



Strategic Planning Committee

Report title: Addendum Report: Land bounded by Oxestalls Road, Evelyn Street, Dragoon Road and Grove Street SE8 – Plots 1 & 3 only.

Date: 12 June 2023

Key decision: No.

Class: Part 1

Ward(s) affected: Evelyn

Contributors: Geoff Whittington

Outline and recommendations

This report sets out Officer's recommendation for the above planning application. The report has been brought before Strategic Planning Committee for a decision as there are 21 valid planning objections and the application pertains to a site of strategic importance.

The application is recommended for approval subject to planning conditions, completion of a s106 agreement, and Stage 2 approval by the GLA.

Application details

Application reference number: DC/21/122345

Application Date: 21 June 2021

Applicant: Lendlease Deptford Limited

Proposal: Application submitted under s73 of the Town and Country Planning Act 1990 (as amended) for the approval of minor material amendments to planning permission ref. DC/15/92295 comprising the variation of Conditions 1 (Approved Drawings and Documents), 8 (Total Built Non- Residential Floorspace), 9 (Total Residential Units), 19 (Accessibility), 36 (Landscaping) and 50 (Motorcycle Parking Spaces) to provide changes to: Mixed use redevelopment for five buildings comprising residential dwellings (Class C3 Use), purpose-built student accommodation (Sui Generis) and a range of commercial, business and service uses (Use Class E), together with cycle parking, public realm works and provision of open space at Land bounded by Oxestalls Road, Evelyn Street, Dragoon Road and Grove Street SE8 – **Plots 1 and 3**.

Plot 1: (1) The removal of Building 1A and a new public garden to Dragoon Road and provision of a 115 sqm non-residential unit; (2) An additional 86 residential units on Plot 1 to accommodate 305 homes between Buildings 1B and 1C; (3) An increase in height to Building 1B from 7 storeys to 8 storeys; (4) Alteration to Building 1C of the consented masterplan from a 24 storey building to 35 storey building; (5) Alteration to first floor podium garden; and (6) Elevational changes to all buildings.

Plot 3: (7) Amendments to Blocks 3B, 3C, 3D to include an additional 26 residential units on Plot 3 to accommodate 184 homes between Buildings 3B, 3C and 3D with 28 additional units in Block 3B and 2 fewer units in Block 3C; (8) Increase in quantum of non- residential floorspace from 470sqm to 645sqm; and (9) Alteration to Building 3B of the consented masterplan from a 10 storey building to 14 storeys to provide 28 additional units.

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Background Papers:

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

Designation:

Deptford Neighbourhood Forum
PTAL 3
Flood Risk Zone 2/ 3
Area of Archaeological Priority
Air Quality Management Area

Screening:

Scoping Opinion pursuant to Part 4 Regulation 15(1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 (EIA Regulations), and the application has been submitted with an Environmental Impact Assessment.

PLOTS 1 and 3: ADDENDUM REPORT

1.0 INTRODUCTION

- 1.1 This report has been prepared to provide a minor update to the Main Report with regard to Recommendation (C).

2.0 s96a Non-Material planning application

- 2.1 Members are advised that a s96a Non-Material planning application has been submitted to the LPA (DC/23/130911) which seeks to amend the planning conditions relating to the original consent (DC/15/92295). The purpose of this is to delete all references to Plot 5, and to insert a new planning condition to the extant permission that will restrict any development on Plot 5 that relates to the original planning application only.
- 2.2 Formal consultation is not required for the s96a application, whilst officers consider that it is not necessary to present the proposed amendments to Committee. Should the s96a application be considered acceptable following an officer assessment, it would be determined at the same time as the current Plot 5 planning application (DC/22/127966.)

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- 2.3 The current s73 planning application relating to Plots 1 and 3 cannot be determined until a decision for the s96a application has been issued.
- 2.4 Members are advised that the planning conditions that are currently stated for the s73 application are correct at this time, however they must be amended prior to a determination to accord with the revisions agreed in the s96a, ie the deletion of all references to Plot 5.
- 2.5 Considering that the revisions to the s73 planning conditions would not be significant, it is requested that officers undertake the amendments under delegated authority.

3.0 RECOMMENDATION (C)

Subject to determination of the s96a Non-Material Planning Application (DC/23/130911) and completion of a satisfactory Deed of Variation to the s106 legal agreement, authorise the Head of Planning to **GRANT PLANNING PERMISSION** subject to conditions including those set out below and such amendments as considered appropriate to ensure the acceptable implementation of the development.

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