

Item No: 7	Classification Open	Committee: Camberwell Community Council	Date: 16 March 2011
From: Head of Development Management		Title of Report: Addendum Late observations, consultation responses, information and revisions.	

PURPOSE

- 1 To advise Members of observations, consultation responses and information/revisions 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/revisions received in respect this 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 application on the main agenda:

- 4 **Item 7.1:** LAND AT 1A DOG KENNEL HILL, LONDON, SE22 8AA (10-AP-1891)

- 5 Larger scale elevations attached for inclusion in Member packs:

024-031A – Proposed east elevation

024-053A – Proposed north elevation

024-056A – Proposed west elevation

024-059A – Proposed south elevation

Extract of design and access statement showing coloured part elevation

- 6 Remove the following drawing numbers from the approved plans listed on the draft decision notice and from condition 2 (approved plans):

54, 55, 60, 61 and 91

- 7 Further consultation response received from 1 Dog Kennel Hill:

This follows a re-consultation letter sent to this property following changes to the proposed boundary treatment between number 1 and the application site, so that it would be retained at it's current height. The response received is as follows:

"For the reasons previously stated our client repeats his objection to the above planning applications. He maintains that the building should be restored back to its original position"

The previously stated concerns relate to loss of daylight and sunlight, that the use of the back garden would be adversely affected, overbearing impact as a result of the height of the building, design and appearance, and safety concerns given a nearby shopping centre.

- 8 Amend paragraph 15 of the officer report to read as follows:

Although the former building on the site has been demolished and pre-commencement conditions discharged, there is no formal confirmation that the appeal scheme granted in 2006 has been implemented as this can only be established through a Lawful Development Certificate. The appeal decision is however, a material planning consideration in the determination of the current application.

9 Amend paragraph 29 of the officer report to read as follows:

A scheme of the same building footprint, height and massing as that now proposed was granted on appeal in 2006. Although the former building on the site has been demolished and pre-commencement conditions discharged, there is no formal confirmation that the appeal scheme granted in 2006 has been implemented as this can only be established through a Lawful Development Certificate. The appeal decision is however, a material planning consideration in the determination of the current application.

10 Delete the first sentence of paragraph 40 of the officer report.

11 Replace paragraph 51 of the officer report with the following:

The building directs views onto the northern aspect which is open, being comprised of garages associated with the flats fronting Champion Hill, and holds good views away from Dog Kennel Hill. With regard to the south elevation facing 1 Dog Kennel Hill, all the glazing above ground floor level would be obscure glazed to prevent overlooking of the 1930s houses to the south, and a condition is recommended to secure this.

12 Amend paragraph 67 of the officer report to state that two objections were received following re-consultation.

13 **Item 7.6 - DAWSON HOUSE GLEBE ESTATE, PECKHAM ROAD, LONDON SE5 8UR (10-AP-3681)**

14 Update paragraphs 10, 11 and 12 of the officer report to state that all three applications listed were granted planning permission under officer delegated powers on 3rd March 2011.

REASON FOR LATENESS

- 15 The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

REASON FOR URGENCY

- 16 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 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/enforcements and would inconvenience all those who attend the meeting.

RESOURCE IMPLICATIONS

- 17 These are contained in the report.

EQUAL OPPORTUNITY IMPLICATIONS

- 18 These are contained in the report.

LOCAL AGENDA 21 (Sustainable Development) IMPLICATIONS

19 These are contained in the report.

Lead Officer: Gary Rice Head of Development Management

Background Papers: Individual case files.

Located at: Southwark Council, Regeneration and Neighbourhoods, Planning & Transport, Development management, PO Box 64529 London SE1P 5LX