



COMMUNITY COUNCILS

A voice for your community

Dulwich Community Council Planning

Thursday July 9 2009 at
7.00 pm

Herne Hill Baptist Church, Half Moon Lane, London SE24
9HU

Membership

Councillor James Barber
Councillor Toby Eckersley
Councillor Robin Crookshank Hilton
(Vice-Chair)
Councillor Michelle Holford
Councillor Kim Humphreys
Councillor Jonathan Mitchell
Councillor Lewis Robinson
Councillor Richard Thomas
Councillor Nick Vineall (Chair)

Reserves

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact Beverley Olamijulo on 020 7525 7234 or email:
beverley.olamijulo@southwark.gov.uk

Webpage: <http://www.southwark.gov.uk/YourCouncil/> click on: meeting papers & decisions

Members of the committee are summoned to attend this meeting

Annie Shepperd

Chief Executive

Date: June 30 2009



Dulwich Community Council Planning

Thursday July 9 2009

7.00 pm

Herne Hill Baptist Church, Half Moon Lane, London SE24 9HU

Order of Business

Item No.	Title	Page No.
----------	-------	----------

1. INTRODUCTION AND WELCOME [CHAIR]

2. APOLOGIES

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

MATTERS FROM PREVIOUS MEETING(S)

5. MINUTES (TO FOLLOW)

6. DEVELOPMENT CONTROL ITEMS

2 - 16

DULWICH COMMUNITY COUNCIL MEMBERSHIP

Councillor Nick Vineall (Chair)

Councillor Robin Crookshank Hilton (Vic
Chair)

Councillor James Barber

Councillor Toby Eckersley

Councillor Michele Holford

Councillor Kim Humphreys

Councillor Jonathan Mitchell

Councillor Lewis Robinson

Councillor Richard Thomas

DATE OF DESPATCH: JUNE 30 2009

ADDITIONAL INFORMATION

INFORMATION TO MEMBERS OF THE PUBLIC

Access to information

You may request copies of minutes and reports on this agenda.

For a large print copy of papers, please telephone 020 7525 7187.

Deputations

For information on deputations please ask the clerk for the relevant hand-out.

Carers' allowances

If you are a Southwark resident and have paid someone to look after your children, 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 from the clerk at the meeting.

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. 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 and at least three working days before the meeting.

Wheelchair access

Wheelchair access is available. For further information please call the meeting clerk.

DISTRIBUTION LIST

Date: June 30 2009

Language Needs

If you want information on the Community Councils translated into your language please telephone 020 7525 7187. To inform us of any special needs or requirements, such as transport or signer/interpreter, please telephone 020 7525 7187.

আপনি যদি আপনার ভাষায় কমিউনিটি কাউন্সিল সম্বন্ধে তথ্য চান তাহলে অনুগ্রহ করে 020 7525 7187 নম্বরে টেলিফোন করুন

কোন বিশেষ প্রয়োজন সম্বন্ধে যদি আমাদের জানাতে চান যেমন ট্রান্সপোর্ট অথবা সংকেত দ্বারা
020 7525 7187

Bengali

Kendi dilinizde Toplum meclisleri hakkında bilgi almak için 020 7525 7187'nolu telefonu arayınız. Özel gereksinimlerinizi bize bildirmek için 020 7525 7187'nolu telefonu çeviriniz.

Turkish

Haddii aad doonayso warbixin ku saabsan qoraalka Kawnsalkada Bulshada oo ku turjuman af Soomaali fadlan tilifoon u dir 020 7525 7187

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 7187.

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 7187

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 7187

Mandarin

Se você quiser informações nos conselhos comunitários traduzidas em sua língua por favor ligue para 020 7525 7187. Para-nos informar de quaisquer necessidades especiais ou requisitos, tipo transporte, linguagem dos sinais/ intérprete, por favor ligue para 020 7525 7187.

Portuguese

Si vous désirez avoir l'information sur les Conseils de la Communauté (Community Councils) traduite en votre langue téléphonez SVP au 020 7525 7187. Pour nous informer de tout besoin ou condition spéciale, telles que le transport ou le signataire / interprète, téléphonez SVP au 020 7525 7187.

French

Si precisa información sobre los departamentos sociales (Community Councils) traducida a su idioma, por favor llame al número de teléfono 020 7525 7187. Si tiene necesidades o requisitos específicos, como es transporte especial o un intérprete, por favor llame al número de teléfono 020 7525 7187.

Spanish

Lati bēre fun itumọ irohin nipa Council agbegbe re (Community Council) ni ede abini ẹ, jọwọ pe telifoonu 020 7525 7187. Lati jẹ ki a mọ nipa iranlọwọ tabi idi pato, gẹgẹbi ọkọ (mọto) tabi olutumọ, jọwọ pe telifoonu 020 7525 7187.

Yoruba

Item No. 6	Classification: Open	Date: 9 July 2009	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 May 23 2007 and amended on January 30 2008. 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.

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 currently the Southwark Plan (UDP) 2007 adopted by the council in July 2007 and the London Plan (consolidated with alterations since 2004) published in February 2008. 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) 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 May 23 2007 and Council Assembly Agenda January 30 2008	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 SE17	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	Nagla Stevens, Principal Planning Lawyer Constitutional Support Officer	
Version	Final	
Dated	June 30 2009	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Legal and Democratic Services	Yes	Yes
Strategic Director of Regeneration and Neighbourhoods	No	No
Head of Development Control	No	No

ITEMS ON AGENDA OF THE DULWICH CC
on Thursday 09 July 2009

Appl. Type Full Planning Permission
Site 2A BAWDAL ROAD, LONDON, SE22 9DN

Reg. No. 08-AP-3015
TP No. TP/2633-A
Ward East Dulwich
Officer Terence McLellan

Recommendation GRANT PERMISSION

Item 1/1

Proposal

Construction of a dormer window extension and use of the premises as office space (in retrospect). The site is located to the rear of 2 Bawdale Road, rear of 165-171 Lordship Lane, rear of 80-84 Whateley Road, and includes the building adjacent to 84 Whateley Road.



(c) Crown copyright. All rights reserved ((0)100019252) 2009

1.1	Classification OPEN	Decision Level DULWICH COMMUNITY COUNCIL	Date 09.07.09
	From HEAD OF DEVELOPMENT MANAGEMENT		Title of Report DEVELOPMENT CONTROL
Proposal (08/AP/3015) Construction of a dormer window extension and use of the premises as office space (in retrospect). The site is located to the rear of 2 Bawdale Road, rear of 165-171 Lordship Lane, rear of 80-84 Whateley Road, and includes the building adjacent to 84 Whateley Road.		Address 2A BAWDALE ROAD, LONDON, SE22 9DN Ward East Dulwich	
Application Start Date 13/01/2009		Application Expiry Date 10/03/2009	

PURPOSE

- 1 To consider the above application which has been referred to the Dulwich Community Council for determination due to the level of public interest and history of the application site.

RECOMMENDATION

- 2 Grant Detailed Planning Permission, subject to conditions.

BACKGROUND

Site location and description

- 3 The application site refers to the building and plot described as '2A Bawdale Road' although its main frontage is in fact onto Whateley Road, East Dulwich, London. The site is 'L-shaped' and bounded by the rear of No.2 Bawdale Road, the rear of Nos.165-171 Lordship Lane and the rear of Nos.80-84 Whateley Road. The building which is the subject of this application is located immediately adjoining No.84 Whateley Road.
- 4 The character of the surrounding area is mixed, with commercial (mainly retail) premises along Lordship Lane with residential accommodation on upper floors. The immediate locality of Whateley Road and Bawdale Road is predominately residential in nature. A roofing/builders' yard adjoins the application site to the north (this is related to premises on Lordship Lane).
- 5 Access is taken to the application premises via an access way sited adjacent to 2 Bawdale Road. This involves access through the roofing/builders yard referred to above. It is understood that rights of access over this access way have been the subject to private legal action in the past and that the applicant may not have a legal right of access over this land. This is, however, a private matter that does not involve the Council. Access is also possible via gates on the Whateley Road frontage.

- 6 The application site contains a motor vehicle repair workshop at ground floor level, with construction work to extend the building to the rear and at upper levels largely complete at the time of this application. The application site does not refer to any listed buildings and is not located within a conservation area.

Details of proposal

- 7 Planning consent is sought for the erection of a rear roof extension and continuation of the use of the premises as office space in relation to the ground floor garage use. The dormer window will be set below the ridge height of the main roof and will measure 2400mm in width, 3200mm in depth and 2000mm in height. The face and cheeks of the dormer will be clad in natural slate to match the existing property. If granted this permission will replace the existing partially constructed dormer structure.
- 8 The initial plans submitted with the application were considered unacceptable and likely to have an adverse impact on the visual and residential amenity of the area as the proposed dormer failed to comply with adopted policy and supplementary planning guidance on residential design. The Council have been involved in ongoing discussions with the applicant which has resulted in this revised scheme for a reduced dormer with alternative materials.

Planning history

- 9 Planning permission was refused (06-AP-0903) dated 20.11.06 for the construction of a first and second floor extension for use as offices with new stair access to rear, together with refurbishment of existing ground floor /garage and new roller shutters (the site is located to the rear of 2 Bawdale Road, rear of 165-171 Lordship Lane, rear of 80-84 Whateley Road, and includes the building adjacent to 84 Whateley Road). The applicant appealed against the refusal of planning permission and the subsequent enforcement notice however the appeal was dismissed 04.06.07.
- 10 Planning permission was granted [03-AP-1533] dated 06/11/2003 for the construction of a first floor extension to provide a new office (Class B1). Conditions required the submission and approval of facing and roofing materials, and for the flank wall facing No.84 Whateley Road to be white rendered. This extension projected forward of the adjoining terrace (84 Whateley Road onwards) to reach the same level as the flank wall of 171 Lordship Lane. The first floor level was sloped back from the front and also at the rear. To the rear, the first floor extension projected approximately 2.5m beyond the rear wall of the adjoining dwelling No.84 Whateley Road, although this was all sloping form (the maximum height of the flat roof stopped 0.5m before the rear wall of No.84). A single storey element was sited to the rear.
- 11 Permission was refused [02-AP-1851] dated 03/12/2002 for the construction of a first floor extension to create a new office and a link to the existing building at the rear. The application was refused due to the detrimental impact on the amenity of the occupiers of No.84 Whateley Road by reason of overlooking and loss of privacy.
- 12 Permission was granted [99-AP-0573] dated 20/07/1999 for the variation of Condition 1 of 96-AP-0251. Hours of use were restricted by Condition to 07.30-18.00 Mondays to Fridays, 08.00–13.00 Saturdays and not at all on Sundays or Public Holidays.
- 13 A Certificate of Lawfulness for an Existing Use or Development was granted [98-AP-1373] dated 27/11/1998 for the use of the site and premises for car repairs.
- 14 A Certificate of Lawfulness for an Existing Use or Development was refused [96-AP-1144] dated 09/01/1997 for the use of the site and premises for car repairing. This Certificate was refused due to lack of evidence that the use had been begun and subsequently carried out continuously for more than 10 years.

- 15 Permission was granted [96-AP-0251] dated 29/04/1996 for the continued use for the storage of building materials.
- 16 A Certificate of Lawfulness for an Existing Use or Development was refused [95-AP-1134] dated 13/02/1996 for the storage of building materials. This Certificate was refused due to lack of evidence of continuous use for 10 years or more.
- 17 Permission was refused [1634-82] dated 22/11/1982 for change of use to general storage purposes.

Planning history of adjoining sites

- 18 There is no planning history of adjoining sites that is of relevance.

FACTORS FOR CONSIDERATION

Main Issues

- 19 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 on the visual and residential amenity of the area.
 - c] The design and appearance of the building and its visual impact on the streetscene.
 - d] Transport issues and highway implications.
 - e] All other relevant material planning considerations.

Planning Policy

- 20 Southwark Plan 2007 [July]
 Policy - 3.2 Protection of Amenity
 Policy - 3.11 Efficient Use of Land
 Policy - 3.12 Quality in Design
 Policy - 3.13 Urban Design
 Policy - 5.2 Transport Impacts
 Policy - 5.3 Walking and Cycling
- 21 Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]
 SPD: Residential Design Standards

Consultations

- 22 Site notice date: 15.01.09 Press notice date: n/a
- 23 Neighbour consultation letters sent: 19.01.09
- 24 Case officer site visit date: 04.03.09
- 25 Internal consultees
 Transport

Enforcement

- 26 Statutory and non-statutory consultees
No consultations required.
- 27 Neighbour consultees
As detailed on Acolaid.
- 28 Re-consultation
Re-consultation not required.

Consultation replies

- 29 Internal consultees
All comments received in response to the proposed development have been summarised and addressed below;
- 30 Transport - No objections.
Response - Noted.
- 31 Enforcement - No objections.
Response - Noted.
- 32 Statutory and non-statutory consultees
Not applicable.
- 33 Neighbour consultees
Following consultation, two letters of objection and one letter of support have been received from the occupiers of 167 Lordship Lane and Nos.84 and 82 Whateley Road respectively, the main points of the letters of objection have been summarised and addressed below;
- 34 Objection - The plans submitted are not accurate.
Response - Noted, the plans initially submitted had a minor inaccuracy that was pointed out to the applicant and subsequently addressed.
- 35 Objection - The development represents over-development of the site.
Response - The dormer window, having been revised, is now considered acceptable in terms of scale and massing and as such will adequately contextualise with the host dwelling and adjacent properties.
- 36 Objection - The development has been refused several times, the appeal has been dismissed and enforcement notice upheld yet nothing has changed.
Response - This application refers to the dormer window and construction work has begun, however the dormer window has been revised and as such will need to be constructed in accordance with the approved plans. This application serves to regularise the unauthorised works.
- 37 Objection - The development encroaches on other peoples land.
Response - This application is for the retention of the dormer window and continued B1 Use, as such issues with encroachment are not relevant, nor are they a planning matter. The encroachment referred to however is part of the unauthorised works upheld by the Planning Inspectorate in the Councils Enforcement Notice and as such should be rectified.
- 38 Objection - The development is out of context with the surrounding area.

Response - The dormer window, having been revised, is now considered acceptable in terms of scale and massing and as such will adequately contextualise with the host dwelling and adjacent properties.

39

Objection - The building does not appear to be structurally sound and has no facilities such as toilets.

Response - This is not a planning issue or a material consideration. Issues with regards to safety and structural soundness should be addressed by Building Control in line with the relevant British Building Regulations. The proposed office space however does not provide toilets and as such would provide a sub-standard working environment.

40

Objection - The development will have an adverse impact on daylight and sunlight and levels of privacy.

Response - The dormer window will have no adverse impact in terms of daylight and sunlight or a loss of privacy. This objection seems to refer to the unauthorised works upheld by the Planning Inspectorate in the Councils Enforcement Notice and as such should be rectified.

41

Re-consultation
Not applicable.

PLANNING CONSIDERATIONS

42 **Principle of development**

There are no objections to the principle of a roof extension or the use of the premises (upper floors) for office space associated with the garage use and there will be no apparent conflict of use. The proposed development, following ongoing discussions with the planning department and subsequent revisions is considered to comply with the relevant policies of The Southwark Plan 2007 (July) namely Policy - 3.2 Protection of Amenity, Policy - 3.10 Efficient Use of Land, Policy - 3.11 Quality in Design, Policy - 3.13 Urban Design, Policy - 5.2 Transport Impacts and Policy - 5.3 Walking and Cycling. As the works are in compliance with the development plan they are considered acceptable in principle.

43 **Environmental impact assessment**

An environmental impact assessment is not required as part of this application.

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

The dormer window extension is acceptable in terms of scale and massing and represents a typical form of roof development evident throughout the immediate area. The retention of the office use will have no adverse impact on the amenity of surrounding occupiers or neighbours.

45 **Impact of adjoining and nearby uses on occupiers and users of proposed development**

The application site is located within a residential area however the immediate area is characterised by commercial premises. As such there will be no significant conflict of use detrimental to the amenity of the occupiers of the development.

46 **Traffic issues**

The Councils Transport Department have raised no objections on highways grounds.

47 **Design issues**

The dormer window extension is acceptable in terms of its scale and massing and the

detailed design. The dormer window has been reduced in width, height and depth and now shows an acceptable portion of roof on all sides, giving the appearance of a typical dormer window extension. The revised materials, namely slate to clad the face and cheeks of the dormer are also considered more acceptable in this location responds positively to the surrounding townscape and context.

- 48 **Impact on character and setting of a listed building and/or conservation area**
The proposed development will have no adverse impact on either the character or setting of any listed buildings or conservation areas.
- 49 **Impact on trees**
The proposed development will have no adverse impact on any trees.
- 50 **Planning obligations [S.106 undertaking or agreement]**
No planning obligations or Section 106 Agreements are required as part of this planning application.
- 51 **Other matters**
None identified.
- 52 **Conclusion**
The dormer window extension is considered acceptable in terms of its scale, massing and detailed design and respects the immediate context with the host building and surrounding area. The development will have no adverse impact on the visual amenity of the area and complies with the relevant policies of The Southwark Plan 2007 (July). As such it is recommended that detailed planning permission be granted subject to conditions that ensure the existing structure is removed and the consented scheme is implemented.

COMMUNITY IMPACT STATEMENT

- 53 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.
- b] There are no issues relevant to particular communities/groups.
- c] There are no likely adverse or less good implications for any particular communities/groups.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 54 The proposal raises no sustainable development implications.

LEAD OFFICER	Gary Rice	Head of Development Management
REPORT AUTHOR	Terence McLellan	Planning Officer - Development Control [tel. 020 7525 5365]
CASE FILE	TP/2633-A	
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	Mr I. Djelal Le Garage	Reg. Number 08- <u>AP</u> -3015
Application Type	Full Planning Permission	
Recommendation	Grant permission	Case Number TP/2633-A

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of a dormer window extension and use of the premises as office space (in retrospect). The site is located to the rear of 2 Bawdale Road, rear of 165-171 Lordship Lane, rear of 80-84 Whateley Road, and includes the building adjacent to 84 Whateley Road.

At: 2A BAWDAL ROAD, LONDON, SE22 9DN

In accordance with application received on 12/12/2008

and Applicant's Drawing Nos. P(00)01, P(11)01 Rev A, P(11)02 Rev A

Subject to the following condition:

- 1 The materials required for the discharge of condition 2 shall be submitted within 2 months of this decision. Work in respect of the proposed dormer as detailed within this permission shall commence no later than one month after the decision to discharge materials has been approved.

Reason

To ensure that works to rectify the current planning breach are implemented as soon as practicable following grant of planning permission and in accordance with Policy 3.2 Protection of amenity and 3.12 Quality in design of The Southwark Plan 2007.

- 2 Details of the materials to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of materials in the interest of the appearance of the building in accordance with Policy 3.2 - Protection of Amenity of The Southwark Plan 2007 (July).

Reasons for granting planning permission.

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

- a] Policies 3.2 - Protection of amenity, 3.11 - Efficient use of land, 3.12 - Quality in design, 3.13 - Urban design, 5.2 - Transport impacts and 5.3 Walking and cycling of The Southwark Plan 2007 (July).
- b] SPD: Residential Design Standards.

Particular regard was had to the impact of the proposed development on the visual amenity of the area and surrounding occupiers that would result from the proposed development but it was considered that significant adverse impacts had been overcome by the revised plans and more acceptable scale, massing and detailed design of the proposed dormer window. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Informative

You are advised that the premises is subject to enforcement action in respect of the current unauthorised works and that the earliest implementation of the scheme hereby approved may negate the need for further action in respect of the works to the roof.

DISTRIBUTION LISTMUNICIPAL YEAR 2009/10**COUNCIL: DULWICH COMMUNITY COUNCIL**NOTE: Original held by Constitutional Support Unit; amendments to Beverley Olamijulo
(Tel: 020 7525 7234)

OPEN	COPIES	OPEN	COPIES
To all Members of the Dulwich Community Council:		External:	
Cllr Nick Vineall (Chair)		Valerie Shawcross	1
Cllr Robin Crookshank Hilton (Vice Chair)		GLA Building	
Cllr James Barber		City Hall	
Cllr Toby Eckersley		Queen's Walk	
Cllr Michelle Holford		London SE17 2AA	
Cllr Kim Humphreys			
Cllr Jonathan Mitchell		<u>TRADE UNIONS</u>	
Cllr Lewis Robinson		Euan Cameron, UNISON Southwark Branch	1
Cllr Richard Thomas		Roy Fielding, GMB/APEX	1
		Mike Young TGWU/ACTS	1
Cllr Fiona Colley	1	Tony O'Brien, UCATT	1
Nagla Stevens (legal services, South Hse)	1	TOTAL DISTRIBUTION	43
Libraries (Newington & Dulwich)	2	Dated: 30 June 2009	
Local Studies Library			
Press:			
Southwark News			
Paul Rhys, South London Press, 2-4 Leigham Court Road SW16 2PD			
MEMBERS OF PARLIAMENT			
Tessa Jowell M.P.			
Constitutional Support Officer	10		
OTHERS			
Geoffrey Bannister			
LBS Audit Manager			
2 nd floor,			
Central House			
Town Hall	1		