

Item No: 7.	Classification: Open	Date: 21 October 2015	Meeting Name: Planning Sub-Committee B
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		Livesey and The Lane wards	
From:		Head of Development Management	

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 this item in reaching their decision.

KEY ISSUES 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 – 15/AP/2522 for: Full Planning – 2 Kings Grove, London SE15 2NB

- 3.1. F
or purposes of clarity and completeness, the case officer has included an additional side elevation drawing (Drg No.17_03 REV P01 - see attached drawings), which illustrates a view from No.4 Kings Grove.

Listed below are additional comments/observations received from objectors at No.2C Kings Grove, followed by the officers' (in bold).

- 3.2. I
t is not only the aspect from balconies, it is to the bedroom of the front flat and LDK of the back first floor one bed flats i.e. one of each of their two habitable rooms that is clearly the fundamental issue that should be stated: **The assessment in paragraphs 28 & 29 & 30 of the case officer's report is on the impact of the proposed development on all the habitable rooms at 2c and not just the impact on the balconies.**

- 3.3. R
eading through all the letters on your web site none from 2c Kings Grove / Quay House mentions devaluation of property. The comments from no 4 do mention this issue in passing but again this is way down their list of fundamental objections. **Agreed. The objection regarding devaluation is in relation to no. 4 Kings Grove. The text in the officer's report in the last sentence of**

paragraph 21, page 21 should be deleted and replaced with: *result in the de-valuation of the house at 4 Kings Grove.*

3.4. W
While this is an obvious background concern for anyone it is significant that nobody here has mentioned it as everyone just sees it as such an affront that the council can give permission for windows to residential rooms 15 years ago and then effectively give approval in principle to block them so severely now. **The assessment of the impact of the proposal on the windows at 2c is contained in the officer's report.**

3.5. G
Given the comments in support from others that have surfaced we are particularly incensed that your summary labels objectors from 2c saying that a concern is devaluation of the property, where this is not in writing from anyone associated with this building. **Agreed. The objection regarding devaluation is in relation to no. 4 Kings Grove. The text in the officer's report in the last sentence of paragraph 21, page 21 should be deleted and replaced with: *result in the de-valuation of the house at 4 Kings Grove***

3.6. W
We are disappointed since our meeting that you have not asked the applicants architects who took photos in each of the first floor flats to do a montage of the impact. We are now having to produce these ourselves to present to councillors. **A montage has been provided in the day light / sun light assessment published on the planning register on the 08th of October 2015 and extracts of which are in the member's pack.**

3.7. T
The applicant pointed out a number of factual inaccuracies in the montages produced by the objectors in that:

- The internal montage is incorrect as it exaggerates the height of proposed 1st floor extension, making it align with the higher existing parapet of the back wall. Whereas in fact the proposed eaves line along his boundary line is lower – only 1.1m above the existing eaves (as shown in the attached drawings).
- The parapet line along the boundary of 2C would be much lower towards the garden end in the proposed, whereas the image sent is higher. The applicant mocked-up a correct version attached here for members' reference along with the rear elevation for verification (as shown in the attached drawings).
- A temporary frosted glass sticker has recently been applied over the glass openings on the first floor flats at no. 2c to obscure views as required by the original planning condition. This mitigates mutual overlooking issues between the two properties.

3.8. T
The applicant also considered a reduction in the height of the first floor element of the scheme as requested by objectors. The current design allows an internal floor to ceiling height of 2.4m as shown in the attached section. Reducing the roof to match the existing would result in a room height of 1.4m which would not be habitable.

Item 7.2 – 15/AP/2995 for: Full Application – Land Adjacent to 1A Warwick Court, Choumert Road, London, SE15 4SE

3.9.

his item has been withdrawn.

T

REASON FOR URGENCY

4. 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 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 and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

5. 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.

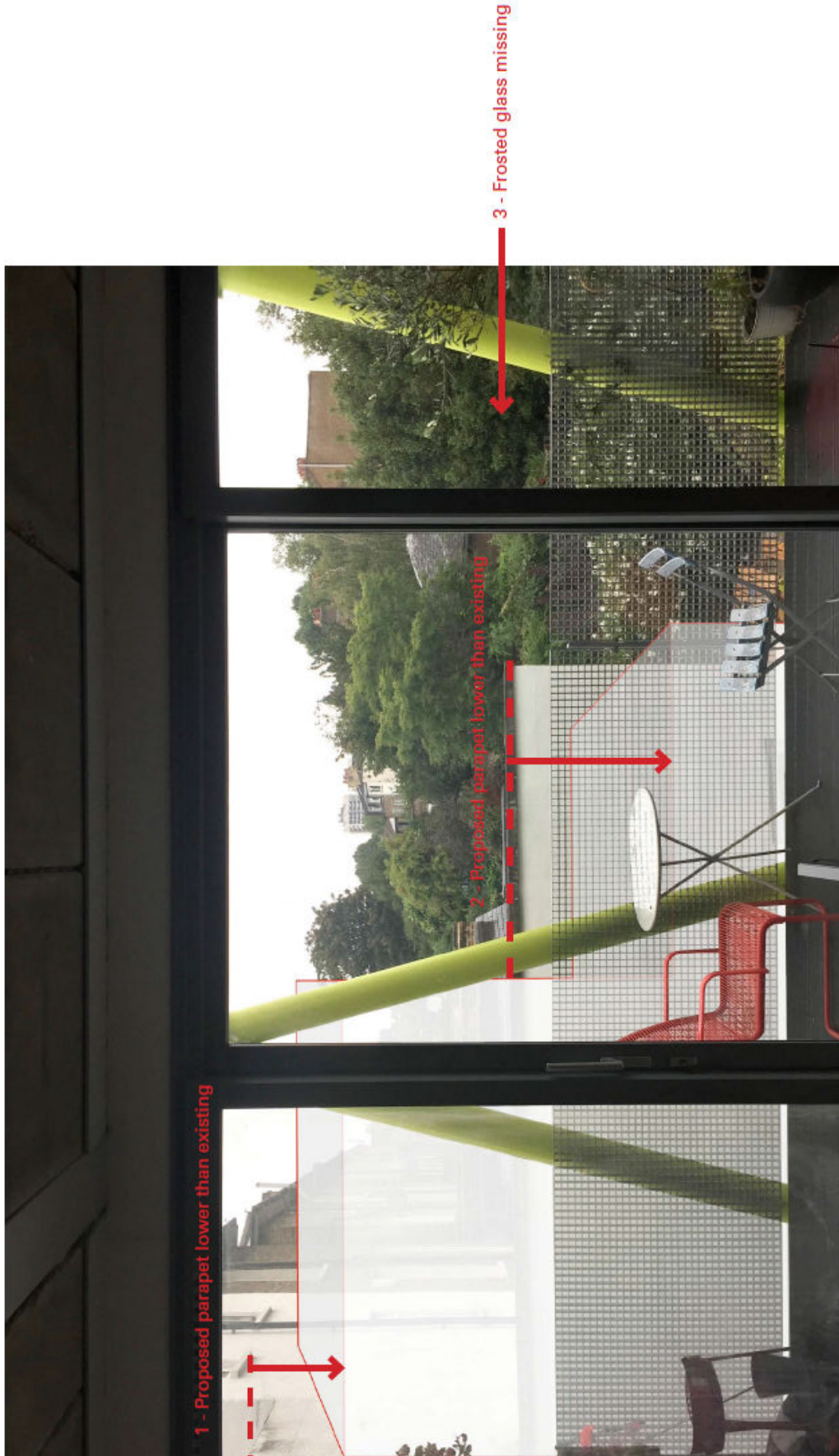
BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

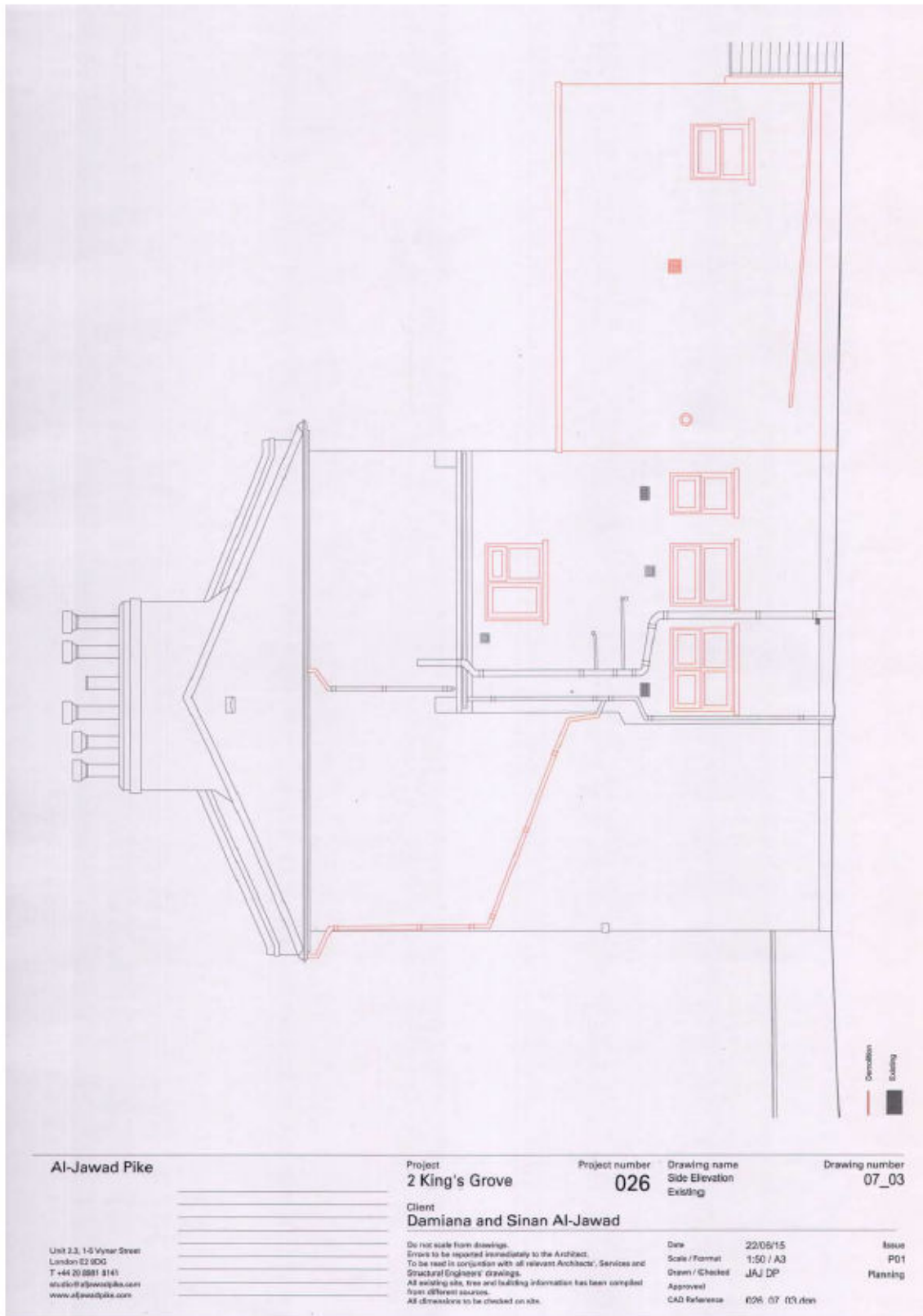
APPENDICES

No.	Title
Appendix 1	Drawings related to item 7.1

DRAWINGS RELATED TO ITEM 7.1 - PHOTOGRAPH NO.1



DRAWING NO.1



Existing Side Elevation to No 2 Kings Grove

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Project
2 King's Grove

Project number
026

Drawing name
Side Elevation
Existing

Drawing number
07_03

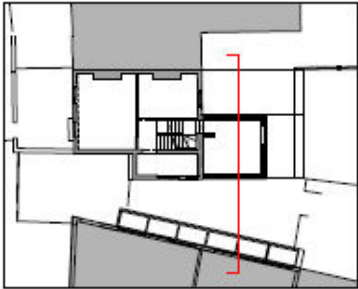
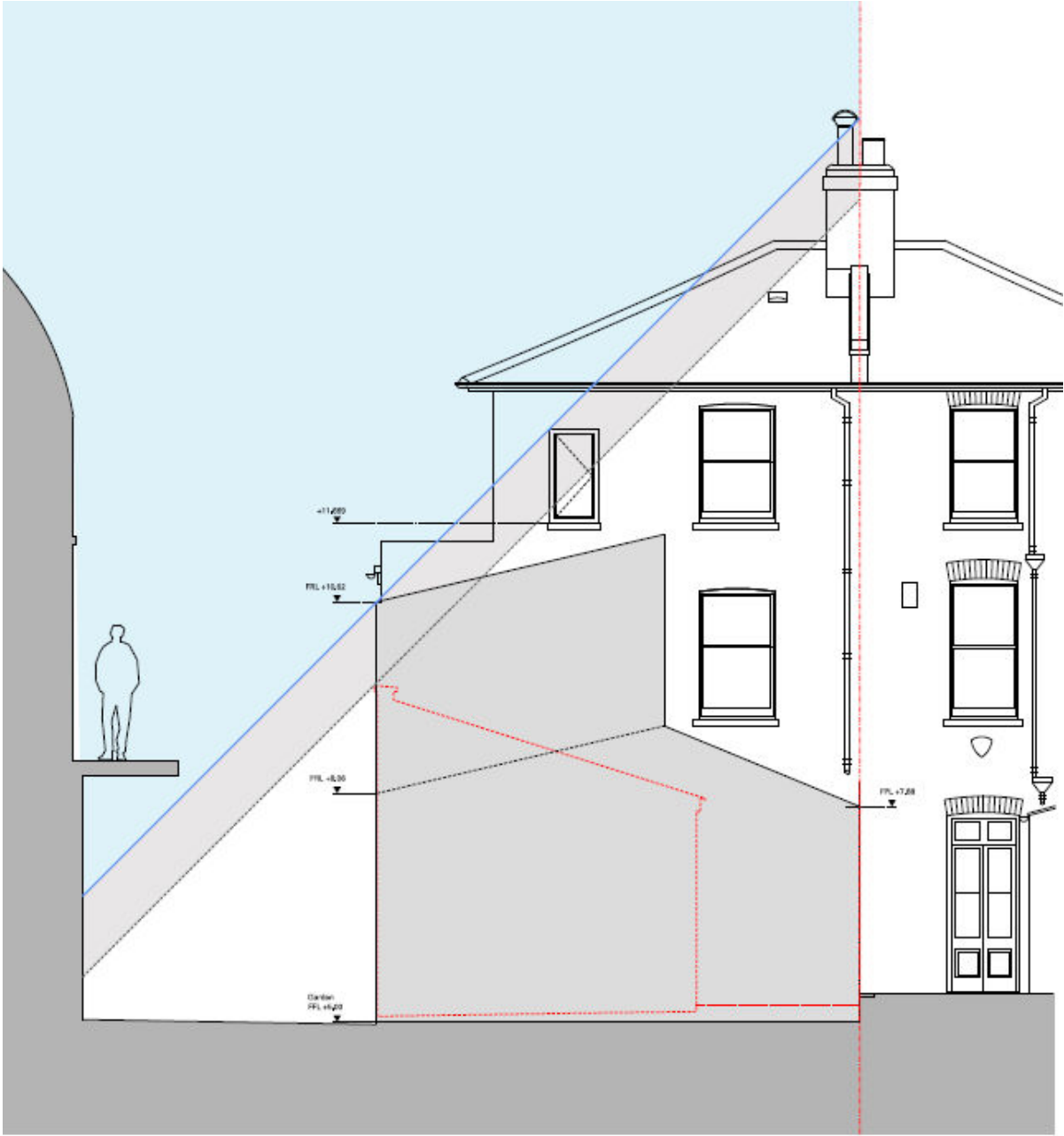
Client
Damiana and Sinan Al-Jawad

Do not scale from drawings.
Errors to be reported immediately to the Architect.
To be read in conjunction with all relevant Architect, Services and
Structural Engineer's drawings.
All existing site, tree and building information has been compiled
from different sources.
All dimensions to be checked on site.

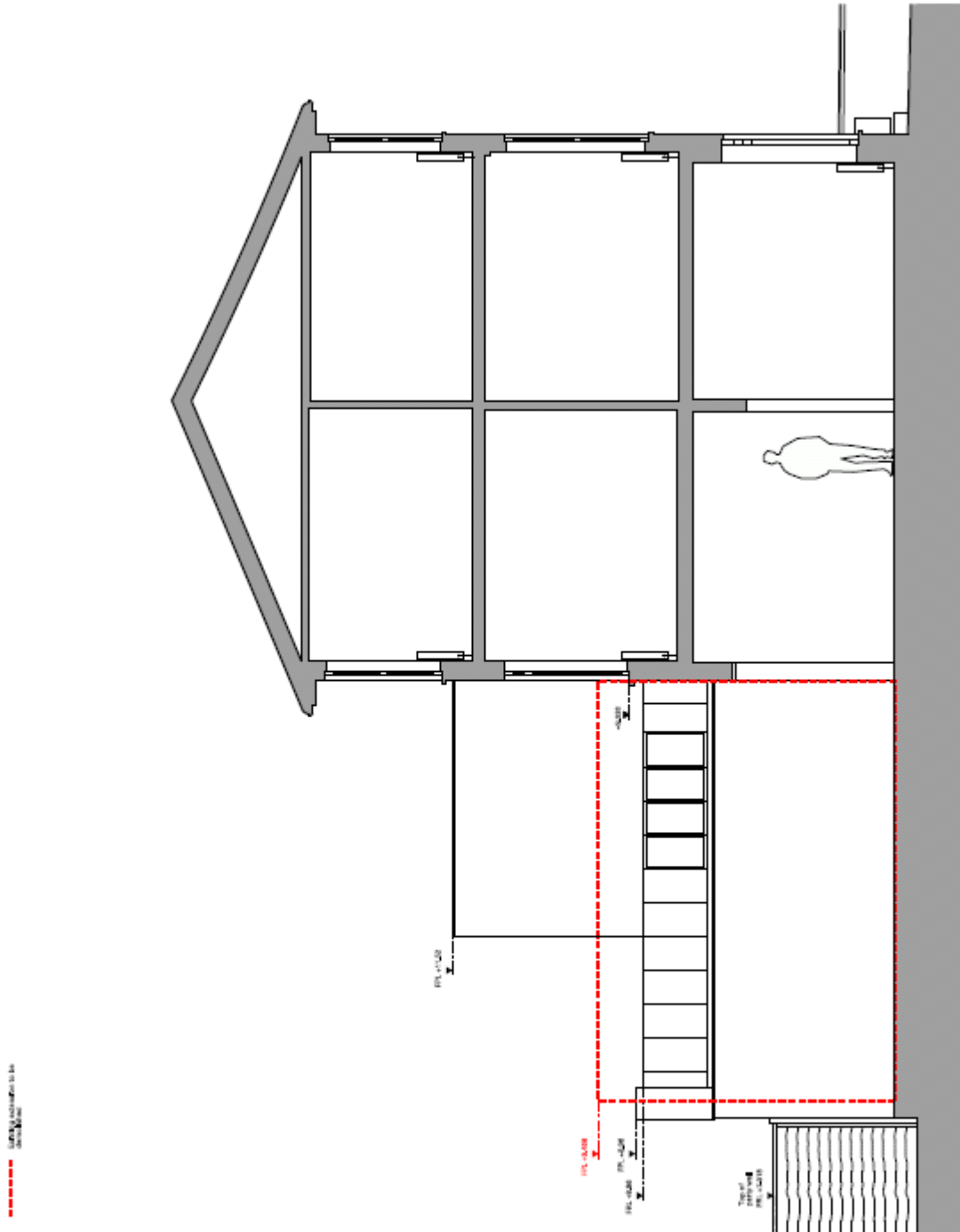
Date 22/05/15
Scale / Format 1:50 / A3
Drawn / Checked JAJ/DP
Approval
CAD Reference R26_07_03.dwg

Issue
P01
Planning

DRAWING NO.2



DRAWING NO.4 (



Al-Jawad Plke

Project
2 King's Grove

Project number
026

Drawing name
Side Elevation
Proposed

Drawing number
17_03

Client
Damiana and Sinan Al-Jawad

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Rev.	Date	Description	Drawn	Check
P01	08/10/15	As built	RA	DP

Do not scale from drawings.
Errors to be reported immediately to the Architect.
To be read in conjunction with all relevant Architect, Services and Structural Engineers' drawings.
All building site, tree and building information has been compiled from different sources.
All dimensions to be checked on site.

Date: 08/10/15
Scale / Format: 1/50 / A3
Drawn / Checked: JAJ / DP
Approved:
CAD Reference: 026_17_03.dgn

Issue
P01
Herring

DRAWING NO. 17_03 REV P01 - SIDE ELEVATION FROM 4 KINGS GROVE

