

Item No: 6	Classification Open	Committee: Camberwell Community Council	Date: 12 May 2011
From: Head of Development Management		Title of Report: <u>Addendum</u> 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:

Comments by the Head of Planning

Item 6.1: 18 GROVE PARK, LONDON SE5 8LH

- 4 Colour version of drawing 43 attached to addendum (demolition drawing)
- 5 Additional objection received from 6 Ivanhoe Road:

Request that these listed buildings in a conservation area are not destroyed and request that officers attend a meeting to discuss the proposed destruction of the building by Habitat Homes. The present government would refuse planning permission therefore the application should be referred to the planning inspectorate (officer response – the buildings on the site are not listed and officers have carried out a number of visits to the site).

- 6 Amend paragraph 10 of the officer report to read as follows:

The existing rear conservatory will be demolished and it is proposed to erect a two storey rear extension at ground and first floor levels. This extension measures a maximum of 3m deep and 10.7m wide, which has the effect of making the building footprint more regular. At first floor level the extension would measure 0.8m deep on the boundary with 17 Grove Park. Part of the rear elevation of this extension would comprise timber cladding. The extension would be constructed of brick.

- 7 Comment from Secure by Design Officer:

I have no issues with this application.

- 8 Add the following conditions:

Notwithstanding the details shown on the approved plans, revised details of the front boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

The timber fence shown on the approved plans would fail to preserve or enhance the character or appearance of the conservation area, contrary to saved policy 3.16 'Conservation areas' of the Southwark Plan (2007) and Strategic policy 12 'Design and conservation' of the Core Strategy (2011).

- 9 Unless it can be demonstrated that it is not feasible, the dwellings hereby permitted shall be constructed to achieve at least Code for Sustainable Homes level 4.

Reason:

In order to comply with Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

Item 6.3 LAND REAR OF 101 GROVE LANE, LONDON

- 10 Correct paragraph 9 of the officer report to read as follows:

The dwelling size is similar to that of the approved scheme. This The plot measures 20.8m deep and 11m wide maximum (the site boundaries are splayed). The proposed house is designed with a single storey flat roof rear extension element. With a regular shaped footprint, the two storey element of the detached house measures 7.5m wide and 7.55m deep. The single storey rear element measures 3.5m deep. This current proposal is wider than the consented scheme, which was originally 6.38m. In effect, the revision is to widen the footprint of the house.

- 11 Add the following condition:

Unless it can be demonstrated that it is not feasible, the dwelling hereby permitted shall be constructed to achieve at least Code for Sustainable Homes level 4.

Reason:

In order to comply with Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 12 Correct paragraph 27 of the officer report:

The window to window separation distance recommended in the Residential Design Standards SPD is 21m, not the 1m stated at paragraph 27.

REASON FOR LATENESS

- 13 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

- 14 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

15 These are contained in the report.

EQUAL OPPORTUNITY IMPLICATIONS

16 These are contained in the report.

LOCAL AGENDA 21 (Sustainable Development) IMPLICATIONS

17 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