

Planning Sub-Committee A

Tuesday 2 October 2018

6.30 pm

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

Supplemental Agenda No.1

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Addendum report – tabled at the meeting.

Contact

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Date: 2 October 2018

Item No: 7.1 & 7.2	Classification: Open	Date: 2 October 2018	Meeting Name: Planning Sub-Committee A
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Dulwich Wood and Old Kent Road	
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/4771 for: Full Planning Permission – Dulwich College, Dulwich Common, London, SE21 7LD

Committee Site Visit

4. Following deferral of the application at the sub-committee meeting on 17 July 2018, a committee site visit was held on 28 September 2018. The site visit was attended by Cllr Lauder, Cllr Rhule and Cllr Noakes, along with council officers, and representatives of the applicant, local residents and local ward councillors.
5. Cllr Seaton was unable to attend the formal site meeting and visited the site unaccompanied.
6. The site visit commenced at 8am at the Alleyn Park entrance to Dulwich College. A schedule of the site visit was as follows:
 - 8am, meet at Alleyn Park entrance to Dulwich College
 - Access site of new car park
 - Walk south under railway bridge to view junction with Park Hall Road
 - Walk north along Alleyn Park to junction with Dulwich Common (South Circular)
 - Walk east along Dulwich Common to main Dulwich College entrance
 - Visit existing car park at main college buildings
 - End
7. The site visit was a continuation of the deferred meeting with the purpose being for members to see the physical characteristics of the site and for clarification purposes

only. It was confirmed at the beginning of the visit that it was not an opportunity for further representations to be made and that no lobbying of members should take place.

8. The visit was concluded and the meeting closed at approximately 9.20am.

Further Information

9. A briefing note was prepared and circulated by the agent for the applicant on 25 September 2018 prior to the committee site visit. This was circulated to members and placed on the council's website. The briefing note raised no new planning considerations and responded to points raised by a briefing note prepared by an objector/local resident prior to the July committee.
10. A further briefing note was prepared by the same objector/local resident following the committee site visit and was sent to the council on 1 October 2018. Officers circulated this to committee members prior to the meeting and placed it on the council's website. The briefing note raises no new planning considerations.

Item 7.2 – Application 18/AP/0930 for: Full Planning Permission – 294-304 St James's road, London, SE1 5JX

11. The applicants have provided a further comment on daylight and sunlight. This clarifies points regarding daylight and sunlight analysis on the roof lights. The full report is included within Appendix one of this document.

REASON FOR URGENCY

12. 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 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

13. 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	Sunlight and Daylight Report

**Universal House,****St. James's Road,****London SE1****Planning Reference: 18/AP/0930**

01/10/2018

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DAYLIGHT AND SUNLIGHT - RESPONSE TO QUERIES

Further to our daylight and sunlight report dated 16th March 2018, the following points responds to the queries that have been raised.

1. We were provided with a copy of drawing number 214.179_P10_G by design team consultants which was titled Ground Floor Plan – As Built. Our analysis was therefore based on this. This indicated that W12 and W13 serve the master bedroom and W9, W9, W10 and W11 serve a living/kitchen/dining room, with W10 and W11 located over the kitchen area.
2. The location of the roof lights over the ground floor accommodation is indicated on drawing number 1897-106 attached.
3. The reason that two of the roof lights over the ground floor accommodation (W8 and W10) have not been indicated within the sunlight results, is that they are not facing within 90° of due south and therefore do not need to be analysed. In addition, the room served by these two roof lights (W8 and W10) is also served by two other roof lights (W9 and W11) and the results for these demonstrate that the room will enjoy a good level of sunlight.
4. With regard to the existing courtyards to Universal House, we have in accordance with the BRE guidelines calculated the area of each of the courtyards that will enjoy at least 2 hours of direct sunlight on 21st March. This analysis demonstrates that the proposals will result in no change and that therefore the BRE guidelines are achieved.



KEY 4