

Former Stag Brewery, Mortlake
in the London Borough of Richmond
planning application no's. (A) 18/0547/FUL and (B) 18/0548/FUL

This Addendum sets out various factual clarifications and updates that need to be considered in conjunction with the Representation Hearing Report published on 19 July 2021 (GLA ref: GLA/4172/4172a/03).

Amendments to the report

To update:

1 Since the report was published, a revised National Planning Policy Framework (NPPF) was published on 19 July 2021. Alongside minor and superficial changes, the new NPPF includes changes to the following areas:

- i. Paragraph 12 (a) – reference to sustainable development addressing climate change in plan-making.
- ii. Paragraph 22 – Reference to new settlements or village extensions.
- iii. Paragraph 55 – Amended criteria to the use of Article 4 directions;
- iv. Paragraph 74 – Reference to well-designed and beautiful homes in housing delivery.
- v. Paragraph 96 – Requirement for LPA's to work proactively and positively with further education providers.
- vi. Paragraph 110 – Reference to the new Model Design Code.
- vii. Paragraph 125 – Reference to area-based character assessments and design codes in creating beautiful and sustainable places.
- viii. Part 12 – Amendments to objectives for achieving well designed spaces.
- ix. Paragraphs 159 – 168 – Amendments to planning for flood risk and sustainable drainage.
- x. Paragraph 198 – Need to consider the importance and retention of historical plaques and memorials. In respect of the relocation of the memorials within the scheme, this is considered to be appropriate and, subject to conditions recommended, would ensure historic and social context would be appropriately maintained and understood.
- xi. Subsequent Amendments to Annex 1 (Implementation) and Annex 3 (Flood risk vulnerability classification) to account for the above.

The application has been considered against the above amendments to the NPPF (2021), which, where relevant, are not considered to alter the recommendation outlined in the Hearing Report. Paragraph numbers to the NPPF in the Representation Hearing Report are paragraph numbers from the NPPF 2019 version and must read as the corresponding new number in the NPPF 2021 version where they have changed.

Corrections:

2 A number of corrections and minor amendments to the Hearing Report, published on 20 July 2021, have also been identified. These are detailed as follows:

- i. Paragraph 15 – Replace *'Bulls Lane'* with *'Bulls Alley'*.
- ii. Paragraph 20 – Replace *'64% shared ownership'* in second dot point with *'64% intermediate (including Shared Ownership/London Living Rent/Discount Market Rent)'*
- iii. Paragraph 22 – Replace *'674 units'* with *'up to 674 units'*.
- iv. Paragraph 29 – Replace *'January 2018'* with *'February 2018'*.
- v. Consultation: The Mayor has received a further 40 representations of objection, which generally raise the same issues as already addressed in the Hearing Report, however some responses, including from the Council, do request restrictions to minimum parameters, Design Code clarifications and restrictions on balconies, mainly to address amenity impacts. There are also additional objections and comments on the impact of proposed towpath works on drainage and biodiversity grounds, regarding the need for sensitive treatment of retained memorials on the site to prevent damage and a challenge to the flood mapping used in the assessment. None of these additional representations necessitates any amendments to the Hearing Report or GLA officer recommendation.
- vi. Paragraph 192 – Replace *'5,523 sq.m'* with *'5,023 sq.m'*.
- vii. Paragraph 215 – Replace Figure 2.0 plan reference with *'18125_C645_MP_P_00_001_C'*.
- viii. Paragraph 259 – In 4th dot point, replace *'26.5m x 36.3m'* with *'26.5m x 38.3m'*.
- ix. Paragraph 260 – In 1st dot point, replace *'5pm – 9pm'* with *'4pm – 9pm'*.
- x. Paragraph 261 – In 3rd dot point, replace *'£43,375'* with *'£45,375'*.
- xi. Paragraph 288 – Replace *'(41% LAR and 59% SO by habitable rooms)'* with *'(mixed London Living Rent, Shared Ownership and Discount Market Rent)'*
- xii. Paragraph 288 – Replace the table 14.0 reference with *'Table 14.0 – Revised Housing Mix'*.
- xiii. Paragraph 353 – Replace references to *'Planning Brief SPG'* with *'Planning Brief SPD'*.
- xiv. Paragraph 473 – Replace *'21 of 244 rooms'* with *'47 of 244 rooms'*.
- xv. Paragraphs 479, 480, 481, 482, 483, 484, 485, 486, 487, 489, 490 and 491 – Replace *'Daylight'* with *'NSC'*.
- xvi. Paragraph 488 – Replace *'9 windows'* with *'15 windows'*.
- xvii. Between paragraphs 493 and 494 – Insert the following missing paragraph:

'The results of the overshadowing assessment indicate 55% of the residential amenity areas assessed see 2 hours of direct sunlight on the 21st of March, in line with the BRE criteria. When considering the school playing field, this percentage increases to 75%. It should be noted that these results would improve should the massing for the outline elements of the scheme reduce. Whilst there are areas below the suggested targets, these areas will all receive some direct sunlight for

part of the day. The assessment in June shows that the vast majority of areas see good levels of direct sunlight on this date'

- xviii. Paragraph 550 – Replace *'25% of cycle parking provided'* with *'10% of cycle parking provided'*.
- xix. Paragraph 590 – Replace *'67 two-way are within the AM peak hour'* with *'66 two way are within the AM peak hour'*.
- xx. Paragraph 603 – 2nd sentence incomplete. Replace with *'Where technical constraints do inhibit the adoption of this alternative strategy, robust evidence will need to be provided within the reserved matters submission'*.
- xxi. Paragraph 624 – Replace *'36'* with *'34'* in total of Table 21.0, noting G47 and G147 are only partial tree removals.
- xxii. Paragraph 629 – Replace *'G147'* with *'G147 (partial)'*.
- xxiii. Paragraph 661 – In 1st dot point replace *'Building 4'* with *'Building 5'*.
- xxiv. Paragraphs 234 – Replace *'secured for a period of at least 15 years'* with *'secured in perpetuity'*.
- xxv. Paragraph 582 – First two sentences reference closure of Hammersmith Bridge to Vehicle, Cycle Pedestrian and river traffic. Since publication of the hearing report, Hammersmith Bridge has reopened to cyclist, pedestrian and river traffic.
- xxvi. Paragraph 586 – Replace *'when the proposed ferry'* with *'if a potential ferry (currently under consideration)'*.
- xxvii. Paragraph 358 – delete *'school related'* from first sentence.
- xxviii. Paragraph 667 – delete *'with contribution for Development Area 2 to be determined at Reserved Matters Stage'*.

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