

PLANNING APPLICATIONS COMMITTEE – 14TH JANUARY 2025

LATE ITEMS OF CORRESPONDENCE

As of midday 14th January, the cut off for late submissions.

TO VIEW ON THE ONLINE APPLICATION FILE.

The link to this can be found on the 'Index of Applications' sheet of Paper
25/02

LOCAL PLAN UPDATE

The Council published its Regulation 19 draft Local Plan for consultation on 13th January. The Regulation 19 draft proposes updates to the wording of Policies LP23 (Affordable Housing), LP24 (Housing Mix), LP28 (Purpose-Built Student Accommodation), LP29 (Housing with Shared Facilities), LP30 (Build to Rent) and LP31 (Specialist Housing for Older and Vulnerable People).

Paragraph 49 of the NPPF identifies that local planning authorities may give weight to policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to that plan, and the degree of consistency of the relevant policies between the emerging plan and the NPPF.

The Regulation 19 draft policies are material considerations in the determination of planning applications and applications which seek to meet the Council's draft policies prior to them being adopted should be supported and encouraged where possible. Until the point that the draft policies are adopted into the development plan, they cannot be given full weight however the amount of weight that can be given to them as material considerations will increase as the Local Plan Partial Review progresses.

As the Regulation 19 consultation is the first time the Council has published its draft policies in full, it is recognised there will be currently live applications that have been developed under the adopted Local Plan. At this stage of plan-making, we would recommend that limited weight is given to the draft policies in decision-making until such time that the responses to the current consultation have been analysed and the extent to which there are unresolved objections to each policy has been established. Following the conclusion of the consultation in late February, we would anticipate being able to provide further advice on the weight that can be given to individual policies and will update members in due course.

**Item 1 Booker Cash & Carry and BMW Car Service Garage 41-49 and 49-59
Battersea Park Road London SW8 5AL
Page 7-180 (2022/1835)**

An undated letter from the Applicant has been circulated to Members of the Planning Applications Committee which has been copied to officers.

Planning Application reference 2015/6813 was reported to the meeting of the Planning Applications Committee on **19th October 2016**, not March 2019 as referenced on **p.18, p.19** and **p.59**

First Round of Consultation p.22

2 letters of support from UCL and the City, University of London were received and should have been referred to in the committee report.

Climate Integrated Solutions (Independent Sustainability Consultant) January 2025: No further comment on the revised Energy Statement and Overheating Assessment, the findings are agreed.

London Plan Draft Guidance p.44

The London Plan Draft Guidance refers to the consultation draft of the Purpose-Built Student Accommodation (PSBA) dated October 2023. Members are advised that this London Plan Guidance was adopted in November 2024.

Heads of Terms p.135

Affordable Housing

Following advice from Housing Officers, a clause is to be included that 27 Social Rent (SR) homes are to be rented in perpetuity and not just the 28 London Living Rent (LLR) homes.

Highways

Reference to the provision of a car club bay is to be deleted from the Highways Heads of Terms as this has been superseded as part of the revised plans.

Children's Play Contribution

The Children's Play Contribution of £27,840 referenced in the draft Heads of Terms on p.137 is being specifically directed to provide a calisthenics station and "make space for girls" seating / feature in Heathbrook Park.

Biodiversity Informative p.180

The application benefits from transitional arrangements having been submitted before 12 February 2024. Therefore, the Biodiversity Informative is to be updated as highlighted below:

Biodiversity Net Gain The applicant is advised that the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the local planning authority, and;
- b) the local planning authority has approved the plan.

~~There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.~~

~~Based on the information available this permission is considered to be one which will require the approval of a Biodiversity Gain Plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.~~

Item 2 Page 181
20 Lydden Road SW18 (2024/0574)

Representation received on behalf of the Applicant setting out the details of the proposed development and the reason officer recommendation to approve should be supported. This document was circulated to all Members in advance of the meeting.

Corrections to officers' report

Page 183, under Related Planning Applications section of the report, the status of the application for 17 Lydden Road (2023/1539) has now changed to APPROVED following the resolution taken on 12 December 2024 by PAC to grant planning permission for the proposed development.

CIL Estimate Update

Community Infrastructure Levy (CIL) estimate	
Mayoral CIL	£310,961.12
Borough CIL	£0.00

The actual amount of CIL can only be confirmed once all relevant details are approved and any relief claimed.

Item 3 Page 217
St George's Hospital, Blackshaw Road SW17 0QT (2024/2673)

Clarification/amendment to the trigger of the below conditions:

4. Condition AC21 - Detail of specific items

Prior to the commencement of the above ground works (**excluding demolition**), detailed drawings at a minimum scale of [1:20] (or other scale to be agreed in advance by the local planning authority) shall be submitted to and approved by the local planning authority. Such details shall include;

- bricks detailing; window reveals; window frames; projecting front canopy; door frames; junctions between changes in materials, fenestration detailing, roof/eaves detailing.

The development shall be constructed in accordance with the approved details and retained as such.

Reason: To ensure a high quality of development and to accord with policy LP1 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

21. Condition AC68 - Landscaping scheme

~~Prior to completion of building superstructure, Prior to commencement of the above ground works~~ a landscaping scheme, to include landscaping and treatment of parts of the site not covered by buildings, shall be submitted to and approved in writing by the local planning authority. These details shall include hard landscaping works including proposed finished levels and contours; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; the lighting column design, height and material(s);; soft landscaping including the species, height and root volume of trees (including any replacement trees), shrubs, hedges, biodiverse roofs and all other planting with priority given to native and wildlife friendly species, including night scented species; minor artefacts and structures (e.g. furniture equipment, refuse or other storage units, ecologically sensitive lighting (in accordance with the Bat Conservation Trust and ILP Artificial Lighting Guidance); proposed and existing functional services above and below ground (e.g. drainage power; communications cables, pipelines, indicating lines, manholes, supports). The landscaping scheme shall be carried out in accordance with the approved details and completed prior to the occupation of the development, or in accordance with a programme agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance, provide tree planting and biodiversity improvements, in accordance with Council policies LP1, LP55 and LP56 of the Local Plan and London Plan Policies G5 and G6. 22.

22. Condition AC11 - Landscape and Ecological Management Plan

Notwithstanding the details shown on the approved plans and set out in the supporting information, Landscape and Ecological Enhancement and Management Plans shall be submitted to and approved in writing by the local planning authority **prior to completion of building superstructure** ~~prior to the commencement of any above ground works~~. The Plan shall include details of all measures to provide biodiversity gain, including but not limited to: - details of wildlife friendly planting, including night scented species; - details of biodiverse roofs (including Biosolar roofs), including details of extensive substrate base, planting, with priority given to native wildflower species and features to be included within the substrate e.g. rope coils, sand, gravel, etc., and any seeding/plug plant choice (in accordance with The Gro Green Roof Code 2021); - orientation, target species and location for at least 10x swift boxes/bricks, 6x bee bricks and 5x bat box/ brick to be integrated with the building; - if lighting is required, a bat sensitive post-construction lighting plan (including a lux spill plan) to ensure that any lighting will be of a specification that minimises its impacts on bats and any onsite habitats as well as neighbouring gardens in accordance with the BCT and ILP 2023 Guidance Note (including having a colour temperature of The approved details shall be implemented prior to first occupation of the development and maintained thereafter.

Reason: To enhance the ecological interest of the site and to ensure that the ecological features are provided and maintained in a satisfactory manner in accordance with Council policy LP55 of the Local Plan and London Plan Policy G6.

25. Condition AC11 – Significant BNG

Notwithstanding the details shown on the approved plans and set out in the supporting information, details of the significant Biodiversity Net Gain, including onsite and offsite units, shall be submitted to and approved in writing by the local

planning authority **prior to the commencement of any above ground works (excluding demolition)** ~~prior to the commencement of development~~. Details shall include:

- a) Completed Biodiversity Net Gain Plan
- b) Completed statutory metric with the Pre-development and post-development habitat values.

The development shall then be carried out in accordance with these approved details.

Reason: To enhance the ecological interest of the site and to ensure that the ecological features are provided and maintained in a satisfactory manner in accordance with Council policy LP55 of the Local Plan and London Plan Policy G6.

26. Condition AC11 - Habitat Management and Monitoring Plan

Notwithstanding the details shown on the approved plans and set out in the supporting information, the Habitat Management and Monitoring Plan shall be submitted to and approved in writing by the local planning authority prior to the commencement of any above ground works **(excluding demolition)**. The Plan shall include:

- The baseline biodiversity assessment against which an uplift in biodiversity value will be monitored;
- The project's biodiversity targets;
- A detailed adaptive management plan setting out how habitats will be created or enhanced and describing the proposed ongoing management for any significant enhancements (including the biodiverse roof, other neutral grassland, and urban trees) for a minimum of 30 years;
- The details of when target condition will be achieved and how they will be maintained;
- A detailed monitoring plan that will be used to inform ongoing management and assess the progress towards achieving target condition. This should outline the surveys that will be used to inform condition monitoring reports;
- Monitoring reports will be provided to Wandsworth Local Planning Authority in years 1, 3, 5, 10, 15, 20, 25 and 30;
- The roles, responsibilities and professional competencies of the people involved in implementing and monitoring the Biodiversity Net Gain delivery;
- Evidence that the necessary resources are available to deliver the proposed biodiversity net gain plan and the ongoing management;
- GIS files showing the baseline biodiversity values and all proposed target biodiversity values for any created or enhanced habitats both on and off site.

Reason: To enhance the ecological interest of the site and to ensure that the ecological features are provided and maintained in a satisfactory manner in accordance with Council policy LP55 of the Local Plan and London Plan Policy G6.

32. Condition AC11 – NO2 monitoring

Prior to the commencement of the above ground works (excluding demolition), ~~Prior to the commencement of development~~, a report following a 6-month baseline monitoring period through NO2 diffusion tubes shall be submitted to and approved, in writing, by the local planning authority. Locations and methodology of monitoring

shall be agreed by the Wandsworth Council prior to commencement of monitoring. The baseline monitoring report will establish whether a scheme of proposed air quality mitigation measures to protect the future occupiers from air pollution exposure shall be submitted to the local planning authority.

Reason: To manage and prevent further deterioration of existing low quality air across London in accordance with Council policy LP14 of the Local Plan, London Plan policy S11 coupled with the requirements of the National Planning Policy Framework