

COMMUNITY COUNCILS
A voice for your community



Dulwich Community Council Agenda Planning Meeting

Date: Tuesday 15 January 2008

Time: 7.00 PM

Place: Dulwich Library, 368 Lordship Lane, London SE22 8NB

-
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 meetings held on 29 November and 10 December 2007 (see pages 6 – 13)

6. Development Control Items:

Item 6/1 – Recommendation: full planning permission – 80, Dulwich Village, London SE21 7AJ (see pages 19 – 24)

Item 6/2 – Recommendation: listed building consent – 80, Dulwich Village, London SE21 7AJ (see pages 25 – 29)

Item 6/3 – Recommendation: approval of details – article 21 GDPO, 19, 21 & 23 Sydenham Hill London SE26 6SH (see pages 30 – 38)

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 entrance to Dulwich Library and there is a disabled toilet and passenger lift 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
Council Website: 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

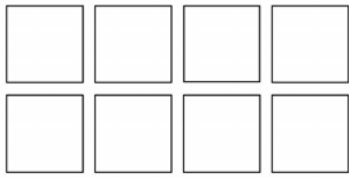
Si tiene necesidades o requisitos específicos, como es transporte especial o un intérprete, por favor llame al número de teléfono 020 7525 7514

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



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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 Thursday November 29, 2007 at 7.00pm held at Southwark Town Hall, Peckham Road, SE5 8UB

Present

Councillor Nick Vineall (Chair)

Councillors, Michelle Holford (Vice Chair), James Barber, Toby Eckersley, Robin Crookshank Hilton, Kim Humphreys, Lewis Robinson and Richard Thomas.

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, Jonathan Mitchell. An apology for lateness was submitted on behalf of Councillor Michelle Holford.

3. Disclosure of Members' interests and dispensations

None were disclosed.

4. Urgent Items

There were none.

5. Minutes of meeting on Monday 22 October 2007 (see pages 6 – 12)

The Minutes of the planning meeting held on October 22, 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 13 – 47)

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:

The chair agreed to consider the planning items in the varied order below:

Item 6/1 – Recommendation: grant – 24 Mount Adon Park, London SE22 0DT (see pages 18 – 24)

Proposal: Resubmission of 05-AP-0275 permitted 25/04/05 for a new flat roofed studio building in front garden including, A) Minor amendment to floor plan, B) Windows at rear to allow for ventilation, C) Minor increase in height - 21cms at front and 14 cms at rear.

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

The applicant was present and responded to concerns raised about the use of the studio and the provision of a shower. The applicant clarified that the

structure is to be used solely in conjunction with the existing dwelling house and would not be used as a separate unit.

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

Item 6/3 – Recommendation: grant – 1 Melbourne Grove, London SE22 8RG
(see pages 34 – 41)

Proposal: Erection of a new second floor to provide additional residential accommodation in association with existing single dwelling house, together with external alterations to the building (06-AP-0249).

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

Representations were heard from an objector who outlined that the information in the report was factually wrong, that there were windows on the rear back addition of no. 2 and the distances given seemed incorrect.

The objector also stated the extension would increase overlooking and be imposing as these first buildings along Melbourne Grove were not meant to be built as high as the other buildings on the road. Concerns were also raised about the quality of accommodation explaining that it would be unsatisfactory due to the small amenity space.

The applicant and applicant's agent were not present at the meeting.

RESOLVED: That planning permission be granted subject to conditions.

Item 6/4 – Recommendation: grant – 6 Ardbeg Road, London SE24 9JL
(see pages 42 – 47)

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.

The planning officer introduced the report, circulated site plans and responded to questions from Members. The officer explained that the proposal was a reduced version of an earlier scheme and would not have an negative impacts on neighbours.

No objectors were present.

Cllr Eckersley queried whether noisy uses within the structure would normally be dealt with by condition. Officers advised that a condition had been added to ensure that the use was ancillary to the existing structure and that any noise nuisance would be dealt with by Public Protection.

The applicant addressed the meeting

RESOLVED: That planning permission be granted.

Item 6/2 – Recommendation: grant – 171 – 173 Crystal Palace Road, London SE22 9EP (see pages 25 – 33)

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.

The planning officer introduced the report and circulated site plans.

Members queried the amount of open space remaining once the extension had been built. The planning officer explained that there was a substantial amount of land to the rear of the site not shown on the plan but clear from the OS extract at the front of the report. One objection was received from a resident complaining about parking difficulties on the road.

The design of the building was raised as a concern by some Councillors as it was felt that some design advice would be helpful.

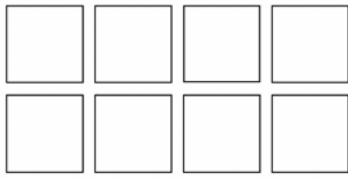
RESOLVED: That the planning application be deferred so that the design team could comment on the scheme and the architect be advised to attend the DCC planning meeting to the explain the rationale behind the design.

7. Any Other Business

The meeting closed at 8.25pm

CHAIR:

DATE:



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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 December 10, 2007 at 7.00pm held at Christ Church, 263 Barry Road, London SE22

Present

Councillor Nick Vineall (Chair)

Councillors, Robin Crookshank Hilton, Kim Humphreys, Jonathan Mitchell, Lewis Robinson and Richard Thomas.

1. Introduction and welcome by the Chair

Councillor Nick Vineall welcomed those that were present at the meeting.

2. Apologies for absence

Apologies for absence were received on behalf of Cllrs, James Barber, Toby Eckersley and Michelle Holford. An apology for lateness was submitted on behalf of Cllr Kim Humphreys.

3. Disclosure of Members' interests and dispensations

Cllr Robin Crookshank Hilton declared a non personal prejudicial interest in respect of item 6/2, 161 Lordship Lane, SE22 8HX and took no part in the decision of this item and requested to speak as a local resident of East Dulwich.

4. Urgent Items

There were none.

5. Minutes

Agreed to approve at the next meeting.

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 6 – 41)

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:

The chair agreed to consider the planning items in the varied order below:

Item 6/1 – Recommendation: grant – 8 Dulwich Wood Park, London SE19 1XQ (see pages 11 – 19)

Proposal: Conversion of existing house to provide nine self contained flats and elevational alterations to top rear to create new window openings and rear extension on basement to 2nd floors and alteration to rear.

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

The applicant's agent made representations at the meeting. The Ward Cllr (Cllr Humphreys) spoke not against the scheme in principle but the lack of parking provided and the impact that may have on overspill parking in the area.

RESOLVED: That the planning application be deferred so that the possibility of parking to the front of the site can be investigated and the application re-consulted upon if necessary before being presented to Members again.

Item 6/4 – Recommendation: grant – 2 Lordship Lane, London SE22 8HN
(see pages 34 – 41)

Proposal: Change of use from a single retail unit (Class A1) residential accommodation to dental surgery occupying all floors (Class D1). Erection of flat roof ground rear extension, first floor and second floor rear extension. Alterations to shop front and front elevation.

The planning officer introduced the report, circulated site plans and information detailing the description and location of retail shops along Lordship Lane.

The officer outlined that the above proposal would relocate the dentists from its current site at 78 Lordship Lane but there was no control over the future use of that building. In terms of the use of the ground floor members were advised that policy 1.9 of the Southwark plan 2007 applied and a survey of shops within the shopping frontage was provided. This showed that the threshold of retail shops would still be above the 50% required in the policy. In addition the unit had been vacant for a number of years and the proposed use as a dentist would have overall benefits to the wider community.

No objectors were present.

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

RESOLVED: That planning permission be granted.

Item 6/2 – Recommendation: grant – 161 Lordship Lane, London SE22 8HX
(see pages 20 – 26)

Proposal: Expansion of existing retail use (A1 use class) together with new associated café (A3 use class) into the rear of the building at rear ground and first floor levels, with new escape stairwell at rear.
Cllr Crookshank Hilton withdrew from the meeting to speak as a local resident.

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

No objectors were present.

The applicant's agent and a supporter made representations at the meeting.

RESOLVED: That planning permission be granted subject to conditions.

Item 6/3 – Recommendation: grant – 148a Barry Road, London SE22 0HW
(see pages 27 – 33)

Proposal Erection of a single storey rear extension to provide additional residential accommodation for ground floor flat.

The planning officer introduced the report and circulated site plans.

No objectors were present.

RESOLVED: That planning permission be granted.

The meeting closed at 8.45pm

CHAIR:

DATE:

Item No. 6	Classification: Open	Date: 15 January 2008	Meeting Name: Dulwich Community Council
Report title:		Development Control	
Ward(s) or groups affected:		All within [Village, College and East Dulwich] Community Council	
From:		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

<u>Lead Officer</u>	Deborah Collins, Strategic Director of Legal & Democratic Services	
Report Author	Ellen FitzGerald, Principal Planning Lawyer (NZ Qualified) [relevant officer], Constitutional Support Officer	
Version	Final	
<u>Dated</u>	January 7 2008	
<u>Key Decision</u>	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	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 Monday 10 December 2007

Appl. Type Full Planning Permission
Site 8 DULWICH WOOD PARK, LONDON, SE19 1XQ

Reg. No. 07-AP-1823
TP No. TP/2087-8
Ward College
Officer Wing Lau

Recommendation GRANT

Item 1/1

Proposal

Conversion of existing house to provide nine self contained flats and elevational alterations to top rear to create new window openings and rear extension on basement to 2nd floors and alteration to rear.

Appl. Type Full Planning Permission
Site 161 LORDSHIP LANE, LONDON, SE22 8HX

Reg. No. 07-AP-1435
TP No. TP/2315-161
Ward East Dulwich
Officer Kristy Robinson

Recommendation GRANT

Item 1/2

Proposal

Expansion of existing retail use (A1 use class) together with new associated cafe (A3 use class) into the rear of the building at rear ground and first floor levels, with new escape stairwell at rear (RESUBMISSION)

Appl. Type Full Planning Permission
Site 148A BARRY ROAD, LONDON, SE22 0HW

Reg. No. 07-AP-1834
TP No. TP/2596-148
Ward East Dulwich
Officer Fennel Mason

Recommendation GRANT

Item 1/3

Proposal

Erection of a single storey rear extension to provide additional residential accommodation for ground floor flat.

Appl. Type Full Planning Permission
Site 2 LORDSHIP LANE, LONDON, SE22 8HN

Reg. No. 07-AP-2186
TP No. TP/2315-2
Ward East Dulwich
Officer Dan Taylor

Recommendation GRANT

Item 1/4

Proposal

Change of use from a single retail unit (Class A1) with residential accommodation to a dental surgery occupying all floors (Class D1). Erection of flat roof ground floor rear extension, first floor and second floor rear extension. Alterations to shop front and front elevation.

ITEM	Classification	Decision Level	Date
1	OPEN	DULWICH COMMUNITY COUNCIL	15/1/2008
From Head of Development Control		Title of Report DEVELOPMENT CONTROL	
Proposal (07-AP1144) External alterations to the front and rear of the premises and use as a delicatessen.		Address 80 DULWICH VILLAGE, LONDON, SE21 7AJ Ward Village	

PURPOSE

- 1 This application is for consideration of the Dulwich Community Council at the request of Members and due to the number of objections received.

RECOMMENDATION

- 2 Grant planning permission.

BACKGROUND

Site location and description

- 3 The premises is a small mid terrace unit on a mixed commercial and residential frontage. The unit comprises a traditional shop frontage with a recessed central door, a single sash window on the floor above and a sash dormer window within the front roof slope. The premises is listed grade 2 and is situated within a terrace of Grade II listed buildings. The site lies within the Dulwich Village Conservation Area.

- 4 To the rear of the site are some garages which are accessed from Boxall Road and the rear gardens of the flats above the 78 and 82 Village Way.

Details of proposal

- 5 Application is made for permission for alterations to the rear of the building, with an existing window being replaced by a door. A replica sash window is also proposed to the front top floor.
- 6 There are also some internal works proposed to the building but these are covered by the associated listed building consent application.

Planning history

- 7 None relevant.

Planning history of adjoining sites

- 8 None relevant.

FACTORS FOR CONSIDERATION

Main Issues

- 9 The main issues in this case are:
- a] the principle of the development in terms of land use and conformity with strategic policies.
 - b] the impact of the alterations on the appearance of the listed building and the area generally, including the conservation area.
 - c] the impact of the alterations on the amenities of the adjoining neighbouring properties.

Planning Policy

- 10 Southwark Plan 2007 [July]
3.2 Protection of Amenity
3.12 Quality of Design
3.15 Conservation of the Historic Environment
3.16 Conservation Areas
3.17 Listed Buildings
- 11 Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]
PPG15

Consultations

- 12 Site Notice:
1/8/2007
Press Notice:
9/8/2007
Internal Consultees
Conservation and Design
- Statutory and non-statutory consultees
N/A
- Neighbour consultees
60 - 64 (even) Dulwich Village
70 - 82 (even) Dulwich Village
73 - 77 (odd) Dulwich Village
- 13 Re-consultation
The proposal was revised by the applicant on 6 September removing the Class A3 (drinking and eating on the premises) element from the application. Residents were reconsulted accordingly.

Consultation replies

- 14 Internal Consultees
Conservation and Design - No objections
- Statutory and non-statutory consultees
N/A
- Neighbour consultees
- 15 72 Dulwich Village - Objects to potential increase in noise arising from music and people eating and drinking in the rear courtyard area in association with any Class A3 use. Thinks that another use attracting people to the area in the evening would

excavate the existing parking problem. There is no indication as to the location of any commercial refuse bins, seeks clarification as to where these will be located. The smoking ban would mean people would stand on the pavement smoking. Access directly from the shop to the garden would lead to a decrease in the level of security to existing residents.

16 76 Dulwich Village - Objects on the grounds of increased noise from use of the outdoor area for customers and music within the premises, as there is already noise from the street. Use of the outdoor area would compromise their security and privacy. The consumption of alcohol promotes unsociable behaviour, fears that the proposed use would draw new people into the area with no real benefit to the local community.

17 78 Dulwich Village - Objects on grounds it would compromise the security to the rear of his premises, concerned that they would be open daily from 7am to 11pm, concerned about a music licence.

18 Dulwich Estates - Objects to use of the premises for Class A3 purposes, as it would adversely impact on other property owned by the Estates.

Re-consultation

19 Dulwich Estates - Raises no objection to use of the premises for Class A1 purposes only.

PLANNING CONSIDERATIONS

Principle of development

20 The scheme as revised is now for the external alterations to the rear of the building plus a replica window to the front at roof level. A listed building application has been submitted in respect of the internal works proposed. There is no objection in principle to the replacement of an existing window with a door, or to a well detailed window replacing an existing one at roof level.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

21 The concern raised by residents was in respect of the use of the premises for Class A3 purposes involving the use of the shop and the garden for eating and the consumption of alcohol as well as the provision of musical entertainment. The applicant has withdrawn the Class A3 element from the scheme but has obtained a Class A3 license from the Council to sell alcohol for consumption on and off the premises. However, Members should note that as the application now stands, planning permission is NOT being sought for a Class A3 use.

22 It is not considered that the alteration of a window to a door would give rise to an undue loss of amenity to residents, however it is recommended that a condition be imposed preventing use of the external area by customers.

Traffic issues

23 The proposal should not give rise to additional traffic within the area. The shop is very small and the use is unlikely generate many new or substantial additional numbers of car trips.

24 Deliveries and servicing for the shop will have to take place from the road; there are no parking restrictions outside of the premises. The refuse details have not been provided. Whilst it is very likely that a delicatessen will create more waste than an antique shop, as the application now only proposes some minor external works, it

would not be appropriate to apply any conditions in this regard.

Design issues/Impact on character and setting of a listed building and or conservation area

- 25 Apart from the alterations to the window at the rear it is also proposed to replace the sash window on the top floor with a replica timber sash window. The external works would not impact negatively on the listed status of the building, and the replacement of the rotten window would improve the external facade. There is not considered to be any harm to the character and appearance of the conservation area.

Conclusion

- 26 It is not considered that the proposed works subject to conditions would give rise to any undue loss of amenity to the adjoining properties and planning permission is recommended.

COMMUNITY IMPACT STATEMENT

- 27 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 28 The proposal would make use of an existing shop unit and provide local shopping facilities to local residents.

LEAD OFFICER	Gary Rice	Head of Development Control
REPORT AUTHOR	Sonia Watson	Team Leader Development Control [tel. 020 7525 5434]
CASE FILE	TP/2292-70	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]	

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant Page & Belton Ltd
Application Type Full Planning Permission
Recommendation Grant

Reg. Number 07-AP-1144

Case Number TP/2292-70

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

External alterations to the front and rear of the premises and use as a delicatessen.

At: 80 DULWICH VILLAGE, LONDON, SE21 7AJ

In accordance with application received on 21/05/2007

and Applicant's Drawing Nos. 01, 01/1-A, 11

4 x 1 01, 01/1-A, 12, 13, 20

4 x 1 Design & Access Statement

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The external space to the rear of the premises at ground floor level shall not be used by customers at any time for any purpose other than means of escape in case of emergency.

Reason

In order to protect the amenity of the adjoining residential properties in accordance with Policy 3.2 'Protection of Amenity' of The Southwark Plan 2007.

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Policies 3.12 'Quality in Design' and 3.15 'Listed Buildings' of the The Southwark Plan, 2007.

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies 3.2, 3.12, 3.16 and 3.17 of the Southwark Plan [July 2007].

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Item	Classification	Decision Level	Date
2	OPEN	Dulwich Community Council	15/01/2008
From Head of Development Control		Title of Report DEVELOPMENT CONTROL	
Proposal (07-AP-1147) Alterations including widening of opening between the front and middle rooms, creation of doorway with rear aspect in middle room, replacing Victorian sash window, replace rotten sash window in top floor room with replica window and additional repairs.		80 DULWICH VILLAGE LONDON, SE21 7AJ	

PURPOSE

- 1 This application is for consideration of the Dulwich Community Council at the request of Members.

RECOMMENDATION

- 2 Grant listed building consent.

BACKGROUND

Site location and description

- 3 The premises is a small mid terrace unit on a mixed commercial and residential frontage. The unit comprises a traditional shop frontage with a recessed central door, a single sash window on the floor above and a sash dormer window within the front roof slope. The premises is listed grade 2 and situated within a terrace of Grade II listed buildings. The site lies within the Dulwich Village Conservation Area.

- 4 To the rear of the site are some garages which are accessed from Boxall Road and the rear gardens of the flats above the 78 and 82 Village Way.

Details of proposal

- 5 Listed Building Consent is sought for alterations to the interior of the building which include widening the gap between the two ground floor rooms from 760 mm to 1300mm, creating a through room. It is also proposed to change the existing window at the rear into a door and to replace the existing top floor sash window with an identical sash window.

Planning history

- 6 None relevant.

Planning history of adjoining sites

- 7 None relevant.

FACTORS FOR CONSIDERATION

Main Issues

- 8 The main issues in this case are:
- a] the principle of the development in terms of its impact upon this Grade II listed building.

Planning Policy

- 9 Southwark Plan 2007
3.17 Listed Buildings

Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]

PPG 15

Consultations

- 10 Site Notice:
1/8/2007
Press Notice:
2/8/2007
- 11 Internal Consultees
Conservation and Design
- 12 Neighbour consultees
60 - 64 (even) Dulwich Village
70 - 82 (even) Dulwich Village
73 - 77 (odd) Dulwich Village

Consultation replies

- 13 Internal Consultees
Conservation and Design
No objections to the proposed internal opening-widening or to the new rear doorway, subject to an appropriate condition in respect of detailing. Officers also comment that the window to the top floor should match the glazing details of the window to be replaced and an appropriate condition is suggested.
- 14 Neighbour consultees
76 Dulwich Village - Objects on the grounds of increased noise from use of the outdoor area for customers and music within the premises, as there is already noise from the street. Use of the outdoor area would compromise their security and privacy. The consumption of alcohol promotes unsociable behaviour, fears that the proposed use would draw new people into the area with no real benefit to the local community.

Re-consultation

N/A

PLANNING CONSIDERATIONS

Principle of development

- 15 It is not considered that the proposed alterations would compromise the integrity of the building and no objections are raised in principle to the proposed alterations.

Impact of proposed development on amenity of adjoining occupiers and

surrounding area

- 16 A condition has been imposed on the associated planning application preventing use of the external area by customers.

Impact on character and setting of a listed building and/or conservation area

- 17 The proposed alterations are of a relatively minor nature and would not impact negatively upon the special interest of the building or the character and appearance of the conservation area. The repair of the first floor window would improve the appearance of the building on the streets scene and the conservation area.

Conclusion

- 18 The proposed internal and external alterations proposed to the listed building are considered to be acceptable and would improve the external appearance of the building.

COMMUNITY IMPACT STATEMENT

- 19 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 20 The proposed works would repair the existing fabric of the building and the alterations would enable the premises to continue to be used as a shop without compromising the quality of this historic building.

LEAD OFFICER	Gary Rice	Head of Development Control
REPORT AUTHOR	Sonia Watson	Team Leader Development Control [tel. 020 7525 5434]
CASE FILE	TP/2292-70	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]	

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant Page & Belton Ltd
Application Type Listed Building Consent
Recommendation Grant

Reg. Number 07-AP-1147

Case Number TP/2292-70

Draft of Decision Notice

Listed Building CONSENT was given to carry out the following works:

Alterations including widening of opening between the front and middle rooms, creation of doorway with rear aspect in middle room, replacing Victorian sash window, replace rotten sash window in top floor room with replica window and additional repairs

At: 80 DULWICH VILLAGE, LONDON, SE21 7AJ

In accordance with application received on 21/05/2007

and Applicant's Drawing Nos. 01, 01/1-A, 11, 12, 13, 20
Photos

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

- 2 All new internal and external works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.12 Quality in Design; 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan - July 2007.

Item Number 3	Classification OPEN	Decision Level DULWICH COMMUNITY COUNCIL	Date 15/01/2008
From Head of Development Control		Title of Report DEVELOPMENT CONTROL	
Proposal Various applications for approval of reserved matters regarding an alternative facing material (Condition 3), refuse storage (Condition 5), means of boundary enclosure (Condition 7), tree protection (Condition 10) and foundation design (Condition 11), following the Outline approval for the demolition of existing buildings and construction of a 4 storey block of 14 flats plus basement parking with vehicular access from Sydenham Hill [03-AP-1093].		Address 19, 21 & 23 SYDENHAM HILL, LONDON, SE26 6SH Ward College	
Application Start Date Various		Application Expiry Date Various	

PURPOSE

- 1 To consider the above application. This application is presented for determination by Dulwich Community Council given the site history and at the request of Members.

RECOMMENDATION

- 2 Approve Reserved Matters.

BACKGROUND

Site location and description

- 3 The application site is located on the west side of Sydenham Hill and had contained 3 dwellinghouses (2 x 2-storey semi-detached dwellings and 1 x 2-storey detached house), which have been demolished. Sydenham Hill marks the boundary of Southwark, with properties on the east side of the road falling within the borough of Lewisham.
- 4 To the rear and northwest of the site is a development of townhouses (Chestnut Place); the access road to these houses runs along the northern boundary of the application site. On the opposite side of the access road to these houses (to the north of the application site) is the Rockhill Reservoir pumping station, and to the south and east are dwellinghouses. The character of the surrounding area is predominantly residential consisting of single dwellinghouses and purpose-built residential blocks of varied designs.
- 5 The site is naturally sloping, falling away from Sydenham Hill down to its lowest point in the south west of the application site.
- 6 The site is in proximity to the Dulwich Wood Conservation Area, which runs to the north and west of Chestnut Place. The residential property opposite (which falls within

Lewisham) is a listed building.

- 7 There is a mature oak tree within the north-eastern part of the site, this is subject to a Tree Preservation Order.

Details of proposal

- 8 This report covers five (5) separate Approval of Detail applications relating to the Outline approval for the demolition of existing buildings and construction of a 4 storey block of 14 flats plus basement parking with vehicular access from Sydenham Hill [03-AP-1093]. The individual applications are detailed below:
 - 9 Condition 3 regarding facing material [07-AP-2606]
The appeal to the Planning Inspectorate [05-AP-1324] for non-determination allowed the release of Condition 3 (see below for more details). Subsequently, some of the bricks were difficult to obtain and a further Approval of Details application allowed a variation to the samples [07-AP-1622]. Now, the applicant has had difficulty sourcing the cladding material approved by the Planning Inspectorate and seek approval of an alternative material subject to this application, being either Marley Eternit 'Light Hardwood' or Prodema Lignum 'Amber'.
 - 10 Condition 5 regarding refuse storage [06-AP-2346]
The appeal to the Planning Inspectorate [05-AP-1324] for non-determination refused the release of Condition 5 (see below for more details). The proposed bin storage area is proposed to be located beside the main pedestrian access to Sydenham Hill Road, and measures 4305mm by 2800mm in area, with black wrought-iron railings of 1200mm high enclosing the area. The new refuse area will provide housing for 3 x 1100L refuse bins and 3 x 240L recycling bins. The refuse and recycling area will result in the requirement to provide a 1.5m wide dropped kerb for ease of bin collection.
 - 11 Condition 7 regarding boundary enclosures [07-AP-2131]
The Planning Inspectorate shared Council's concern about the proposed boundary treatment causing concerns with vehicular and pedestrian safety, due mainly to poor sightlines with vehicles exiting the basement car parking area. The proposed boundary treatment would comprise of a 1.8m high close boarded fence along the western and most of the northern boundaries, with the northeast corner and the entire eastern boundary will have wrought-iron railings erected to a height of 1.2m. The southern boundary will see the existing 1.5m high railings retained.
 - 12 Condition 10 regarding tree protection methodology [07-AP-2132]
The applicant has commissioned an Arboricultural Report (prepared by Barrell Tree Consultancy) dated 22 May 2007, and subsequent Report (prepared by Arborecology Environmental Arboriculture) dated post meeting on 5 July 2007. The two documents provide methodology to ensure the health and vitality of the protected mature Oak tree within the site.
 - 13 Condition 11 regarding foundation design [07-AP-2133]
The two Arboricultural Reports detailed above also provide detail foundation design which may have impact on said protected Oak.

Planning history

- 14 Outline planning permission was **granted** [03-AP-0354] in April 2003 for 12 flats in a 3 storey building.
- 15 Outline planning permission was **granted** [03-AP-1093] in February 2004 for

demolition of existing houses and construction of a 4 storey block of 14 flats plus basement parking with vehicular access from Sydenham Hill. Consideration was given in the outline application to the access to the site and siting of the building, with design, external appearance and landscaping kept as Reserved Matters, although elevation drawings showing traditional and contemporary designs were submitted for indicative purposes.

- 16 Application **refused** [05-AP-0176] in March 2005 for partial discharge of Condition 1 (reserved matters on design and external appearance) and full discharge of Condition 2 (details of new building) ['traditional design']. The reasons for refusal were: 1) application invalid as application site boundary different from outline approval; 2) unsatisfactory design as the traditional design lacked accurate and appropriate detailing for the chosen Georgian architectural style; 3) the unsatisfactory presentation of the traditional design would impact on the setting of the nearby conservation area; 4) the proposal did not address Lifetime Homes Standards; and 5) inadequate car parking and vehicular access.
- 17 Application was also **refused** [05-AP-0179] in March 2005 for partial discharge of Condition 1 (reserved matters on design and external appearance) and full discharge of Condition 2 (details of new building) ['contemporary design']. The reasons for refusal were: 1) application invalid as application site boundary different from outline approval; 2) unsatisfactory design as the contemporary design is bland, bulky and does not respond to the suburban context; 3) the unsatisfactory presentation of the contemporary design would impact on the setting of the nearby conservation area; 4) lack of suitable provision for refuse or bicycle storage; 5) proposal did not address Lifetime Homes Standards; 5) inadequate car parking and vehicular access; and 6) location and extent of roof terraces would result in privacy/overlooking impacts to 1 and 2 Chestnut Place and 17 Sydenham Hill, to the detriment of residential amenity.
- 18 An appeal against the non-determination of application 05-AP-1324 was **partly allowed** and **partly dismissed** dated September 2006, for the approval of Reserved Matters (condition 1) regarding the design, external appearance and landscaping, and approval of details pursuant to conditions 2 (sections and elevations), 3 (materials), 4 (measured site survey), 5 (refuse storage), 6 (storage of cycles), 7 (boundary enclosures), 8 (soil survey and investigation), 9 (landscaping), 10 (tree protection) and 11 (foundation design), of the approval [03-AP-1093] dated February 2004 for the demolition of existing buildings and construction of a 4 storey block of 14 flats plus basement parking with vehicular access from Sydenham Hill (outline application).
- 19 Conditions Nos. 3 (facing and roofing materials), 4 (measured site survey), 6 (cycle storage), 8 (soil survey and investigation) and 9 (landscaping) were **granted**.
- 20 Conditions Nos. 1 (reserved matters regarding the design, external appearance and landscaping), 2 (sections and elevations), 5 (refuse storage), 7 (boundary treatment), 10 (tree protection) and 11 (foundation design) were **refused**.
- 21 Application was **granted** [06-AP-2236] in May 2007 for approval of reserved matters regarding the design, external appearance and landscaping (Condition 1), and condition regarding sections and elevations (Condition 2), following the Outline approval for the demolition of existing buildings and construction of a 4 storey block of 14 flats plus basement parking with vehicular access from Sydenham Hill [03-AP-1093].
- 22 Application was **granted** [07-AP-1622] in August 2007 for for partial release of condition relating to approval of materials (Condition 3), following the Outline approval for the demolition of existing buildings and construction of a 4 storey block of 14 flats plus basement parking with vehicular access from Sydenham Hill [03-AP-1093].

Planning history of adjoining sites

23 None relevant

FACTORS FOR CONSIDERATION

Main Issues

24 The main issues in this case are:

a] the principle of the development in terms of land use and conformity with strategic policies.

b] the aesthetic appearance of the development.

c] the impact of the detailed design on the amenity of neighbouring residents.

Planning Policy

25 Southwark Plan 2007 [July]

3.1 'Environmental Effects'

3.2 'Protection of Amenity'

3.7 'Waste Reduction'

3.12 'Quality in Design'

4.2 'Quality of Residential Accommodation'

5.3 'Walking and Cycling'

SPG 'Residential Design Standards'

Consultations

26 Site Notice:

7 February 2007

27 Press Notice:

N/A

28 Internal Consultees

Arboricultural Team
Design and Conservation
Waste Management
Transportation Team

29 Statutory and non-statutory consultees

London Borough of Lewisham

30 Neighbour consultees

Refer to consultee list in Acolaid

31 Re-consultation

N/A

Consultation replies

32 Internal Consultees

Arboricultural Team - satisfied that the submitted Arboricultural Reports and remedial works undertaken would ensure the continued health and vitality of the retained vegetation, in particular the protected mature Oak.

Design and Conservation - considers that the proposed new cladding material does not differ significantly from that approved under the Planning Inspectorate decision.

Waste Management - considers that the provision for refuse and recycling is adequate and access is appropriate.

Transportation Team - is satisfied that the boundary treatment now proposed would allow sufficient sightlines, ensuring pedestrian and vehicular safety. Also supports the new cross-over to access the bin storage area.

33 Statutory and non-statutory consultees

London Borough of Lewisham - no objections

34 Neighbour consultees

1 Chestnut Place - concerned over the height of the development and of the boarded fence. There should be restricted car parking along the Sydenham Hill Road frontage. The refuse provision is adequate.

PLANNING CONSIDERATIONS

Principle of development

- 28 The granting of outline permission has established in principle the siting, scale and massing of the building, the density of residential development, the access (including sightlines), and the level of on-site parking provision 03-AP-1093. The principle of a contemporary design has also been accepted as this did not constitute a ground on which the Planning Committee decided to defend the appeal against non-determination of application 05-AP-1324.

Materials

- 29 The appeal Inspector considered the materials submitted as part of application 05-AP-1324 to be acceptable. In addition, the principle of a contemporary design was not objected to by the Council in defending the appeal.

- 30 The materials approved were:

- Westbrick Staffordshire Blue Brindle Smooth
- Brunswick Yellow Multi
- Cattybrook Brunswick Yellow Multi
- Prodema Cladding Sienna
- Forticrete Portland Cast Stone

- 31 Subsequently there was difficulty in obtaining some of the approved bricks, and the applicant therefore obtained further planning permission for the Approval of Details

[07-AP-1622] for alternative bricks, being:

- Minster Sandstone Mixture
- Minster Rainworth Blend

32 The applicant now has difficulty obtaining the cladding material approved (Prodema Cladding Sienna). The applicant is now seeking approval of an alternative material subject to this application, being either Marley Eternit 'Light Hardwood' or Prodema Lignum 'Amber'.

33 Councils Design and Conservation Team have been consulted regarding this change of material, and consider that both materials would be suitable and result in a loss of amenity or poor design. However, the Prodema Lignum 'Amber' would be the preferred option as it would provide more contrast with the bricks.

Refuse Storage

34 The proposed bin storage area is proposed to be located beside the main pedestrian access to Sydenham Hill Road, and measures 4305mm by 2800mm in area, with black wrought-iron railings of 1200mm high enclosing the area. The new refuse area will provide housing for 3 x 1100L refuse bins and 3 x 240L recycling bins. The refuse and recycling area will result in the requirement to provide a 1.5m wide dropped kerb for ease of bin collection.

35 The appeal Inspector did have concerns relating to the collection of the refuse and the requirement to have a new dropped kerb installed, and its highway safety implications.

36 As discussed, the Transportation Team have assessed the proposed location and size of the dropped kerb, and are satisfied that this would not cause any highway safety implications.

37 Further, the Waste Management Team has viewed the layout of the proposed refuse / recycling enclosure and access, and are satisfied that it would meet the needs of future occupiers of the site whilst avoiding creating any pedestrian or vehicular safety implications.

Boundary Treatment

38 The appeal Inspector, within his report, had concerns regarding the height of the boundary enclosure, particularly along the Sydenham Hill frontage, as this could adversely affect pedestrian and highway visibility for vehicles exiting the site.

39 As a result, the applicant has proposed to install wrought-iron railings to a height of 1.2m along the entire eastern boundary (Sydenham Hill) and to the northeast boundary corner. The remainder of the northern boundary would see the erection of a 1.8m high close boarded fence, as would the western boundary. The southern boundary will see the existing 1.5m high railings retained.

40 Council's Transportation Team have assessed the boundary treatment, as discussed, and are of the opinion that the new fencing arrangement would not pose a threat to pedestrian or vehicular safety, as it would allow for suitable sightlines for vehicles exiting the site.

Tree Protection (including Foundation Design)

41 The outline planning approval [03-AP1093] required appropriate tree protection, notwithstanding the protected TPO tree (being the mature Oak). Assessment and methodology had previously not been forthcoming. Therefore, the appeal Inspector

was of the correct opinion that there remained considerable risk to the health and long term survival of the trees.

42 The applicant has since commissioned an Arboricultural Report (prepared by Barrell Tree Consultancy) dated 22 May 2007, and subsequent Report (prepared by Arborecology Environmental Arboriculture) dated post meeting on 5 July 2007. The two documents provide methodology to ensure the health and vitality of the protected mature Oak tree within the site.

43 As mentioned, Council's Arboricultural Officer has assessed the methodology and implementation of the Arboricultural Reports, and is satisfied that the health and vitality of the retained vegetation is maintained.

Other matters

44 There are no other matters for consideration.

Conclusion

45 Overall, for the aforementioned reasons, it is considered that the submitted information is satisfactory and therefore the release of the various Approval of Details should be granted.

COMMUNITY IMPACT STATEMENT

46 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

47 There are no sustainable development implications.

LEAD OFFICER	Gary Rice	Head of Development Control
REPORT AUTHOR	Fennel Mason	Planning Officer [tel. 020 7525 5470]
CASE FILE	TP/2345-19	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]	

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Skillcrest Homes Ltd	Reg. Number	06-AP-2346
Application Type	Approval of Details - Article 21 GDPO	Case	TP/2345-19
Recommendation	Grant	Number	

Draft of Decision Notice

Approval has been GIVEN for the following details:

Approval of conditions regarding the refuse storage (Condition 5), following the Outline approval for the demolition of existing buildings and construction of a 4 storey block of 14 flats plus basement parking with vehicular access from Sydenham Hill [03-AP-1093].

At: 19, 21 & 23 SYDENHAM HILL, LONDON, SE26 6SH

In accordance with application received on 04/12/2006

and Applicant's Drawing Nos. Plan 08 Rev B

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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