

**COMMUNITY COUNCILS**  
A voice for your community



**\*Please note change of venue**

## **Dulwich Community Council Agenda Planning Meeting**

**Date: Thursday 29 November 2007**

**Time: 7.00 PM**

**Place: Southwark Town Hall, Peckham Road, London SE5 8UB**

- 
1. Introduction and welcome [*Chair*]
  2. Apologies
  3. Disclosure of Members' interests and dispensations
  4. Items of business that the Chair deems urgent
  5. Minutes of meeting held on Monday 22 October 2007

**6. Development Control Items:**

Item 6/1 – Recommendation: Grant – 24 Mount Adon Park, London SE22 0DT

Item 6/2 – Recommendation: Grant – 171 – 173 Crystal Palace Road, London SE22 9EP

Item 6/3 – Recommendation: Grant – 1 Melbourne Grove, London SE22 8RG

Item 6/4 – Recommendation: Grant – 6 Ardbeg Road, London SE24 9JL

**7. Closing Comments by the Chair**

## ADDITIONAL INFORMATION

### **Dulwich Community Council Membership**

Cllr Nick Vineall - Chair  
Cllr Michelle Holford - Vice Chair  
Cllr James Barber  
Cllr Toby Eckersley  
Cllr Kim Humphreys  
Cllr Robin Crookshank Hilton  
Cllr Lewis Robinson  
Cllr Jonathan Mitchell  
Cllr Richard Thomas

### **Carers' Allowances**

If you are a Southwark resident and have paid someone to look after your children, or an elderly dependant or a dependant with disabilities, so that you can attend this meeting, you may claim an allowance from the Council. Please collect a claim form from the clerk at the meeting.

### **Deputations**

For information on deputations please ask the clerk for the relevant hand-out.

### **Exclusion of Press and Public**

The following motion should be moved, seconded and approved if the Community Council wishes to exclude the press and public to deal with reports revealing exempt information.

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of information as defined in paragraphs 1-15, Access to Information Procedure Rules of the Constitution.”

### **Transport Assistance for Disabled Members of the Public**

Members of the public with a disability who wish to attend Community Council meetings and who require transport assistance in order to access the meeting, are requested to call the meeting clerk at the number below to give his/her contact and address details. The clerk will arrange for a driver to collect the person and provide return transport after the meeting. There will be no charge to the person collected. Please note that it is necessary to call the clerk as far in advance as possible, at least three working days before the meeting.

### **Wheelchair facilities**

Wheelchair access to the venue is through the side entrance to Christ Church to the back hall and there is a disabled toilet at the venue.

For further information, please contact the Dulwich Community Council clerk:

Beverley Olamijulo

Phone: 0207 525 7234

E-mail: [beverley.olamijulo@southwark.gov.uk](mailto:beverley.olamijulo@southwark.gov.uk)

Council Website: [www.southwark.gov.uk](http://www.southwark.gov.uk)

## Language Needs

If you want information on the Community Councils translated into your language please telephone 020 7525 57514

To inform us of any special needs or requirements, such as transport or signer/interpreter, please telephone 020 752 57514

আপনি যদি আপনার ভাষায় কমিউনিটি কাউন্সিল সম্বন্ধে তথ্য চান তাহলে অনুগ্রহ করে 020 7525 0640 নম্বরে টেলিফোন করুন

কোন বিশেষ প্রয়োজন সম্বন্ধে যদি আমাদের জানাতে চান যেমন ট্রান্সপোর্ট অথবা সংকেত দ্বারা অনুবাদক/ইন্টারপ্রেটার তাহলে 020 7525 0640 নম্বরে টেলিফোন করুন

## Bengali

Kendi dilinizde Toplum meclisleri hakkønda bilgi almak için 020 7525 7514'nolu telefonu arayønøz.

Özel gereksinimlerinizi bize bildirmek için 020 7525 7514'nolu telefonu çeviriniz.

## Turkish

Haddii aad doonayso warbixin ku saabsan qoraalka Kawnsalkada Bulshada oo ku

turjuman af Soomaali fadlan tilifoon u dir 020 7525 7514

Si aad noogu sheegto haddii aad leedahay baahi gaar ama wax gooni kuu ah sida

gaadiid, af celiyaha dadka indha la' fadlan tilifooni 020 7525 7514

## Somali

如果你需要有關社區委員會的訊息翻譯成中文，請致電提出要求，號碼：020 7525 0640

欲想通知我們你有的特別需求或需要，例如接送車輛或手語/傳譯員，請致電通知，號碼：020 7525 0640

## Chinese

Se voce quiser informações nos conselhos comunitários traduzidas em sua língua por favor ligue para 020 7525 7514

Para-nos informar de quaisquer necessidades especiais ou requisitos , tipo transporte,

linguagem dos sinais/ intérprete, por favor ligue para 020 7525 7514.

## Portuguese

Si vous désirer avoir l'information sur les Conseils de la Communauté (Community Councils) traduite en votre langue téléphonez SVP au 020 7525 7514

Pour nous informer de tout besoin ou condition spéciale, telles que le transport ou le signataire / interprète, téléphonez SVP au 020 7525 7514

**French**

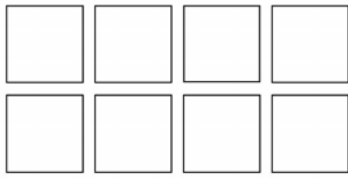
Si precisa información sobre los departamentos sociales (Community Councils) traducida a su idioma, por favor llame al número de teléfono 020 7525 7514  
Si tiene necesidades o requisitos específicos, como es transporte especial o un intérprete, por favor llame al número de teléfono 020 7525 7514

**Spanish**

Lati bēre fun itumọ irohin nipa Council agbegbe re (Community Council) ni ede abini re, jọwọ pe telifoonu 020 7525 7514.

Lati jẹ ki a mọ nipa iranlọwọ tabi idi pato, gẹgẹbi ọkọ (mọto) tabi olutumọ, jọwọ pe telifoonu 020 7525 7514.

**Yoruba**



**COMMUNITY COUNCILS**  
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*DRAFT COPY*

*Minutes will be formally agreed at the next meeting if accurate*

## **Dulwich Community Council Planning Meeting**

Minutes of Dulwich Community Council Planning meeting held on Monday  
October 22, 2007 at 7.00pm held at Christ Church, 263 Barry Road, SE22

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### **Present**

Councillor Nick Vineall (Chair)

Councillors, Michelle Holford (Vice Chair), Toby Eckersley, Robin Crookshank  
Hilton, Kim Humphreys, Richard Thomas and Jonathan Mitchell.

### **1. Introduction and welcome by the Chair**

Councillor Nick Vineall welcomed people to the meeting.

### **2. Apologies for absence**

Apologies for absence were received on behalf of Councillors, James Barber,  
and Lewis Robinson. An apology for lateness was submitted on behalf of  
Councillor Michelle Holford.

### **3. Disclosure of Members' interests and dispensations**

Cllr Thomas declared a personal non prejudicial interest in respect of item 6.5.

### **4. Urgent Items**

There were none.

### **5. Minutes of meeting on Thursday 6 September 2007 (see pages 7 – 8)**

The Minutes of the planning meeting held on September 6, 2007 were agreed as  
an accurate record of the proceedings and were signed by the chair.

### **Recording of Members' votes**

Council Procedure Rule 1.9 (4) allows a Member to record her/his vote in respect of any Motions and amendments. Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

The Community Council considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda.

## **6. DEVELOPMENT CONTROL (see pages 15 – 81)**

### **RESOLVED:**

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

### **6. Development Control Items:**

*Following the deferral of items 6.1, 6.2, and 6.8 from the last Dulwich CC planning meeting the Chair agreed to consider planning applications in the varied order below:*

**Item 6/1 – Recommendation: grant – The Plough, 381 Lordship Lane, London SE22 8JJ (see pages 15 – 22)**

**Proposal:** Erection of a new single storey pergola to garden.

The planning officer introduced the report, circulated plans of the site and responded to questions from Members. A number of objections were received regarding noise nuisance detailed in paragraph 25 of the report.

Representations were then heard from an objector at No.1 Plough Lane.

Main concerns outlined by the objector were issues about monitoring noise levels

and limited car parking for residents during opening hours of the Public House overlooking of the pergola which included various other concerns regarding the pergola. .

The applicant or applicant's agent were not in attendance.

**RESOLVED:** That planning permission be granted subject to additional conditions relating to screening on boundary wall and hours of use.

**Item 6/2 – Recommendation: grant – 154 Court Lane, London SE21 7EB**  
(see pages 23 – 28)

**Proposal** Erection of a single storey rear extension to dwelling house, to provide additional residential accommodation.

The planning officer introduced the report, circulated plans of the site and responded to questions.

Representations were heard from the objector at 156 Court Lane who felt that the extension would exceed the natural boundary line and this would impact negatively on her amenity and set a precedent for these types of extensions in the future.

A photograph taken from the neighbour's house was presented to Members who questioned whether this was an accurate representation of the extension. The planning officer advised that it was not strictly accurate and asked Members to refer to the plans and photos before them.

The officer also confirmed that were similar types of extension at nos 170 and 148 Court Lane.

The applicant's agent addressed the meeting.

**RESOLVED:** That planning permission be granted subject to conditions.

**Item 6/8 – Recommendation: grant – 11 Sydenham Hill, London SE26 6SH**  
(see pages 72 – 81)

**Proposal:** Conversion of main house to form 8 flats, with alterations to the windows and doors in all elevations and the provision of two new front dormers, a new dormer to each side roof plane and three new



rear dormers, creating new accommodation within the basement, ground, first and second floors. Single storey rear extension and refurbishment of lodge (to remain a single dwelling), removal of roof lights from side roof plane and the replacement / provision of new doors and windows to side elevations. Provision for landscaping, 6 car parking spaces, 9 cycle parking spaces and refuse store to front. All in association with the creation of additional residential accommodation.

The planning officer introduced the report, circulated plans of the site and responded to questions.

No objectors were present.

The applicant addressed the meeting

**RESOLVED:** That planning permission be granted.

**Item 6/7 – Recommendation: grant – 78 Alleyn Road, London SE21 8AH**  
(see pages 64 – 71)

**Proposal:** Erection of basement and upper ground floor level extensions to the rear and side of existing dwelling house including reconstruction of existing conservatory, conversion of basement to habitable accommodation with new basement level window and lightwell to front and insertion of new rooflight in rear roofslope.

The planning officer introduced the report, circulated plans of the site and responded to questions from Members.

The officer drew Members' attention to an email received from occupants at 80 Alleyn Rd who objected to the development on the grounds that there be loss of the ground floor view from the side window.

The meeting heard representations from objectors who were adjoining neighbours. The main concerns expressed by the objectors related to overlooking and distance between the wall and windows of this proposal.

The applicant's agent addressed the meeting. He took on board comments from the objectors and explained that there would be no loss of amenity to the occupier at No. 76.

Concerns were raised about the setting of any precedent for similar types of extensions within the terrace. The legal advice given was that each case would need to be assessed on its own merits.

- RESOLVED:**
1. That planning permission be refused on the grounds that the scale of the rear extensions proposed would be out of proportion with and over dominating to the existing dwelling, and out of character with other properties in the locality.
  2. As such, the proposal is contrary to policies 3.12 'Quality in Design' and 3.13 'Urban Design' of The Southwark Plan 2007 and the adopted Supplementary Planning Guidance 'Standards, Controls and Guidelines for Residential Development',
  3. That the proposed rear extension, by reason of its excessive depth and bulk over two floors, is considered to result in an overbearing visual impact and a loss of outlook to windows on the side of 80 Alleyn Road resulting in harm to the amenities of the occupiers, contrary to policies 3.2 'Protection of Amenity', 3.12 'Quality in Design' of The Southwark Plan 2007 and the adopted Supplementary Planning Guidance 'Standards, Controls and Guidelines for Residential Development'.

**Item 6/6 – Recommendation: grant – 182 Overhill Road, London SE22 0PS**  
(see pages 53 – 63)

**Proposal:** Demolition of existing buildings and erection of a block of 6 x 2 bed and 1 x1 bedroom flats on ground, first and second floor levels and 6 car parking spaces.

The planning officer introduced the report, circulated plans of the site and responded to questions.

Representations were heard from the objectors and applicant's agent.

**RESOLVED:** That planning permission be granted.

**Item 6/3 – Recommendation: grant – Opposite 391 Friern Road, London SE22 0BL** (see pages 29 – 36)

**Proposal:** Single storey cabin toilet for the sole use of London Buses

personnel on Friern Road to the rear of Rycott Path (opposite 391 437 Friern Road).

The planning officer introduced the report, circulated plans and responded to questions.

A representative from Transport for London addressed the meeting.

**RESOLVED:** That planning permission be granted for a temporary period of one year subject to additional conditions.

**Item 6/4 – Recommendation: grant – 56 -62 Lordship Lane, London SE22**  
(see pages 37 – 44)

**Proposal:** Single Erection of a rooftop telecommunications radio base station comprising of three panel antennas and three dish antennas and associated shrouding and six equipment cabinets and ancillary development including new handrails and ladder: repositioning of antenna B1 from south facing wall to east facing wall (amendment to permission ref 04-AP-0711).

The planning officer introduced the report, circulated plans and responded to questions.

The applicant's agent was not present and there were no objectors.

**RESOLVED:** That planning permission be granted.

**Item 6/5 – Recommendation: grant – Goodrich Primary School, Goodrich Road, London SE22 0EP** (see pages 45 – 52)

Councillor Richard Thomas declared a personal non prejudicial interest in respect of this item as a parent – Goodrich Primary School.

**Proposal:** Provision of new entrance with stepped and ramped access to main school building from Goodrich Road, erection of a single storey extension to front and canopy over entrance together with internal alternations to building, and provision of bicycle stands along Goodrich Road frontage.

The applicant's agent was not present and there were no objectors.

**RESOLVED:** That planning permission be granted.

**7. Any Other Business**

The meeting closed at 10.25pm

**CHAIR:**

**DATE:**

<b>Item No.</b> 6	<b>Classification:</b> Open	<b>Date:</b> 29 November 2007	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>		<b>Development Control</b>	
<b>Ward(s) or groups affected:</b>		All within [Village, College and East Dulwich] Community Council	
<b>From:</b>		Strategic Director of Regeneration and Neighbourhoods	

### **RECOMMENDATIONS**

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

### **BACKGROUND INFORMATION**

4. The Council's powers to consider planning business are detailed in Article 8 which describes the Role and Functions of the Planning Committee and Article 10 which describes the Role and Functions of Community Councils. These were agreed by the Constitutional Meeting of the Council on 23 May 2007. The Matters Reserved to the Planning Committee and Community Councils Exercising Planning Functions are described in Part 3F of the Southwark Council Constitution 2007/08. These functions were delegated to the Planning Committee and Community Councils.

### **KEY ISSUES FOR CONSIDERATION**

5. Members are asked to determine the attached applications in respect of site(s) within the borough.
6. Each of the following items is preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a

draft decision notice detailing the officer's recommendation indicating approval or refusal. The draft decision notice will detail the reasons for any approval or refusal.

7. Applicants have the right to appeal to the First Secretary of State against a refusal of planning permission and against any condition imposed as part of permission. If the appeal is dealt with by public inquiry then fees may be incurred through employing Counsel to present the Council's case.
8. The sanctioning of enforcement action can also involve costs such as process serving, Court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal involving a public inquiry or informal hearing the inspector can make an award of costs against the offending party.
10. All legal/Counsel fees and costs as well as awards of costs against the Council are borne by the Regeneration and Neighbourhoods budget.

#### **EFFECT OF PROPOSED CHANGES ON THOSE AFFECTED**

11. Equal opportunities considerations are contained within each item.

#### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

##### **Strategic Director of Legal and Democratic Services**

12. A resolution to grant planning permission shall mean that the Head of Development Control is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the Committee and issued under the signature of the Head of Development Control shall constitute a planning permission. Any additional conditions required by the Committee will be recorded in the Minutes and the final planning permission issued will reflect the requirements of the Community Council.
13. A resolution to grant planning permission subject to legal agreement shall mean that the Head of Development Control is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Strategic Director of Legal and Democratic Services, and which is satisfactory to the Head of Development Control. Developers meet the Council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by

the Strategic Director of Legal and Democratic Services. The planning permission will not be issued unless such an agreement is completed.

14. Section 70 of the Town and Country Planning Act 1990 as amended requires the Council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan and the determination shall be made in accordance with the plan unless material considerations indicate otherwise.
15. The development plan is the Southwark Plan (UDP) 2007 adopted by the council on July 28 2007 and the London Plan adopted by the Mayor of London in February 2004. The enlarged definition of “development plan” arises from s38(2) of the Planning and Compulsory Purchase Act 2004. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) of the Planning and Compulsory Purchase Act 2004).
16. Section 106 of the Town and Country Planning Act 1990 introduced the concept of planning obligations. Planning obligations may take the form of planning agreements or unilateral undertakings and may be entered into by any person who has an interest in land in the area of a local planning authority. Planning obligations may only:
  1. restrict the development or use of the land;
  2. require operations or activities to be carried out in, on, under or over the land;
  3. require the land to be used in any specified way; or
  4. require payments to be made to the local planning authority on a specified date or dates or periodically.

Planning obligations are enforceable by the planning authority against the person who gives the original obligation and/or their successor/s.

17. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligations must also be such as a reasonable planning authority, duly appreciating its statutory duties, can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement Members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council Assembly Agenda 23 May 2007	Constitutional Support Services, Southwark Town Hall, Peckham Road SE5 8UB	[Beverley Olamijulo, Community Council officer] 020 7525 7234
Each application has a separate planning case file	Council Offices Chiltern Portland Street London SE27 3ES	The named case Officer as listed or Gary Rice 020 7525 5447

### APPENDIX 1 Audit Trail

<b><u>Lead Officer</u></b>	Deborah Collins, Strategic Director of Legal & Democratic Services	
<b>Report Author</b>	Ellen FitzGerald, Principal Planning Lawyer (NZ Qualified) [relevant officer], Constitutional Support Officer	
<b>Version</b>	Final	
<b><u>Dated</u></b>	November 19 2007	
<b><u>Key Decision</u></b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	Comments included
Deborah Collins, Strategic Director of Legal and Democratic Services	Yes	Yes
Paul Evans, Strategic Director of Regeneration and Neighbourhoods	No	No
Gary Rice, Head of Development Control	Yes	Yes



**ITEMS ON AGENDA OF THE DULWICH CC**  
**on Thursday 29 November 2007**

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**Appl. Type** Full Planning Permission  
**Site** 24 MOUNT ADON PARK, LONDON, SE22 0DT

**Reg. No.** 07-AP-2055  
**TP No.** TP/2566-24  
**Ward** College  
**Officer** Terence McLellan

**Recommendation** GRANT

***Item 1/1***

**Proposal**

Resubmission of application ref 05-AP-0275 permitted 25/04/2005 for a new flat roofed single storey studio building for use as home office ancillary to residential dwellinghouse in front garden including: minor amendment to floor plan; windows at rear; increase in height (21cms at front and 14cms at rear)

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**Appl. Type** Council's Own Development - Reg. 3  
**Site** 171-173 CRYSTAL PALACE ROAD, LONDON, SE22 9EP

**Reg. No.** 07-CO-0120  
**TP No.** TP/2598-171  
**Ward** East Dulwich  
**Officer** Terence McLellan

**Recommendation** GRANT

***Item 1/2***

**Proposal**

Three new single floor extensions on the west, north and east elevations with a pitched roof to match existing including a new entrance, additional play areas, an office, a staff room and secondary rooms. Interventions in the existing building 8 new rooflights, demolition and new building of some interior walls. All in connection with increased accommodation for existing nursery.

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**Appl. Type** Full Planning Permission  
**Site** 1 MELBOURNE GROVE, LONDON, SE22 8RG

**Reg. No.** 06-AP-0249  
**TP No.** TP/2125-1  
**Ward** East Dulwich  
**Officer** Kristy Robinson

**Recommendation** GRANT

***Item 1/3***

**Proposal**

Erection of a new second floor to provide additional residential accommodation in association with existing single dwellinghouse, together with external alterations to the building

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**Appl. Type** Full Planning Permission  
**Site** 6 ARDBEG ROAD, LONDON, SE24 9JL

**Reg. No.** 07-AP-2042  
**TP No.** TP/2291-6  
**Ward** Village  
**Officer** Rachel Gleave

**Recommendation** GRANT

***Item 1/4***

**Proposal**

Construction of a single storey garden studio to be situated in the rear garden of no.6 Ardbeg Road for the sole use of the occupiers of flat no.2, adjacent to the boundary with no.8 Ardbeg Road.

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DISTRIBUTION LIST

MUNICIPAL YEAR 2007/08

**COUNCIL: DULWICH COMMUNITY COUNCIL**

**NOTE:** Original held by Constitutional Support Unit; amendments to Beverley Olamijulo (Tel: 020 7525 7234)

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