

Planning Sub-Committee B

Tuesday 25 April 2017

7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street,
London SE1 2QH

Addendum report

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Date: 26 April 2017

Item No: 7.	Classification: Open	Date: 25 April 2017	Meeting Name: Planning Sub-Committee B
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Village & College	
From:		Director of Planning	

PURPOSE

1. To advise members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

2. That members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

Item 7.1 – Application 17/AP/0624 for: Full Planning Permission – Dulwich Picture Gallery, Gallery Road, London SE21 7AD

- 3.1 Site plan incorrectly references 1, Haven Way, London SE1. A site plan for Dulwich Picture Gallery is attached as Appendix 1.
- 3.2 The decision was delayed as consultation was undertaken with English Heritage. No objection was received so the decision was dispatched just over a month later on the 23 November 2013.
- 3.3 Paragraph 23 of the officer report in connection with noise impacts refers to the location of the pavilion as in a “courtyard and the nearest dwellings would benefit from acoustic shielding by the building fronting Gallery Road”. This is incorrect as the pavilion would be located to the south of the courtyard. However there would be partial screening and the site is separated from residential properties by 50m. It remains recommended that amplified sound would be prohibited after 21:00hrs by way of condition.
- 3.4 Comments have been received from Historic England. Their recommendation is:

“This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice”
- 3.5 Two further neighbour consultation responses have been received since agenda publication, bringing the total to 12, including 5 in support. These support the

proposals as they would “encourage new and diverse range of visitors”, “a memorable addition to the varied, rich and changeable built environment” and would be “exciting and imaginative”.

- 3.6 The Dulwich Society has also commented in support.

Item 7.2 – Application 17/AP/0331 for: Full Planning Permission – Dulwich Park Cafe, Dulwich Park Road, College Road, London SE21 7EU

- 3.7 There would be a Wisteria lost and while this is not of a size to be protected, officers recommend that a condition be added to provide replacement planting:

Before any above grade work hereby authorised begins, detailed drawings replacement planting of a Wisteria plant or plants to in an appropriate location (including means of support and maintenance) shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

- 3.8 A revised drawing has been received showing an amended internal layout for the toilet to comply with the building regulations; it also now includes a baby changing facility. It is recommended that condition 1 (approved plans) be amended to refer to the updated drawing.

Item 7.3 – Application 17/AP/0624 for: Full Planning Permission – Dulwich College, Dulwich Common, London SE21 7LD

- 3.9 Comments have been received from Historic England. Their recommendation is:

“This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.”

REASON FOR URGENCY

4. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the planning sub-committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

5. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the committee agenda was printed. They all relate to an item on the agenda and members should be aware of the objections and comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

APPENDICES

No.	Title
Appendix 1	Site Plan for Dulwich Picture Gallery



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Scale = 1 : 1243.620

6-Apr-2017