

# Planning Committee (Smaller Applications)

Wednesday 23 October 2024

7.00 pm

G01 meeting rooms, 160 Tooley Street London SE1 2QH

## Supplemental Agenda No. 2

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Date: 23 October 2024

<b>Meeting Name:</b>	Planning Committee (Smaller Applications)
<b>Date:</b>	23 October 2024
<b>Report title:</b>	<b>Addendum report</b> Late observations and further information
<b>Ward(s) or groups affected:</b>	Chaucer, Rye Lane and Dulwich Village
<b>Reason for Lateness (if applicable)</b>	See below
<b>From:</b>	Director of Planning and Growth

## **PURPOSE**

1. To advise members of clarifications and corrections in respect of the following items on the main agenda.

## **RECOMMENDATION**

2. That members note and consider the correction in respect of the item in reaching their decision.

## **KEY ISSUES FOR CONSIDERATION**

3. Correction to typo mistake on main report paragraph 69 (conclusion) and additional point of clarification on heritage.

## **ITEM 6.1: 24/AP/1868 – 291-299 Borough High Street**

### **Corrections and clarifications on the main report**

#### **Corrections to paragraph 69**

4. TO READ: It is therefore recommended that planning permission be granted, subject to conditions and timely completion of S106 Legal Agreement and referral to the Mayor of London.

#### **Additional point of clarification – heritage**

5. As the proposal is only a change of use, there would be no impacts to listed buildings and conservation areas, or to the setting of them from this application.

## **ITEM 6.2: 24/AP/0841 - 285 Rye Lane and 289 Peckham Rye, London SE15 4UA**

### **Late information received**

6. Following the publishing of the committee report for the meeting on 23 October 2024, correspondence was received by the Council's Transport Projects Officer advising that the application site would be located within an area for a proposed Council highways improvement scheme to green the space and provide a cycle track.
7. It is therefore requested that the item is removed from the agenda so that Officers can obtain further detail from the Transport Projects Officer on the proposed works for further consideration before a recommendation is made.

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

8. In light of the new information brought forward with respect to this application site, the Council recommends that this application should be deferred for further consideration of the new information.

## **ITEM 6.3: 24/AP/1916 - 12 Dulwich Village**

Below changes to be made to the text:

9. **Paragraph 15 –**
  - The whole paragraph should be changed to:

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the Southwark Plan 2022 and the London Plan 2021.

10. **Paragraph 60 –**
  - The whole paragraph should be changed to:

The Council has published its development plan on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

11. **Paragraph 61 –**

- The whole paragraph should be changed to:

The Council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and submissions that are in accordance with the application requirements.

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

12. The recommendation remains that planning permission should be granted, subject to conditions and completion of a S106 Legal Agreement.

**REASON FOR URGENCY**

13. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

**REASON FOR LATENESS**

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

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Individual files	Planning and Growth Directorate 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

# Welcome to Southwark Smaller Planning Committee

23 October 2024

## MAIN ITEMS OF BUSINESS

### Item 6.1:

**24/AP/1868**

291-299 Borough High Street  
London, Southwark

### Item 6.2:

**24/AP/0841** 285 Rye Lane and  
289 Peckham Rye, London  
Southwark SE15

### Item 6.3:

**24/AP/1916** 12 Dulwich Village,  
London SE21 7AL

Southwark Free Wi-Fi Password

**Fr33Wifi!**



Councillor Cleo Soanes (Chair)



Councillor Jane Salmon (Vice Chair)



Councillor Richard Livingstone



Councillor Sabina Emmanuel



Councillor Sam Dalton



Councillor Adam Hood



Councillor Sam Foster

## Item 6.1 - 24/AP/1868

291 – 299 Borough High Street

*Change of use of one ground floor retail unit and offices at upper floors (Class E) to create 47-bedroom hotel (Class C1).*

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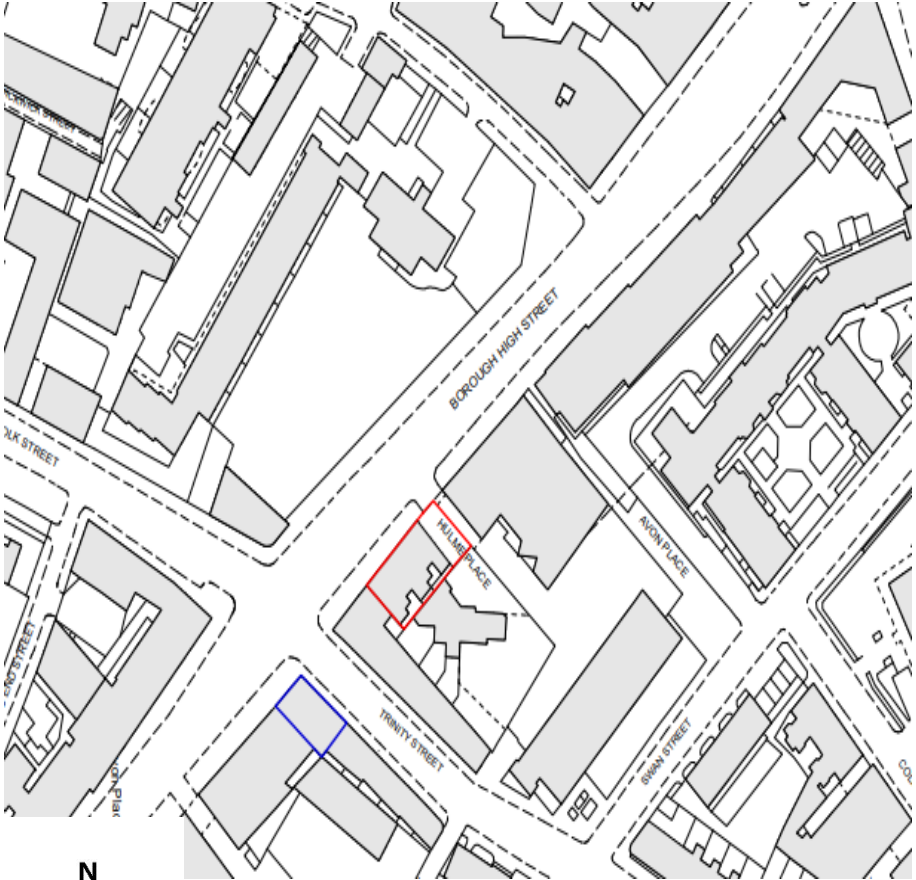
# Front Street View



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# Ariel View





# Publicity

Support	Neutral	Objection
0	0	12

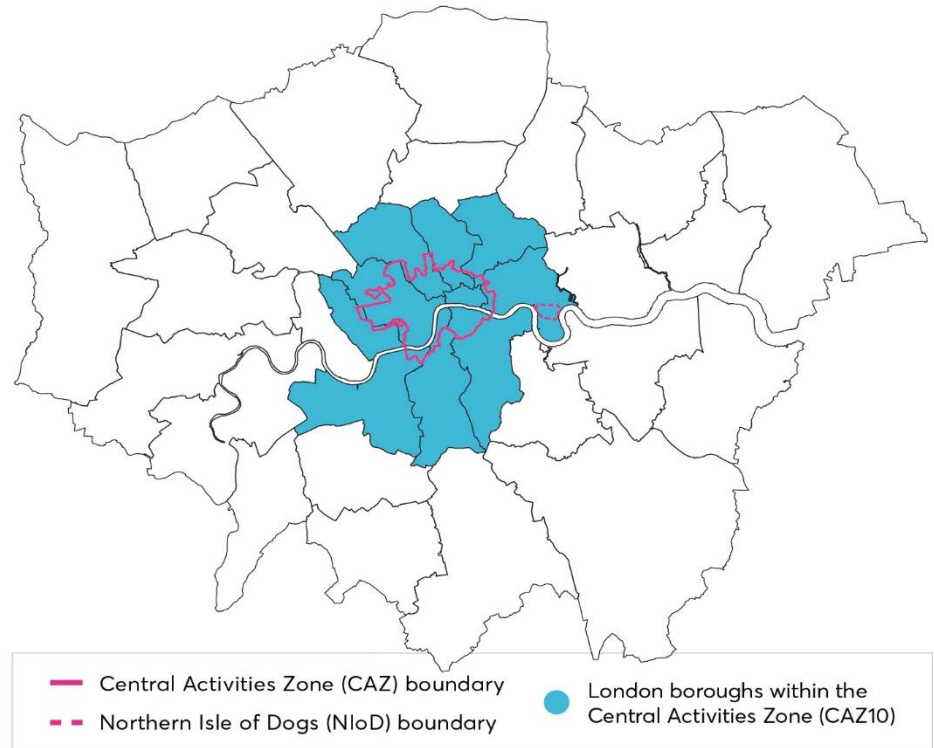
## Summary of contributions

- *Risks to health and safety during construction (similar related issues to construction logistics and environmental concerns)*
- *Increased air pollution; Increased noise pollution; increased light pollution*
- *Unreasonable impacts to children and those of health conditions to residents within Hulme Place*
- *Overlooking from rooftop terrace and hotel rooms*
- *Increased traffic and congestion through users of hotel*
- *Refuse storage and collection arrangements are inadequate*
- *Against principle of hotel development due to over saturation of hotels within area*
- *Impact upon adjacent nearby conservation areas*
- *Failure of developer to appropriately consult residents*

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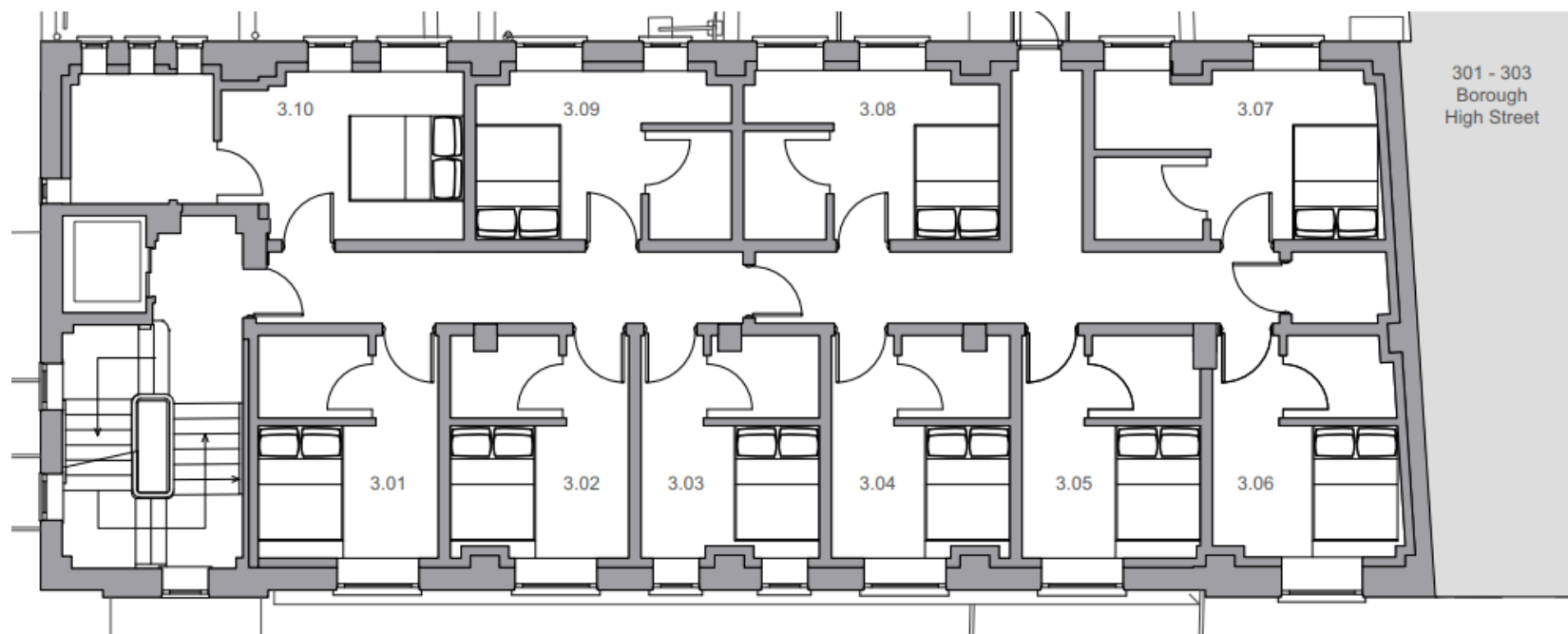
# Principle of development

- Hotel and visitor accommodation within CAZ and District Town Centre supported by Southwark and London Plans
- CAZ recognised as significant tourist location – London Plan target of net increase 40,000 hotel bedrooms by 2036
- Area Vision 2 of Southwark Plan identifies Borough and Bankside a priority location to development business and tourism



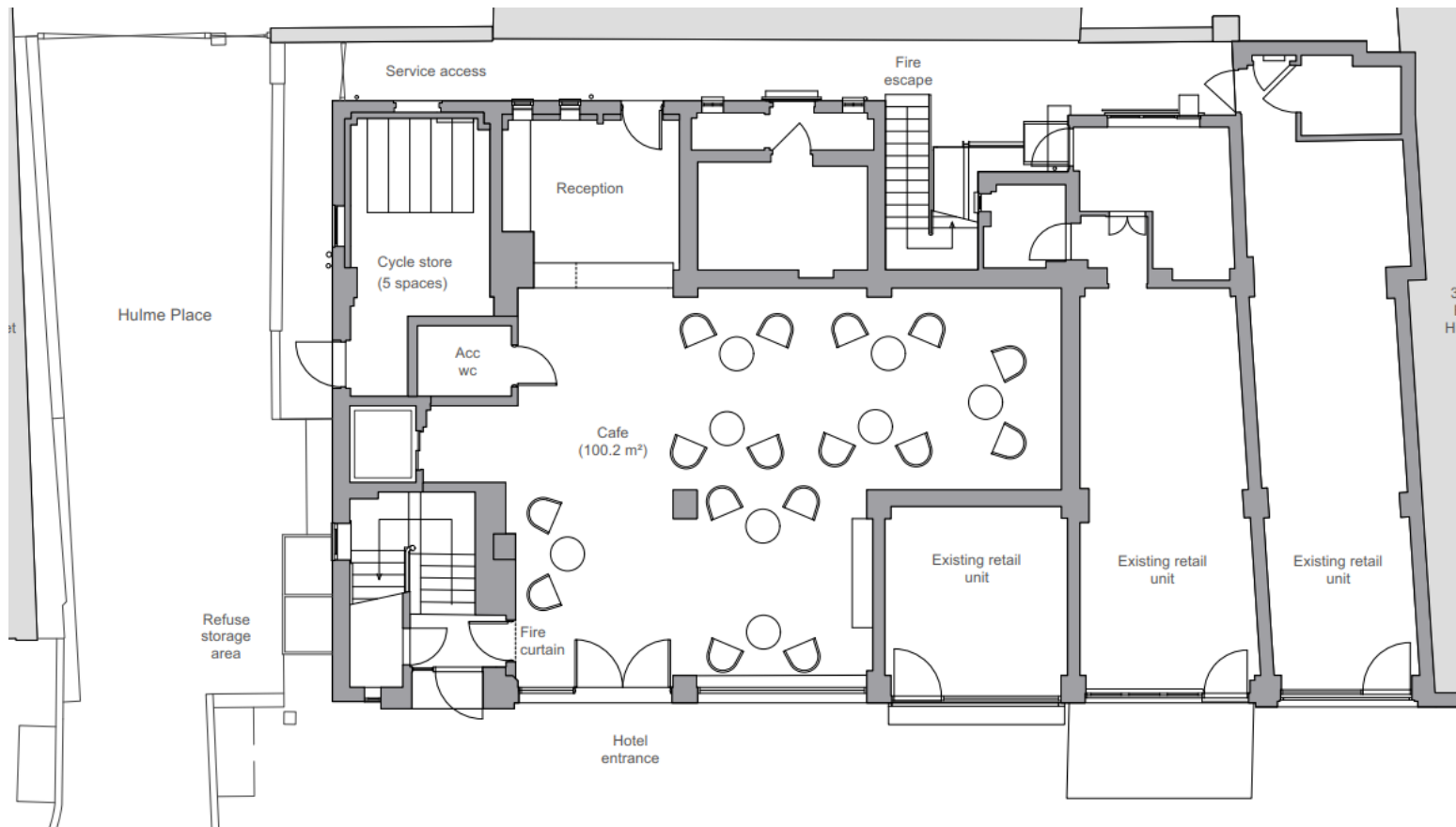
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# Quality of visitor accommodation (bedroom floorplates first to fourth floors)

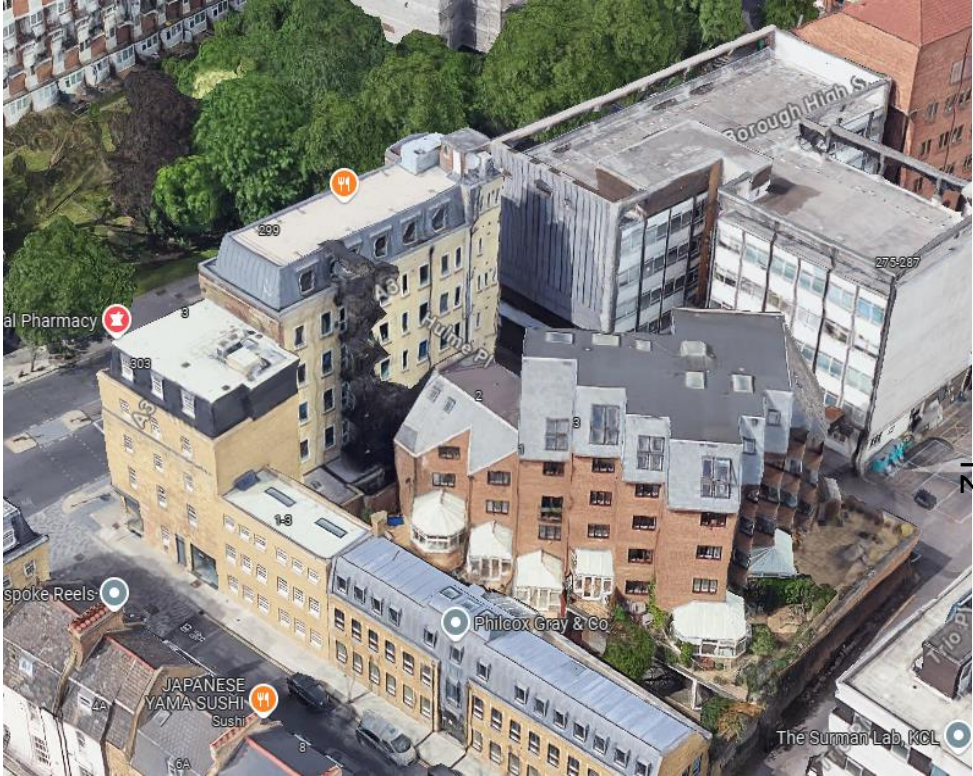


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# Quality of visitor accommodation (ancillary use for members of public)



# Overlooking and privacy impacts



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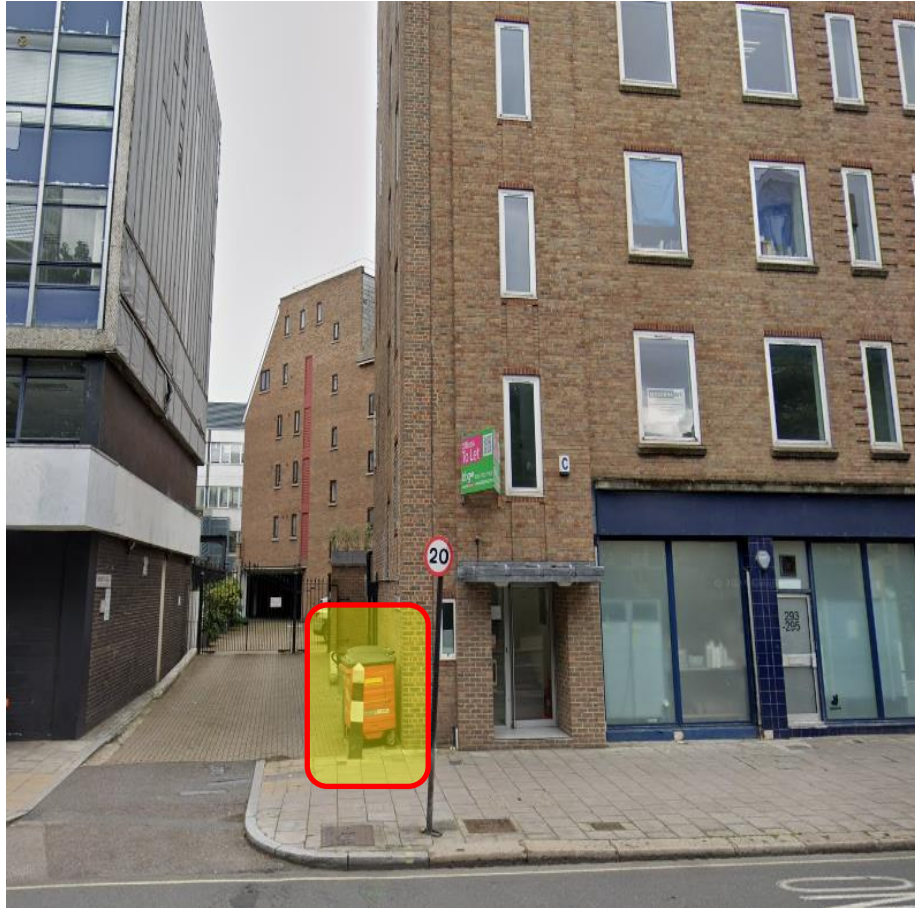


# Overlooking and privacy impacts



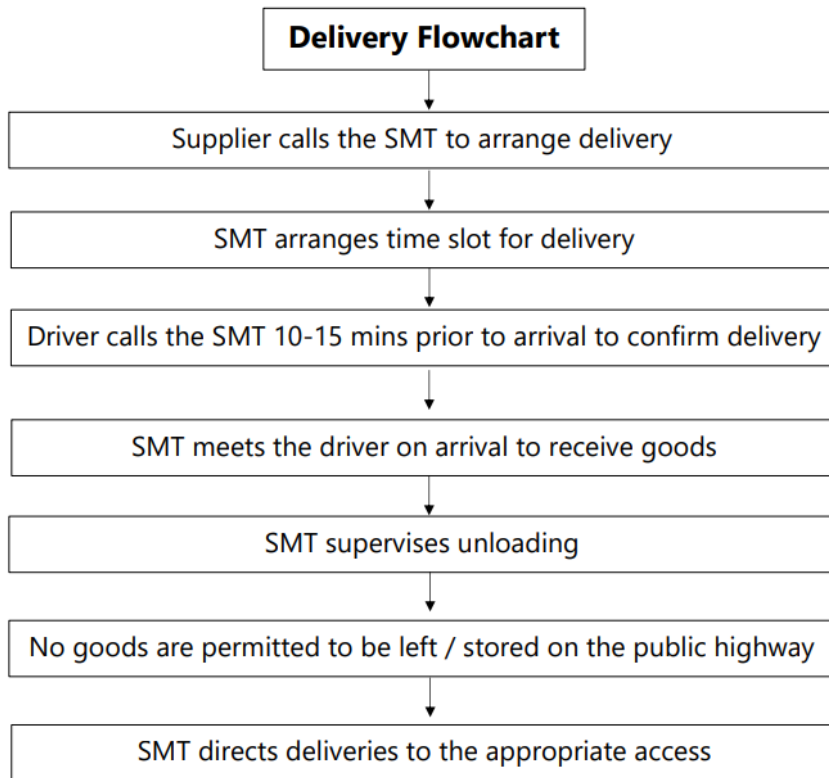


# Deliveries and servicing arrangements

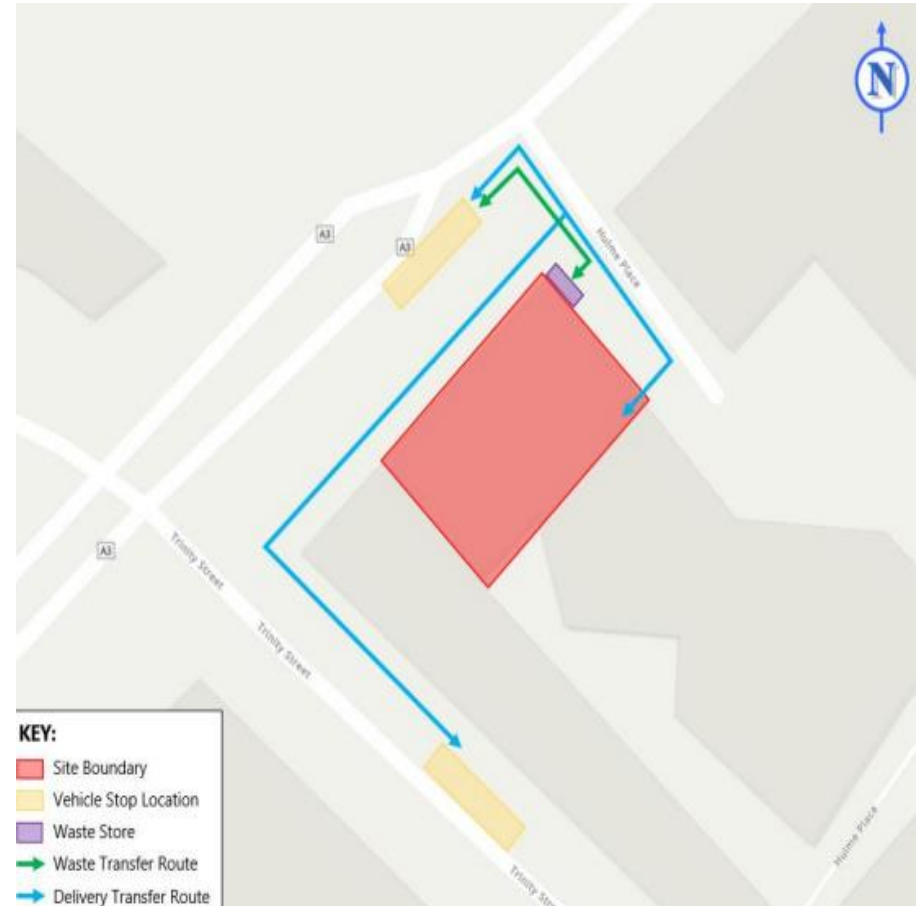




# Deliveries and servicing arrangements



**SMT – Senior Management Team**



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# Conclusion – GRANT subject to:

Objection theme	How this has been addressed
Risk to health and safety during construction, including noise, air and light pollution	<ul style="list-style-type: none"> <li>• Condition for Construction Environmental Management Plan</li> <li>• Condition for Lighting and CCTV</li> </ul>
Refuse storage and access arrangements are inadequate	<ul style="list-style-type: none"> <li>• Condition for further details on Delivery and Servicing Management Plan</li> </ul>
Impact upon privacy amenity through overlooking	<ul style="list-style-type: none"> <li>• Condition for roof terrace screening and planting</li> <li>• Condition for rear elevation obscure glazing</li> </ul>
Impact of noise and disruption caused by use of roof terrace	<ul style="list-style-type: none"> <li>• Condition for roof terrace hours of use</li> <li>• Condition for Roof Terrace Management Plan</li> </ul>

Planning obligations	Mitigation
Loss of employment floorspace	Employment and enterprise contribution towards training and upskilling of Southwark unemployed residents - £35,733.00
S278 Agreement for Highway Works	Associated upgrade, renewal of existing associated infrastructure relevant and commensurate to scale of development and safety of pedestrians.

## Item 6.3 - 24/AP/1916

12 Dulwich Village, London SE21 7AL

Erection of netting approximately 4m from the fence line with 26 and 28 Dulwich Village measuring 3 m high and 40 m wide.

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# Site location plan

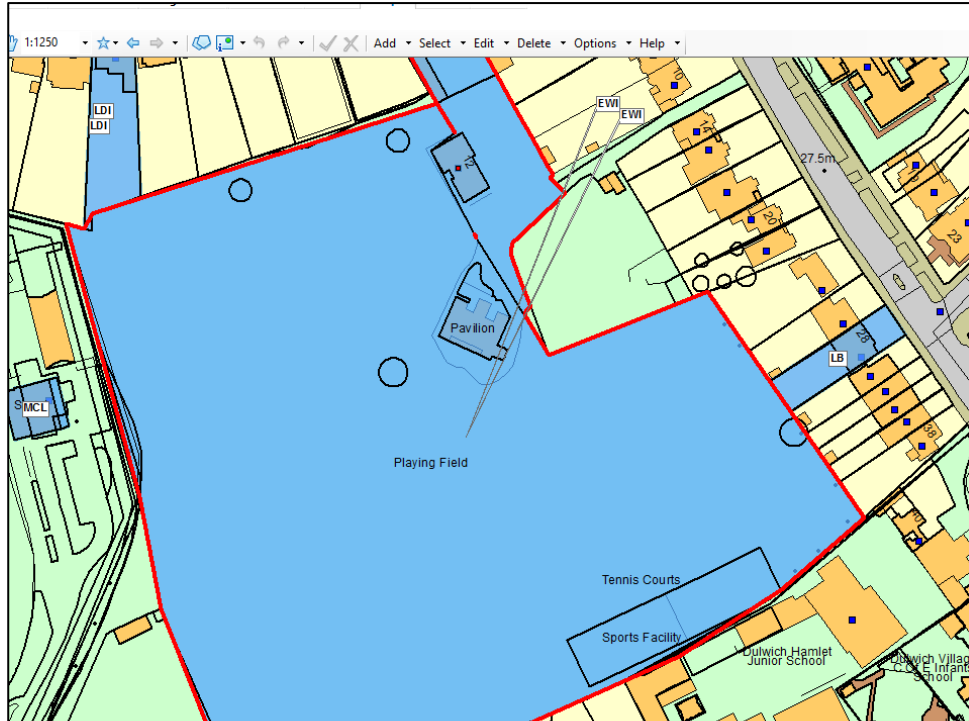


Image 1: Wider site location plan



Image 2: Application site as per blue line

# Aerial view



Image 3: Aerial view of existing site



# Existing site



Images 4 and 5: Site as existing

# Constraints and designations

- Air Quality Management Area
- Archaeological Priority Zone
- CIL Zone 1
- Conservation Area – Dulwich Village
- Metropolitan Open Land
- Site Of Importance for Nature Conservation



# Consultation

A site notice was erected, a press notice was issued, and 47 neighbour consultation letters were sent out.

There have been no responses from members of the public or local groups.

# Principle of development

- London Plan (2021) policies GG2, G3 and G4
- NPPF (2023) para 149
- Policies P45 (Healthy Development) P57 (Open space) of the Southwark Plan and Policy G3 (MOL) seek to protect the openness of MOL
- The proposed netting would ensure the continued use of the existing football pitches and given the small-scale nature of the development, it will not detract from the openness of the MOL.

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# Design

- Steel posts and top rail. Netting made from 2.5mm thick high density (HDPE) twine. Colour: Black. Netting has 120mm spaced knotted mesh:
- A condition is recommended for materials.



Image 6: Proposed netting



Image 7: Similar netting on site

# Impact on amenity

- The proposed development will be sited 4 meters away from the closest neighbours along Dulwich Village.
- The large existing gardens serving these neighbouring properties provide a distance between the netting and the rear of the dwellinghouses of 27m.



Image 10: Neighbouring properties

# Impact on neighbour amenity cont.

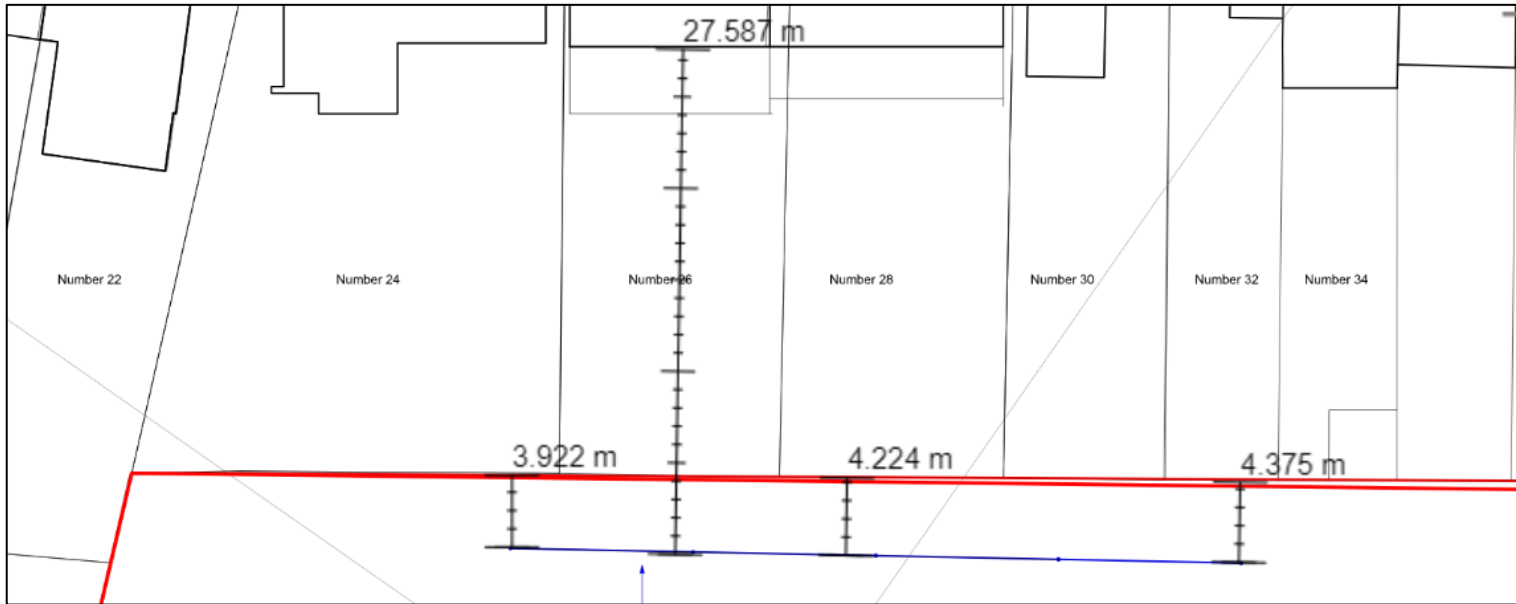


Image 9: Distance between netting and rear properties :

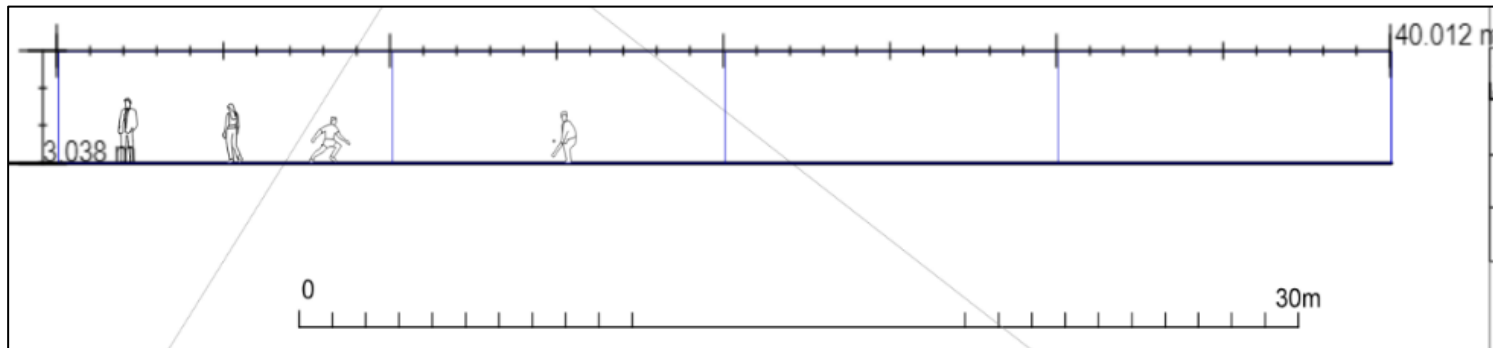


Image 10: Height of proposed netting

# Ecology and biodiversity

- The application site is a designated Site of Importance for Nature Conservation Area.
- The netting will also be rolled up when not in use.
- The proposed development would be unlikely to have a negative impact on biodiversity.

# Trees

- The application does not propose the loss of any trees.
- An arboriculture method statement for installation by pre commencement condition is recommended.
- The type and form of the netting should not prove damaging to tree roots. An informative is also recommended here for prior written consent for works to statutorily protected trees.



# Other matters

## Transport:

- Visitors and users of the associated football pitches will use the existing access arrangements of which are considered suitable.

## Flood risk:

- The site is located within Flood Zone 1 and therefore a Flood Risk assessment or sequential test is not required here.

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# Conclusion/recommendation

It is recommended that planning permission is granted, subject to conditions.