

Item No: 6	Classification Open	Committee: Dulwich Community Council	Date: 12 April 2012
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:

ITEM 1 Carver Road 11/AP/3976

The following further comments have been received since writing the report

57 Half Moon Lane

A further letter is received from the resident of this property. It had been circulated to Members prior to the meeting, copies are available. The objection remains with concerns around the amount of development to the original dwelling as being out of character with the other houses along Carver Road. Concern is maintained around the provision of a door at first floor level and the ability to prevent use of the flat roof as a terrace in the future. The letter also points to the timing of the consideration of the application which occurs when many of the objectors are away for the Easter break.

Corrections to the officer report

Paragraph 4 the dimension of the single storey rear extension should be 3.5 metres deep not 1.5 metres deep

Additional condition

Before any work hereby authorised begins, details of an Environmental Management Plan and Code of Practice (which shall oblige the applicant/developer and its contractors to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site) which shall include the following information:

- A detailed specification of demolition (including method and foundation piling) and construction works for each phase of development including consideration of environmental impacts and the required remedial measures;
- A detailed specification of engineering measures, acoustic screening and sound insulation measures required to mitigate or eliminating specific environmental impacts;
- A commitment to adopt and implement of the ICE Demolition Protocol and Southwark's Environmental Code of Construction and GLA Best Practice Guidance.

- A Delivery and Servicing Plan

shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given and the demolition and construction work shall be undertaken in strict accordance with the approved Management Plan and Code of Practice.

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011, Saved Policies 3.1 Environmental Effects, 3.2 Protection of Amenity, 3.6 Air Quality and 3.10 Hazardous Substances of The Southwark Plan 2007.

Conditions 4 and 5 in the reasons for the conditions should refer to Saved Policy 3.2 Protection of amenity of the Southwark Plan 2007

REASON FOR LATENESS

4. 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

5. 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

6. These are contained in the report.

EQUAL OPPORTUNITY IMPLICATIONS

7. These are contained in the report.

LOCAL AGENDA 21 (Sustainable Development) IMPLICATIONS

8. These are contained in the report.

Lead Officer: Gary Rice Head of Development Management

Background Papers: Individual case files.

Located at: Deputy Chief Executive's Department, Council Offices, 160 Tooley Street, SE1.