

PLANNING COMMITTEE

MINUTES of the Planning Committee held on Tuesday 19 April 2022 at 2.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Richard Livingstone
Councillor Adele Morris

OFFICER SUPPORT: Colin Wilson, Head of Strategic Development
Sadia Hussain, Specialist Lawyer Planning
Gregory Weaver, Constitutional Officer
Yvonne Lewis, Group Manager, Strategic Applications
Michael Tsoukaris, Group Manager, Design and Conservation
Victoria Crosby, Team Leader, Strategic Applications
Alex Oyebade, Team Leader, Transport Policy

1. APOLOGIES

Apologies were received from Councillor Damian O'Brien, Councillor Bill Williams, Councillor Cleo Soanes, Councillor James Coldwell and Councillor Dan Whitehead.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair noted the inclusion of the addendum report and the member's pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. REPORTS

5.1 THE COUNCIL'S STATEMENT OF CASE FOR APPEALS IN RELATION TO NEW CITY COURT 4-26 ST THOMAS STREET, SE1 9RS - 2018 SCHEME (18/AP/4039 AND 18/AP/4040)

The planning officer presented the report to the committee.

There were no ward councillors present to speak.

The committee discussed this report and asked further questions of planning officers.

A motion to agree the recommendations in the report and addendum was moved, seconded and put to the vote and declared carried.

RESOLVED:

1. That it be noted that appeals for non-determination have been received in respect of planning application reference 18/AP/4039 and application for listed building consent reference 18/AP/4040, that these major applications which would normally have been considered and determined by planning committee but will now be determined by the Secretary of State.
2. Note that a planning inspector has been appointed to report to the Secretary of State and that a planning inquiry has been listed with a time estimate of 14 days commencing on the 19 July 2022.
3. That the Statement of Case at Appendix 1 which has been submitted to the Planning Inspectorate and includes the likely reasons for refusal of the applications had they not been appealed for non-determination has been considered and endorsed. These likely reasons for refusal relate to the following topics:
 - The proposed development would give rise to less than substantial harm to a number of designated heritage assets, and the harm is not outweighed by public benefits.
 - Poor design, harm to townscape and local character (including sustainable

design matters)

- Lack of a section 106 agreement.
- Other matters where the proposal does not comply with development plan policies (servicing, and daylight and sunlight impacts to surrounding properties)
- In the absence of an appropriate planning permission for replacement extensions and external elements that would ensure the grade II listed buildings are made weather-tight (following demolition of the modern extensions) and are rebuilt with a scheme in an appropriate design, materials and detailing, the proposal fails to safeguard the special historic and architectural interest of the listed buildings on the site.

5.2 THE COUNCIL'S STATEMENT OF CASE FOR APPEALS IN RELATION TO NEW CITY COURT 4-26 ST THOMAS STREET, SE1 9RS - 2021 SCHEME (21/AP/1361 AND 21/AP/1364)

The planning officer presented the report to the committee.

There were no ward councillors present to speak.

The committee discussed this report and asked further questions of planning officers.

A motion to agree the recommendations in the report and addendum was moved, seconded and put to the vote and declared carried.

RESOLVED:

1. That it be noted that appeals for non-determination have been received in respect of planning application reference 21/AP/1361 and application for listed building consent reference 21/AP/1364, that these major applications which would normally have been considered and determined by planning committee but will now be determined by the Secretary of State.
2. Note that a planning inspector has been appointed to report to the Secretary of State and that a planning inquiry has been listed with a time estimate of 14 days commencing on the 19 July 2022.
3. That the Statement of Case at Appendix 1 which has been submitted to the Planning Inspectorate and includes the likely reasons for refusal of the applications had they not been appealed for non-determination has been considered and endorsed. These likely reasons for refusal relate to the

following topics:

- The proposed development would give rise to less than substantial harm to a number of designated heritage assets, and the harm is not outweighed by public benefits.
- Poor design, harm to townscape and local character (including sustainable design matters)
- Lack of a section 106 agreement.
- Other matters where the proposal does not comply with development plan policies (daylight and sunlight impacts to surrounding properties)
- In the absence of an appropriate planning permission for replacement extensions and external elements that would ensure the grade II listed buildings are made weather-tight (following demolition of the modern extensions) and are rebuilt with a scheme in an appropriate design, materials and detailing, the proposal fails to safeguard the special historic and architectural interest of the listed buildings on the site.

The meeting ended at 3.30pm.

CHAIR:

DATED: