

# Planning Sub-Committee A

Tuesday 16 November 2021

6.30 pm

G02, Ground floor, 160 Tooley Street, London SE1 2QH

## Supplemental Agenda No. 1

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6.	Development management items	1 - 62

#### **TABLED ITEMS**

Members pack and addendum report

<b>Item No:</b> 6.1 & 6.2	<b>Classification:</b> Open	<b>Date:</b> 16 November 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>		Goose Green & North Walworth	
<b>From:</b>		Director of Planning and Growth	

## PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the stated recommendation.

## RECOMMENDATION

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

## FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

**Item 6.1: 20/AP/3460 & 20/AP/3461 - 33 East Dulwich Grove, London, Southwark, SE22 8PW**

### Revised site map

4. The map attached to the Officers' Report identifying the site does not include the rear open space. The full extent of the site was shown in the applications' site plans, is illustrated within the body of the Officers' report (see paragraph 6) and is as below:

- (a) The London Plan is incorrectly identified as dated 2016 in paragraphs 23 and 26 of the Officers' Report, and should be referred to as the London Plan (2021).
- (b) The NPPF is incorrectly identified as dated 2019 in paragraph 25 of the Officers' Report, and should be referred to as the NPPF (2021).
- (c) Paragraph 78 on the impact of the proposed development of amenity should read as follows:

“The proposal does not include any external extensions and therefore there will be **no** loss of daylight, sunlight or a sense of enclosure to adjoining properties.”

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- (e) Paragraph 127 concludes with the recommendation and reference to the permission being granted subject to – ‘*the timely completion of a unilateral agreement for highway works*’. This is deleted as the S278 is included as Condition 10 of the draft planning consent.

## **Clarification on transportation matters specifically the low traffic neighbourhood**

### **Dulwich Low Traffic Neighbourhood (LTN)**

5. The proposed nursery building has no on site car parking and none is proposed as a part of the change of use proposals.
6. Members raised concerns about the displacement of traffic as part the LTN proposals.
7. The data and feedback collected and analysed as part of the Dulwich Streetspace review allows us to draw some indicative conclusions about where the scheme has achieved its set objectives and monitoring criteria and also where further work and amendments are required to ensure the scheme works for the community. Traffic data must be considered in the context of Covid-19 pandemic and that the results are indicative. Southwark Council Highway officers are currently reviewing the traffic data undertaken for October 2021 and will make and this data and feedback will be made available on Southwark’s Council’s website.

### **Existing Parking Demand**

8. The site is located within the East Dulwich CPZ which was implemented in September 2020. The CPZ operates Monday through Friday between 8.30am and 6.30pm with most parking bays restricted to permit holders only and some bays available for paid parking or blue badge holders.
9. Southwark Council requested that surveys be undertaken to ascertain the availability of on street parking within a 200 metre walk distance of the site.
10. The surveys were undertaken on Thursday 11 February 2021 with a count of vehicles parked on street starting at 8:00am and a second from 5:00pm. The survey was undertaken whilst lockdown restrictions were in place, prior to schools opening, which should mean that results are robust as most residents would be home. The scope of this survey was agreed with officers.
11. The surveys show that demand for on street parking is higher during the morning peak hour. Within 200 metres walk of the site, the survey shows that there were 6 spaces available in shared resident/pay by phone

parking bays, 44 spaces in resident permit bays, and a further 21 spaces available in loading bays, disabled parking bays and other marked bays that are not generally free for anyone to use for parking.

## Revised Condition

12. Condition 7 of the draft Planning Permission has been revised to state: Notwithstanding the provisions in the Town and Country Planning (Use Classes) Order 1987 and any associated provisions in the Town and Country Planning (General Permitted Development) (England) Order 2015 (including any amendment or re-enactment of those Orders), the use shall be limited to Class **E(f)** Creche, day nursery or day centre (not including a residential use) only.

The change of use shall not include the following:

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
  - **E(c)(i)** Financial services,
  - **E(c)(ii)** Professional services (other than health or medical services), or
  - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
  - **E(g)(i)** Offices to carry out any operational or administrative functions,
  - **E(g)(ii)** Research and development of products or processes
  - **E(g)(iii)** Industrial processes

### Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity and for the proper planning of the area in accordance with the National Planning Policy Framework 2021, Saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011)

## Further letter of objection

13. A letter of objection was received on 14 November 2021, reiterating an earlier letter of objection made by the same neighbouring premises and agents working on their behalf. No new reasons for objection are

therefore raised and the matters are addressed within the Officers' Report.

## **Item 6.2: 21/AP/3140 - Richmond House Kingston Estate, East Street, London, Southwark, SE17 2DU**

### Additional consultation responses received

14. Since the committee report was published 3 additional consultation responses have been received. The objections raise the following material planning considerations:
  - Density
  - Loss of open space
  - Character / design
  - Ecology
  - Anti-social behaviour
  - Construction impacts
  - Separation distances
  - Daylight and sunlight

These matters have been addressed in the main committee report.

15. A petition has been received signed by 87 residents objecting to building on the Kingston Estate.
16. A letter from Sian Berry Green Party Member of the London Assembly was received on 11 November 2021 highlighting residents' concerns relating to daylight and sunlight, loss of green space and trees and privacy and separation distances. These matters have been addressed in the main committee report.

### Corrections and clarifications on the main report

17. The table in Paragraph 61 of the main report sets out the results of the daylight and sunlight assessment on Everett House. The total number of windows and rooms identified within the table includes all room types. Bathrooms were not assessed in terms of Vertical Sky Component (VSC) or No Sky Line (NSL) as they are non-habitable rooms that are not required to be assessed under BRE guidance. This does not change the number of windows and rooms that fail to meet BRE guidance. For clarity, the table is presented again below with the total number of windows and rooms only including habitable rooms:

Vertical Sky Component					
Window					
Total	Pass	BRE compliant (%)	20-30% loss	31-40% loss	40%+ loss
62	41	66%	10	6	5
No Sky Line (NSL)					
Total	Pass	BRE compliant (%)	20-30% loss	31-40% loss	40%+ loss
53	49	92%	2	0	2

18. Paragraph 62 is corrected to conclude that overall 92% of rooms would comply with BRE guidance in terms of daylight distribution (NSL).

### Additional information

19. It is unlikely that it would be possible for the allotments to the east of Everett House to be retained in their current state during the construction phase. A decision has not yet been made Housing as to whether the allotments would be removed or relocated during the construction phase. The allotments would be reinstated in the same location after construction.
20. Although it is not a material planning consideration, it is noted that Housing are starting consultations with residents on door entry systems to respond to anti-social behaviour.
21. A site visit was undertaken by committee members and planning officers in preparation for the committee meeting.

### **Conclusion of the Director of Planning and Growth**

22. Having taken into account the additional consultation responses, and other additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions and completion of a unilateral undertaking.

### **BACKGROUND DOCUMENTS**

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

# Welcome to Southwark Planning Sub-Committee A

16 November 2021 –Evening Session

## ITEM 6.1 20AP3460 & 20AP3461 33 East Dulwich Grove

## ITEM 6.2 21AP3140 Richmond House, Kingston Estate, East Street



Councillor Kath Whittam (Chair)



Councillor Adele Morris (Vice Chair)



Councillor Richard Leeming



Councillor Sunil Chopra



Councillor Maggie Browning



Councillor Martin Seaton



Councillor Jane Salmon

### Reserves

Councillor Anood Al-Samerai

Councillor Peter Babudu

Councillor Renata Hamvas

Councillor Victoria Olisa

Councillor Paul Fleming





# Item 7.1 -20AP3460 & 20AP3461

## 33 East Dulwich Grove

### **20/AP/3460 - PLANNING APPLICATION**

Change of use of the Former Dulwich Constitutional Club (Sui Generis) into a Children's Day Nursery (Class E) with exterior alterations to the existing listed building and associated works

And

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### **20/AP/3461 - LISTED BUILDING CONSENT APPLICATION**

Interior and exterior alterations to the existing listed building, landscaping and associated works related to the change of use.

# SITE LOCATION PLAN



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# AERIAL VIEW OF SITE 1



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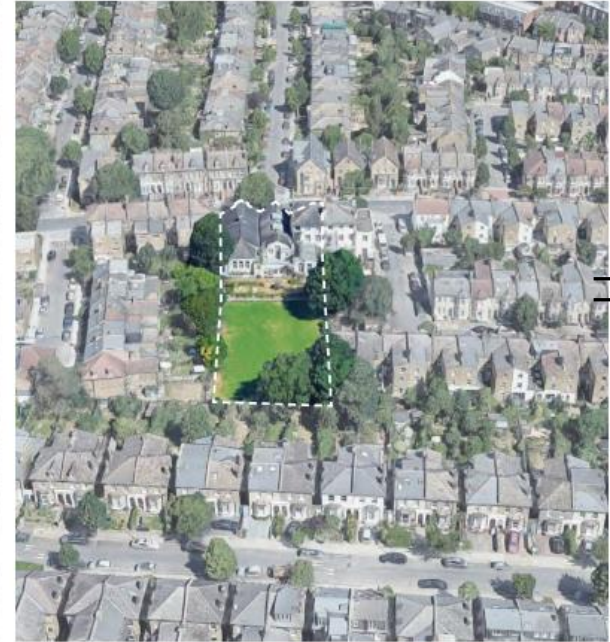
# AERIAL VIEW OF SITE 2



North Side



East Side



South Side

# EXISTING BUILDINGS



East Building    Central Building    West Building

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# EXISTING STREET ELEVATION



13

# EXISTING REAR ELEVATION



14



# FORMER MEMBERS' CLUB – SUI GENERIS





# PROPOSAL – CHILDREN’S DAY NURSERY

- Spaces for up to 195 children
- Babies, toddlers and pre-school – layout shows 63, 76, 48 (8 flexible)
- Children on-site between 7am and 7pm, Monday to Friday
- Full-day sessions, with standard hours 8am to 6pm
- Open 51 weeks of the year, excluding bank holidays
- Occasional family events during the week and at week-ends
- 46 full time staff and 5 part time staff
- Follow statutory guidance on educators: children ratios (1:3, 1:4, 1:8)

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# PUBLICITY

Neighbours notified through letters	Support	Neutral	Objection
143	13	0	139

Two rounds of public consultations – December 2020 and July 2021

## Summary of contributions

- Scope and level of publicity coverage / consultation
- Loss of community facility – against principle of development
- Design alterations fail to preserve special character including overdevelopment of the site
- Transport impacts relating to increased traffic and parking issues
- Pedestrian safety during drop-off times
- Impact upon air quality/pollution from increased traffic
- Loss of bowling green replaced by children's play space
- Noise disturbance arising from proposed use

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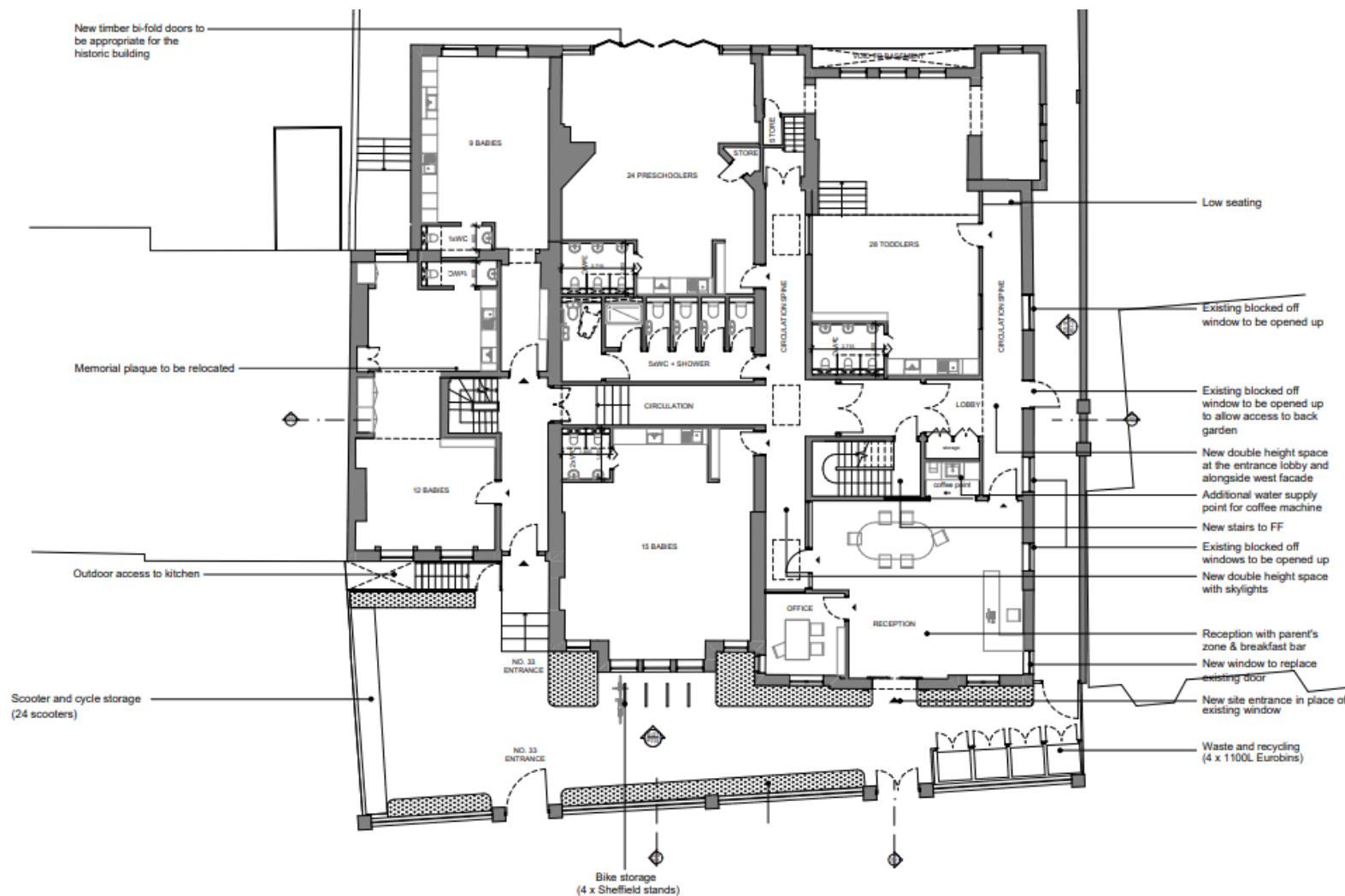
# USE CLASSES ORDER – Schedule 2, Part A

## Class E. Commercial, Business and Service

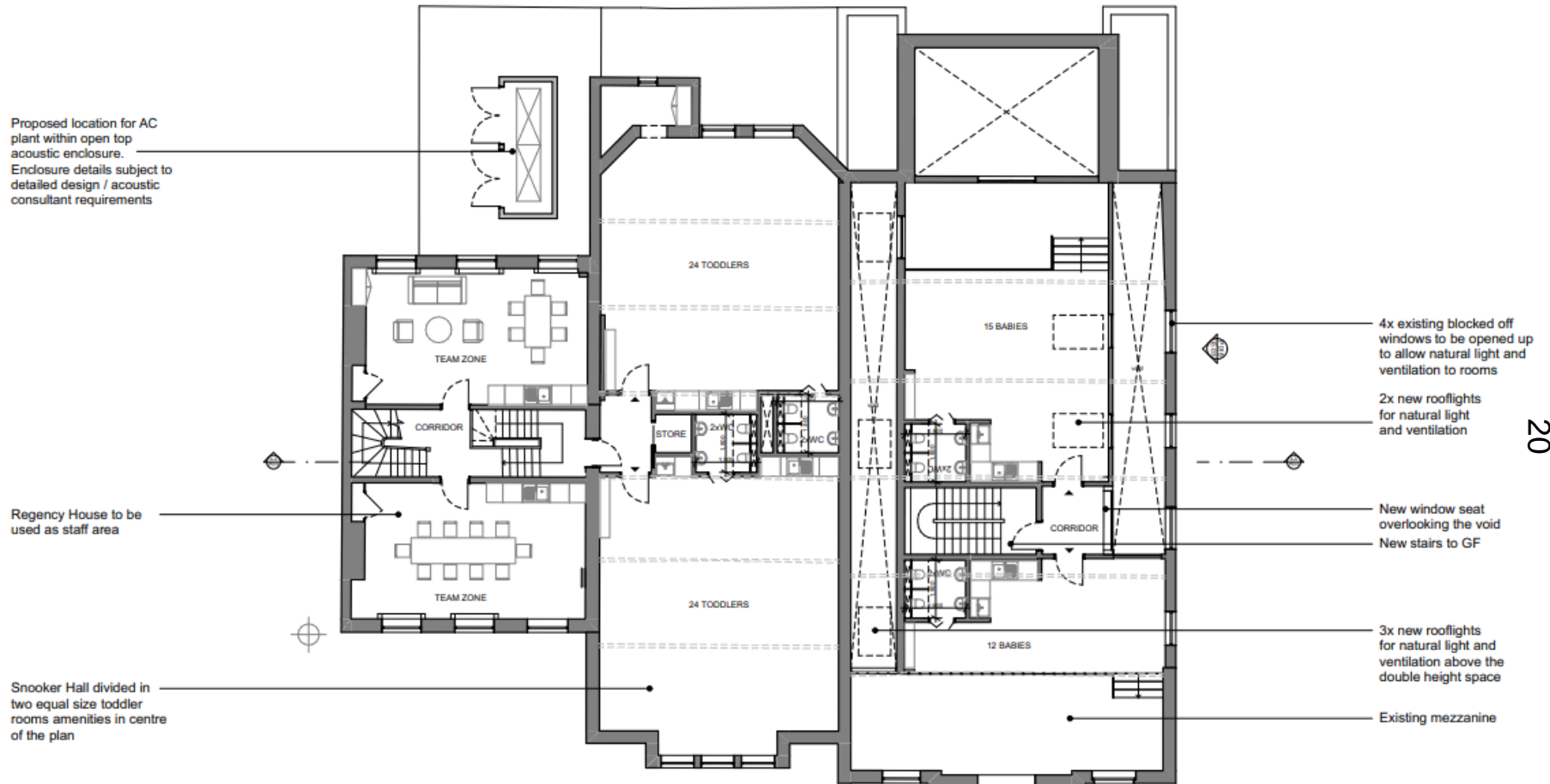
Use, or part use, for all or any of the following purposes—

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public—
  - (i) financial services,
  - (ii) professional services (other than health or medical services), or
  - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for—
  - (i) an office to carry out any operational or administrative functions,
  - (ii) the research and development of products or processes, or
  - (iii) any industrial process,being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

# PROPOSED LAYOUT – GROUND FLOOR



# PROPOSED LAYOUT – FIRST FLOOR



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# AMENITY - EXISTING FLANK



21

# AMENITY - PROPOSED FLANK



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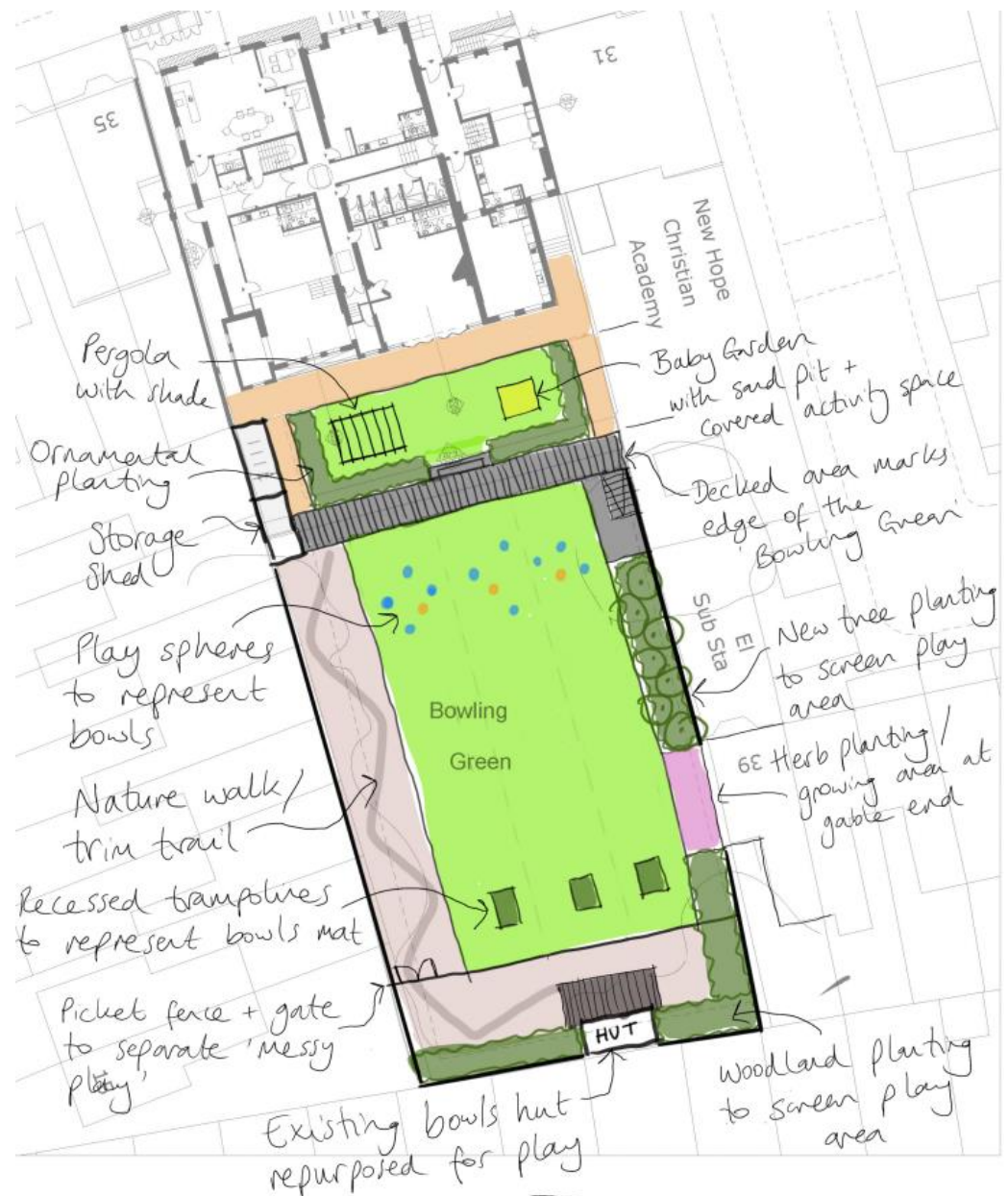


# AMENITY – REAR GARDEN





# PROPOSED LANDSCAPE SKETCH



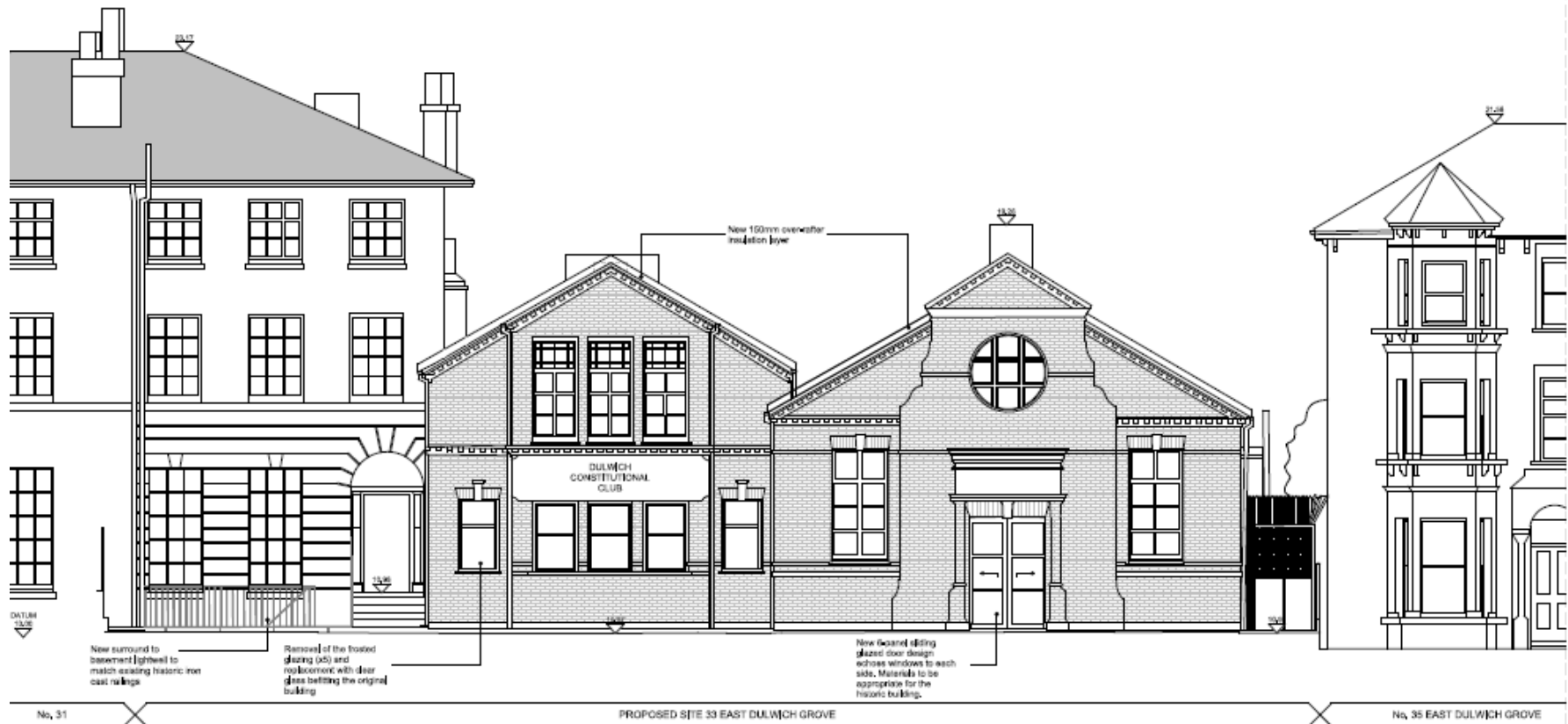
# PARKING AND LTN



# TOWNSCAPE AND LISTED BUILDINGS



# PROPOSED FRONT ELEVATION



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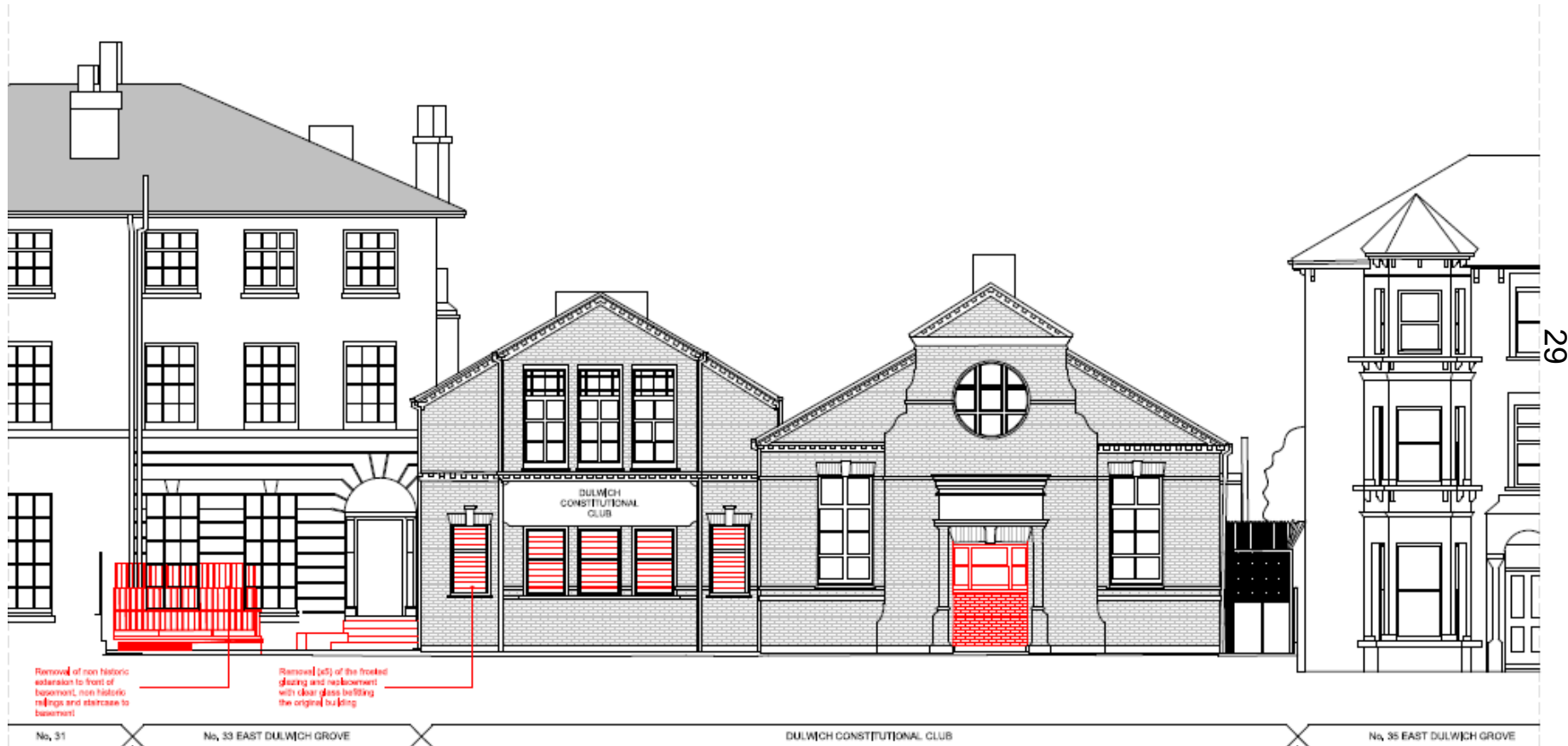


# CHANGES



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# PROPOSED DEMOLITION - FRONT



# PROPOSED DEMOLITION - REAR



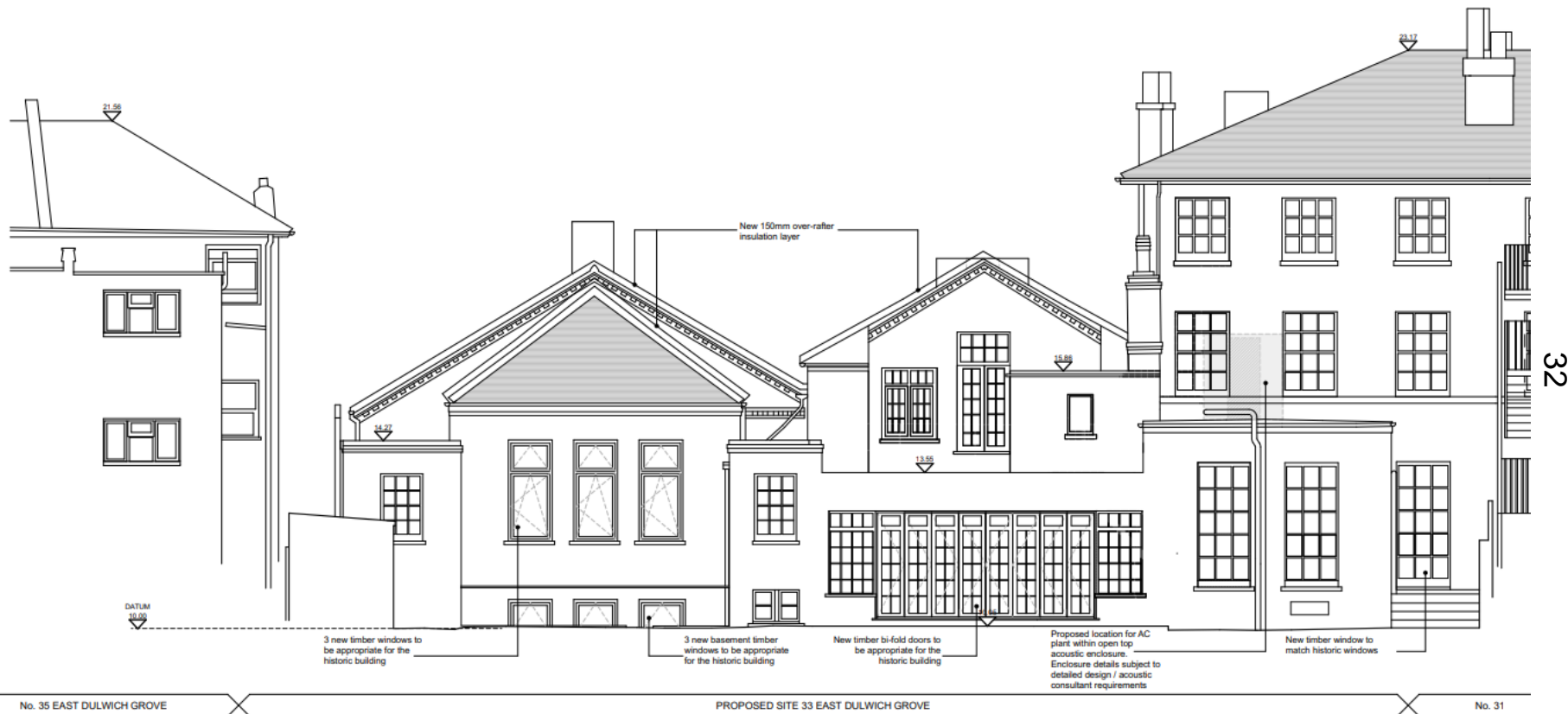


# CHANGES





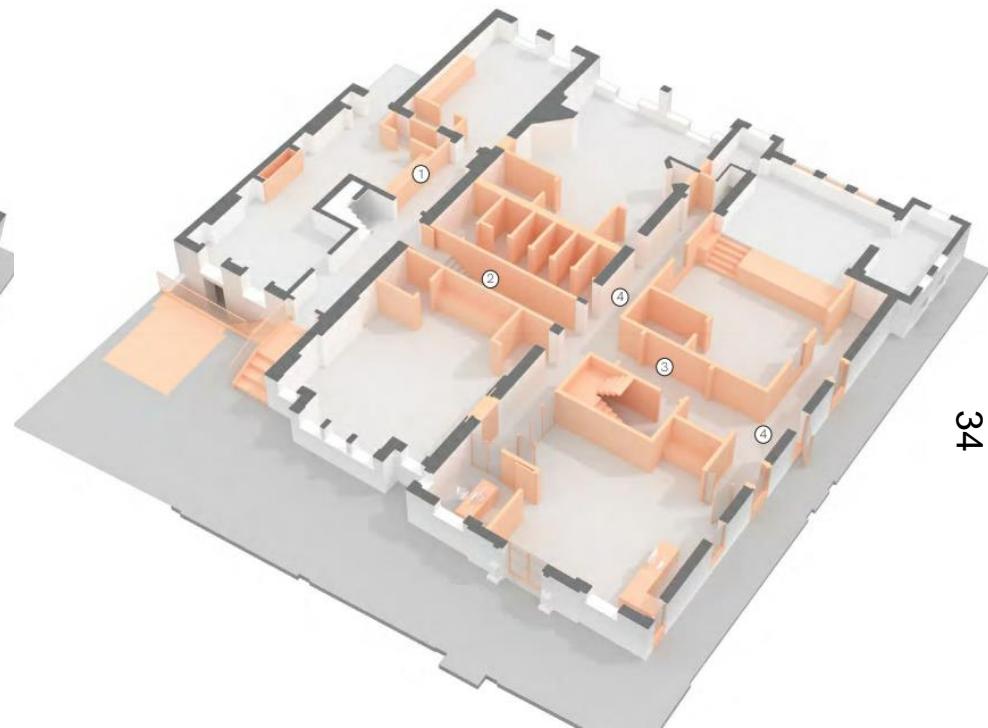
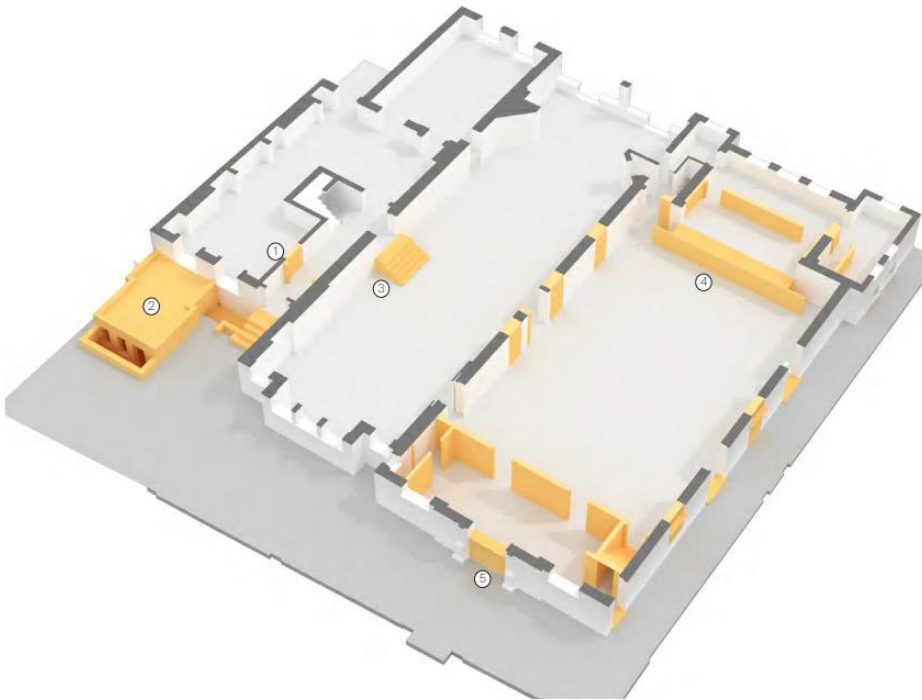
# PROPOSED REAR ELEVATION



# PROPOSED DEMOLITION - FLANK

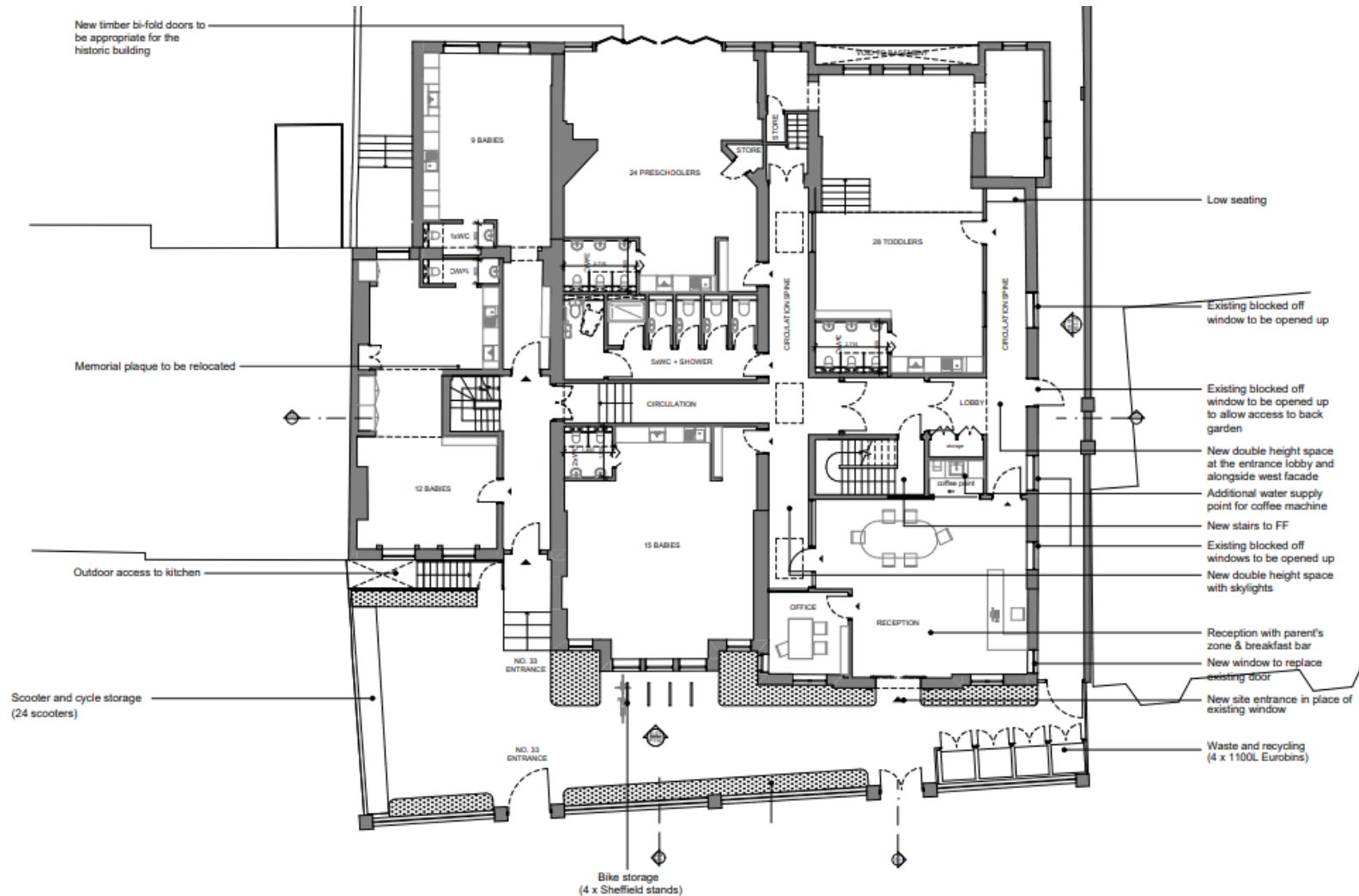


# Ground floor changes

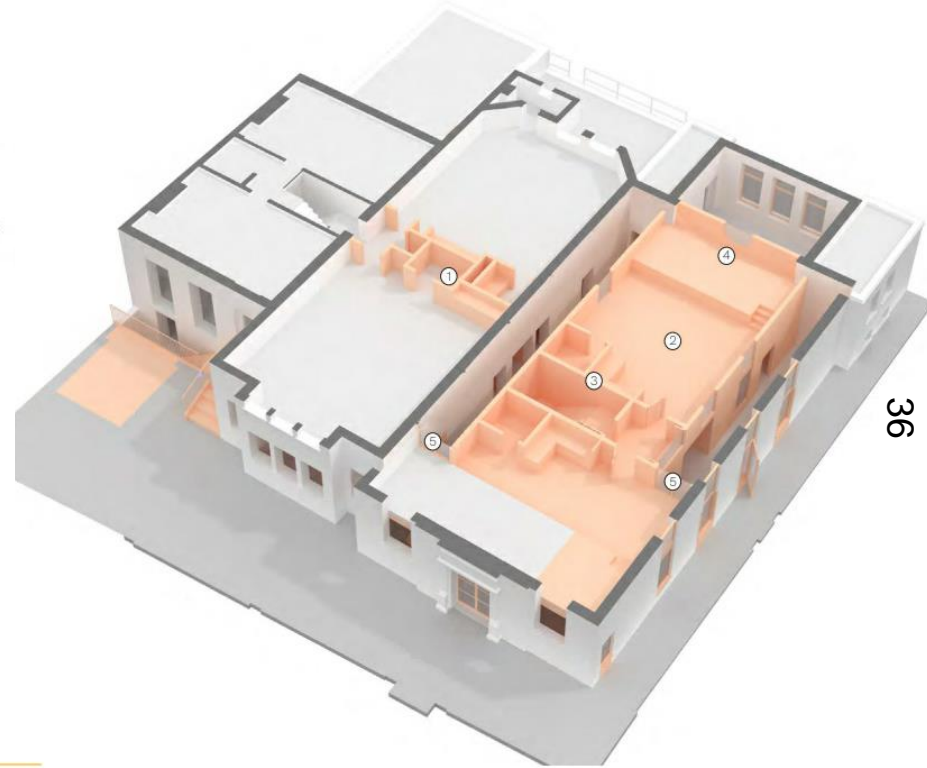
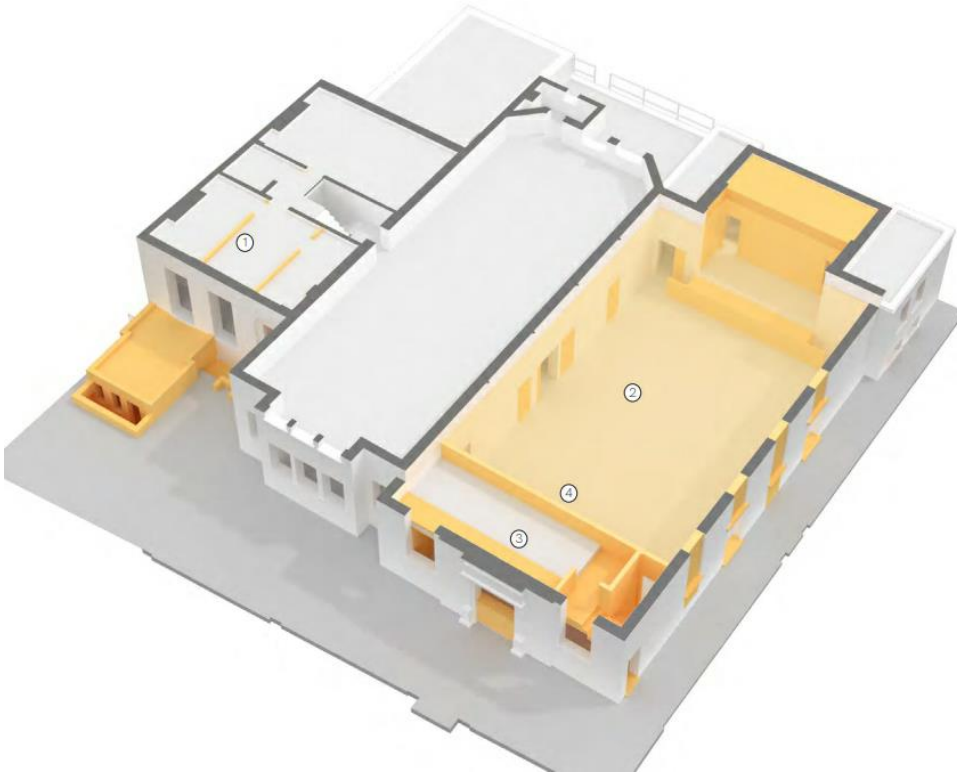


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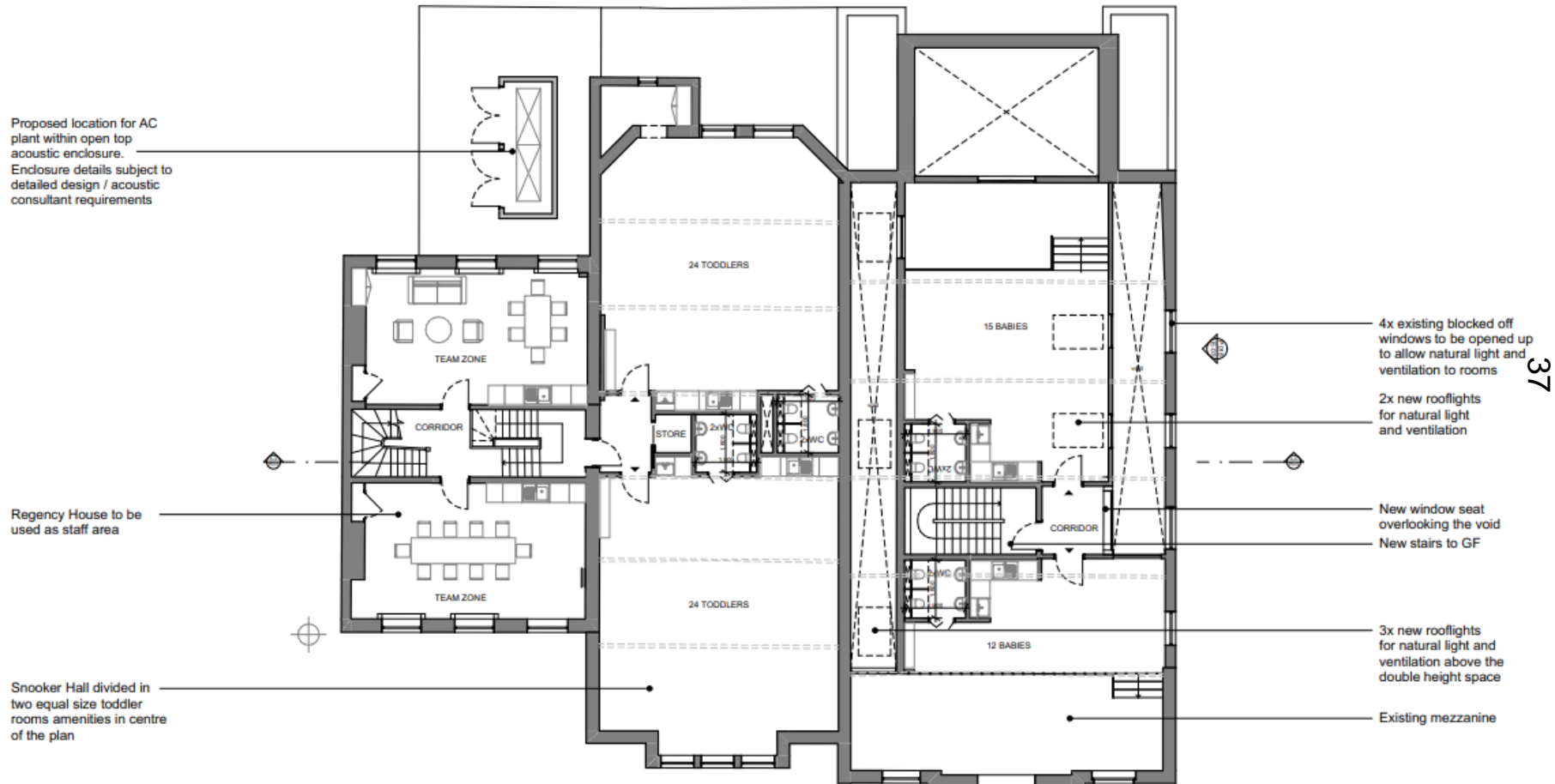
# PROPOSED LAYOUT – GROUND FLOOR



# First floor changes



# PROPOSED LAYOUT – FIRST FLOOR



# Second floor changes

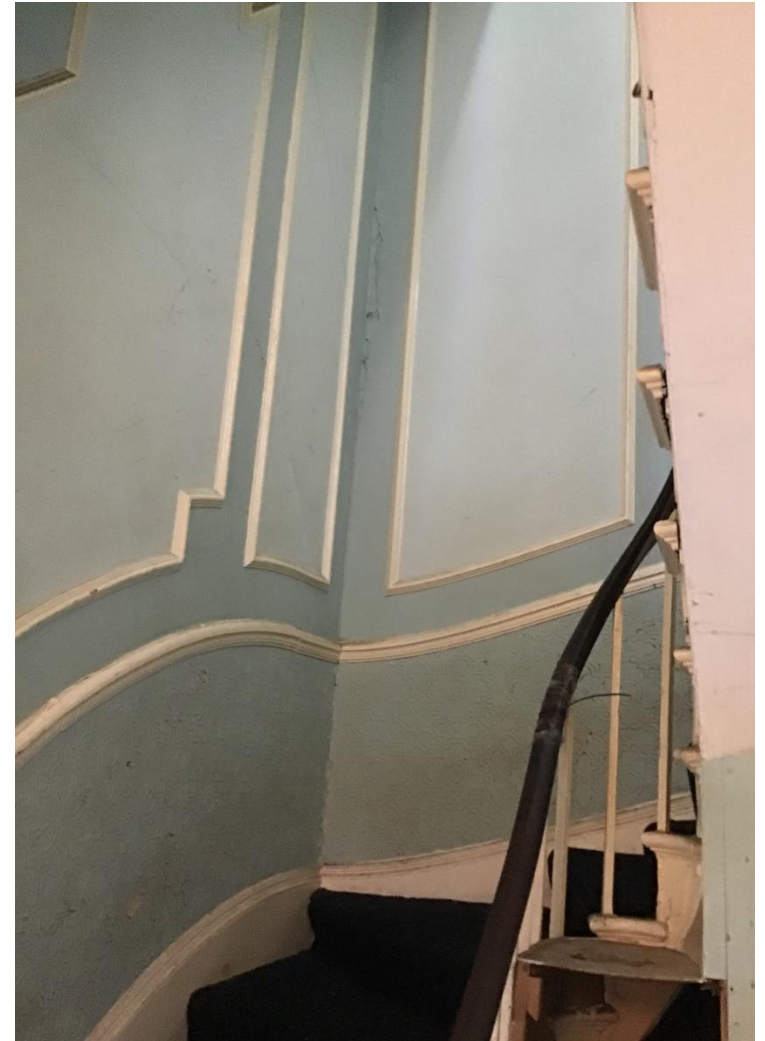






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# SUMMARY

- No policy protection of existing Sui Generis use
- Policy support for proposed nursery use
- No undue impacts on amenity – hours of operation, noise attenuation.
- New landscaping and sense of bowling green retained
- No undue impacts on local parking – Limited by CPZ and LTN measures
- No change to built form
- Limited changes to facades – new main entrance, reinstated lightwell and replacement windows
- Internal changes are more substantial, although existing are moderately altered
- Sympathetic alterations to house, ‘balanced’ changes to halls – reversible mezzanine

## Item 7.2 -21AP3460

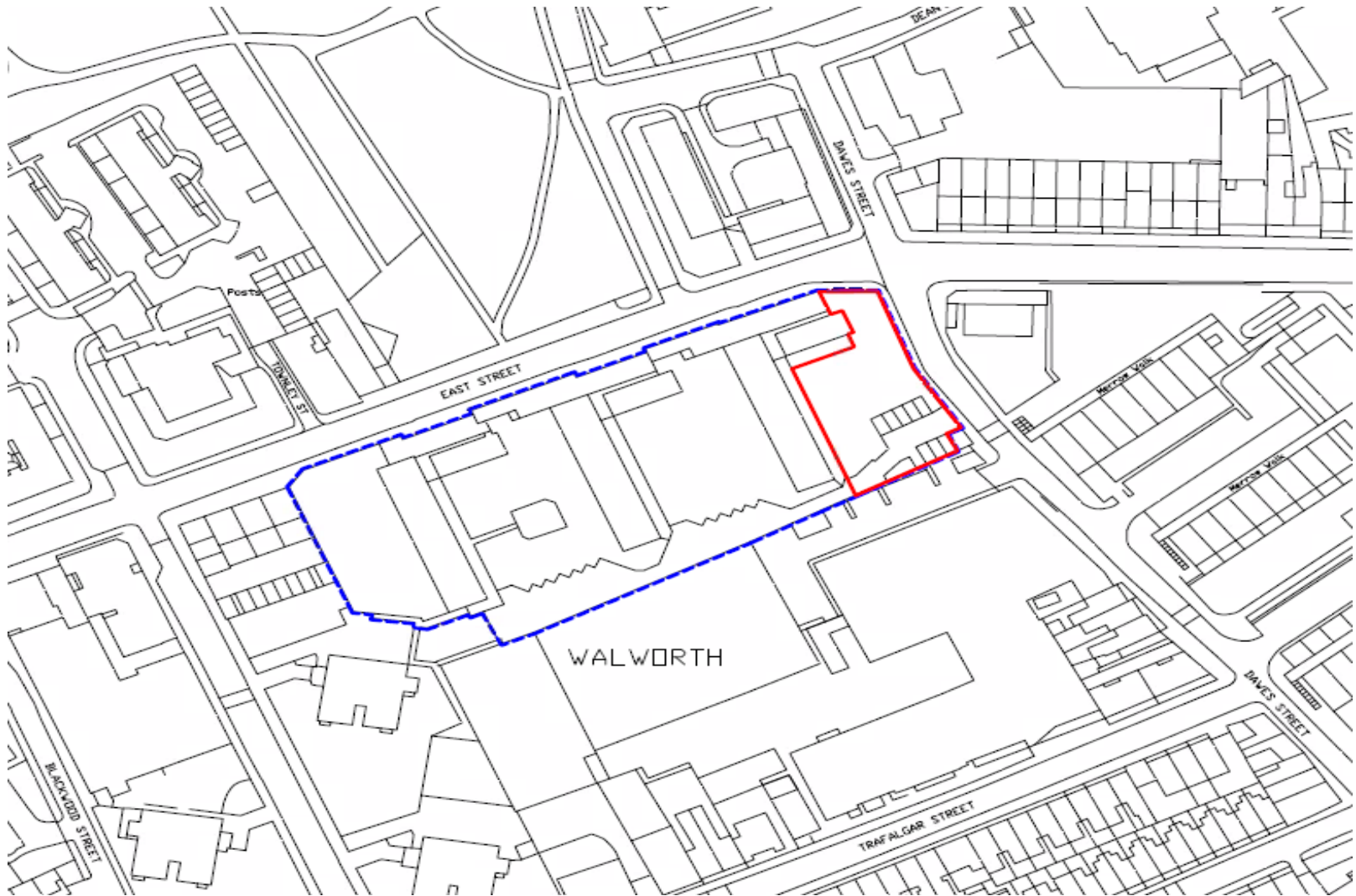
### Richmond House, Kingston Estate, East Street

Construction of 4 storey building to provide 8 social rented dwellings (3 x 1 bedroom units and 5 x 2 bedroom units) with associated cycle parking, refuse storage and landscaping

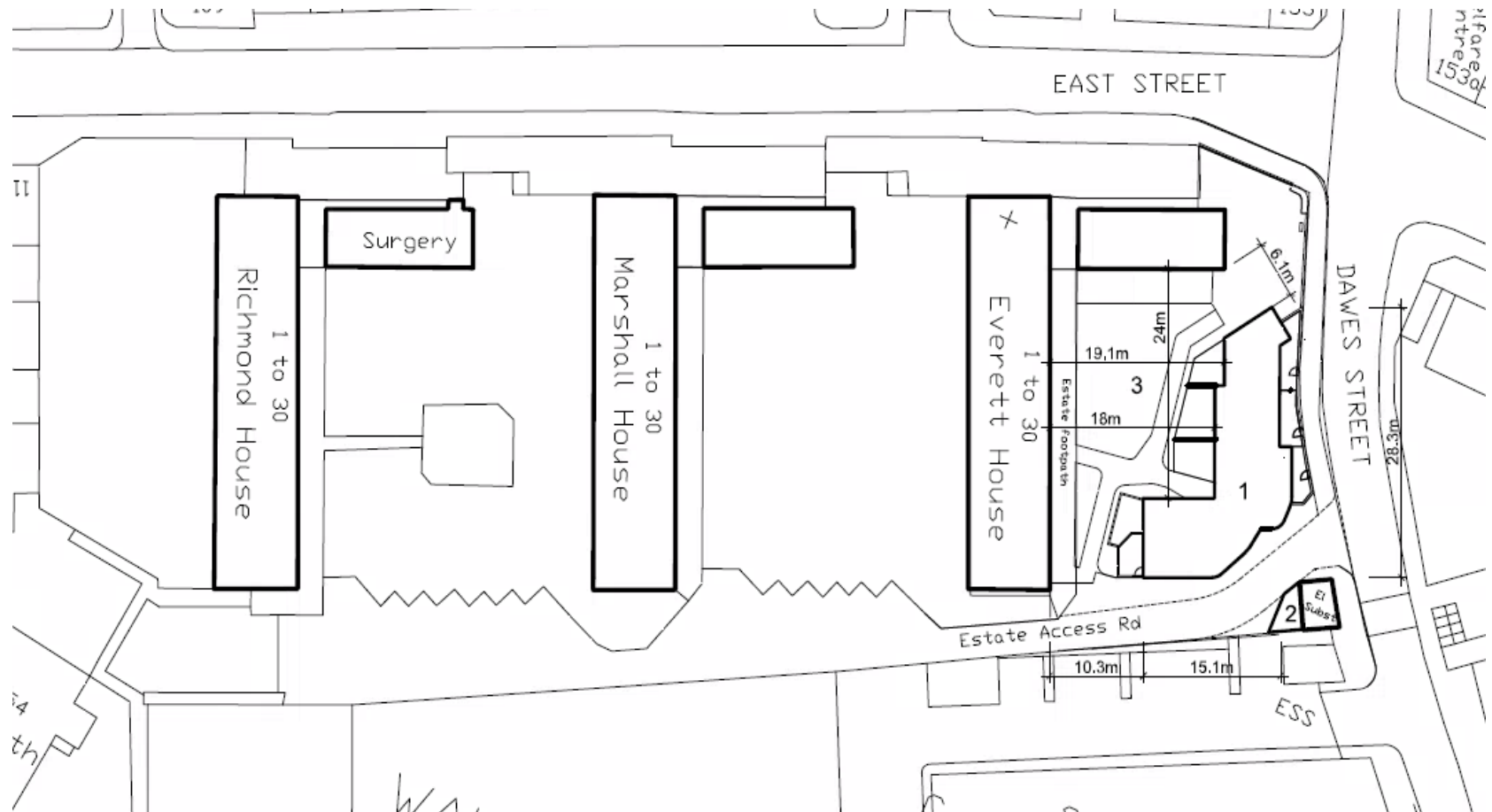
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# EXISTING SITE PLAN



# PROPOSED SITE PLAN



# OVERVIEW

## OVERVIEW

Existing site	Housing Amenity Land (not protected by planning policy) Substation 8 garages
Proposal	8 new social rented council homes
Design	4 storeys on the corner of Dawes Street and the estate access road Stepping down to 2 storeys and a single storey to the north
Dwelling mix	3 x 1 bedroom flats (37.5%) 5 x 2 bedroom flats (62.5%)

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# PHOTOS OF THE SITE





# PUBLIC CONSULTATION RESPONSES

## CONSULTATION RESPONSES: SUMMARY TABLE

**No. of comments: 44**

In objection: 40

Neutral: 0

In support: 4

Petition including 86 signatures

- Density / overcrowding
- Scale
- Dwelling mix
- Privacy impacts
- Loss of daylight and sunlight
- Emergency vehicle access
- Impact on parking
- Noise and pollution
- Loss of green space
- Loss of trees
- Loss of allotment
- Impact on wildlife

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# LAND USE

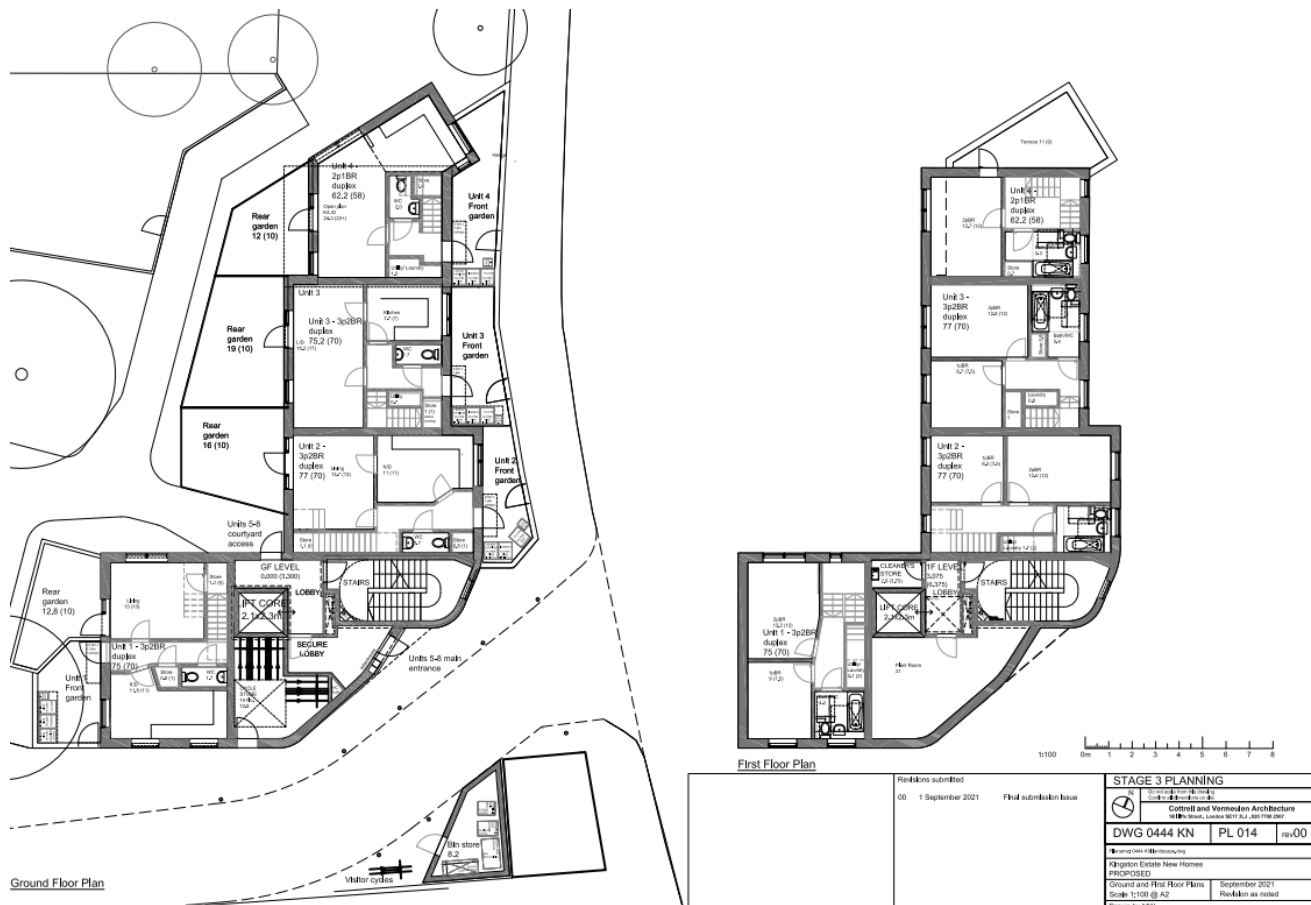
Use	Existing	Proposed	Change on site +/-	Percentage change
Council homes	89 homes	8 homes	97 homes	8.9% increase
Garages	8	0	- 8	100% decrease
Housing Amenity Land on site	Approx. 740 sq. m.	Approx. 455 sq. m.	- 285 sq. m.	38.5% decrease
Housing Amenity Land on the estate	Approx. 3860 sq. m.	Approx. 3575 sq. m.	- 285 sq. m.	7.38% decrease

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# QUALITY OF ACCOMMODATION

- All dwellings meet or exceed minimum space standards and would be at least dual aspect receiving good levels of daylight and sunlight
- All dwellings have access to a minimum of 10 sq. m. private amenity space
- New landscaping proposed to improve the open space

# PROPOSED GROUND AND FIRST FLOOR PLANS

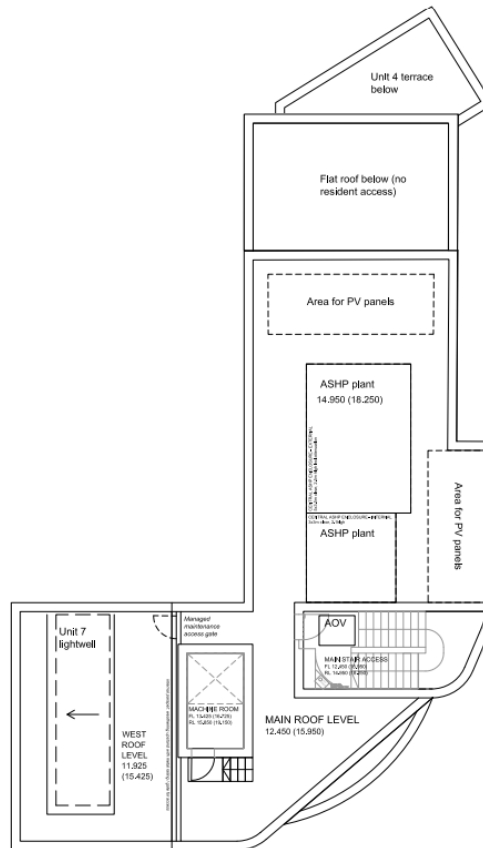




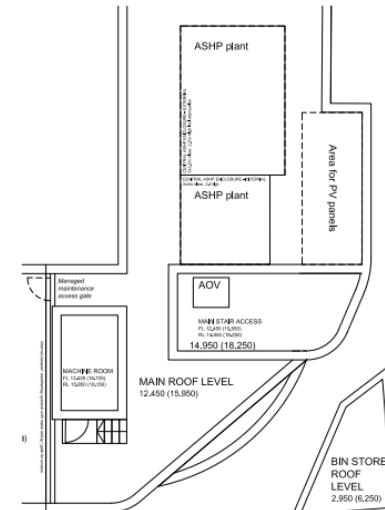
# PROPOSED SECOND THIRD AND ROOF PLANS



Second & Third Floor Plan



Roof Plan - access level



Roof Plan - high level

Roof Plan - bir

# DESIGN

- L-shape design reflective of the urban design of the wider estate and creates a courtyard area to the west of Everett House
- 4 storeys on the corner of Dawes Street and the estate access road stepping down to 2 storeys and one storey to the north – sits below the 5 storey buildings of the Kingston Estate
- High quality design with a variety of window types and arrangements adding architectural interest and a curved corner providing the main entrance
- The building would not impact on the Liverpool Grove Conservation Area or the nearest listed buildings due to its modest scale and distance, as well as the scale of intervening buildings

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# PROPOSED ELEVATIONS

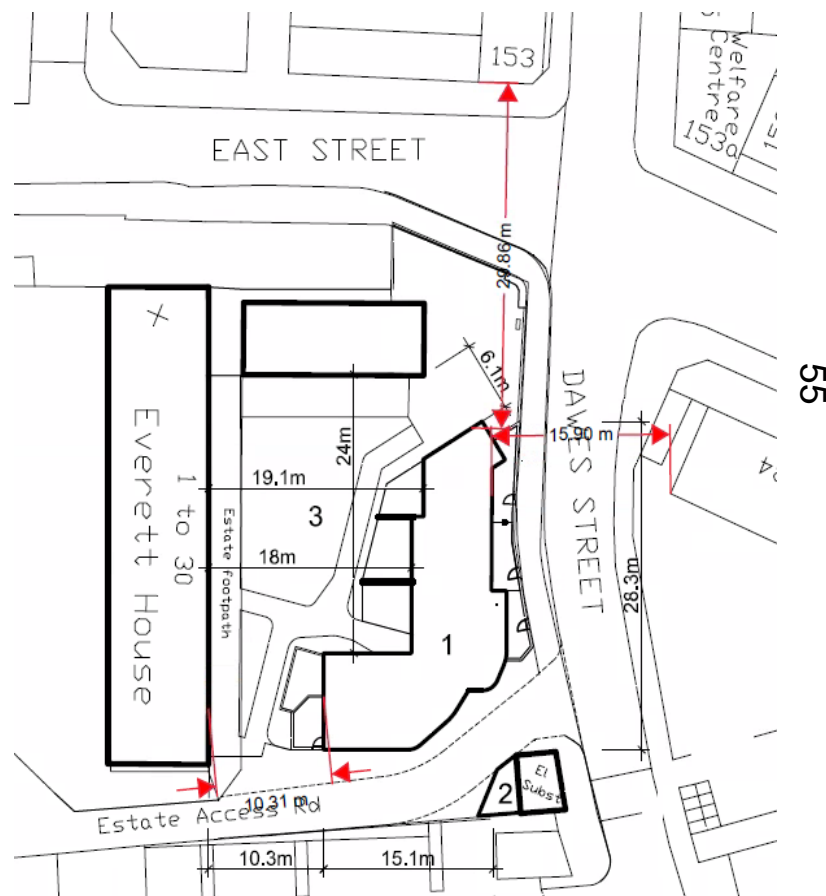


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# IMPACT ON AMENITY OF NEIGHBOURS

## PRIVACY, OUTLOOK AND SENSE OF ENCLOSURE

- Separation distances from the long wing of the building to Everett House range from 18m to 19.1m which complies with the Mayor's guidance on separation distances
- The narrowest distance is 10.3m to the south but openings are only proposed at ground floor which would look towards a fenced garden
- Separation distances north to south are 24m
- Separation distances over East Street are around 30m and over Dawes Street around 16m





## DAYLIGHT AND SUNLIGHT

- All neighbouring buildings comply with BRE guidance in terms of daylight and sunlight, with the exception of Everett House
- 72% of windows in Everett House would comply with BRE in terms of VSC
- Only 4 rooms with windows that fail to meet BRE guidance in terms of VSC would fail to meet BRE guidance in terms of daylight distribution (NSL)
- The 4 rooms that fail to meet guidance are kitchens, which are not principal living spaces, and would still retain VSC values of 20.3% to 21.5% which are not unacceptable levels
- 95% of rooms would comply with BRE guidance

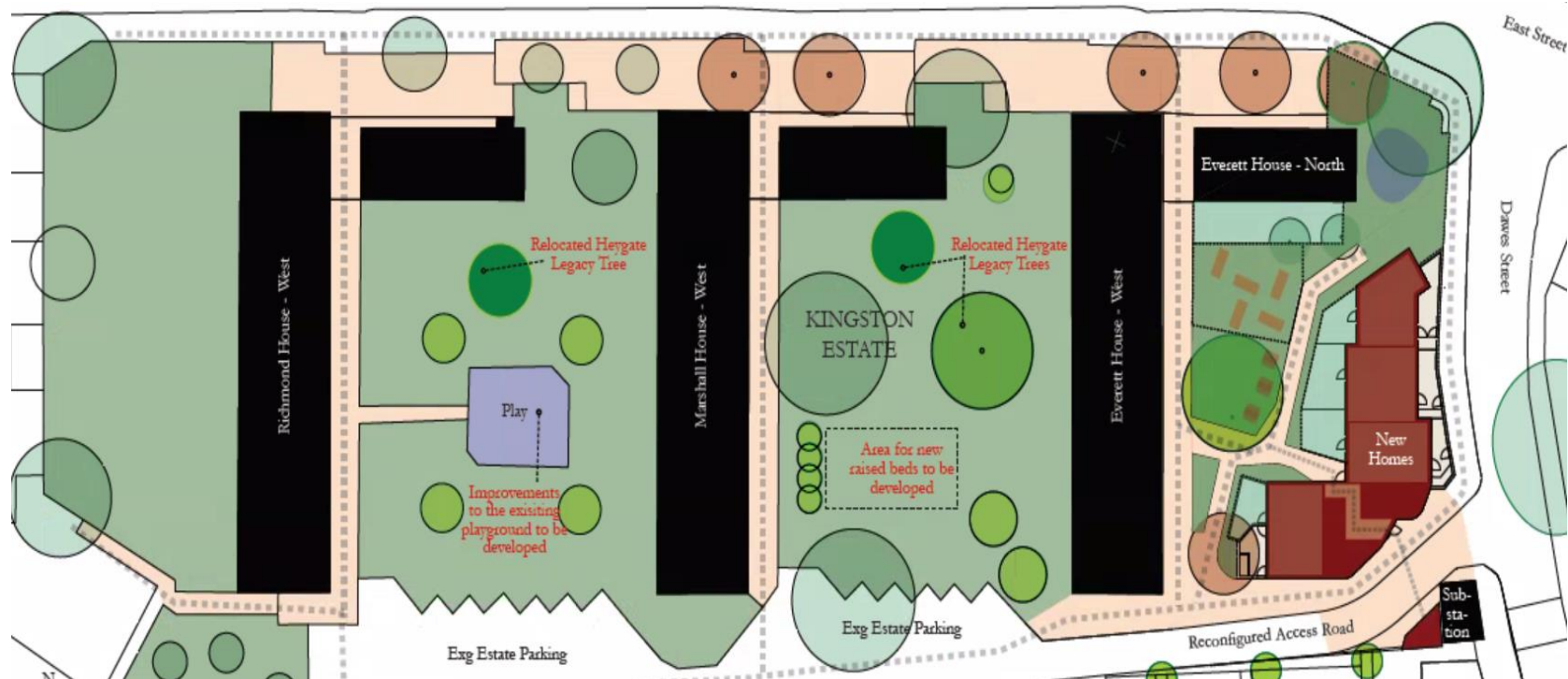
50

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	40%+
74	53	72%	10	6	5
No Sky Line (NSL)					
Room			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	40%+
65	61	95%	2	0	2

# LANDSCAPING AND TREES

- New landscaping across the site, with natural play and new planting on the corner of East Street and Dawes Street
- Pedestrian walkways through the site
- Relocation of 3 trees from the site to the wider estate (1 x Cat B and 2 x Cat C)
- Removal of one Cat C tree for construction purposes but a replacement tree would be provided in a similar location
- New raised beds provided to the west of Everett House
- Improvements to existing playspace

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# TRANSPORT

- No changes to the existing car parking on site
- Provision of 14 cycle parking spaces at ground floor
- 2 visitor cycle parking racks
- Appropriate refuse storage
- Condition for a CEMP to be submitted



# VISUAL FROM THE CORNER OF DAWES STREET AND ESTATE ACCESS ROAD



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# VISUAL FROM THE CORNER OF DAWES STREET AND EAST STREET



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# SUMMARY

The proposal would provide the following public benefits:

- 8 new social rented council homes
- Improved landscaping with new planting and natural doorstep play

It is recommended that the application is approved subject to conditions and the completion of a legal agreement.