

Committee	STRATEGIC PLANNING COMMITTEE (ADDENDUM)	
Report Title	Land and property comprising Silwood Street, London, SE16	
Ward	Evelyn	
Contributors	Patrycja Ploch	
Class	PART 1	3 September 2020

1 **ADDENDUM**

1 This report sets out an addendum to the committee agenda published on 26th August 2019 in respect of Strategic Planning Committee that will take place on 3rd September 2020. The report outlines amendments to Item 4, as set out below.

2 **ITEM 4 – LAND AND PROPERTY COMPRISING SILWOOD STREET, LONDON, SE16**

Use Class Order

2 Paragraph 23 on page 35, introduced the new legislation that amended the 1987 Use Classes Order. The changes introduced by new legislation create new classes that allow for a mix of retail, leisure and business uses to reflect changing retail and business models.

3 Since the publication of the original report, further clarification has been issued which confirms that whilst the use class order is changing from September 1, any applications submitted before then (as is the case here) they should be determined based on the previous use classes. Therefore, this addendum seeks to revert the application description and conditions to refer to the original use classes.

4 The applicant submitted the application with the intent for the permission to result in mixture of flexible light industrial/retail/café/community floorspace (Use Classes B1a/B1c/A1/A3/D1) as per the planning application.

5 The commercial floorspace is sought to be protected from future changes of use to residential by legal obligation.

6 To protect the community use that is proposed, officers suggest that a planning condition is added restricting the use of Unit C06 at the ground floor of Block A. The condition below is recommended to be inserted, see new Condition 30. Condition 19 'welfare facilities' will also need updating to reflect the use class order changes.

Amendments to the Original Report

Cycle parking

7 Paragraph 26 on page 35, provides a summary of cycle parking spaces. It related to the whole scheme rather than just the residential elements of the proposal. The split of the cycle parking units and the provision of residential and commercial use is covered in detail at Table 6 (Development Parking Provision) on page 67 of the report.

Plan numbers

- 8 Following the publication of the committee agenda, a typing error has been noticed on the approved plan list and therefore this list is corrected in condition 2.

Conclusion

Impact of Recommended Condition Alterations

- 9 Officers consider the planning impacts to the proposed condition alterations to Item 4 are minor and appropriately reflect the use class order and revised conditions will have the intended planning effect of ensuring that the development is in accordance with the relevant and adopted requirements.

- 10 *Conditions:*

2) REVISED LIST OF APPROVE PLANS

SSB-P001-S2-P0; SSB-P010-S2-P0; SSB-P050-S2-P0; SSB-P100-S2-P0; SSB-P101-S2-P0; SSB-P102-S2-P0; SSB-P103-S2-P0; SSB-P104-S2-P0; SSB-P105-S2-P0; SSB-P106-S2-P0; SSB-P107-S2-P0; SSB-P108-S2-P0; SSB-P109-S2-P0; SSB-P200-S2-P0; SSB-P201-S2-P0; SSB-P202-S2-P0; SSB-P203-S2-P0; SSB-P204-S2-P0; SSB-P205-S2-P0; SSB-P206-S2-P0; SSB-P207-S2-P0; SSB-P208-S2-P0; SSB-P209-S2-P0; SSB-P210-S2-P0; SSB-P211-S2-P0; SSB-P300-S2-P0; SSB-P301-S2-P0; SSB-P302-S2-P0; SSB-P303-S2-P0; SSB-P500-S2-P0; SSB-P501-S2-P0 received 22 May 2020; SSB-P6020-S2-P0 received on 10th July 2020; and 194030 received on 4th August 2020.

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority

19) WELFARE FACILITIES (COMMERCIAL USES)

- (a) Prior to completion of super-structure details of the proposed cycle welfare facilities (showers, lockers, changing rooms and maintenance space) to provide for the needs of the B1 workspace within the development shall be submitted for the approval of the planning authority;
- (b) The facilities shall be provided strictly in accordance with the approved details.

Reason: In order to ensure adequate provision for cycle parking and to comply with the London Plan and London Cycling Design Standards, and Policy 14: Sustainable movement and transport of the Lewisham Core Strategy (2011).

30. NEW CONDITION – COMMUNITY FACILITY

Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 2015 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) the community space provided at the ground floor of Block A, marked C06 shall not be used

for any other purpose (including a residential use) other than as authorised by the Planning Permission.

Reason: In order to protect the proposed community space and to accord with CS Policy 19 of the Lewisham Core Strategy (June 2011).