

Item No: 7.	Classification: Open	Date: 8 March 2015	Meeting Name: Planning Sub-Committee B
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:		East Dulwich, South Bermondsey	
From:		Director of Planning	

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.

FACTORS 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 – Application 15/AP/2221 for: Full Planning Permission – 84-90 Lordship Lane SE22 8HF

- 3.1 Paragraph 1, the recommendation should read as follows:
 - 1) That planning permission be granted subject to a Section 106 Agreement.
 - 2) That in the event that the requirements of paragraph 1 are not met by 1 May 2016, the Director of Planning be authorised to refuse planning permission for the reasons set out under paragraph 43 of the officer report.
- 3.2 Paragraph 9, Page 13
The proposed additional floor would be set back by 3 metres from the street elevation and 0.9 m from the rear elevation. The flats themselves would be very generous 107 sq. metres each, comprising the following floor space areas:

Flat 1 /Flat 2 Room	Room Size sq. metres	National Standard	SPD Technical Standards
Bedroom 1	19.7	12	N/A
Bedroom 2	20.6	12	N/A
Living/kitchen/dining	59.8	27	N/A
Overall Flat size	107	70	N/A
Amenity Space	12	N/A	10

3.3 Paragraph 50 – Page 21

Summary of consultation responses

There have been 11 letters received in respect of this application 10 in objection to the scheme and 1 in support.

3.4 Officer response to servicing and highway concerns – Page 22

Officers are satisfied that with the use of a banksman to physically guide and manage vehicle deliveries to and from the site potential for pedestrian / cycle conflict within the site would be avoided.

3.5 Officer response to lighting to the area at the rear – Page 23

A condition regarding external lighting has been included within the officer recommendation (condition 14 page 30).

Item 7.2 – Application 15/AP/1705 for: Full Planning Permission – 272 St. James’s Road SE1 5JX

3.6 Paragraph 65 delete ‘and for employment during construction’:

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 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