

Item No: 7	Classification: Open	Date: 4 October 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-1554 for: Full Planning Permission – 463A LORDSHIP LANE, LONDON, SE22 8JS

- 3.1. Additional Planning policy considerations:

Dulwich SPD (2013)

Clarification on ownership

- 3.2. The properties at 463 Lordship Lane and 463a Lordship Lane were built and occupied originally by two brothers, one in each property. For this reason the ownership of land is unusual.
- 3.3. There is a garage isolated on the land to the rear of 463a which is at present demised to 463 with vehicular access from Mount Adon Park and they are only granted the right to continue to run services (water, soil, gas, electric etc) to this garage across the land belonging to 463a and also, subject to reasonable notice being given, to enter the land at 463a in order to maintain, inspect etc. these services.
- 3.4. There is also an existing large garage at 463a Lordship Lane, which sits also to the rear of no.463A at a lower level than the above garage. Vehicular access is by way of a driveway across the rear garden of 463 Lordship Lane. This driveway takes up the majority of the back garden of both properties. The owners at 463a Lordship Lane, have right of way, with or without vehicles to cross the back

garden of 463 Lordship Lane, in order to access the land at 463a Lordship Lane, including the large garage.

- 3.5. As the two back gardens are a driveway, there is currently no boundary fence between the two properties at the rear midline. In order to improve the overall quality and privacy of the outdoor amenity space for all the existing and proposed dwellings on the land at 463 and 463a Lordship Lane, it has recently been agreed between the applicants and the adjoining neighbours that the ownership of the smaller garage (currently demised to 463 Lordship Lane) will be returned to 463a Lordship Lane and, in return, the right of way of the owners at 463a Lordship Lane to cross the land at the rear of 463 Lordship Lane will be given up and a boundary fence erected at the rear midline of the two properties, thereby creating a private rear amenity space for both properties.

Details of construction method

- 3.6. The applicants have advised that through consultation with their adjoining neighbours at 463 Lordship Lane, they have planned a construction method to operate safely and minimise disturbance. Plant equipment, materials and waste will be loaded and unloaded directly for both sites (including the approved dwelling at land adjacent to 463A Lordship Lane) via the off street parking spaces to the rear of the site on Mount Adon Park. It will involve the construction of a scaffold ramp to access the lower mid level of the site. Foot access will be via Lordship Lane. No access would be required through the land of the adjoining property 463 Lordship Lane.
- 3.7. Construction work will be carried out within the normal permitted working hours and site hoarding will be erected to minimise disturbance from dust and noise. All storage of plant and materials during construction will be within the site and all deliveries will be attended by a member of the construction team.
- 3.8. Amendment to condition 8:

The windows on the south elevation of the building shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjacent land to the south of 463A Lordship Lane and the adjoining premises at 465 Lordship Lane from undue overlooking 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.

- 3.9. The following informative is also proposed to be added to recommendation:

During the construction of the development hereby permitted, the applicant/developer and any contractors are obliged to:

- Adopt the Council's Code of Construction Practice (https://www.southwark.gov.uk/downloads/download/2008/southwarks_environmental_code_of_construction_practice)
- Use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust and smoke emanating from the site;

- Adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.

**Item 7.2 – 15-AP-5049 for: Council's Own Development - Reg. 3
– SOUTHWARK PARK SPORTS CENTRE, HAWKSTONE ROAD, LONDON,
SE16 2PE**

3.10. Additional condition to be added:

The works hereby approved shall not be undertaken during the bird nesting season between 1 March and August 31.

Reason: To ensure the development provides does not impact on the habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

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