

Committee	STRATEGIC PLANNING COMMITTEE (Addendum Report)	
Report Title	1 Silver Road, London, SE13 7BQ	
Ward	Lewisham Central	
Contributors	Geoff Whittington	
Class	PART 1	3 September 2019

Reg. Nos. DC/18/109972

Application dated 30 November 2019

Applicant DP9 Ltd Mr M Deam on behalf of London Square Development Ltd

Proposal Demolition of existing buildings (Axion House), 1 Silver Road, SE13 and the construction of buildings ranging between 5 to 16 storeys in height, to provide 141 residential units, and flexible B1/A1/A3/D2 commercial uses, associated landscaping works, vehicular access, cycle and car parking. (Amended Description)

Background Papers

- (1) Case File LE/812/B/TP
- (2) Local Development Framework Documents
- (3) The London Plan (Consolidated with Alterations since 2011), (2016)

Designation

London Plan – Opportunity Area
Core Strategy – Regeneration and Growth Area
Area of Archaeological Priority
PTAL 6a
Major Centre
Site of Nature Conservation Importance
Local Open Space Deficiency
Flood Zone 2/3
Air Quality Management Area

AXION HOUSE ADDENDUM REPORT

1.0 INTRODUCTION

- 1.1 This report has been prepared to provide a minor update to the Main Report following an alteration to the Draft London Plan (2017), together with a correction to Table [1].

2.0 FAMILY HOUSING WITHIN THE AFFORDABLE PROVISION

- 2.1 Paragraphs 120 and 121 of the officer report advised that the 3 bedroom family provision within the affordable element would be 22%, however this would be increased to 40% when factoring in the 2 bedroom 4 person affordable units, which officers consider to provide family accommodation.
- 2.2 Paragraph 121 refers to Draft London Plan Policy H12 to support the inclusion of 2 bedroom 4 person units within the family provision. The Policy stated:,

'Family units have historically been considered to be those consisting of three or more bedrooms. However, as many families do live in two-bedroom units this should be taken into account when assessing the needs that different sized units can meet (in terms of bedrooms) and the design and approach to management of a development both for market and affordable housing.'
- 2.3 Since the completion of the officer report, it has come to light that the Policy H12 reference to 2 bedroom 4 person units as stated has been deleted from the latest version of the Draft London Plan, and refers to family dwellings as being 3+ bedrooms.
- 2.4 Nevertheless, officers maintain that on balance, the proposed 6no. 2 bedroom 4 person units would be of sufficient size to accommodate a small family, providing a viable alternative to the 3 bedroom units, and may therefore be included within the overall affordable provision.
- 2.5 This view is supported by the Council's Strategic Housing officers.

3.0 CORRECTION

3.1 Table [1] in the report refers to '106 Affordable' and '35 Private' units. This is incorrect, and should read as follows:

All units	Private	Affordable	Total
Units	106	35	141
%	75.2%	24.8%	
Hab rooms	292	97	389
%	75.1%	24.9%	

Table [1]: Tenure Mix

4.0 CONCLUSIONS

4.1 The above update to the Main Report is recommended by Officers and will result in no changes to the recommendation to committee in relation to Obligations, Conditions and Informatives.

5.0 RECOMMENDATION

Grant planning permission subject to:

- referral of the application and this Report and any other required documents to the Mayor for London (Greater London Authority) under Article 5 of the Town and Country Planning (Mayor of London) Order 2008 (Category 1C (1.(c)) of the Schedule of the Order) and;
- the prior completion of a Legal Agreement pursuant to Section 106 of the 1990 Act (and other appropriate powers) to secure the PLANNING OBLIGATIONS detailed in Section 10.

And to authorise:

- the Head of Law to negotiate and complete a legal agreement to cover among other things the matters.
- the Head of Planning is delegated authority to issue the planning permission and impose conditions (and informatives).
- the Head of Planning is delegated authority to make changes to the wording of the Committee's decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the

Committee nor that such change(s) could reasonably have led to a different decision having been reached by Committee.