Open Agenda

Planning Committee (Smaller Applications)

Wednesday 2 September 2026
7.00 pm
Ground floor meeting rooms - G01A, B, & C 160 Tooley Street, London SE1 2QH

Supplemental Agenda No. 2

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Date: 2 September 2026

Welcome to Southwark Smaller Planning Committee

2 September 2026

MAIN ITEMS OF BUSINESS

Item 6 – 26/AP/0711
Myatts Field Court 18 Mcdowall Road, London SE5 9JS


Councillor Richard Taylor (Chair)


Councillor Jane Salmon (Vice Chair)


Councillor Andy Higson


Councillor Sean Hannigan


Councillor James Moyse


Councillor Margy Newens


Councillor Kath Whittam

Item 6.1: Car park at Myatts Field Court

Planning application 26/AP/0711 for:

“Retrospective change of use of part of the site (20 parking spaces) from car parking ancillary to residential use (C3) to car parking for vehicles for private hire (sui generis).”

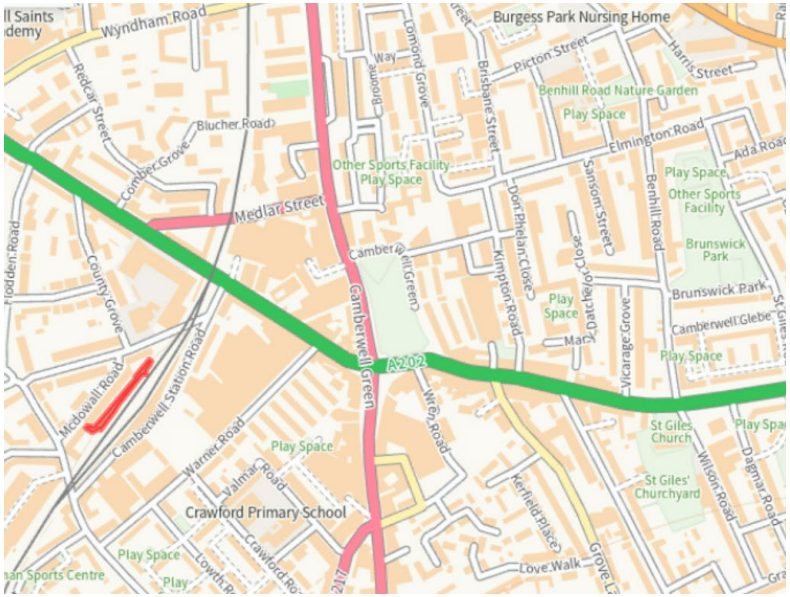
Recommendation

It is recommended that planning committee grant permission for the change of use.

Site location and Description

The site is a narrow strip of land between terraced houses and railway sidings in west Camberwell, accessed via McDowall Road.

The application concerns part of the car park only (shaded pink).



KEY -

A - Street Access

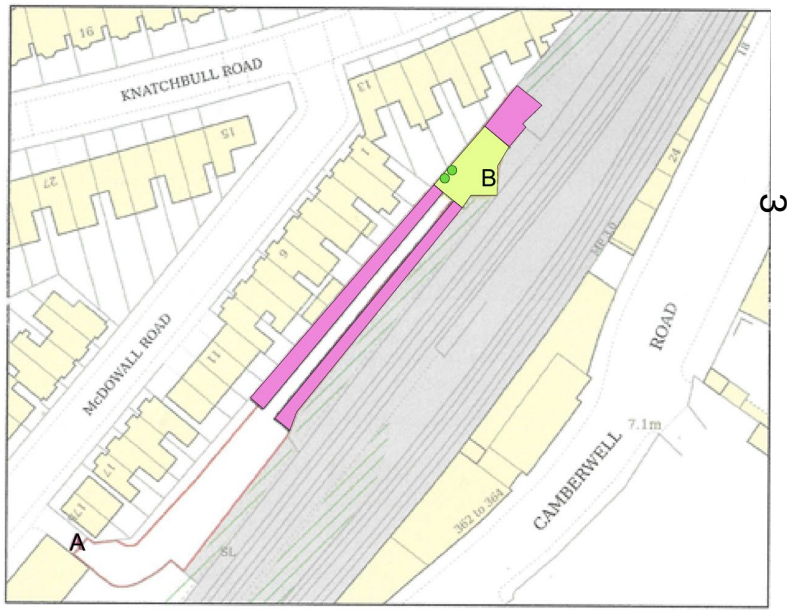
B - Network Rail Access

Area marked in :

Green - Turning Area

Pink - Parking spaces

- No Trees in parking area
- Two small trees in turning area
- No buildings in parking/access area
- No bins/cycle store in parking area
- No public access



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TR MOTOR SERVICES
Ecuavoley Londres
Knatchbull Rd
McDowall Rd
Denmark Rd
Camberwell Station Rd
Marcos Motorcycle
Sloane Skip Hire Camberwell
Sandapaints Limited
MA Autos Repairs
Paulet Rd
Google Maps

Site photos



Photos looking towards the site entrance



Photo taken at the rear of the site







Site history

Planning permission for Myatts Field Court (30 flats and the car parking area in question) was granted in 1985. No other land uses have occurred since.

The landowners have entered into a lease with Civilised Car Hire for use of part of the car park for storage/parking of private hire vehicles. The use has been ongoing since July 2025.

An enforcement complaint was received in September 2025 which resulted in this retrospective planning application,

Details of proposal

The application is for use of part of the car park for storage of private hire vehicles.

No operational development is proposed (i.e. no building works, only change of use of the land).

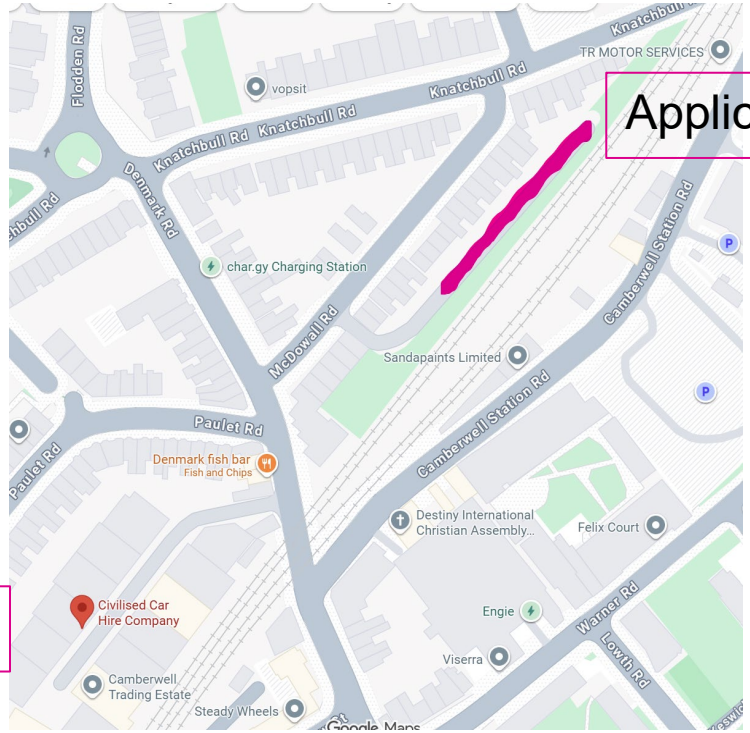
Space is retained for residents' car parking, and for access by Network Rail.

The car parking spaces were deemed surplus to the needs of residents. The arrangement will fund roof repairs for Myatts Field Court.

The site is gated; only residents, Civilised Car Hire and Network Rail have access.

Details of proposal

Civilised Car Hire primarily park their main fleet within the Camberwell Trading Estate located approximately 0.1 miles from the application site.
Myatts Field Court car park is used primarily as an overflow facility for their static fleet.



Details of proposal

The proposed use is not a conventional minicab business

Services include private car collection, action vehicles for film shoots, vehicles for TV/music production, wedding vehicles, airport transfer etc.

Public consultation responses

A site notice was displayed at the entrance to the car park, and 85 neighbour notification letters were sent (to residents of Myatts Field Court, McDowall Road, and Knatchbull Road)

Responses:
1x objection
1x neutral representation
1x support.

Public consultation responses

Matters raised in objection:

- Land stability
- Principle of development / land use
- Loss of amenity in terms of privacy and light intrusion
- Transport issues – promotion of vehicular transport
- Highways safety

Matters raised in support:

- Reduction in anti-social behaviour
- Improvement in security

Key issues for consideration

- Principle of the proposed development in terms of land use
- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Transport and highways
- Land stability

Principle of development

- Makes more efficient use of land which was previously under-utilised.
- Supports a local business.
- Adequate car parking spaces remain for residents (evidenced by lack of objections and two site visits).
- Impact on objectives to discourage private vehicle use considered to be negligible.
- Prospect of alternative use unlikely.

Amenity impacts

- Use of the site for car parking has intensified, especially at the far end of the site. Vehicles are parked close to residential windows (mainly 5-7m, but 3.5m in one case).



Amenity impacts

- Level difference means vehicles are only visible from first floor and are behind a wall.

- Objector visit found no impaired view of the sky so no loss of outlook. Quality of view from private windows is a private interest (so not a planning matter).

- Impacts when people park up (overlooking, headlight glare) are brief and comparable to impacts of normal street parking.

- Noise impact is negligible considering low trip numbers (estimated 5 vehicle movements a day). Vehicle movements are to be prohibited at nighttime.

Transport and highways

- Estimated 5 vehicle movements per day – negligible transport impact.
- No material conflict with strategic transport objectives. Transport impacts are small compared to a conventional car park.
- No objection from Network Rail.

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Land stability

- One objector has raised concerns about a crack in a garden retaining wall.





Land stability

The change of use is not considered to have a material impact on the structural integrity of the retaining wall. Land stability is not a material planning consideration in this case, in accordance with Planning Practice Guidance (not a case of subsidence, land heave, landslides etc.).

Information requirements ‘should be proportionate to the scale of development and its potential impact’ (NPPF Policy DM2).

Even if permission were refused, the lawful use of the land would remain as (residential) car parking.

Building Control would be the relevant authority for unsafe structures.

Planning conditions

- No vehicle movements outside of 8am – 10pm except in case of an emergency.
- No more than 20 vehicles from car hire shall be parked in this space.

Recommendation

- Grant planning permission subject to the above conditions.

Meeting Name:	Planning Committee (Smaller Applications)
Date:	2 September 2026
Report title:	**Addendum report** Late representations, clarifications, corrections, and further information
Ward(s) or groups affected:	Camberwell Green
Classification:	Open
Reason for lateness (if applicable):	Clarifications to published reports and response to further public comments
From:	Director of Planning and Growth

PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following items on the main agenda. These were received after the preparation of the report 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 and consultation responses in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

ITEM 6.2: 26/AP/0711 - Full Planning Application at Myatts Field Court 18 Mcdowall Road, London SE5 9JS

Additional neighbour representations received

3. Following the publication of the committee report, an additional letter of objection has been received that responds directly to the published committee report. This was submitted by a registered objector, meaning the number of objections received remains unchanged (one objection only). This letter of objection raises human rights issues, but does not raise any further material planning considerations that have not been addressed within the Officer Report.

4. The letter requests that the committee approve an immediate deferral to allow:

- The council's Tier 1 Safety Complaint investigation to conclude.
- The Dangerous Structures Team to issue an official risk categorisation.
- The affected resident a fair window of time to submit an independent structural survey.

5. The letter argues that the history of the site use has been misrepresented; the existing land use poses an immediate risk to life and property; the application doesn't comply with planning policies relating to car-free and climate-responsive development; the non-inclusion of a condition restricting vehicle movements makes the proposal unacceptable; the development failures to provide an optimised site layout; procedural unfairness; and human rights violations.

Officer response

6. The letter does not raise new material planning issues. Issues raised including loss of amenity, transport impacts and land stability are covered in the committee report.

7. Officers' view is that a condition restricting the number of vehicle movements would be arbitrary and pose issues for enforceability, and is in any event not necessary to make the development acceptable in planning terms, given that amenity impacts associated with car movements are limited. However, Officers have resolved to add an additional condition restricting the number of private hire vehicles parked on the land to twenty, to reinforce the development description, and control amenity and transport impacts.

8. Officers' view is that planning permission should be granted regardless of the results of any structural survey that the objector wishes to conduct. This is because in planning terms the existing lawful use of the land is already as a car park, and a direct link between the existing land use and structural condition of the retaining wall cannot be established. For this reason, Articles 6 and 8 of the Human Rights Act are not considered to be engaged.

9. If the council deemed it appropriate to serve a court order under Section 77 of the Building Act 1984, grant of planning permission would not vitiate this order. More broadly, grant of planning permission would not prejudice any action that the council's Building Control department may choose to take, nor would it prejudice the objector's ability to take civil action.

Conditions

10. It is proposed that an additional compliance condition be added to the decision notice, with the following wording:

The proposed sui generis use is only permitted on the land shaded pink on the approved Site Plan (drawing reference: 5 revision 02). No more than twenty private hire vehicles shall be parked on this land at any time.

Reason: To control the proposed development's impacts on the amenity of neighbouring occupiers and the road network in accordance with Policy P3 (Living conditions and pollution) and Policy T6 (Assessing transport impacts) of the National Planning Policy Framework (2026); Policy T1 (Strategic approach to transport) and Policy T4 (Assessing and mitigating transport impacts) of the London Plan (2021); and Policy P50 (Highways impacts) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

Conclusion of the Director of Planning and Growth

11. 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 including the additional condition stated above.

REASON FOR URGENCY

12. 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

13. 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

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