 draft OKR AAP, this site was identified as providing public open space in part by pulling back the building line and in part by making an offsite Public open space contribution towards landscape improvements along Bianca Road.
15. Some servicing access to Bianca Road needs to be maintained to the new light industrial and commercial space proposed in this development and in the consented development opposite at Latona Works. Feedback on consultation to the AAP from existing business users along Bianca Road including Space Studios, was strongly in favour of maintaining service access.
16. By keeping the roadway to a minimum by making it one way, and by stepping this scheme 4m into its site boundary a balance can be achieved, creating a far more green space than exists at present which clearly gives pedestrians and cyclists priority; whilst still maintaining service access. The south side of the road would also be landscaped. The below shows the existing shed superimposed on the as proposed.



17. Residential schemes within the OKrd are either required to provide public open space on site, as identified in the masterplan or provide a public open space contribution off site based on 5sqm per dwelling. This scheme was expected to do a mixture of the two. At a ratio of 3 student beds to 1 conventional residential dwelling, the proposal provides the equivalent of 225 residential units. In this instance the scheme would be required to provide 1,125sqm of public open space in total. There is also 922sqm of external communal amenity space.
18. 652 sqm of public open space is provided on site as a result of the setback required in the AAP masterplan, an off site contribution of 473sqm is therefore required. Therefore a financial contribution has been agreed (at a rate of £205 per sqm). This equates to a payment of £96,965 which would be spent on re-landscaping the public highway in Bianca Road.

	<b>Requirement</b>	<b>Proposed</b>	<b>Difference</b>
<b>Public Open Space</b>	1,125 sqm	652 sqm	- 473 sqm

Shortfall = 473sqm. This equates to a financial contribution of £96,965 (473sqm x £205) to be spent to carry out the proposed landscaping and highway works to Bianca Road.

19. **Revised S106 Heads of Terms** – Public open space contribution = now £96,965
20. A planning condition is proposed that would limit the hours during which the outdoor student amenity (courtyard and terraces) could be occupied, preventing its use between 11pm and 7am.

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403