

<b>Item No:</b> 7.	<b>Classification:</b> Open	<b>Date:</b> 9 May 2017	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>		<b>Addendum</b> Late observations, consultation responses, and further information.	
<b>Ward(s) or groups affected:</b>		East Dulwich & Cathedrals	
<b>From:</b>		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 of each 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 7.2 – Application 16-AP-4576 for: Full Planning Permission – 68A CRAWTHEW GROVE, LONDON, SE22 9AB**

## Additional comments

- 3.1 Comments from Cllr James Barber:

- Overlooking issues – scheme revised through the reduction of the glazing area by more than 50%. This is considered acceptable and addresses the overlooking issues - see Drawing PL-102 REV F - PROPOSED ELEVATIONS
- Aesthetically out of character with the area and whole ward - design would not have the look of a loft conversion - covered in officer report
- Over development of site – the extension to provide a new en-suite bedroom is considered an acceptable addition and is not considered overdevelopment.

If committee minded to grant then:

- Request extent of glazing to be reduced – *as above*
- Request Construction Management Plan - *Scale of the development would not warrant a Construction Management Plan and was not attached by way of a condition for the original planning application.*

### 3.2 Comments from number 70 Crawthow Grove :

- Adverse impact on neighbours in terms of noise and the stop/start nature of the work Noise issues relating to the implementation of the development should be referred to the Environmental Protection Team
- Withdraws objection to an increased sense of enclosure and right for light
- Requests extent of glazing should be reduced – as above
- Request a Construction Management Plan should be put in place – as above
- Requests a completion notice to enforce a deadline for the completion of works

### 3.3 Comments from number 11 Worlingham Road, as referenced in the officer's report:

- Claims committee refused permission for a similar scheme at no. 68a.

This relates to planning application 08/AP/1833 for the erection of a new two storey building incorporating two self contained flats, which was refused by the Dulwich Community Council Committee. The scheme involved a roof which was proposed to be sited between the gable end roof of No.70 and the hip-end roof of No.68. The roof section would have sat very awkwardly in relation to the adjoining properties and would have adversely affected the street scene mainly because of the hipped end roof of No.68 would have left a gap between it and the proposed roof shape of the scheme.

The relationship between the proposal and the roofs on either side has now changed and the 2<sup>nd</sup> floor roof would sit more comfortably in-between the x2 gable ends of No.68 and No.70 without any awkward gap.

Below is an exact extract of the reasons for refusal:

#### **08/AP/1833:**

1. The roof form of the proposed new building by reason of its mass, bulk and detailed design, would fail to respond positively to its surroundings, its inappropriate scale and design particularly when viewed straight on would appear incongruous within the street scene. As such the proposal is contrary to Policies 3.2 Protection of amenity, 3.11 Efficient use of land, 3.12 Quality in design and 3.13 Urban design of the Southwark Plan 2007.

2. The quality of the upper maisonette would be unduly compromised in the absence of any external private space. As such the proposal is contrary to Policies 3.11 Efficient use of land and 4.2 Quality of Accommodation of the Southwark Plan 2007 and the Residential Design Standards Supplementary Planning Document (2008).

3. The proposed units would fail to provide or identify a suitable area for the secure storage of bicycles as such the proposal is contrary to Policy 5.3 'Walking and Cycling' of the Southwark Plan (2007) and the Transport Planning for Sustainable Development Supplementary Planning Document (2008).

#### **Amendment to drawings and conditions**

### 3.4 PL-102 REV F - PROPOSED ELEVATIONS replaces PL-102 REV D - PROPOSED ELEVATIONS

- 3.5 PL-105 REV A - PERSPECTIVE SKETCHES - 3D should be removed as the glazing to the rear second floor elevation has been reduced, therefore Condition 2 should now read:

**Condition 2:**

The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

PL-101 REV D - PROPOSED FIRST AND SECOND FLOOR PLANS;  
PL-102 REV F - PROPOSED ELEVATIONS;  
PL-103 REV B - PROPOSED SECTION;  
PL-104 - PROPOSED ROOF PLANS.

**Reason:**

For the avoidance of doubt and in the interests of proper planning.

**Item 7.3 – Application 17/AP/0769 for: S.73 Vary/remove conds/minor alterations – RAILWAY ARCHES 81-83, SCORESBY STREET, LONDON, SE1 0XN**

- 3.6 No objections have been raised by EPT officers to the proposed extended opening hours subject to inclusion of conditions requiring details of plant noise and commercial kitchen extraction ventilation to be provided to the Council and approved in writing.

It should be noted that Condition 3 attached to the original planning permission for change of use (Ref: 15/AP/3081) requires the applicant to submit details of the scheme of ventilation, ducting and ancillary equipment including details of sound attenuation to be approved in writing by the LPA.

Condition 3 will be reinstated due to the nature of this amendment being sought as a variation of condition.

EPT officers have also commented, given the close proximity of neighbouring residents, that limiting servicing/ delivery times may be appropriate.

**Amendment to conditions**

- 3.7 Condition 2 of the original planning permission for change of use (Ref: 15/AP/3081) requires the applicant to submit details of the arrangements for storing the commercial refuse and servicing arrangements to be approved in writing by the LPA.

It is recommended that the wording of this condition is varied to include details of deliveries in addition to refuse and servicing and times to be submitted and approved in writing by the LPA as follows:

**Condition 2:**

Unless otherwise discharged under condition 2 of the parent application 15/AP/3081, prior to commencement of A3 use within;

- a). Arch 81
- b). Arch 83
- c). Arch 83

Details of the arrangements for the storing of commercial refuse and servicing/delivery arrangements (including times of servicing and deliveries) shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site and that servicing does not impact on the local transport network in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport and Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity, Policy 3.7 Waste Reduction and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007

### **Additional Conditions**

#### 3.8 Approved Drawings

The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

Site Location Plan, HAL138/P100, HAL138/P101, Design and Access Statement

Reason:

For the avoidance of doubt and in the interests of proper planning.

### **REASON FOR URGENCY**

- 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**

- The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the committee 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**

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