

<b>Item No:</b> 7.1 & 7.2	<b>Classification:</b> Open	<b>Date:</b> 16 March 2021	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		Champion Hill & Dulwich Wood	
<b>From:</b>		Director of Planning	

## PURPOSE

1. To advise members of clarifications, corrections, and further information received in respect of the following planning application 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 stated recommendation.

## RECOMMENDATION

2. That members note and consider the additional information in respect of each item in reaching their decision.

## FACTORS FOR CONSIDERATION

3. Points of clarification are included in respect of the planning applications on the main agenda.

## Update on London Plan adoption

4. On 2 March 2021 the Mayor for London formally published the new London Plan. This is known as the London Plan 2021 and is now part of the statutory development plan for Southwark. As an adopted plan, the policies contained within it carry full weight in the consideration and determination of planning applications in Greater London.

## **Item 7.1: 20/AP/2949 for: Full Planning Permission - THE PAVILLION, 65 GREEN DALE, LONDON, SOUTHWARK SE5 8JZ**

### Corrections and clarifications on the main report

5. Paragraph 8 of the report amended to state that the total proposed floor space would be 339sqm (correction to 368sqm floor space).

### Recommended revisions to the draft conditions

6. Condition 3 (Materials to be as specified) reasons to make reference to the London Plan (2021) Policy D4 'Delivering good design'.

## **Item 7.2: 20/AP/2795 for: Full Planning Application - DULWICH COLLEGE, DULWICH COMMON, LONDON**

### Corrections and clarifications on the main report

7. Permission should also be granted subject to referral to the Mayor of London.
8. In terms of community access to new facilities (paragraph 49): Dulwich College is part of the Southwark Schools Learning Partnership which comprises a network of 17 independent and maintained schools across Southwark and the neighbouring boroughs and this ongoing relationship and sharing of resources will be continued.
9. The specific areas/space mentioned within paragraph 49 that could be offered for community use are as follows:
  - Library space - 160m<sup>2</sup> ground floor library 'forum' space for large and small scale community events and lectures.
  - Wellbeing hub - 2x 35m<sup>2</sup> wellbeing classrooms for art therapy and wellness, with direct collaboration and connection with Place2Be, Family Links and other agencies specialising in children and young people's mental health.
  - Junior Hall - 148m<sup>2</sup> hall, new arts wing - 3x 55m<sup>2</sup> classrooms. Available for community events, gratis or on charitable terms.
10. In terms of energy and sustainability (paragraphs 80-82) the proposal would achieve a 69% carbon reduction and a 40% carbon reduction for the new build element elements and refurbishment elements respectively.
11. Officers have considered Policy SI 2 Minimising Greenhouse gas emissions of the London Plan (2021). This policy set out that major development should be net carbon zero.
12. In this case the zero-carbon target cannot be fully achieved on-site, and the shortfall would be provided through a cash in lieu contribution to the borough's carbon offset fund. The shortfall of carbon emission reduction onsite includes the new build and refurbishment. The calculations are as follows and the total amount of £73,965 would be secured in the S106 legal agreement.

New Build  
5.9 tonnes/annum  
177 tonnes across 30 years  
Off-set payment = £16,771 at £95/tonne

Existing Building  
20.1 tonnes/annum  
602 tonnes across 30 years  
Off-set payment = £57,194 at £95/tonne

### Recommended revisions to the draft conditions

13. It is recommended that a condition requiring details of materials and fenestration to be provided before above grade works commence be added:

*Before any above grade works commence, details of all materials and fenestration shall be submitted to the local planning authority for approval. The development shall only commence in accordance with any details approved.*

14. The reasons for the conditions need to be amended to reference the policies in the 2021 London Plan. The conditions currently refer to the 2016 version.

### **REASON FOR URGENCY**

15. 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**

16. The new information, comments reported and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the comments made.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH and <a href="https://planning.southwark.gov.uk/online-applications/search.do?action=simple&amp;searchType=Application">https://planning.southwark.gov.uk/online-applications/search.do?action=simple&amp;searchType=Application</a>	Planning enquiries Telephone: 020 7525 5403