

SUPPLEMENTARY AGENDA STRATEGIC PLANNING COMMITTEE

Date of Meeting: **TUESDAY, 22 OCTOBER 2024 TIME 7.00 PM**

PLACE: **CIVIC SUITE, LEWISHAM TOWN HALL,
CATFORD, SE6 4RU**

Members of the Committee are summoned to attend this meeting:

**Membership
Councillors:**

**Peter Bernards (Chair)
Jack Lavery (Vice-Chair)
Suzannah Clarke
Liam Curran
Edison Huynh
John Muldoon
John Paschoud
Kim Powell**

The public are welcome to attend our committee meetings, however, occasionally committees may have to consider some business in private. Copies of reports can be made available in additional formats on request.



**Jeremy Chambers
Monitoring Officer
Laurence House
London SE6 4RU**

**For further information please contact:
Jasmine Kassim, Senior Committee Manager
5th Floor Laurence House
Catford Road SE6 4RU**

**Telephone No: 020 8314 8577
Email: committee@lewisham.gov.uk**

Date: 21 October 2024



	Order Of Business		
Item No	Title of Report	Ward	Page No.
4.	<p>SCOTT HOUSE, 185 GROVE STREET, LONDON SE8 3SH - Application Ref: DC/24/135192:</p> <ul style="list-style-type: none"> • minor updates to the Main Report regarding further objections received; employment clarification; energy matters; and amendment to a Planning Condition. 	Evelyn	1 - 4



Strategic Planning Committee

**Addendum Report title:
SCOTT HOUSE, 185 GROVE STREET, LONDON SE8 3SH**

Date: 22 October 2024

Key decision: No.

See "[Legal Requirements](#)" in the guidance for more information.

Class: Part 1

See "[Legal Requirements](#)" in the guidance for more information.

Ward(s) affected: Evelyn

Contributors: Geoff Whittington, Principal Planning Officer

Outline and recommendations

This is an Addendum report to the planning committee agenda published 14 October 2024 in respect of Strategic Planning Committee on 22 October 2024.

The application is recommended for approval.

Application details

Application reference number: DC/24/135192

Application Date: 6 March 2024

Applicant: Tribe Grove Street Limited

Proposal: Redevelopment of the existing building comprising partial façade retention, and the construction of a building to provide student accommodation (sui generis), commercial and office floorspace (Use Class E(b)(c)(g)), together with associated landscaping, public realm improvements, access works, cycle parking, refuse/ recycling stores and associated works at Scott House, 185 Grove Street, SE8.

Background Papers:

- (1) Submission drawings
- (2) Submission technical reports and documents
- (3) Internal consultee responses
- (4) Statutory consultee responses
- (5) Design Review Panel responses

Designation:

- Site Allocations Local Plan – SSA4
- Lewisham, Catford and New Cross Opportunity Area
- Area of Archaeological Priority
- Deptford Neighbourhood Forum
- PTAL 2
- Flood Risk Zone 3
- Deptford Neighbourhood Forum
- Air Quality Management Area
- Small HMO Article 4 Direction

Screening: N/A

1 ADDENDUM

- 1 This addendum has been prepared to provide minor updates to the Main Report with regard to further objections received; employment clarification; energy matters; and amending of a Planning Condition.

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2 REPORT CLARIFICATIONS

Consultation

- 2 On 17 October 2024, a petition was received objecting to the proposal, containing circa 500 signatures. The main grounds of objection include:
- Prioritise development to meet local housing need;
 - Save the historic and locally listed Scott House;
 - Stop the eviction of the Scott House occupiers;
 - Prevent an overconcentration of student accommodation; and
 - Increased density will impact upon transport, green spaces and medical facilities.
- 3 These areas of objection have been raised previously and officers are satisfied that the Main Report addresses the matters raised.
- 4 In regard to increased density, officers consider that health is a form of infrastructure which should be secured within the Community Infrastructure Levy. The delivery of public health care facilities was on the Council's CIL Regulation 123 (Infrastructure provisions) list and remains as a matter that can be delivered by CIL. The Council's Infrastructure Funding Statement (2022-2023) states that the Council will prioritise the spending of S106 contributions and CIL in line with the Council's Infrastructure Delivery Plan.

Employment

- 5 Paragraphs 143 and 289 of the Main Report states the proposed employment floorspace would generate up to 92 FT posts, which is based on the Homes and Communities Agency Employment Density Guide (2015).
- 6 Following a recalculation in accordance with the Density Guide, the correct number of FT posts would be 89, not 92 as originally stated.
- 7 Therefore, including the PBSA, the development would have potential to deliver up to 107 FT posts, not 110 as stated in Para. 144 of the Main Report.

Planning Condition (37) Noise

- 8 Condition (37) in the published report states:
- a) No music, public address system or any other amplified sound shall be installed at the site, and average noise levels (LAeq) from the proposed development should be at least 5dB below background levels (LA90) at the location of nearby sensitive receptors.
 - b) The student roof terrace shall not be accessible for any purpose (other than for maintenance) between the hours of **10pm and 7am** on any day.
 - c) No machinery in connection with the employment units hereby approved shall be operated within any external Courtyard area of the premises at any time.

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9 The reworded Condition relating to parts b) and c) has been amended as follows:

- a) No music, public address system or any other amplified sound shall be installed at the site, and average noise levels (LAeq) from the proposed development should be at least 5dB below background levels (LA90) at the location of nearby sensitive receptors.
- b) The external student amenity areas at second floor and roof level shall not be accessible for any purpose (other than for maintenance) between the hours of **10pm and 7am** on any day.
- c) No machinery in connection with the employment units hereby approved shall be operated within any external areas of the premises at any time.

3 REPORT AUTHOR AND CONTACT

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