



## Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Tuesday 11 March 2014 at 7.00 pm at 132 Queens Road, London SE15 2HP

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**PRESENT:** Councillor The Right Revd Emmanuel Oyewole (Chair)  
Councillor Adele Morris (Vice-Chair)  
Councillor Nick Dolezal  
Councillor Eliza Mann  
Councillor Victoria Mills  
Councillor Michael Situ

**OTHER MEMBERS PRESENT:** Councillor Darren Merrill

**OFFICER SUPPORT:** Gary Rice (Head of Development Management)  
Rachel McKoy (Legal Officer)  
Andre Verster (Development Management)  
Susannah Pettit (Development Management)  
Michael Tsoukaris (Development Management)  
Gerald Gohler (Constitutional Officer)

### 1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

### 2. APOLOGIES

There were apologies for absence from Councillor Paul Kyriacou.

### 3. ANNOUNCEMENT ON MEMBERSHIP CHANGE

The chair announced that, following the meeting of main planning committee on 4 March 2014, he had been appointed chair of this sub-committee, and welcomed Councillor Victoria Mills, as new member of the committee.

**4. CONFIRMATION OF VOTING MEMBERS**

The members of the committee present were confirmed as the voting members.

**5. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

There were none.

**6. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to item 8.1 – development management item

**7. MINUTES**

**RESOLVED:**

That the minutes of the meeting held on the 21 January 2014 be approved as a correct record and signed by the chair.

**8. DEVELOPMENT MANAGEMENT ITEMS**

**ADDENDUM REPORT**

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during that time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation, responses, additional information and revisions.

**RESOLVED:**

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports and draft decision notices unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

## **8.1 CAR PARK, 5-11 POPE STREET, LONDON SE1**

### **Planning application reference number 13-AP-0058**

Report: See pages 10 to 40 of the agenda pack.

#### **PROPOSAL**

*Change of use from a car park (Sui Generis) to residential (Use Class C3) involving the demolition of the existing 3 metre high fence and the erection of a four storey terrace comprising 5 single dwellings.*

The sub-committee heard an introduction to the report from a planning officer, and asked questions of the planning officer.

Representatives of the objectors addressed the meeting, and answered questions by councillors.

The applicant made representations to the sub-committee and answered members' questions.

There were no supporters living within 100 metres of the development site, or ward councillors, who wished to speak.

Members debated the application.

A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

#### **RESOLVED:**

That planning application 13-AP-0058 be granted subject to the conditions set out in the report and addendum report, and including an additional condition requiring opaque glazing on the terraces and for screens to be brought up to a height that will not allow overlooking.

## **8.2 CAR PARK, 5-11 POPE STREET, LONDON SE1**

### **Planning application reference number 13-AP-0056**

Report: See pages 41 to 56 of the agenda pack.

#### **PROPOSAL**

*Demolition of 3m boundary fence.*

The sub-committee heard an introduction to the report from a planning officer.

Representatives of the objectors addressed the meeting.

The applicant made representations to the sub-committee.

There were no supporters living within 100 metres of the development site, or ward councillors, who wished to speak.

Members debated the application.

A motion to grant conservation area consent was moved, seconded, put to the vote and declared to be carried.

**RESOLVED:**

That conservation area consent be granted for application 13-AP-0056, subject to the conditions set out in the report and the addendum report.

**Note:** At this point, Councillor Adele Morris left the meeting.

**8.3 88 BRANDON STREET, LONDON SE17 1ND**

**Planning application reference number 13-AP-2160**

Report: See pages 57 to 72 of the agenda pack.

**PROPOSAL**

*Variation of Condition 2 of planning permission 10AP1253 (which itself was for: variation of Condition No. 9 LBS reg: 08-AP-1698 for: Demolition of existing public house with residential above and to erect a new four storey building comprising of 9 flats (5 No. one bedroom and 4 No. two bedroom flats) with A1 use on the ground and basement floors - to omit basement level and void and integrate with remainder of commercial space at ground floor); for alterations to the window openings; alteration to cladding on Brandon Street and Browning Street elevations; introduction of zinc cladding on set-back top floor, and introduction of obscured windows to rear (north) elevation.*

The sub-committee heard an introduction to the report from a planning officer, and answered questions by councillors.

Representatives of the objectors addressed the meeting. Councillors did not ask questions of the objectors.

The applicant's representatives made representations to the sub-committee, and responded to questions by councillors.

There were no supporters living within 100 metres of the development site.

Councillor Darren Merrill spoke in his capacity as a ward councillor. Councillors did not ask questions of Councillor Merrill.

Members debated the application.

A motion to grant a variation of planning permission was moved, seconded, put to the vote and declared to be carried.

**RESOLVED:**

That a variation of planning permission under Section 73A of the Town and Country Planning Act 1990 for planning application 13-AP-2160 be granted, subject to the conditions set out in the report and addendum report, and including an amended condition 2, which is to stipulate that an obscure glazed screen shall be applied to the rear (north facing) windows, and shall thereafter be maintained as such.

**8.4 DULWICH COLLEGE, DULWICH COMMON, LONDON SE21 7LG**

**Planning application reference number 13-AP-4285**

Report: See pages 73 to 100 of the agenda pack.

**PROPOSAL**

*Variation of Condition 2 of planning permission 12-AP-3691 granted on 13/02/2013 for (the demolition of existing college science building and erection of a new part 2, part 3-storey science building and associated landscaping (Use Class D1)) to replace the approved plans with amended plans. Amendments include:*

- *Increase in building height*
- *Increase in extent of roof top plant screens*
- *Reduction in building footprint*
- *Minor reconfiguration to internal layout and external areas*
- *Reduction in ground floor level and removal of building plinth*
- *Reduction in number and width of visors*
- *Auditorium solar screen replaced with vertical cladding panels*
- *Minor amendments and reconfiguration of pre-cast concrete, terracotta and curtain wall cladding*
- *Amendments to auditorium and James Caird Hall roof light design*
  
- *Departure from Development Plan policies 3.25 Metropolitan Open Land (MOL) of the saved Southwark Plan 2007, SP11 Open Spaces and Wildlife of the Core Strategy 2011 and 7.17 Metropolitan Open Land of the London Plan 2011.*

The sub-committee heard an introduction to the report from a planning officer. Councillors asked questions of the planning officer.

There were no objectors who wished to speak.

The applicant made representations to the sub-committee, and answered questions by councillors.

There were no supporters living within 100 metres of the development site, or ward councillors, who wished to speak.

Members debated the application.

A motion to grant a variation of planning permission was moved, seconded, put to the vote and declared to be carried.

**RESOLVED:**

That a variation of planning permission under Section 73A of the Town and Country Planning Act 1990 for planning application 13-AP-4285 be granted, subject to the conditions set out in the report and addendum report.

**8.6 CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS, LONDON SE23 3RD**

**Note:** The chair announced that items 8.5 and 8.6 would be heard together, as they related to the same address.

**Planning application reference number 13-AP-4258**

Report: See pages 101 to 118 of the agenda pack.

**PROPOSAL**

*Change of use of existing listed cemetery lodge building from (vacant) residential use (ancillary to the cemetery) to office use (ancillary to the cemetery). Improvements to the setting of the building including relocation of car parking to rear and reinstatement of front lawns. Minor alterations to the fabric of the building.*

The sub-committee heard an introduction to the report from a planning officer. Councillors asked questions of the planning officer.

There were no objectors who wished to speak.

The applicant made representations to the sub-committee, and answered questions by councillors.

There were no supporters living within 100 metres of the development site, or ward councillors, who wished to speak.

Members debated the application.

A motion to grant a variation of planning permission was moved, seconded, put to the vote and declared to be carried.

**RESOLVED:**

That planning permission for application 13-AP-4258 be granted subject to the conditions set out in the report.

**8.6 CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS, LONDON SE23 3RD**

**Planning application reference number 13-AP-4259**

Report: See pages 101 to 118 of the agenda pack.

**PROPOSAL**

*Change of use of existing listed cemetery lodge building from (vacant) residential use (ancillary to the cemetery) to office use (ancillary to the cemetery). Improvements to the setting of the building including relocation of car parking to rear and reinstatement of front lawns. Minor alterations to the fabric of the building.*

**Note:** This item was heard together with item 8.5.

A motion to grant conservation area consent was moved, seconded, put to the vote and declared to be carried.

**RESOLVED:**

That listed building consent for application 13-AP-4259 be granted and the matter be referred to Secretary of State for a decision.

**8.7 ST GEORGES CHURCH, 55 WELLS WAY, LONDON SE5 7TW**

**Planning application reference number 13-AP-4398**

Report: See pages 119 to 130 of the agenda pack.

**PROPOSAL**

*The installation of a secure communal bike shelter for twenty bicycles within the St George's Church Car Park, measuring 8260mm long x 2090mm wide x 2165mm*

*high.*

The sub-committee heard an introduction to the report from a planning officer. Councillors asked questions of the planning officer.

There were no objectors who wished to speak.

The applicant did not wish to speak.

There were no supporters living within 100 metres of the development site, or ward councillors, who wished to speak.

Members debated the application.

A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

**RESOLVED:**

That planning application 13-AP-4398 be granted, subject to the conditions set out in the report.

The meeting ended at 9.25 pm

**CHAIR:**

**DATED:**