

Item No: 7.	Classification: Open	Date: 10 May 2016	Meeting Name: Planning Sub-Committee A
Report title:		Addendum Late observations, consultation responses, and further information.	
Ward(s) or groups affected:			
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.

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 – 16/AP/0135 for: 181 CAMBERWELL ROAD, LONDON, SE5 0HB

- 3.1 That condition 1 be amended from:

The scheme of sound insulation described in section 4 of the noise impact assessment dated 1/10/15, namely: Installation of 2 layers of 15mm SoundBloc under GAH1 resilient hangers on MF-type grid and Installation of 150mm mineral wool (RWA3, or any similar insulation with 60kg/m³ density) within the void; shall be applied to both the entirety of the ceiling and notwithstanding the wording of the noise impact assessment, also to all party walls of the site; and such work will be completed within three months of the date of this permission and maintained thereafter.

A record of the work having been undertaken to this required standard shall be provided to the council as local planning authority once it has been completed.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with the National Planning Policy Framework 2012, .Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

To:

A scheme of sound insulation shall be applied to the ceiling of the premises so as to achieve a sound pressure level of 30 dB LAeq T within the residential premises above in respect of noise due to activity within the ground floor of this development. That same scheme of insulation to be applied to all party walls of the development and such work will be completed within three months of the date of this permission and maintained thereafter.

A record of the work having been undertaken to this required standard shall be provided to the council as local planning authority once it has been completed.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with the National Planning Policy Framework 2012, .Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

Item 7.2 – 15/AP/3913 for: THE FORT, 131 GRANGE ROAD, LONDON, SE1 3AL

- 3.2 A additional objection has been received from solicitors acting for 130 Grange Road. A copy of the letter is attached. The objection relates to an easement of access or right of way for 130 Grange Road, across 131 Grange Road. Property rights are not generally planning considerations they are private matters for owners to resolve. Whether the development would unreasonably restrict access to 130 Grange Road would be a planning consideration. 130 Grange Road is a take away restaurant with residential above that has direct access onto Grange Road, it is not doubted that a rear access is desirable, but in planning terms is not considered crucial to the use of this site.
- 3.3 Notwithstanding this assessment it is noted that the proposed ground floor plan is annotated at the entrance of the path onto Grange Road and at the rear of 130 Grange Road with the words “pathway for easement access of neighbouring property.” The objection does not refer to this but shows an easement broadly where the paths are. It is acknowledged that the precise route of the easement across the site is not shown. That is considered to be a private matter for the parties to arrange and not a planning concern.
- 3.4 Objectors from Alscott Road have requested that Members have before them the third and second floor proposed layout plans, the proposed and existing northern elevations, an updated daylight and sunlight study, tables of daylight and sunlight results, a drawing of “No Skyline contours”, existing and proposed 3D view and existing and proposed site plan all dated 17/11/15. These are all provided in the members pack and were published on the planning register.

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 altered wording to the condition follows further discussion with the Council's Environmental Health Officer in respect to taking a precautionary approach in respect to the standard of sound proofing to be applied to the building.

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	Woodford Wise Solicitors Letter