

Planning Committee (Smaller Applications)

Tuesday 11 November 2025
7.00 pm

Ground Floor Meeting Rooms - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

List of Contents

Item No.	Title	Page No.
6.	Development Management	1 - 95

TABLED ITEMS:

Members' pack and Addendum report.

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Date: 11 November 2025

Welcome to Southwark Smaller Applications Planning Committee

11 November 2025

MAIN ITEMS OF BUSINESS

Item 6.1 – 25/AP/0324

GROVE HOUSE
DULWICH COMMON
LONDON
SE21 7EZ

Item 6.2 – 25/AP/2540

CAMBERWELL OLD CEMETERY
FOREST HILL ROAD
LONDON
SE22 0RU



Councillor Cleo Soanes (Chair)



Councillor Jane Salmon (Vice Chair)



Councillor Richard Livingstone



Councillor Sabina Emmanuel



Councillor Nick Johnston



Councillor Sam Foster



Councillor David Parton

ITEM 6.1 – Grove House, Dulwich Common SE21 7EZ

Demolition of the existing residential building and the erection of a two storey dwelling including ancillary garden / bike store, terracing, parking, hard and soft landscaping.

Application represents a departure of Policy P57 Open Space of Southwark Plan 2022 by virtue of construction of a replacement dwellinghouse on a different footprint.

Site Location Plan



Existing site:

- Two storey detached dwelling
- Located on the southern side of Dulwich Common

Site designations:

- Dulwich Wood Conservation Area
- Metropolitan Open Land

Aerial View



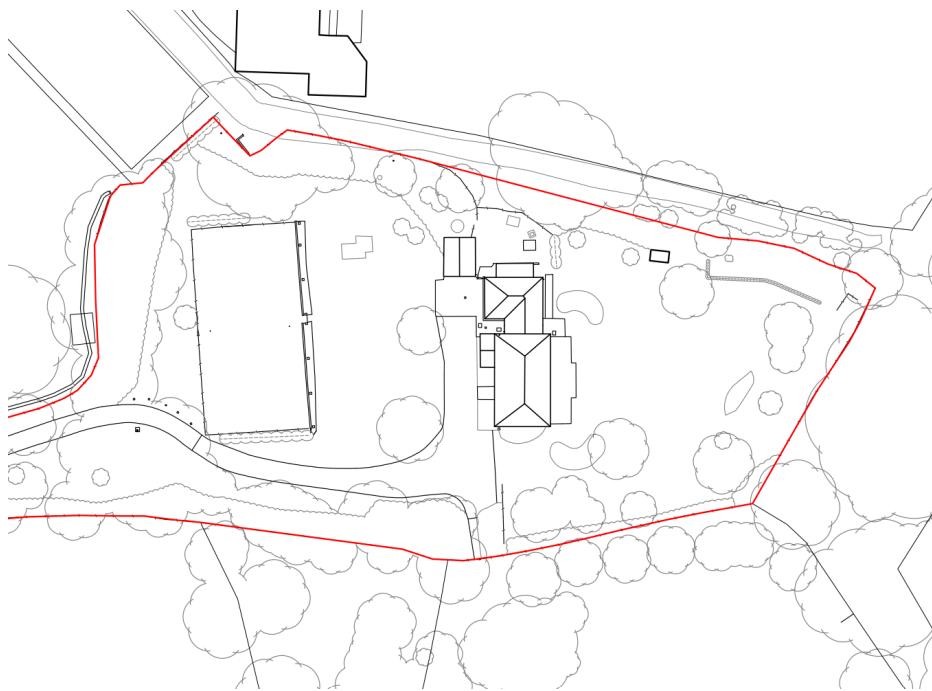
4

Existing dwelling



51

Planning History



Existing site plan



23/AP/2800 withdrawn application

Pre-application advice was later sought under ref: 24/EQ/0171 for the same principle of development albeit with a new design.

Proposed site plan

New Dwelling:

- Maximum height of 8.16m
- GIA 791 sqm including basement (577 sqm without)
- Footprint of house 372 sqm (428 sqm total)



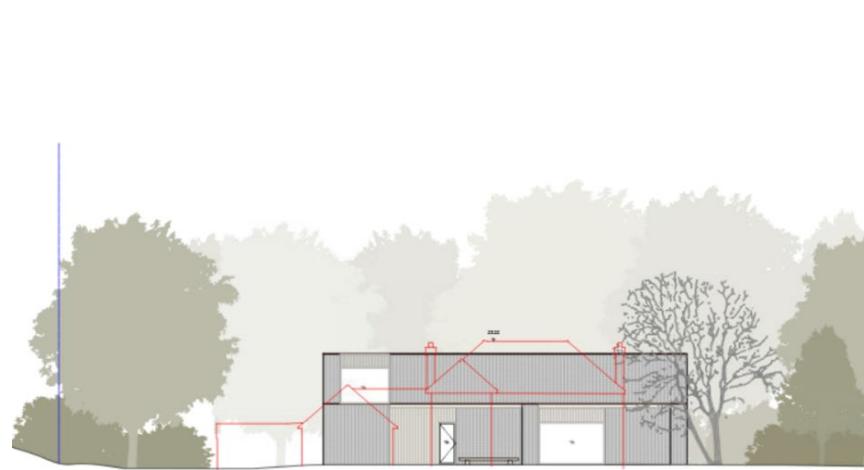
Existing vs withdrawn vs proposed

	Existing	Withdrawn scheme 23/AP/2800	Proposed
Total GIA	397 sqm	642 sqm 105 sqm ancillary buildings	791 sqm
Total GIA excluding basement	N/A	N/A	577 sqm
Footprint GEA	240 sqm	783 sqm	428 sqm
Footprint of house	210 sqm	651 sqm	372 sqm
Max height (ridge)	9.09m	7.427m	8.16m

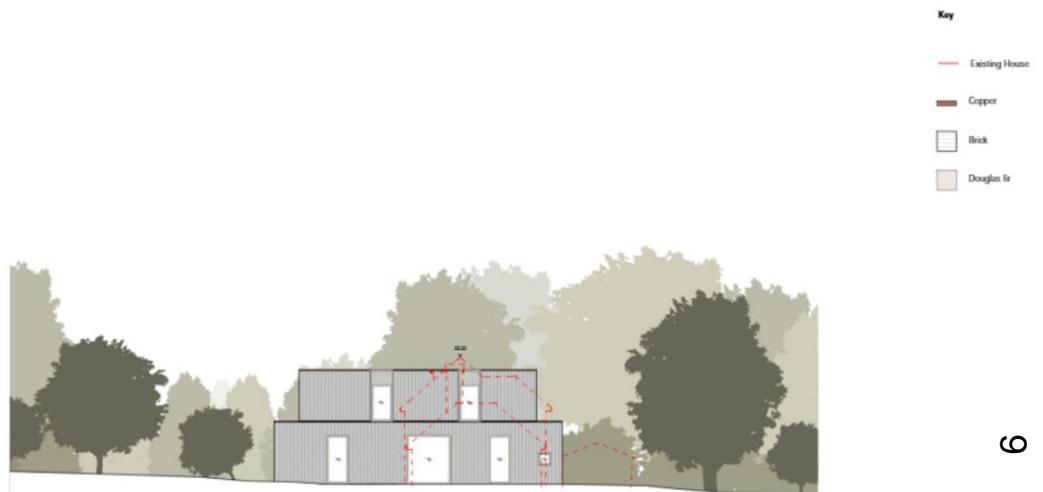
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Proposed elevations

North elevation



East elevation



South elevation



West elevation



Proposed garden / bike store elevations

Key
--- Existing tree line on opposite elevation
— Application Boundary
— Copper
□ Douglas fir



North Elevation



South Elevation



East Elevation



West Elevation



Section

Details of the proposal (CGI's)



11

Public consultation

- 2x site notices were displayed on 04.03.2025.
- 21 neighbour letters sent to the properties at the north on Dulwich Common as well as the surrounding sports clubs and allotments.
- Press Notice was issued on 25.02.2025.
- 1x objection received.

Objection (1)

12

- The contemporary design is not in keeping with the surrounding period houses and architectural style.
- The proposal harms the group value of the homes on Dulwich Common, and is unlikely to be approved by the Dulwich Estate.
- An extension of the existing building would be more suitable.

Principle of the proposed development

- The application site is designated as Metropolitan Open Land (MOL). MOL is the equivalent of green belt land for the purposes of land use planning. Adopted policy seeks to preserve the openness, restrict inappropriate uses and ensure development of MOL does not detract from its character or function.
- The previously withdrawn application had extensive built coverage with a footprint almost 3x the existing. The proposed footprint is less wide-ranging and sits broadly on the footprint of the existing house and attached garage/workshop.
- As evidenced in the verified views, despite there being an increase in the footprint of the scheme, Officers consider that the proposed dwelling sits comfortably within the surrounding context and does not give rise to any harmful impact on the openness and character of the MOL.
- No affordable housing contribution required as no uplift in number of dwellings.

3

Grove Allotments



Cox's Walk



Dulwich and Sydenham Golf Club



Streatham and Marlborough Cricket Field



Trevor Bailey Sports Ground

VP 8



VP 8



16

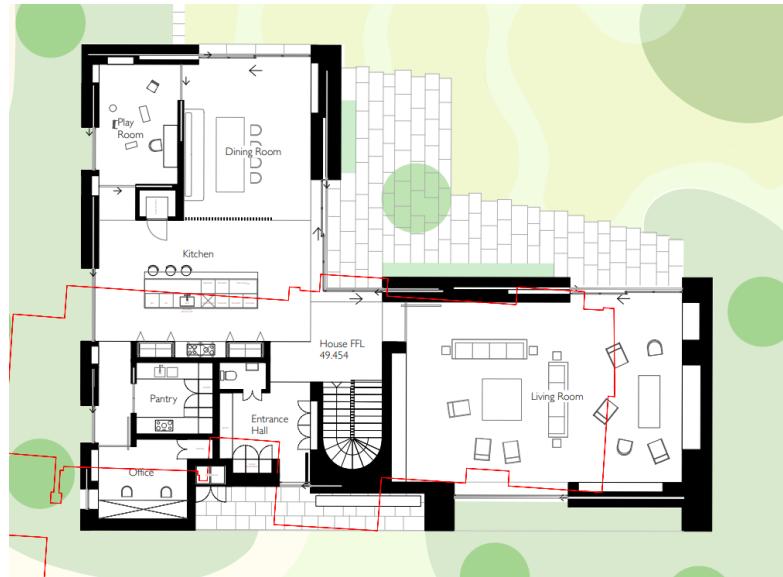
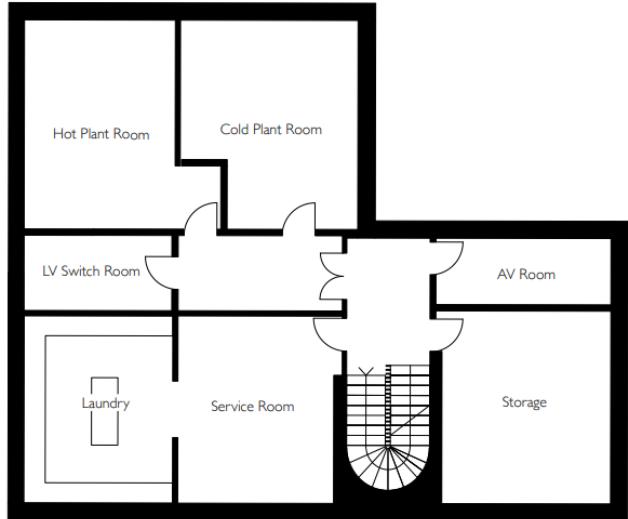
Design, layout and heritage

- Existing house lacks architectural merit or local significance; demolition is acceptable.
- L-shaped layout is sensible in terms of extending the footprint and ensuring a well-planned layout.
- Volume increase reflects modest size of current house; new form remains compact.
- No taller than the current house and the upper floor is set back, reduces sense of height and massing. Large extent of the volume comprises basement.
- High-quality villa design with elegant, restrained architecture.
- Its appearance within the wider landscape would not result in an evident reduction in the open character of the landscape and loss of MoL.
- No design objections, subject to design details and materials samples.

Example of materials



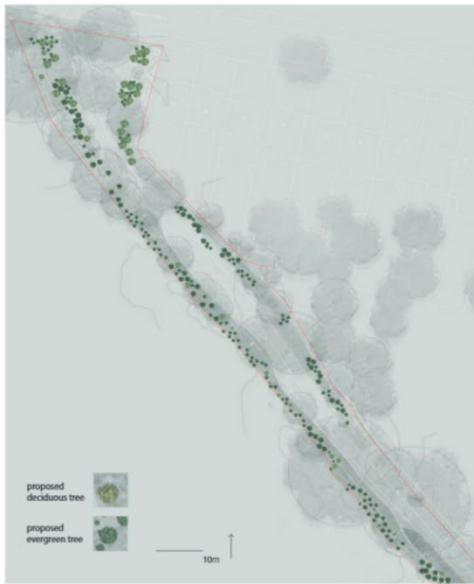
Proposed floor plans



18

Landscaping and trees

- Mature Oak tree (TPO 697) retained.
- Low value trees to be felled.
- Extensive tree planting and landscaping changes to both enhance the landscape and maximise privacy to the site as well as maximising openness of the MOL.
- Urban Forester supports subject to further details with regards to the no dig trackway, submission of an Arboricultural method statement as well as hard and soft landscaping plans.



Biodiversity (policy)

- The application site is adjacent to the Dulwich and Sydenham Hill Golf Course Site of Importance for Nature Conservation (SINC) to the south.
- The applicant has provided a Preliminary Ecological Appraisal (PEA) to support their application.
- Adopted policy requires development within proximity of SINCs to enhance the nature conservation value of the area, to protect and avoid damage to the SINC, and to include green infrastructure features such as nesting boxes and invertebrate habitats.
- 2x bee bricks and/or invertebrate features, as well as 2x bird and 2x bat boxes are to be secured via planning condition.
- The Arboriculture Method Statement (AMS) condition will also help avoid damage to tree root protection area, further protecting the SINC.

Biodiversity (legislation)

- Development must provide a biodiversity net gain of 10%.
- The proposed application would result in a -10.72% biodiversity net loss in habitat units and a -100.00% biodiversity net loss in hedgerow units.
- Whilst the proposed development includes significant planting, BNG cannot be legally secured in private gardens and so the biodiversity can not be utilised towards the metric or to offset the loss of existing habitat within the site.
- The proposed development would result in a deficit of 0.93 habitat units, and a deficit of 0.06 hedgerow units and would not satisfy the trading rules.
- Therefore, offsite units will be purchased from a habitat bank to achieve 10% BNG and meet trading rules, as set out in the ecological report.
- A Biodiversity Gain Plan will need to be submitted and approved by the council before the commencement of development.

Neighbour amenity

- The application site benefits from being located to the end of a long driveway, bounded by Grove Allotments, Streatham and Marlborough Cricket Ground and Trevor Bailey Sports Ground.
- The nearest residential properties are to the north on Dulwich Common, a minimum 150m away.
- No harmful amenity impacts are therefore expected.



Transport

- Refuse and recycling arrangements remain similar to existing.
- 2 car parking spaces – no net increase in spaces. Electric vehicle charging points included.
- 4 long stay cycle parking spaces in Sheffield stand form within a secure and weatherproof store (garage).
- Vehicle access to remain as existing.

23

Environmental matters

- Proposal includes a rainwater harvesting tank which reuses surface water for irrigation purposes.
- Surface water would be discharged to an existing drainage ditch via an attenuation tank. This would help reduce localised flooding and pressure on local sewer system, protecting nearby properties and infrastructure. Considered a public benefit and weights to support a replacement dwelling on MOL.
- Site contamination condition requiring the submission of a Phase 1 Desktop Study prior to the commencement of development.
- Demolition / Construction Environment Management Plan to be secured by condition.

24

Energy and sustainability

- Ground Source Heat Pump to provide the building with heating, cooling and hot water by tapping into the below ground temperature and being powered by renewable electricity.
- Photovoltaic panels would be installed to the roof, enabling a system of minimum 5kph, which would reduce the demands of the property on the local energy network with the potential to re-provide additional energy produced.
- Mechanical Ventilation with Heat Recovery (MCHR) system to regulate the temperature of space and reduces heating demands and energy use across the dwelling, which also removing excess heat and supplying consistent temperatures.
- Development would achieve an 86% decrease in CO2 emissions over the Part L baseline (London Plan requirement for major new homes is 35%).

Conditions

Pre-commencement	Above grade	Pre-occupation	Compliance
Arboricultural Method Statement	Details of bee bricks/invertebrate hotels	Lighting design strategy for biodiversity	Materials as specified
Details of no dig trackway and passing points	Details of bat tubes, bricks or boxes		Refuse storage arrangements
Phase 1 Desktop Study	Details of bird boxes		Cycle storage arrangements
Demolition / Construction Environment Management Plan	Hard and soft landscaping plans		No parking permit
Copy of EPS license (bats)	Detailed plans, section and elevations for <ol style="list-style-type: none"> Windows, reveals and shutters; Weathering details; Rainwater goods; Fins and soffits; 		Internal noise levels
	External materials samples		Removal of PD rights for extension enlargement or other alteration

Conclusion

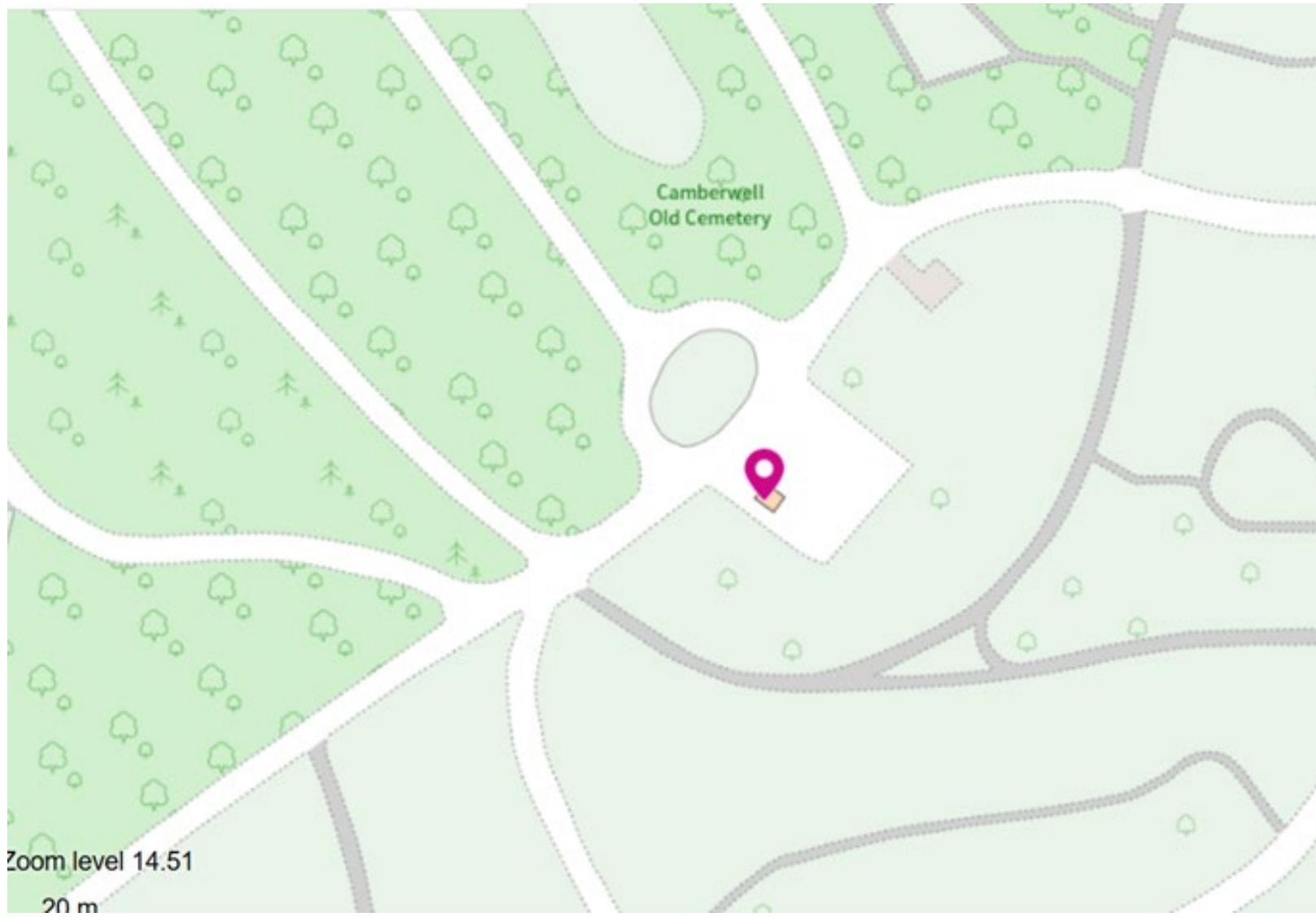
- The proposed replacement dwelling would contribute positively to the character and appearance of the area, the Dulwich Wood Conservation Area and despite the increase in footprint would not harm the openness of the MOL.
- The replacement dwelling would provide a high quality of accommodation with significant landscaping works, high energy efficiency and contributes to the reduction of flood risk in the local area.
- It is therefore recommended that planning permission be granted subject to the imposition of suitable conditions.

ITEM 6.2 25/AP/2540

**CAMBERWELL OLD CEMETERY, FOREST HILL ROAD, LONDON
SE22 0RU**

Replacement of the existing single storey temporary building providing public toilets within Camberwell Old Cemetery, with a new permanent single storey public toilet building. Includes associated groundworks and making good.

SITE LOCATION PLAN

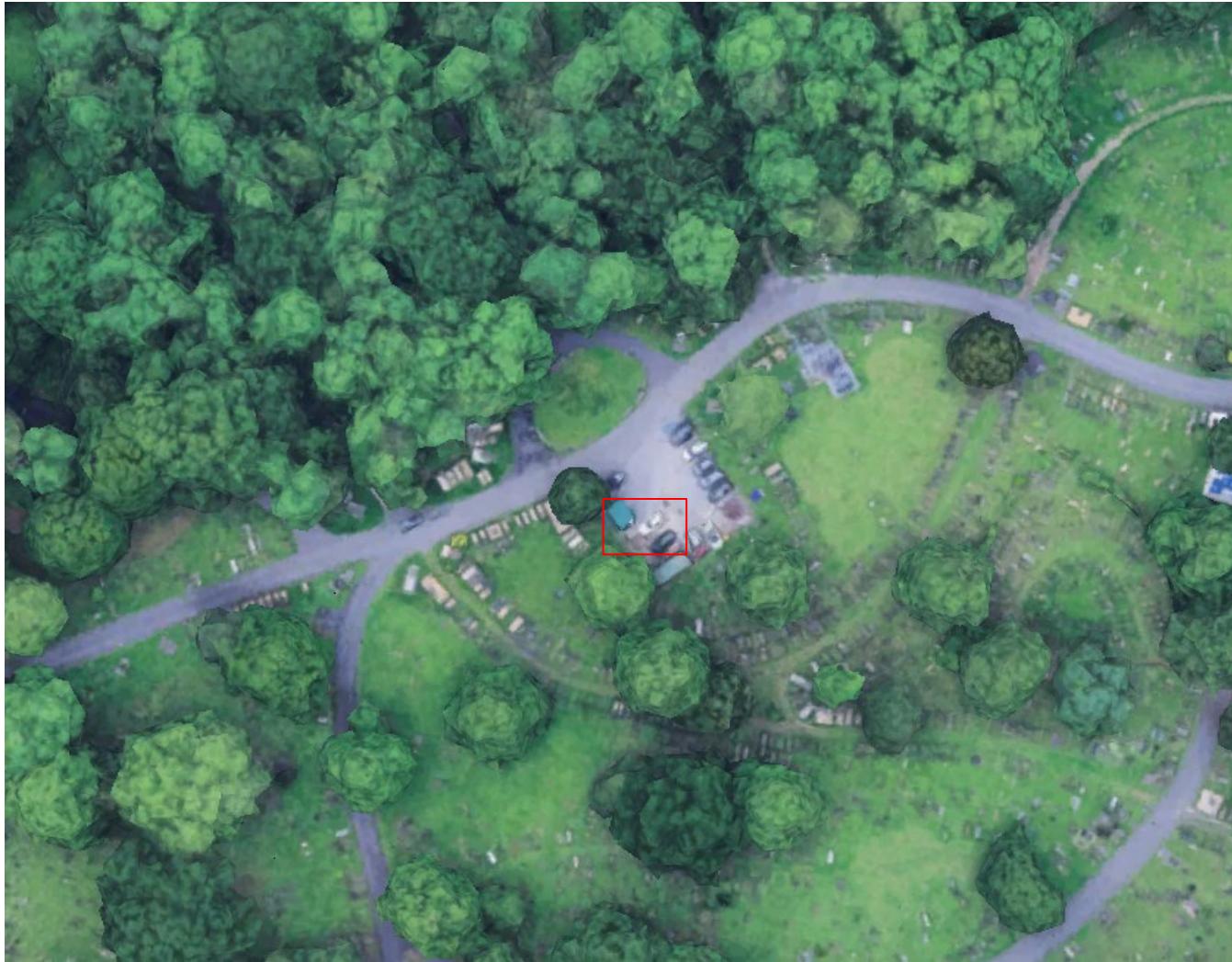


29

PROPOSED SITE PLAN



SITE AERIAL VIEW



31

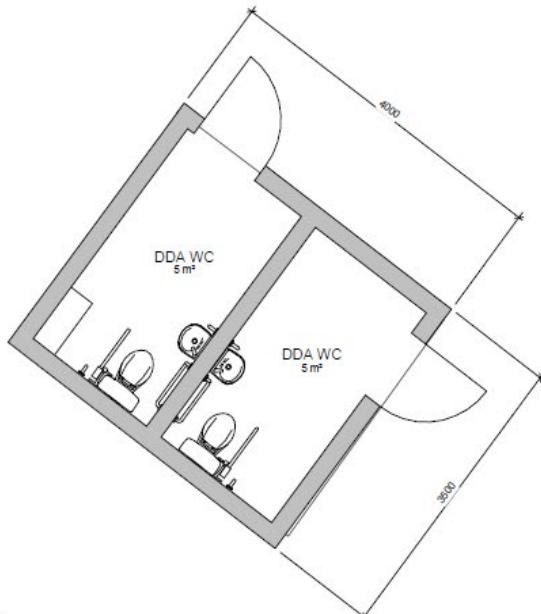
SITE DESIGNATIONS

- Green Chain Park
- Site of Importance for Nature Conservation
- Metropolitan Open Land
- Suburban Zone South

32

EXISTING BUILDING AND HISTORY

Existing Ground Floor Plan 1:50



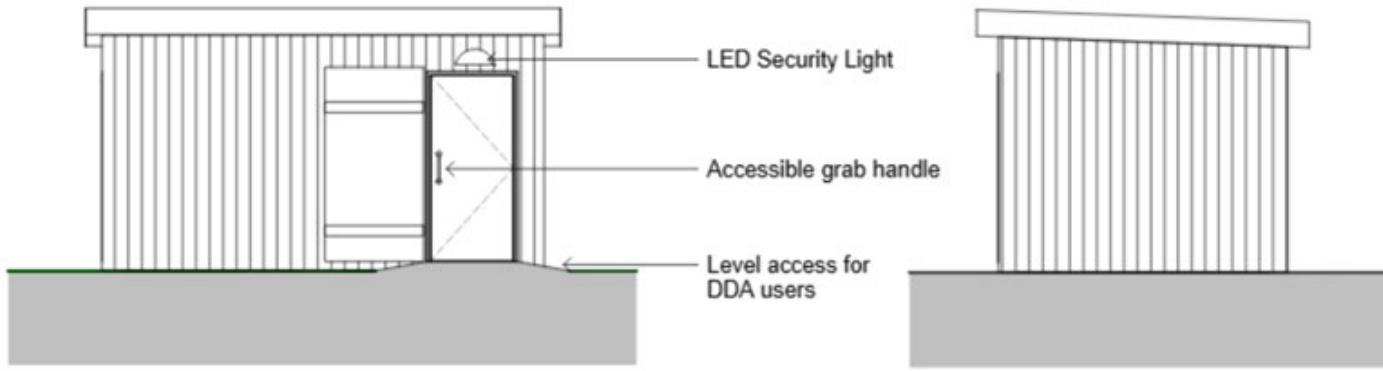
Existing Site Photos



4m wide
3.5m deep
Single storey

- Current building granted under permission 14/AP/1214 on 27 June 2014
- On 22 April 2021, 21/AP/0472 applied for the retention of the building for a further 5 years.
- The temporary block permission ends 22 April 2026.

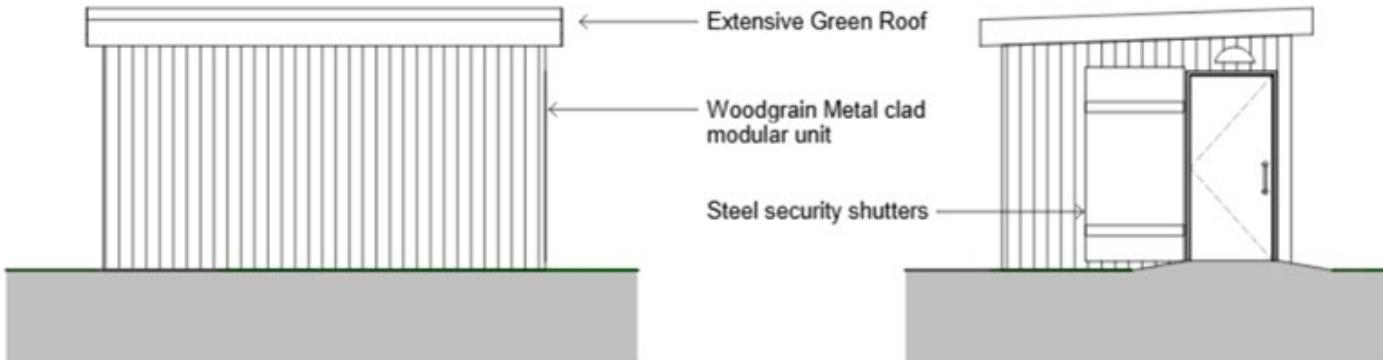
PROPOSED ELEVATIONS



South West Elevation 1:50

South East Elevation 1:50

4.9m wide
3.29m deep
2.9m tall



North East Elevation 1:50

North West Elevation 1:50

PUBLIC CONSULTATION

- 2x site notices displayed on 01.10.2025 until 22.10.2025
- 0 comments received

IMPACTS ON AMENITY



Distance to nearest neighbour West
(approx. 160m)



Distance to nearest neighbour East
(approx. 128m)

IMPACTS ON OPENNESS OF MOL

- Chapter 13 of NPPF and Policy G3 of London Plan allow for development on MOL where it provides appropriate facilities in a cemetery
- P57 of Southwark Plan allows for building on MOL under exceptional circumstances; such as a facility essential to the operation of a cemetery.
- Replacing of a temporary structure with a permanent one with a marginally greater width
- The development would not harm the openness of the MOL

ECOLOGY AND IMPACT ON TREES

- No trees would be lost.
- It is a minor scale development and the site is located away from trees
- The existing hardstanding that is currently on site is to be adapted to support the new toilet provision.
- There would be no loss of grassy areas within the cemetery

38

BIODIVERSITY NET GAIN

- The application site is considered exempt from BNG as it is below the threshold.
- It is only hardstanding and built form that would be affected.
- An extensive green roof is proposed – promoting biodiversity.

33

SUMMARY

The proposed development has been assessed in accordance with current Development Plan policies and remains acceptable planning policy terms:

- Principle of development in MOL is acceptable;
- Not considered to harm the openness of MOL or detract from its character
- Replacement of temporary facility that is more functional to the needs of the site;
- No intensification of the existing use and therefore no impact on neighbouring amenity
- No negative impact on biodiversity or trees



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

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41

PROPOSED SITE PLAN



SITE AERIAL VIEW



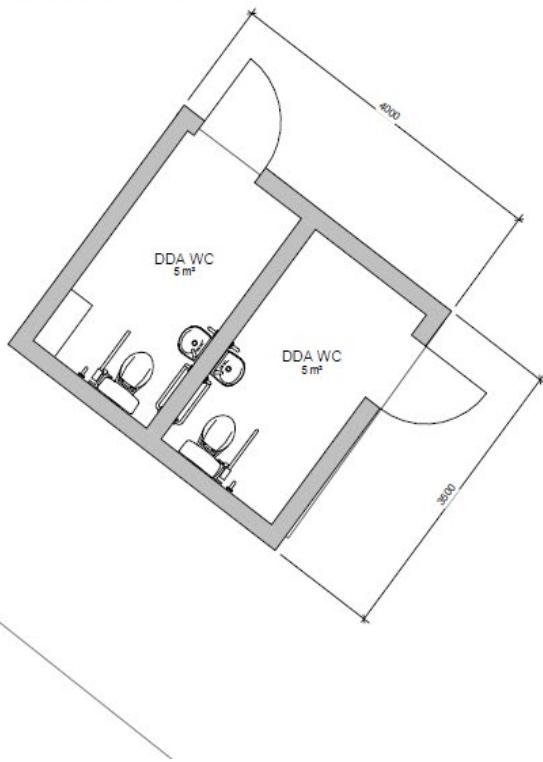
43

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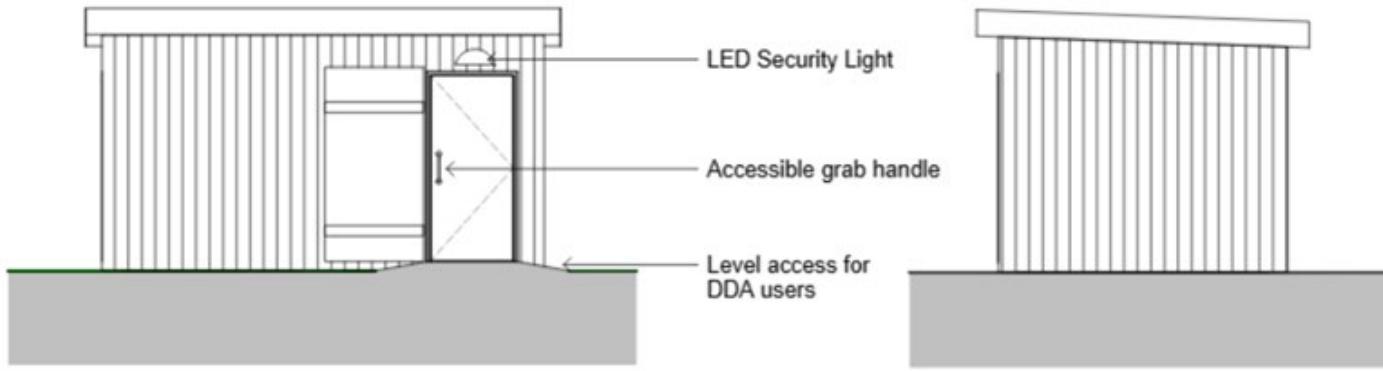
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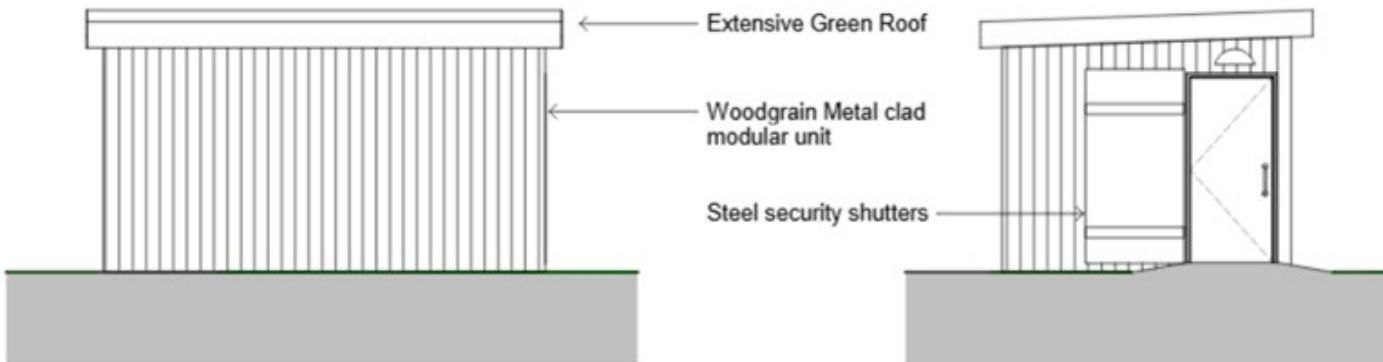
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46

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50

BIODIVERSITY NET GAIN

- The application site is considered exempt from BNG as it is below the threshold.
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- An extensive green roof is proposed – promoting biodiversity.

SUMMARY

The proposed development has been assessed in accordance with current Development Plan policies and remains acceptable planning policy terms:

- Principle of development in MOL is acceptable;
- Not considered to harm the openness of MOL or detract from its character
- Replacement of temporary facility that is more functional to the needs of the site;
- No intensification of the existing use and therefore no impact on neighbouring amenity
- No negative impact on biodiversity or trees

52

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

Meeting Name:	Planning Committee (Smaller Applications)
Date:	11 November 2025
Report title:	Addendum report Late corrections and clarifications
Ward(s) or groups affected:	Dulwich Wood
Classification:	Open
Reason for lateness (if applicable):	Corrections and clarifications following Members briefing
From:	Director of Planning and Growth

PURPOSE

1. To advise members of clarifications and corrections in respect of the following items on the main agenda. These were received after the preparation of the report(s) and the matters raised may not therefore have been taken into account in reaching the stated recommendation.

RECOMMENDATION

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

FACTORS FOR CONSIDERATION

3. Additional clarification and corrections are required in respect of the following items on the main agenda:

ITEM 6.1: 25/AP/0324 – Grove House, Dulwich Common SE21 7EZ

Paragraph 69, 70 and 73 – Landscaping and Trees

4. As outlined in Paragraph 69, some trees have been recommended for felling in the Arboricultural Impact Assessment. 6 trees are proposed to be removed.
5. As outlined in Paragraph 70, the application proposes several tree planting works and landscaping changes. 56 new trees are proposed to be planted as well as 568 shrubs (where many appear as small trees). This figure also does not include all additional plants, though numbers are approximately in the hundreds. As noted in Paragraph 73, the full details of hard and soft landscaping would also be secured by condition.

Paragraph 82 and 86 – Biodiversity Gain Hierarchy

6. Paragraph 82 outlines that offsite units would need to be purchased from a habitat bank to achieve 10% BNG. The applicant cannot achieve the 10% BNG on site because it cannot be legally secured in private gardens as it would need to be maintained and monitored for a period of at least 30 years.
7. Offsite units must be registered as a habitat with Natural England. To date, the Council has not identified and registered any habitat banks. Our understanding is that many Local Planning Authorities are concerned about becoming habitat banks due to the risks associated with managing and monitoring the legally secured habitats for 30 years. There are also issues related to demand and land availability. The offsite delivery also needs to align with what the applicant is needing to meet BNG. Some applicants may need to purchase units for trees some applicants may need scrub or ponds or hedgerows.
8. Therefore, the applicant would purchase their required offsite units through a private market. The legal requirement to create, manage and maintain the units would therefore fall with the landowner of the habitat unit.
9. It is to note that whilst BNG cannot be legally secured on site due to being a private residential garden, the applicant is proposing significant planting and landscaping works at the site, nonetheless, as outlined in the Landscaping and Trees section of the assessment. Although it does not formally count in the metric, the site would benefit from the addition of 56 new trees and 568 shrubs, as well as other landscaping features like lawn and planting.
10. As outlined in Paragraph 86, in accordance with the Biodiversity Regulations, a Biodiversity Gain Plan will need to be submitted and approved by the council before the commencement of the development. Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met.
11. A Biodiversity Gain Plan shows how the applicant would achieve BNG. A template is provided on the government website for applicants to provide all the required information. In this case, it would include evidence / a receipt of the purchase of the off-site units.
12. The below Biodiversity Net Gain Condition is to be inserted at the end of the list of conditions, before the informatics. The wording is as follows:

Development may not be begun unless:

- (a) a biodiversity gain plan has been submitted to the planning authority; and
- (b) The planning authority has approved the plan.

Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

Condition 13 – External materials samples

13. An amendment to the wording of Condition 13 is required to stipulate that the samples should make an acceptable contextual response to the natural landscape in terms of materials to be used. The amended wording is as below:

Prior to above grade works commencing (excluding demolition and archaeological investigation), material samples/sample panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall remain on site for inspection for the duration of the building's construction and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response to the natural landscape in terms of materials to be used, and achieve a good quality of design and detailing in accordance with the National Planning Policy Framework (2024), Policy D4 (Delivering good design) of the London Plan (2021) and Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

Condition 14 – Lighting design strategy for biodiversity

14. The recommendation includes a condition for a lighting design strategy to be submitted and approved in writing by the local planning authority prior to occupation. This includes details of how and where lighting will be installed (including technical specifications). Lighting would need to be installed in accordance with the specifications and locations set out in the strategy and maintained thereafter. The condition stipulates that no other external lighting is to be installed without consent from the local planning authority.

Condition 15 – Materials to be as specified

15. An amendment to the wording of Condition 15 is required to stipulate that the reason for the materials to be as specified is so that the new works will make an acceptable contextual response to the natural landscape. The amended wording is as below:

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 that the new works will make an acceptable contextual response to the natural landscape in terms of materials to be used, and achieve a good quality of design and detailing in accordance with the National Planning Policy Framework (2024); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13

(Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

Conclusion of the Director of Planning and Growth

16. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report.

REASON FOR URGENCY

17. Applications are required by statute to be considered as speedily as possible. The applications have 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

18. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the committee agenda was printed. They all relate to an item on the agenda and Members should be aware of the comments made.

BACKGROUND DOCUMENTS

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