

Delegated Report		Analysis sheet	Expiry Date:	06/09/2013
		N/A / attached	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Neil McDonald			2013/5254/P	
Application Address			Drawing Numbers	
Canada Water Sites C and E Surrey Quays Road London SE16 2XU			Consultation Letter from LB Southwark for application ref. 12/AP/4126 dated 16/08/2013	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Observations to the London Borough of Southwark for additional information received: Tibbalds covering letter dated 9 August 2013; Daylight and Sunlight Report (and Appendices 1-7.3) by Waldrums dated 12th August 2013 Review of Mulberry Estate. Planning Application by Ramboll, dated 9th August 2013; ES Addendum Documents ES Addendum Technical Appendix A-1: Townscape and Visual Assessment by Ettwein Bridges Architects, August 2013; ES Daylight and Sunlight Addendum Chapter (and Appendices 12.1-12.5) by Waldrums, dated 12th August 2013.				
Recommendation(s):		No objection		
Application Type:		Request for Observations to Adjoining Borough		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	N/A					
CAAC/Local groups* comments: <small>*Please Specify</small>	N/A					

Site Description

The site is located in South London in the London Borough of Southwark on the Rotherhithe peninsula. The peninsula is bounded by the River Thames to the north and east, opposite Shadwell, Millwall and Stepney, by Greenland Dock to the south and by Southwark Park and Bermondsey to the west. The site is split into two parts, Site C and Site E, separated by Surrey Quays Road.

Relevant History

2013/1157/P – No objection (4th April 2013)
2013/2325/P – No objection (30th April 2013)
2013/3334/P – No objection (12th June 2013)

Relevant policies

LDF Core Strategy and Development Policies

CS14, DP24, DP25

The London Plan 2011 policy 7.7

Revised London View Management Framework 2010 (LVMF)

Assessment

The full development description has not changed from that recorded in the two prior consultation requests made in March, April and May this year, other than the maximum overall floorspace increased from 137,612.4sq.m GEA to 138,146.8sqm GEA in the April submission.

The full current description is:

Application made under the provisions of the Town and Country Planning Act 1990 (England and Wales), accompanied by an ES under the Environmental Impact Assessment Regulations 2011 seeking Outline planning permission for the demolition of existing buildings on the site (the 'Decathlon' and 'What' Retail Stores) and the erection of 5 buildings (C1-C4 and E1) ranging from 5 to 40 storeys (150.86m AOD) comprising a maximum overall floorspace of up to 138,146.8sq.m GEA. New buildings to comprise: up to 97,851sq.m of residential accommodation (Class C3) (equating to a maximum of 1,030 residential units), up to 12,300.9sq.m Class A1 retail store (including 10,178sq.m (net) sales area, 745sq.m ancillary office accommodation and 308sq.m ancillary cafe); up to 4,352.3sq.m of other retail (Class A1/A2/A3/A4 floorspace); up to 2,800sq.m of office space floorspace (Class B1), up to 658sq.m of health centre floorspace (Class D1) and up to 698.2sq.m of cinema floorspace (Class D2); 19,486.5sq.m ancillary parking (equating to up to a maximum of 466 parking spaces), plant and storage accommodation, including the provision of basements to provide vehicle and cycle parking, circulation, servicing and plant areas; new vehicle and pedestrian accesses and new public amenity space and landscaping including new public square. Within the outline described above: Full details are submitted for the access, appearance, landscaping, layout and scale of Building C1 and associated works; Full details are submitted for the layout, appearance and scale of Buildings C2, C3 and C4 and means of vehicular access, with layout of the linked basement, internal layouts of the individual buildings and landscaping reserved.

This latest re-consultation includes revised daylight sunlight analysis and townscape and visual assessment.

Since the site is located approximately 5 miles from the borough on the south side of the River Thames the potential affect on LB Camden is considered to be limited to long distance views. As assessed in the context of 2013/1157/P the site is not located within any of the Strategic Viewing Corridors, Wider Setting Consultation Areas or Background Consultation Areas of Views which originate in Camden. As such there was considered to be no detrimental impacts arising.

In light of the earlier response, no further additional consideration is considered to be necessary.

Recommendation: No Objection