

Dulwich Community Council

Planning

Thursday 24 November 2011

7.00 pm

St Barnabas Church (The Lounge) 40 Calton Avenue, London SE21 7DG

Membership

Councillor Lewis Robinson (Chair)
Councillor Robin Crookshank Hilton (Vice-Chair)
Councillor James Barber
Councillor Toby Eckersley
Councillor Helen Hayes
Councillor Jonathan Mitchell
Councillor Michael Mitchell
Councillor Rosie Shimell
Councillor Andy Simmons

Members of the committee are summoned to attend this meeting

Annie Shepperd

Chief Executive

Date: Tuesday 15 November 2011



Order of Business

Item No.	Title
1.	INTRODUCTION AND WELCOME
2.	APOLOGIES
3.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

Members are asked to declare any interest or dispensation and the nature of that interest or dispensation which they may have in any of the items under consideration at this meeting.

Item No.**Title****4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.

5. MINUTES FROM THE PREVIOUS MEETING (Pages 5 - 9)

To confirm as a correct record the minutes of the meeting held on 17 October 2011.

6. DEVELOPMENT CONTROL ITEMS (Pages 10 - 14)

6.1. 300 LORDSHIP LANE, LONDON SE22 8LY (Pages 15 - 35)

6.2. 300 LORDSHIP LANE, LONDON SE22 8LY (Pages 36 - 45)

6.3. 48 HOLLINGBOURNE ROAD, LONDON SE24 9ND (Pages 46 - 55)

6.4. FORESTERS ARMS, 25 - 27 LORDSHIP LANE, LONDON SE22 8EW (Pages 56 - 68)

Date: Tuesday 15 November 2011

INFORMATION FOR MEMBERS OF THE PUBLIC

CONTACT: Beverley Olamijulo, Constitutional Officer, Tel: 020 7525 7234 or email: beverley.olamijulo@southwark.gov.uk
Website: www.southwark.gov.uk

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Dulwich Community Council

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Bi o ba nfe àlàyé kíkún l'ori awon Ìgbimò Àwùjo ti a se ayipada si ede abíníbí re, jọwọ tẹ wa l'aago si ori nombá yi i : 020 7525 7234 tabi ki o yo ju si awon òṣiṣé òsísé ni ojúlé 160 Tooley Street , London SE1 2TZ .

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Planning at Community Council Meetings

This sheet will tell you about what happens at the meeting when the community council considers a planning application, a planning enforcement case or other planning proposals.

The community council must follow the same rules and procedures as the council's main planning committee.

The items are heard in the order printed on the agenda, but the chair may change the running order of the items.

At the start of each item, the council's planning officer will present the report about the planning application and answer points raised by Members of the committee. After this, the following people may speak on the application if they wish, but **not more than 3 minutes each**:

1. A representative (spokesperson) for the objectors - if there is more than one objector wishing to speak the time is then divided within the 3 minute time slot
2. The applicant or their agent
3. A representative for any supporters who live within 100 metres of the development site
4. A ward councillor from where the proposal is located.

The chair will ask the speakers to come forward to speak. Once the speaker's three minutes have elapsed, members of the committee may ask questions of them, relevant to the roles and functions of the community council.

Members of the committee will then debate the application and consider the recommendation.

Note

If there are several objectors or supporters, they have to identify a representative who will speak on their behalf. If more than one person wishes to speak, the 3 minute time allowance must be shared amongst those who wish to speak. Objectors may wish to meet with other objectors in the foyer of the hall prior to the start of the meeting to appoint a representative.

Speakers should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already on the report.

The arrangements at the meeting may be varied at the discretion of the Chair.



DULWICH COMMUNITY COUNCIL

- Planning -

MINUTES of the Dulwich Community Council held on Monday 17 October 2011 at 7.00 pm at Christ Church, 263 Barry Road, London SE22 0JT

PRESENT: Councillor Lewis Robinson (Chair)
 Councillor Robin Crookshank Hilton (Vice-Chair)
 Councillor Toby Eckersley
 Councillor Helen Hayes
 Councillor Jonathan Mitchell
 Councillor Andy Simmons

OFFICER SUPPORT: Sonia Watson, Planning Officer
 Gavin Blackburn, Legal Officer
 Denis Sangweme, Planning Enforcement Manager
 Beverley Olamijulo, Constitutional Officer

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers at the meeting.

2. APOLOGIES

Apologies for absence were received from Councillors, James Barber and Michael Mitchell. Councillor Helen Hayes submitted her apologies for lateness.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

Members made declarations regarding the following agenda item:

Agenda item 6.2 - Land adjacent to 379 Upland Road, London SE22 0DR

Councillor Andy Simmons, personal and non prejudicial, as he wished to address the meeting in his capacity as ward member.

Councillor Lewis Robinson, personal and non prejudicial, as he wished to address the meeting in his capacity as ward member.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to items 6.1 to 6.4 - development management items

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during that time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation responses, additional information and revisions.

5. MINUTES FROM THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 8 September 2011 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT CONTROL ITEMS

6.1 6 BEAUVAL ROAD, LONDON SE22 8UQ

Planning application reference number 10-AP-3752

PROPOSAL:

Dormer roof extensions to main rear roofslope and over outrigger, providing additional residential accommodation for dwellinghouse.

The planning officer introduced the report and circulated site plans. The officer drew members' attention to the addendum report which contained late comments with regard to the application which included a shadow study submitted by the applicant.

Members asked questions of the planning officer.

A spokesperson for the objectors addressed the meeting and responded to questions from members.

The applicant's agent addressed the meeting in support of the application. Members asked questions of the applicant's agent.

There were no local supporters living within 100 metres of the development site present at the meeting. There were no councillors who wished to speak in their capacity as ward members.

RESOLVED:

That planning permission be refused for the following reasons:

1. That the proposed dormer extension given the length and the height would be overbearing to the detriment of the occupiers at no. 4 Beauval Road resulting in a loss of outlook and privacy.
2. That the use of obscure glazing and fixed or partially fixed shut windows to the proposed room would provide a level of accommodation. It would also be contrary to Saved Policy 4.2 Quality of residential accommodation of the Southwark Plan and Strategic Policy 13 High environmental standards of the Core Strategy 2011 and the Adopted Residential Design Guidance Supplementary Planning Document 2011.

6.2 LAND ADJACENT TO 379 UPLAND ROAD, LONDON SE22 0DR

Note: At this juncture Councillors Lewis Robinson and Andy Simmons sat in the public gallery and did not take part in the debate or decision.

Councillor Robin Crookshank Hilton took the chair for this item.

Planning application reference number 10-AP-1735

PROPOSAL:

Renewal of planning permission 05-AP-1380 granted an appeal on 4 June 2006 for: Residential development consisting of six self contained two bedroom flats, proposing lift access to all floors and underground /lower ground floor off street parking.

The planning officer introduced the report and circulated site plans.

The officer drew Members' attention to the addendum report which contained a late objection from the CPCA (Crystal Palace Community Association).

Members asked questions of the planning officer.

An objector was present to address the meeting and responded to questions from members. There were no local supporters living within 100 metres of the development site present at the meeting.

Councillors Lewis Robinson and Andy Simmons addressed the meeting in their capacity as ward members. Both responded to questions from members.

At this point Councillor Robinson and Simmons left the room.

Members discussed the application.

RESOLVED:

That members agreed that had the application been determined by the Local Planning Authority the decision would have been to refuse permission on the grounds of overdevelopment of the site and poor design.

6.3 325 UNDERHILL ROAD, LONDON SE22 9EA

Members considered items 6.3 and 6.4 together as they related to the same site address.

Note: At this point Councillor Lewis Robinson who resumed as chair and Councillor Andy Simmons rejoined the meeting.

Planning application reference number 11-AP-1735

PROPOSAL:

Installation of 6 No. fascia signs to shop fronts and associated swan neck lights - properties 321, 323, 325, 327 and 329 Underhill Road and 135 Hindmans Road.

The planning officer introduced the reports and circulated site plans.

The officer drew Members' attention to the addendum report which contained late comments with regard to both applications.

Members asked questions of the planning officer.

No objectors were present.

The applicant was not present and no supporters living within 100 metres of the development site present at the meeting.

No members wished to speak in their capacity as ward members.

RESOLVED:

That outline planning application 11-AP-1735 be granted subject to conditions set out in the report and addendum report.

6.4 325 UNDERHILL ROAD, LONDON SE22 9EA

Planning application reference number 11-AP-2152

PROPOSAL:

Replace 6 shop fronts with new timber double glazed units, new paving to front of shops and installation of 4 new seating planters. Demolish a section of existing garden wall; rendering, capping & decorating the remaining garden walls. Other refurbishment works to external fittings. Properties: 321, 323, 325, 327 and 329 Underhill Road and 135 Hindmans Road.

RESOLVED:

That outline planning application 11-AP-2152 be granted subject to conditions set out in the report and addendum report.

**7. PLANNING ENFORCEMENT PERFORMANCE FOR PERIOD 1 APRIL
2011 TO 31 AUGUST 2011**

Denis Sangweme, Planning Enforcement Manager introduced the report on planning enforcement performance in the Dulwich Community Council. He advised that the quarterly report to community councils was now a constitutional requirement of the council.

The planning enforcement manager responded to questions from members about cases that were detailed in the report.

The chair thanked the officer for the quarterly update.

RESOLVED:

That the report be noted.

The meeting ended at 9.50 pm.

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 24 November 2011	Meeting Name: Dulwich Community Council
Report title:		Development Management	
Ward(s) or groups affected:		All within Dulwich [College, East Dulwich & Village] Community Council area	
From:		Deputy Chief Executive	

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 Part 3F which describes the role and functions of the planning committee and Part 3H which describes the role and functions of community councils. These were agreed by the annual meeting of the council on 19 May 2010 and amended on 20 October 2010. The matters reserved to the planning committee and community councils exercising planning functions are described in parts 3F and 3H of the Southwark Council constitution. These functions were delegated to the planning committee.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate -
6. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
7. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.

8. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.
9. Each of the following items are 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. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
10. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the Council's case at appeal which may be substantial if the matter is dealt with at a public inquiry.
11. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
12. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
13. All legal/Counsel fees and costs as well as awards of costs against the council are borne by the regeneration and neighbourhood's budget.

Community Impact Statement

14. Community Impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

15. A resolution to grant planning permission shall mean that the development & building control manager 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 development & building control manager 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 planning committee.
16. A resolution to grant planning permission subject to legal agreement shall mean that the development & building control manager 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 communities, law and governance, and which is satisfactory to the development & building control manager. 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 communities, law & governance. The planning permission will not be issued unless such an agreement is completed.

17. 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, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.
18. 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).
19. Section 106 of the Town and Country Planning Act 1990 as amended 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:
 - I. restrict the development or use of the land;
 - II. require operations or activities to be carried out in, on, under or over the land;
 - III. require the land to be used in any specified way; or
 - IV. 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.

20. 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 obligation 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 June 27 2007 and Council Assembly Agenda January 30 2008	Constitutional Team Communities, Law & Governance 2 nd Floor 160 Tooley Street PO Box 64529 London SE1 2TZ	Kenny Uzodike 020 7525 7236
Each planning committee item has a separate planning case file	Council Offices, 5th Floor 160 Tooley Street, London SE1P 5LX	The named case Officer as listed or Gary Rice 020 7525 5437

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Communities, Law & Governance	
Report Author	Nagla Stevens, Principal Planning Lawyer Kenny Uzodike, Constitutional Officer	
Version	Final	
Dated	1 November 2010	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	Yes	Yes
Strategic Director of Regeneration and Neighbourhoods	No	No
Head of Development Management	No	No

ITEMS ON AGENDA OF THE DULWICH CC
on Thursday 24 November 2011

Appl. Type Full Planning Permission
Site 300 LORDSHIP LANE, LONDON, SE22 8LY

Reg. No. 11-AP-1495
TP No. TP/2315-300
Ward Village
Officer Terence McLellan

Recommendation GRANT PERMISSION
Proposal

Item 6.1

Erection of two residential dwellings to the land at the rear of 300 Lordship Lane (both being two storeys) and refurbishment of the existing front building, with ground floor rear and side extensions and alterations to elevations. Demolition of the existing garages.

Appl. Type Conservation Area Consent
Site 300 LORDSHIP LANE, LONDON, SE22 8LY

Reg. No. 11-AP-1664
TP No. TP/2315-300
Ward Village
Officer Terence McLellan

Recommendation GRANT PERMISSION
Proposal

Item 6.2

Demolition of the existing garages.

Appl. Type Full Planning Permission
Site 48 HOLLINGBOURNE ROAD, LONDON, SE24 9ND

Reg. No. 11-AP-2573
TP No. TP/2098-48
Ward Village
Officer Anna Clare

Recommendation GRANT PERMISSION
Proposal

Item 6.3

Erection of an 'L' shaped single storey ground floor rear extension to infill existing side return and to part of rear elevation of house, new external patio to rear garden, new brick boundary wall to end of patio to no. 46 side and new brick boundary wall to full length of garden to no. 50 side.

Appl. Type Advertisement Consent
Site FORESTERS ARMS, 25-27 LORDSHIP LANE, LONDON, SE22 8EW

Reg. No. 11-AP-2953
TP No. TP/ADV/2315-25
Ward East Dulwich
Officer Fennel Mason

Recommendation GRANT PERMISSION
Proposal

Item 6.4

Display of a non-illuminated sign at first and second floor level (measuring 10m wide by 7m high) on the south and west elevation for a temporary period during refurbishment works

300 LORDSHIP LANE, LONDON, SE22 8LY

Ordnance Survey

Date 10/11/2011



Agenda Item 6.1

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AD

Item No. 6.1	Classification: Open	Date: 24 November 2011	Meeting Name: Dulwich Community Council
Report title:	Development Management planning application: Application 11-AP-1495 for: Full Planning Permission Address: 300 LORDSHIP LANE, LONDON, SE22 8LY Proposal: Erection of two residential dwellings to the land at the rear of 300 Lordship Lane (both being two storeys) and refurbishment of the existing front building, with ground floor rear and side extensions and alterations to elevations. Demolition of the existing garages.		
Ward(s) or groups affected:	Village		
From:	Head of Development Management		
Application Start Date 16 June 2011		Application Expiry Date 11 August 2011	

RECOMMENDATION

- 1 Grant detailed planning permission, subject to conditions.

BACKGROUND INFORMATION

- 2 This application has been referred to Dulwich Community Council for determination due to the number of objections received from local residents.

Site location and description

- 3 The application site refers to the backland garage area located to the rear of and accessed from 300 Lordship Lane, East Dulwich, London. 300 Lordship Lane is a two storey dwelling with roof accommodation currently laid out as two self contained flats. To the side of the dwelling is a long access route to a large area accommodating 20 single storey garages. The section of the site where the garages are located lies within the Dulwich Village Conservation Area however no buildings on site are listed.
- 4 To the west, south and east the site is bounded by the rear garden ground of the dwellings on Beauval Road, Woodward Road and Lordship Lane respectively. To the north the application site is bounded by another garage site accessed from Milo Road. The area is largely characterised by residential use. There are several large mature trees within the properties surrounding the application site.

Details of proposal

- 5 Planning consent is sought for the erection of two residential dwellings to the land at the rear of 300 Lordship Lane (both being two storeys) and refurbishment of the existing front building on Lordship Lane with ground floor rear and side extensions and alterations to elevations. The development will incorporate the demolition of the existing garages on site.

- 6 The proposed dwellings will be clad in timber with red clay roof tiles set centrally within the site. The proposed dwellings will have large garden areas and parking for two vehicles with adequate turning space. The proposed dwellings will incorporate multi pitch roofs with a total height at ridge level of 7350mm and 7500mm respectively. The fenestration has been designed to look centrally into the site as much as possible in order to reduce impacts in terms of overlooking. Both dwellings will accommodate four bedrooms.
- 7 The dwelling fronting Lordship Lane, (no. 300) will be improved and extended including a widening of the entrance to the rear of the site and improvements to the ground floor front elevation. A single storey rear extension is proposed to improve the standard of accommodation and a dedicated access to the ground floor dwelling will be provided from the outrigger allowing the front entrance to be used solely by the first floor flat. The rear extension will measure 3100mm in height, 1500mm in width from the side elevation and 1500mm in depth from the rear of the existing outrigger. Internally the property will be rearranged to provide an improved layout and a large hall window at first floor level on the side elevation of the outrigger. The entrance to the site will be widened from the current 2550mm to 3100mm.
- 8 The applicant has amended the plans following Officer advice to reduce the height and footprint of the new dwellings in order to minimise the impact on the adjacent residential properties. The applicant provided revised plans on Friday 4th November 2011.

Planning history

Reg. No.	Type	Description	Status	End Date
06/EQ/0562	ENQ	Proposed development - 5 mews houses to the rear of 300	REC	15/09/2006
06/EQ/0662	ENQ	Proposed development	REC	25/09/2006
10/AP/0306	FUL	Demolition of existing garages and redevelopment to provide 4 semi-detached dwellings on ground and first floors and elevational/internal alterations to 300 Lordship Lane.	WDN	20/05/2010
10/AP/0307	CAC	Demolition of existing garages to the rear of 300 Lordship Lane.	WDN	20/05/2010
11/AP/1495	FUL	Erection of two residential dwellings to the land at the rear of 300 Lordship Lane (both being two storeys) and refurbishment of the existing front building, with ground floor rear and side extensions and alterations to elevations. Demolition of the existing garages.	REG	Recommended for approval.
11/AP/1664	CAC	Demolition of the existing garages.	REG	Recommended for approval.

- 10 Planning permission was refused in 1984 for the change of use of the garages to a builders/storage yard with the use of 300 Lordship Lane as office space. Permission was again refused in 1988 for the use of garages 2,3 and 4 for general motor repairs.
- 11 Planning permission was refused in 1986 for the redevelopment of the garage area to provide four two-storey dwellings.
- 12 Permission was granted in 1988 for the extension of the ground floor flat at 300 Lordship Lane.

Planning history of adjoining sites

- 13 None of relevance.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 14 The main issues to be considered in respect of this application 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 and the impact on the character and setting of the Dulwich Village Conservation Area.
 - c) Transport impacts.
 - d) Design quality
 - e) quality of residential accommodation proposed.
 - f) All other relevant material planning considerations.

Planning policy

Core Strategy 2011

- 15 SP1 - Sustainable Development
 SP2 - Sustainable Transport
 SP5 - Providing New Homes
 SP12 - Design and Conservation
 SP13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

- 16 Policy 3.1 - Environmental Effects
 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 3.15 - Conservation of the Historic Environment
 Policy 3.16 - Conservation Areas
 Policy 3.18 - Setting of Listed Buildings, Conservation Areas and World Heritage Sites
 Policy 4.2 - Quality of Residential Accommodation
 Policy 5.3 - Walking and Cycling
 Policy 5.6 - Car Parking

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 17 PPS5 - Planning for the Historic Environment
 SPD: Residential Design Standards
 Dulwich Village Conservation Area Appraisal
 Dulwich SPD (Draft)

Principle of development

- 18 The draft National Planning Policy Framework (NPPF) was published at the end of July 2011 for consultation until 17 October 2011. The Government has set out its commitment to a planning system that does everything it can do to support sustainable economic growth. Local planning authorities are expected to plan positively for new development. All plans should be based on the presumption in favour of sustainable development and contain clear policies that will guide how the presumption will be applied locally.
- 19 The NPPF builds upon the Government's 'Plan for Growth' which was published in March 2011. The overall theme of this document is to support long term sustainable economic growth and job creation in the UK. This is set out as a clear and current Government objective (and accordingly should attract significant weight).
- 20 The draft Dulwich SPD para 3.8 states that back land development is not suitable in Dulwich. In this circumstance the land is already developed and policies of the Core Strategy and Saved Southwark Plan would support, in principle a residential use for the site. Given the weight attached to national, regional and adopted local policy the guidance set out in the Draft Dulwich SPD should in this circumstance be given limited weight.

Environmental impact assessment

An Environmental Impact Assessment is not required for an application of this nature.

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

- 21 The main impact of the development will be on the visual amenity of the area whereby two storey dwellings will replace single storey garages in a large, open backland site. In terms of height the proposed houses are much lower than those on the surrounding streets, with the eaves dropped to below window-head level, which reduces them to below two full-storeys. The dwellings have been designed to have a minimal impact on residential amenity and will ensure there are no significant impacts in terms of overlooking, loss of privacy, sense of enclosure or indeed a loss of daylight/sunlight. The impact on adjacent dwellings is set out below:
- 22 Milo Road garages (northern boundary)
This site is not in residential use and as such there will be no adverse impact on visual or residential amenity however it should be noted that the dwellings have been designed in such a way that they will not compromise the future development potential of this site to the north.
- 23 298, 300 and 302 Lordship Lane (eastern boundary)
At the closest point the proposed dwellings lie 15 metres away from the rear wall of the dwellings on Lordship Lane (measured from the south dwelling to the rear wall of 302 Lordship Lane). There are three windows at upper levels on the elevations facing the rear of the properties on Lordship Lane and this forms a hallway and bedroom window in excess of 21 metres distance from 300 Lordship Lane, and a secondary bedroom window which would lie 15 metres from the boundary with no. 302. It is suggested that this window be conditioned to be fixed shut and obscure glazed to ensure there will be no overlooking or intensification of overlooking. Daylight and sunlight levels will be reduced slightly in the winter months in the evening to the rear garden ground only, however it is not considered that this would be such that would diminish the quality of the gardens to suggest that significant harm would occur. In terms of light to the rooms at the rear of these properties the windows on the rear

elevation pass the 25 degree BRE Test, indicating that there is unlikely to be any significant light loss.

- 24 The proposed extension to the dwelling at 300 Lordship Lane will have no adverse impact on the adjoining properties at 302 and 298 Lordship Lane. There will be no overlooking, loss of privacy, sense of enclosure or indeed a loss of daylight or sunlight. The large hall window at first floor level on the side elevation of the outrigger will not present any issues with regards to overlooking or loss of privacy.
- 25 42 and 44 Woodwarde Road (southern boundary)
At the closest point the proposed dwelling will lie 16 metres from the rear wall of 44 Woodwarde Road. This is considered to be an acceptable distance given the fact that there will be no overlooking or loss of privacy as there are no directly facing room windows at upper levels. The bedroom window of the south dwelling will directly overlook the rearmost section of garden to the dwelling at 42 Woodwarde Road however this is the rearmost section of what is a very large rear garden with tree coverage and as such there will be no detrimental loss of privacy as a result of the single, narrow bedroom window. As the dwellings lie to the northeast/north of 42 and 44 Woodwarde Road there will be no detrimental loss of daylight or sunlight and any change in available daylight/sunlight will be negligible. The properties will still achieve daylight and sunlight levels in line with the guidance specified in the BRE: Guide to Site Layout Planning.
- 26 46-52 Woodwarde Road and 91-97 Beauval Road (western boundary)
The properties along the western boundary all lie in excess of 16 metres from the walls of the proposed dwellings. There are three windows at upper levels in the proposed dwellings, two in the north dwelling serving a bathroom and landing and one in the south dwelling representing an ensuite bathroom. All of these windows can be obscure glazed and as such will present no issues in terms of overlooking. The proposed dwellings lie to the east of the properties outlined above and as such there may be a very small reduction in daylight/sunlight to the rear gardens in the early morning however this will be minimal and the properties will still achieve daylight and sunlight levels in line with the guidance specified in the BRE: Guide to Site Layout Planning. The windows on the rear elevation pass the 25 degree BRE Test.

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

- 27 The proposed use is residential, a use which conforms to the residential nature of the locality. It is therefore considered that there will be no conflict of use detrimental to amenity.

Traffic issues

- 28 No cycle storage has been proposed for the two new dwellings. Saved Policy 5.3 of the Southwark Plan 2007 (July) states that cycle storage must be convenient, secure and weatherproof. For reasons of convenience, cycle storage must be of the dimensions stated in the *Manual for Streets*, sections 8.2.21-8.2.24. Relevant conditions to secure adequate safe and secure cycle storage will be imposed on any consent issued.
- 29 The application site has a PTAL rating of 3. Developments in areas with this PTAL rating and which are not within a CPZ are expected to provide sufficient on-site parking in order to minimise overspill parking on the road network. The Level of parking proposed is in line with the saved Southwark Plan Policy 5.6 appendix 15 table 15.4. The applicant has proposed to provide two off-street parking spaces for two family-sized dwellings (2x4 beds). Southwark Plan policy 5.6 seeks to minimise

the number of parking places provided, however, given the PTAL rating and that these are family sized dwellings the level of off-street parking is considered acceptable and as such no reduction in off-street parking will be sought.

Design issues

- 30 In general terms the application proposed a high quality of contemporary design. The development site is within the Dulwich Village Conservation Area, which starts in-line with the rear garden wall to the Lordship Lane properties, and therefore excludes No.300 and the access driveway. The development area is a backland site and is surrounded by rear gardens (to Lordship Lane and Beauval/Woodwarde Road properties), with only the existing building/site-access at No.300 fronting onto the streetscape; there is the potential for glimpses between houses.
- 31 This proposal retains No.300 and builds two detached 4-bedroom houses on the rear plot. These have been designed in a bold contemporary style, with a spacious arrangement on the site and generous gardens/amenity space surrounding them.
- 32 In terms of height the proposed houses are much lower than those on the surrounding streets, with the eaves dropped to below window-head level, which reduces them to below two full-storeys. In terms of massing, each house is split into two elements, of varying scale, and with further variation in the form of the roofs. The variety of forms and shapes are tied together by a consistency of materials, with clay roof-tiling and timber cladding to the walls. The aesthetic of the detail-design is characterised by flush elements and junctions, as well as a variety in the shape and design of the fenestration. Facing materials, as well as all typical details, will require conditioned approval to ensure a high quality of finish.
- 33 It is considered that the positioning, form and material-finish of the proposed houses will greatly minimise the impacts that they will have on the surrounding properties, impacts that would not be anticipated as being significant. Landscaping of the site will be very important to blend the development in with the surrounding gardens; this should include trees of a significant scale, relative to planting area, and approval by condition. A landscaping plan should also seek improvements to the front yard of No.300. On balance it is considered that this contemporary proposal on a backland site, within a sensitive conservation area context, has the potential to enhance its heritage setting.

Impact on character and setting of a listed building and/or conservation area

- 34 The proposed development by virtue of its high standard of design and use of traditional materials that will help the development to contextualise with the surrounding open nature of the site will ensure that there will be no significant adverse impact on the Dulwich Village Conservation Area. Securing the use of high quality materials by way of planning condition will ensure that the development will contribute positively to the area and will enhance the setting of the backland site within the conservation area.

Impact on trees

- 35 In terms of trees there are several large mature trees on adjoining sites that contribute positively to the area. As such a condition should be imposed on any consent issued in order to secure tree protection measures during the course of construction in order to negate any potential impacts on the trees.

Planning obligations (S.106 undertaking or agreement)

- 36 Not required for a development of this nature.

Sustainable development implications

- 37 The proposed dwellings would provide good levels of natural daylight and natural ventilation. It is proposed to achieve Sustainable Code Level 4 as required by the Strategic Policy 13 High environmental standards of the Core Strategy 2011. In addition each dwelling would incorporate the use of sedum planted roofs and solar thermal and photo voltaic panels.
- 38 The proposal will involve the reuse of brownfield land to provide much needed family accommodation and as such is considered sustainable in principle. The development raises no significant sustainability issues.

Other matters

- 39 No other matters have been identified that are of relevance in the determination of this planning application.

Conclusion on planning issues

- 40 The proposed development is considered acceptable in terms of its design, scale, massing and materials and will enhance the heritage setting. The development will provide a high standard of residential accommodation and will result in the sustainable reuse of a previously developed brownfield site. The development complies with the relevant policies of the Southwark Plan 2007 (July) and the Core Strategy 2011 (April) and as such it is recommended that detailed planning permission be granted.

Community impact statement

- 41 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.

Consultations

- 42 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

- 43 Details of consultation responses received are set out in Appendix 2.
- 44 Summary of consultation responses
All comments received from internal and statutory consultees have been summarised and addressed below:

- 45 Design and Conservation - No objections. The high quality contemporary design should be commended and is supported.
Response - Noted and agreed.
- 46 Environmental Protection Team - No objection subject to conditions.
Response - Noted and agreed the relevant condition will be attached to any consent issued.
- 47 Transport - No objections however the cycle parking will need to be addressed.
Response - Noted and agreed, relevant conditions will be attached to any consent issued in order to secure appropriate cycle parking.
- 48 Conservation Area Advisory Group (CAAG) - positive endorsement of this scheme for two houses on a backland site, a bold contemporary design in appropriate materials that has a minimal impact on surrounding houses/streetscapes and should enhance the conservation area (much more than the current garages/hardstanding). Particular praise for the individual design and the modulation of the bulk and roof form. Note that landscaping and tree-planting will be particularly important to 'soften the edges' and embrace the garden setting.
Response - Noted and agreed.
- 49 Thames Water - No objections.
Response - Noted
- 50 Transport for London - No objection.
Response - Noted.
- 51 Following neighbour consultation 11 objections have been received, the main points of which have been summarised and addressed below:
- 52 Objection - The Conservation Area Consent application is misleading as it states many of the garages are vacant when in fact several are occupied.
Response – The application states that several of the garages are vacant however a detailed list has not been provided to denote which garages are vacant and which are occupied however as the CAC is for demolition the vacant state of the garages or otherwise is not a planning consideration.
- 53 Objection - The garages are not in such a state of disrepair to be unusable and many are in regular and constant use.
Response – The owner of the site has applied to demolish the garages for redevelopment irrespective of the state of repair. The garages are of no architectural or historical importance to the area and as such there is no objection to the demolition.
- 54 Objection - The garages provide an excellent amenity as off-street secure car parking which is lacking in the area.
Response – The loss of the garages will have no significant impact on the area as many are used for storage as opposed to car parking. In addition there will still be ample street parking for current occupiers of the garages. The development will also provide enough parking to service the two proposed dwellings. Of the existing garages, only three are used for parking with the rest being largely storage. Of the three being used for parking, all three are being used for long terms storage of cars and not day to day parking.
- 55 Objection - The demolition of the garages will weaken the rear walls which remain as garden walls for the properties bounding the site on Lordship Lane, and Woodwarde Road and as such there are safety concerns.
Response – Details of proposed boundary treatments for all site boundaries will be

secured by way of a planning condition. This will ensure that the boundary treatment will retain current levels of amenity and security.

56 Objection - Removal of the garages will have security implications for the properties on Woodwarde Road as would leaving the access gate at 300 Lordship Lane open.

Response - The loss of the garages is not considered a security issue.

57 Objection - The close proximity of the proposed two storey dwellings to the rear of the properties on Woodwarde Road and Beauval Road will adversely affect the skyline and view from the garden, rear ground and first floor windows.

Response – The proposed dwellings will not dominate the view or the skyline and the use of sensitive materials will ensure the dwellings blend into the landscape. It should also be noted that nobody is entitled to a view over a third parties land and as such the existing view will not be protected.

58 Objection - The design of the dwellings and the proposed materials are out of character with the surrounding houses of the Conservation Area.

Response – The contemporary design and appropriate materials will have a minimal impact on surrounding houses/streetscapes and should enhance the conservation area by providing a well design sensitive addition to the townscape.

59 Objection - The access to the site is insufficient to allow emergency vehicles and given the close proximity to an electrical substation this is a safety concern in the event of a fire, posing a risk to the dwellings, surrounding buildings and the families within.

Response – The access to the site will not accommodate a Fire Engine or an ambulance however the dwellings are not located a significant distance from the access and as such the emergency services will still be able to fully undertake their duties in response to possible emergencies on site.

60 Objection - As the proposed dwellings are three and four bedroom, they are likely to attract families to reside there and as such there are safety concerns of living in such close proximity to an easily accessible electricity substation.

Response - The electricity substation is enclosed by brickwork and presents no issues with regards to safety.

Objection - No account is made of the large mature trees on properties surrounding the development site. Any building work could severely damage these trees.

61 **Response** - In terms of trees there are several large mature trees on adjoining sites that contribute positively to the area. As such a condition should be imposed on any consent issued in order to secure tree protection measures during the course of construction in order to negate any potential impacts on the trees.

Objection - The application mentions sewage, drainage and water supply but this is not evident on the application drawings.

62 **Response** – Details such as these are not usually shown on planning drawings however Thames Water have been consulted on the application and have raised no objections.

63 Objection - The noise, dust and dirt arising from the demolition will cause considerable and undue stress to the family at 46 Woodwarde Road, and will render the kitchen and family room uninhabitable and the garden will be unusable.

Response – The demolition works are not significant and will not be carried out over an extended period. Any disturbance will be minimal for a limited time and will not render dwellings or gardens unusable.

Objection - The demolition works could contribute to ill health and will affect the living environment of the children at 46 Woodwarde Road.

- 64 **Response** – The small scale demolition works proposed will not affect any adjoining residents health. The Environmental Protection team have been consulted on the application and have raised no objections.

Objection - The proposed development will overlook the properties on Woodwarde Road and will restrict daylight and sunlight.

- 65 **Response** – Due to separation distances and the orientation/location of the proposed dwellings there will be no loss of daylight or sunlight and no loss of privacy.

- 66 Objection - The design and materials of the proposed dwellings is not in keeping with the style of the area and is not high quality.

Response - The contemporary design and appropriate materials will have a minimal impact on surrounding houses/streetscapes and should enhance the conservation area by providing a well design sensitive addition to the townscape. The design is considered high quality and materials will be conditioned to ensure they are of an equally high standard.

- 67 Objection - There is inadequate green space for the dwellings which is not in keeping with the area which is characterised by large private playing fields, public open space and large private gardens.

Response – The proposed dwellings exceed the minimum amenity space standards.

- 68 Objection - The proposed homes are large with five double bedrooms each with an ensuite bathroom which is out of character with the surrounding area which is characterised by smaller bedrooms and fewer bathrooms. This could result in 20 people living on this small site putting an increased strain on local services and utilities. In addition the refuse and recycling will have to be carried 23 metres to the roadside.

Response – The maximum allowable distance to transport refuse and recycling is 30 metres and as such the proposed development complies. It should be noted that these are family dwellings and as such are unlikely to accommodate 20 people on site however this would not increase pressures on the site or surroundings. The plans have also been amended to reduce the scale and scope of accommodation and now only four bed dwellings are being proposed.

- 69 Objection - The development will result in increased noise and existing resident noise will be amplified by the echoed sound from the walls of the proposed development.

Response – The level of noise will be typical of the noise emitted from a family dwelling and will not be an excessive level of noise within the area. The development is unlikely to result in any noise disturbance and will certainly not amplify existing resident's noise levels due to echo from the walls of the proposed dwellings.

- 70 Objection - The scheme is not significantly different to or an improvement on the previous scheme. The floorspace remains largely the same and the height has increased.

Response – The scheme is a reduction in the number of units, reduction in number of bedrooms, a reduction in terms of footprint and floorspace and a much improved standard of design to the previous proposal. Whilst the height has increased the design and modulation has improved and as such the development is considered to be a high standard of design.

- 71 Objection - The roof of the garages appears to be asbestos and as such there are health and safety concerns in terms of demolition.

Response – These issues can be addressed by way of planning conditions to ensure adequate protection measures are taken.

- 72 Objection - The proposed access is too narrow and does not meet guidelines that say

a minimum width of 2.75 metres and a desired width of 3.25 metres.

Response – The improved width of the access will be 3.1 metres and as such is considered acceptable as it exceeds the minimum width.

- 73 Objection - The buildings are larger than necessary due to each building having access to an adjacent full size bathroom and the multi pitch double roofs which are visually incongruous.

Response – The proposal is considered to be a proportionate response to the size of the application site and the surroundings and with the use of high quality materials the dwellings will enhance the setting and visual amenity.

Human rights implications

- 74 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
- 75 This application has the legitimate aim of providing residential accommodation. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

- 76 N/A

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2315-300 Application file: 11-AP-1495 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5365 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Consultee list

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Terence McLellan, Planning Officer	
Version	Final	
Dated	24 November 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Leisure	No	No
Date final report sent to Constitutional Team		24 November 2011

Consultation undertaken

Site notice date: 27/06/2011

Press notice date: 30/06/2011

Case officer site visit date: 27/06/2011

Neighbour consultation letters sent: 29/06/2011

Internal services consulted:

Design and Conservation
Environmental Protection
Transport
Urban Forester
Waste Management

Statutory and non-statutory organisations consulted:

Conservation Area Advisory Group
Thames Water
Transport for London

Neighbours and local groups consulted:

As detailed in Appendix 3

Re-consultation:

Re-consultation not required.

Consultation responses received

Internal services

Design and Conservation – No objection
Environmental Protection – No objection
Transport – No objection

Statutory and non-statutory organisations

CAAG – No objection
Thames Water – No objection
Transport for London - No objection.

Neighbours and local groups

87, 91, 95 and 97 Beauval Road
302 Lordship Lane
42, 44A, 46, 50 and 52 Woodwarde Road

Consultee list

List of consultations and notifications for application 11-AP-1495

TP No	TP/2315-300	Site	300 LORDSHIP LANE, LONDON, SE22 8LY	
App. Type	Full Planning Permission			
Date Started	16/06/2011	Target Decision Date	Stat. Expiry Date	11/08/2011

Statutory Consultations

Date Printed	Consultee	Date Created
20/06/1837	Conservation & Design Team	11/02/2010
23/06/2011	Transport Planning Team	11/02/2010
07/07/2011	Waste Management	11/02/2010
23/06/2011	Transport for London (NON-REFERABLE APPLICATIONS ONLY)	11/02/2010
23/06/2011	Environmental Protection Team [Noise / Air Quality / Land Contamination / Ventilation]	21/06/2011
23/06/2011	Urban Forester	22/06/2011

Neighbour Notifications

Date Printed	Address	Date Created
29/06/2011	97 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	42 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	46 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	95 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	89 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	91 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	93 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	48 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	THE SURGERY 306 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	304A LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	304B LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	52 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	44A WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	44B WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	50 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	308 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	FIRST FLOOR FLAT 302 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	SECOND FLOOR FLAT 302 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	GROUND FLOOR FLAT 302 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	GROUND FLOOR FLAT 327 LORDSHIP LANE LONDON SE22 8JH	27/06/2011
29/06/2011	GROUND FLOOR FLAT 300 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	FIRST FLOOR AND SECOND FLOOR FLAT 300 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	FIRST FLOOR FLAT 327 LORDSHIP LANE LONDON SE22 8JH	27/06/2011
29/06/2011	325 LORDSHIP LANE LONDON SE22 8JH	27/06/2011
29/06/2011	298 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	329 LORDSHIP LANE LONDON SE22 8JH	27/06/2011
29/06/2011	296 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
20/06/1837	87 BEAUVAL ROAD LONDON SE22 8UH	26/07/2011
20/06/1837	by email	02/08/2011

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 M. Mifsud	Reg. Number	11-AP-1495
Application Type	Full Planning Permission	Case Number	TP/2315-300
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of two residential dwellings to the land at the rear of 300 Lordship Lane (both being two storeys) and refurbishment of the existing front building, with ground floor rear and side extensions and alterations to elevations. Demolition of the existing garages.

At: 300 LORDSHIP LANE, LONDON, SE22 8LY

In accordance with application received on 10/05/2011

and Applicant's Drawing Nos. HW162 P001 REV B, HW162 P002, HW162 P003, HW162 P004 REV C, HW162 P005 REV C, HW162 P006 REV C, HW162 P007 REV B, HW162 P100 REV E, HW162 P101 REV F, HW162 P102 REV E, HW162 P200 REV B, HW162 P201REV B, HW162 P202 REV B, HW162 P203 REV B, HW162 P106 REV E, HW162 P107 REV E, HW162 P108 REV E, HW162 P109 REV E, HW162 P110 REV E, HW162 P111 REV E, Design and Access Statement, Heritage Statement.

Reasons for granting planning permission.

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

a] The following saved policies of The Southwark Plan 2007 (July);

- Policy 3.1 - Environmental Effects seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development.
- Policy 3.2 - Protection of amenity - seeks to protect and enhance amenity standards throughout the borough.
- Policy 3.11 - Efficient use of land - aims to ensure appropriate levels of development on application/development sites.
- Policy 3.12 - Quality in Design - promoted good design for all developments.
- Policy 3.13 - Urban design - seeks to secure a high standard of urban design from all developments.
- Policy 3.14 - Designing out crime - aims to reduce crime and the potential for crime through design.
- Policy 3.15 – Conservation of the historic environment - seeks to protect the heritage assets throughout the borough.
- Policy 3.16 – Conservation areas - seeks to protect the character and setting of conservation areas.
- Policy 3.18 – Setting of listed buildings, conservation areas and world heritage sites - aims to protect the setting of the heritage assets throughout the borough.
- Policy 4.2 - Quality of residential accommodation - promotes a high standard of living accommodation from all developments.
- Policy 5.3 - Walking and cycling - seeks to promote walking and cycling in all developments.
- Policy 5.6 - Car parking - provides the maximum and minimum levels of parking for all developments.

b] The following policies of The Core Strategy 2011 (April);

- Strategic Policy 1 Sustainable Development which requires developments to improve the places we live in and work in and enable a better quality of life for Southwark's diverse population.
- Strategic Policy 2 Sustainable Development which seeks to encourage walking, cycling and the use of public transport rather than travel by car.
- Strategic Policy 5 Providing New Homes requires that developments meet the housing needs of people by providing high quality new homes in attractive environments, particularly in growth areas.
- Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.

- Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards

c] PPS5 - Planning for the Historic Environment, SPD: Residential Design Standards, Dulwich Village Conservation Area Appraisal, Draft Dulwich SPD

Particular regard was had to the scale of the development and the impact on the visual amenity of the area that would result from the proposed development but it was considered that this would be outweighed by the quality of residential accommodation that would be provided and the high standard of design. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following condition:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: HW162 P100 REV E, HW162 P101 REV F, HW162 P102 REV E, HW162 P200 REV B, HW162 P201REV B, HW162 P202 REV B, HW162 P203 REV B, HW162 P106 REV E, HW162 P107 REV E, HW162 P108 REV E, HW162 P109 REV E, HW162 P110 REV E, HW162 P111 REV E

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 Material sample-boards of all external facing materials/finishes to be used in the carrying out of this permission shall be submitted to 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 in terms of materials to be used, and achieve a quality of design and detailing in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.16 Conservation Areas of The Southwark Plan 2007.

- 4 Section detail-drawings at a scale of 1:5 through all significant elements/details including:

- eaves, gutters and roof junctions;
- heads, sills and jambs of all openings;
- junctions between materials as well as the wall base; and
- boundary walls.

shall be submitted to 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 the quality of the design and details is in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.16 Conservation Areas of The Southwark Plan 2007.

- 5 Details of the means by which the existing trees on the site and on adjoining sites are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be submitted (2 copies) to and approved by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

In the interests of amenity and to retain effective planning control in compliance with saved policy 3.2 - Protection of Amenity of the Southwark Plan 2007 (July) and SP13 - High Environmental Standards of The Core Strategy 2011.

- 6 Detailed drawings of a landscaping scheme (2 copies), including provision for the planting of suitable trees and shrubs, showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved by the Council before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

In the interests of amenity and to retain effective planning control in compliance with saved policy 3.2 - Protection of Amenity of the Southwark Plan 2007 (July) and SP13 - High Environmental Standards of The Core Strategy 2011.

- 7 Details of the facilities to be provided for the secure storage of cycles shall be submitted to (2 copies) and approved by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with saved policy 5.3 - Walking and cycling of The Southwark Plan 2007 (July) and SP2 - Sustainable Transport of The Core Strategy 2011 (April).

- 8 The dwellings hereby permitted shall not be occupied before details of the arrangements for the storing of domestic refuse have been submitted to (2 copies) and approved by the local planning authority and the facilities approved have been provided and are available for use by the occupiers of the dwellings. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.2 - Protection of Amenity of the Southwark Plan 2007 (July) and SP13 - High Environmental Standards of The Core Strategy 2011 (April).

- 9 Details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the local planning authority and the development shall not be carried out otherwise than in accordance with any approval given. The development hereby permitted shall not be occupied until the works approved pursuant to this condition have been carried out.

Reason

In the interests of amenity and to retain effective planning control in compliance with saved policy 3.2 - Protection of Amenity of the Southwark Plan 2007 (July) and SP13 - High Environmental Standards of The Core Strategy 2011.

- 10 The three windows on the first floor eastern elevation of both dwellings and secondary bedroom window on the east elevation of house 1 shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason

In the interests of amenity and to retain effective planning control in compliance with saved policy 3.2 - Protection of Amenity of the Southwark Plan 2007 (July) and SP13 - High Environmental Standards of The Core Strategy 2011.

- 11 The development will require the removal of existing garages. This department would like the following condition to apply

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination including possible asbestos;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'*.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23.

- 12 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23.

- 13 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23.

- 14 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.
Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23.

- 15 Notwithstanding the provisions of Schedule 1, Part 1, Class A, B, D, E and F of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out without the prior written consent of the Council, to whom a planning application must be made.

Reason

In the interests of amenity and to retain effective planning control in compliance with saved policy 3.2 - Protection of Amenity of the Southwark Plan 2007 (July) and SP13 - High Environmental Standards of The

Core Strategy 2011.

- 16 Before any work hereby authorised begins, details of an Environmental Management Plan and Environmental Code of Practice (which shall oblige the applicant/developer and its contractors to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site) which shall include the following information:
- A detailed specification of demolition (including method and foundation piling) and construction works for each phase of development including consideration of environmental impacts and the required remedial measures;
 - A detailed specification of engineering measures, acoustic screening and sound insulation measures required to mitigate or eliminating specific environmental impacts;
 - Details of arrangements for publicity and promotion of the scheme during construction;
 - A commitment to adopt and implement of the ICE Demolition Protocol and Southwark's Environmental Code of Construction and GLA Best Practice Guidance.
 - A Delivery and Servicing Plan (all construction access routes and access details also need to be approved by TFL).

shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given and the demolition and construction work shall be undertaken in strict accordance with the approved Management Plan and Code of Practice.

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with saved policies 3.1 Environmental Effects, 3.2 Protection of Amenity, 3.6 Air Quality and 3.10 Hazardous Substances of The Southwark Plan 2007 and PPS23 Planning and Pollution Control

Item No. 6.2	Classification: Open	Date: 24 November 2011	Meeting Name: Dulwich Community Council
Report title:	Development Management planning application: Application 11-AP-1664 for: Conservation Area Consent Address: 300 LORDSHIP LANE, LONDON, SE22 8LY Proposal: Demolition of the existing garages.		
Ward(s) or groups affected:	Village		
From:	Head of Development Management		
Application Start Date 16 June 2011		Application Expiry Date 11 August 2011	

RECOMMENDATION

- 1 Grant Conservation Area Consent, subject to conditions.

BACKGROUND INFORMATION

- 2 This application has been referred to Dulwich Community Council due to the number of objections received to the parent application 11/AP/1495.

Site location and description

- 3 The application site refers to the backland garage area located to the rear of and accessed from 300 Lordship Lane, East Dulwich, London. The existing dwelling at 300 Lordship Lane is a two storey dwelling with roof accommodation accommodating two self contained flats. To the side of the dwelling is a long access route to a large area accommodation single storey garages. The section of the site where the garages are located lies within the Dulwich Village Conservation Area however no buildings on site are listed.
- 4 To the west, south and east the site is bounded by the rear garden ground of the dwellings on Beauval Road, Woodward Road and Lordship Lane respectively. To the north the application site is bounded by another garage site accessed from Milo Road. The area is largely characterised by residential use. There are several large mature trees within the properties surrounding the application site.

Details of proposal

- 5 Conservation Area Consent is sought for the demolition of the existing garages in order to facilitate the redevelopment of the site to provide two dwellings to the rear of 300 Lordship Lane (both being two storeys) and refurbishment of the existing front building on Lordship Lane with ground floor rear and side extensions and alterations to elevations.

Planning history

6	Reg. No.	Type	Description	Status	End Date
	06/EQ/0562	ENQ	Proposed development - 5 mews houses to the rear of 300	REC	15/09/2006
	06/EQ/0662	ENQ	Proposed development	REC	25/09/2006
	10/AP/0306	FUL	Demolition of existing garages and redevelopment to provide 4 semi-detached dwellings on ground and first floors and elevational/internal alterations to 300 Lordship Lane.	WDN	20/05/2010
	10/AP/0307	CAC	Demolition of existing garages to the rear of 300 Lordship Lane.	WDN	20/05/2010
	11/AP/1495	FUL	Erection of two residential dwellings to the land at the rear of 300 Lordship Lane (both being two storeys) and refurbishment of the existing front building, with ground floor rear and side extensions and alterations to elevations. Demolition of the existing garages.	REG	Recommended for approval.
	11/AP/1664	CAC	Demolition of the existing garages.	REG	Recommended for approval.

- 7 Planning permission was refused in 1984 for the change of use of the garages to a builders/storage yard with the use of 300 Lordship Lane as office space. Permission was again refused in 1988 for the use of garages 2,3 and 4 for general motor repairs.
- 8 Planning permission was refused in 1986 for the redevelopment of the garage area to provide four two-storey dwellings.
- 9 Permission was granted in 1988 for the extension of the ground floor flat at 300 Lordship Lane.

Planning history of adjoining sites

- 10 None of relevance.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 11 The main issues to be considered in respect of this application are:
- a) The principle of the development in terms of land use and conformity with strategic policies.
- b] The impact of the demolition on the character and setting of the Dulwich Village Conservation Area.

Planning policy

Core Strategy 2011

SP12 - Design and Conservation

Southwark Plan 2007 (July) - saved policies

- 12 Policy 3.15 - Conservation of the Historic Environment
 Policy 3.16 - Conservation Areas
 Policy 3.18 - Setting of Listed Buildings, Conservation Areas and World Heritage Sites.

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

PPS5 - Planning for the Historic Environment

Principle of development

- 13 There are no objections to the principle of demolition as there is the provision of a satisfactory replacement building and there will be no conflict of use.

Environmental impact assessment

- 14 The proposed development lies outwith the scope of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 and as such will not warrant the completion of an environmental impact assessment.

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

- 15 The proposed demolition will have no adverse impact on the visual or residential amenity of the area. The main impacts of the redevelopment have been set out in the report for planning application 11/AP/1495.

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

- 16 The main impacts of the redevelopment have been set out in the report for planning application 11/AP/1495.

Traffic issues

- 17 No impact.

Design issues

- 18 No objections are raised to the demolition of the garages. The proposed redevelopment by virtue of its high standard of design and use of traditional materials that will help the development to contextualise with the surrounding open nature of the site will ensure that there will be no significant adverse impact on the Dulwich Village Conservation Area. Securing the use of high quality materials by way of planning condition will ensure that the development will contribute positively to the area and will enhance the setting of the backland site within the conservation area.

Impact on character and setting of a listed building and/or conservation area

- 19 The proposal will preserve the special historic and architectural character of the Dulwich Village Conservation Area.

Impact on trees

- 20 The main impacts of the redevelopment have been set out in the report for planning application 11/AP/1495.

Planning obligations (S.106 undertaking or agreement)

- 21 Not required.

Sustainable development implications

- 22 No impact.

Other matters

- 23 No other matters have been identified that are of relevance

Conclusion on planning issues

- 24 The proposed demolition is considered acceptable in terms of the visual amenity of the area and the context of the replacement buildings. The proposed development is acceptable within the context of the surrounding conservation area and complies with all relevant saved policies of The Southwark Plan 2007 (July) and the Core Strategy 2011 (April). Given the above it is recommended that conservation area consent be granted subject to conditions.

Community impact statement

- 25 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.

Consultations

- 26 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

- 27 Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

Design and Conservation - No objection.

English Heritage - No objection.

Neighbour Consultation responses have been set out in the report for the parent application 11/AP/1495.

Human rights implications

- 28 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
- 29 This application has the legitimate aim of providing residential accommodation. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

- 30 N/A

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2315-300 Application file: 11-AP-1664 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5365 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken and consultee list
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Terence McLellan, Planning Officer	
Version	Final	
Dated	17 October 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	N/A	N/A
Strategic Director of Regeneration and Neighbourhoods	N/A	N/A
Strategic Director of Environment and Leisure	N/A	N/A
Date final report sent to Constitutional Team	24 November 2011	

Consultation undertaken

Site notice date: 27/06/2011

Press notice date: 30/06/2011

Case officer site visit date: 17/08/2011

Neighbour consultation letters sent: 29/06/2011

Internal services consulted:

Design and Conservation

Statutory and non-statutory organisations consulted:

English Heritage

Neighbours and local groups consulted:

As detailed in Appendix 3

Re-consultation:

Not required.

Consultation responses received**Internal services**

Design and Conservation - No objection.

Statutory and non-statutory organisations

English Heritage - No objection.

Neighbours and local groups

As set out in 11/AP/1495

APPENDIX 2

Consultee list

List of consultations and notifications
for application 11-AP-1664

TP No	TP/2315-300	Site	300 LORDSHIP LANE, LONDON, SE22 8LY		
App. Type	Conservation Area Consent				
Date Started	16/06/2011	Target Decision Date		Stat. Expiry Date	11/08/2011

Statutory Consultations

Date Printed	Consultee	Date Created
23/06/2011	Conservation & Design Team	21/06/2011
23/06/2011	English Heritage	22/06/2011

Neighbour Notifications

Date Printed	Address	Date Created
29/06/2011	97 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	42 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	46 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	95 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	89 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	91 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	93 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	48 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	THE SURGERY 306 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	304A LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	304B LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	52 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	44A WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	44B WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	50 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	308 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	FIRST FLOOR FLAT 302 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	SECOND FLOOR FLAT 302 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	GROUND FLOOR FLAT 302 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	GROUND FLOOR FLAT 327 LORDSHIP LANE LONDON SE22 8JH	27/06/2011
29/06/2011	GROUND FLOOR FLAT 300 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	FIRST FLOOR AND SECOND FLOOR FLAT 300 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	FIRST FLOOR FLAT 327 LORDSHIP LANE LONDON SE22 8JH	27/06/2011
29/06/2011	325 LORDSHIP LANE LONDON SE22 8JH	27/06/2011
29/06/2011	298 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	329 LORDSHIP LANE LONDON SE22 8JH	27/06/2011
29/06/2011	296 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
20/06/1837	via email	22/07/2011

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 M. Misfud	Reg. Number	11-AP-1664
Application Type	Conservation Area Consent	Case Number	TP/2315-300
Recommendation	Grant permission		

Draft of Decision Notice

Conservation Area Consent was GIVEN to demolish the following:

Demolition of the existing garages.

At: 300 LORDSHIP LANE, LONDON, SE22 8LY

In accordance with application received on 20/05/2011

and Applicant's Drawing Nos. HW162 P004 C, HW162 P005 C, HW162 P006 C, HW162 P007 B, Heritage Statement.

Reasons for Conservation Area Consent.

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

- a] The following saved policies of The Southwark Plan 2007 (July);
- Policy 3.15 – Conservation of the historic environment - seeks to protect the heritage assets throughout the borough.
 - Policy 3.16 – Conservation areas - seeks to protect the character and setting of conservation areas.
 - Policy 3.18 – Setting of listed buildings, conservation areas and world heritage sites - aims to protect the setting of the heritage assets throughout the borough.
- b] The following policies of The Core Strategy 2011 (April);
- Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.
 - Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards
- c] PPS5 - Planning for the Historic Environment.

Conservation Area Consent was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Subject to the following condition:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

- 2 The works of demolition hereby permitted shall not be begun until contracts have been entered into by the developer to ensure that the demolition is, as soon as possible, followed by the erection of the building permitted by the planning permission of [11/AP/1495] and the Local Planning Authority have given their agreement in writing to those contracts.

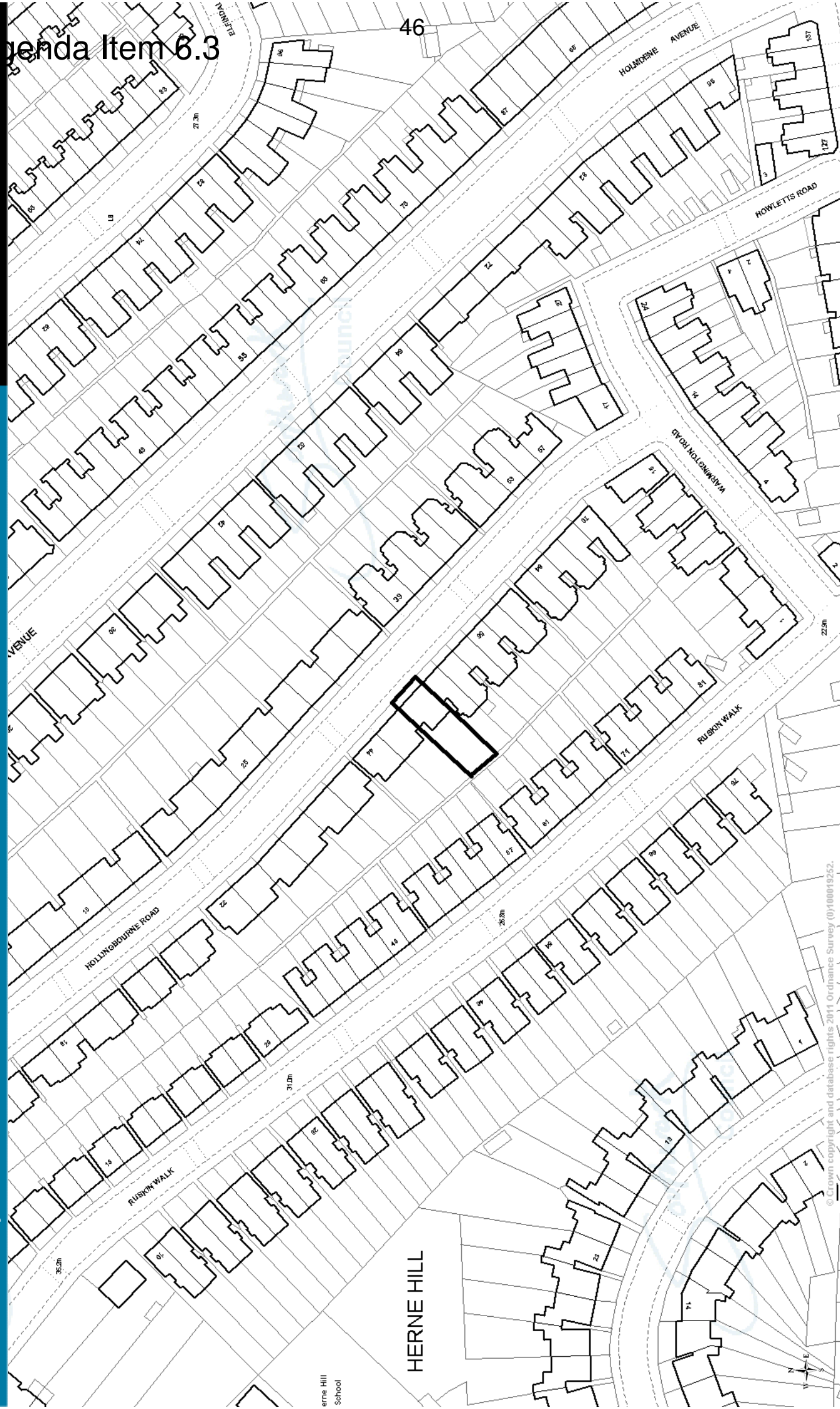
Reason

To ensure that premature demolition does not take place before development works start in order that the visual amenities of the area are safeguarded, in accordance with saved policy 3.16 Conservation Areas of the Southwark Plan (2008).

48 HOLLINGBOURNE ROAD, LONDON, SE24 9ND

Ordnance Survey

Date 10/11/2011



Agenda Item 6.3

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Item No. 6.3	Classification: OPEN	Date: 24 November 2011	Meeting Name: Dulwich Community Council
Report title:	Development Management planning application: Application 11-AP-2573 for: Full Planning Permission Address: 48 HOLLINGBOURNE ROAD, LONDON, SE24 9ND Proposal: Erection of an 'L' shaped single storey ground floor rear extension to infill existing side return and to part of rear elevation of house, new external patio to rear garden, new brick boundary wall to end of patio to no. 46 side and new brick boundary wall to full length of garden to no. 50 side.		
Ward(s) or groups affected:	Village		
From:	Head of Development Management		
Application Start Date 16 August 2011		Application Expiry Date 11 October 2011	

RECOMMENDATION

- 1 Grant planning permission.

BACKGROUND INFORMATION

- 2 The application is for consideration by Dulwich Community Council as three letters of objection have been received.

Site location and description

- 3 The site refers to a two storey, single family dwelling house on the western side of Hollingbourne Road. The site is not listed, nor is it situated within a Conservation Area.

Details of proposal

- 4 Erection of a single storey ground floor side and rear extension measuring 5500m in total length, projecting 2500mm from the rear elevation of the property, 5000mm in width and 2400mm in height to eaves level on the boundary with No.46 Hollingbourne Road. The construction of a new boundary wall between No.48 and 50, the raising of the garden/patio level immediately to the rear of the property by 20cm.
- 5 The applicant has amended the proposals introducing a hipped roof to the side extension reducing the height on the boundary, decreasing the height of the boundary wall between 48 and 50 to a maximum height of 2m, omitting the overhanging roof which was first proposed and the pergola roof over the terrace area.

Planning history

- 6 No planning history.

Planning history of adjoining sites

- 7 None relevant.

KEY ISSUES FOR CONSIDERATION**Summary of main issues**

- 8 The main issues to be considered in respect of this application are:
- a) The impact on amenity of neighbouring residents.
 - b) The design and appearance of the extension.

Planning policyCore Strategy 2011

- 9 Strategic Policy 12 - Design and conservation
Strategic Policy 13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

- 10 Policy 3.2 'Protection of Amenity'
Policy 3.12 'Quality in Design'
Policy 3.13 'Urban Design'

Residential Design Guidance SPD 2011

London Plan 2011

- 11 None relevant.

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 12 None relevant.

Principle of development

- 13 The principle of extending residential dwellings for the purposes of providing additional residential accommodation is considered acceptable provided that the scale of the proposal is appropriate within its context, having regard in particular to impacts on character and appearance of the site and surrounds, and impacts on residential amenities.

Environmental impact assessment

- 14 Not required with an application of this nature.

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

- 15 The single storey side and rear extension is proposed to a height of 2400mm to eaves level on the boundary with the adjoining property No.46 Hollingbourne Road. There are substantial differences in the height of the ground level between the two properties, the ground level to 46 is substantially lower than the application property,

but the window in the rear elevation is actually higher. Therefore the height of 2.4m to eaves level on the boundary is considered acceptable; it is not considered that the height of the extension will have a detrimental impact on the property in terms of loss of light or outlook to warrant the refusal of the application given that there are no windows in the side elevation of the outrigger, and the height of window in the rear elevation.

- 16 The proposal also includes a new boundary wall between the application site and the adjoining property No.50 Hollingbourne Road and the raising of the patio/garden level immediately to the rear of the site by 200mm. The height of the boundary varies given the uneven ground between the properties, however will not exceed 2m in height on the application side. There is a difference in height of 600mm between the garden levels of each property however, given that a wall or fence to a height of 2m and the raising of the ground up to 30cm would be considered permitted development the effect on the amenity of the adjoining neighbour cannot be considered a reason for refusal of the application.

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

- 17 The property will remain in use as a single family dwelling house.

Traffic issues

- 18 None.

Design issues

- 19 The concerns over the design of the extension have been alleviated following the removal of the overhanging roof and the pergola which further extended to the rear.
- 20 The revised plans reduce the bulk and scale of the proposed extension on the original dwelling. The extension is proposed with stock brick to match the host dwelling, with a mid grey glass reinforced plastic roof, and timber framed doors and fixed glazed panels. The extension will read as a modern addition to the building and is therefore considered acceptable.
- 21 Concerns have been raised by neighbours regarding the height of the extension given the difference in ground levels and the effect of the extension therefore on the appearance of the rear elevation of the terrace. However, given that the property is not situated within a Conservation Area and the extension is not visible from public views, it is not considered that the brick and majority glazed extension will have a major detrimental impact on the appearance of the rear of the terrace to warrant a refusal of the application.

Impact on character and setting of a listed building and/or conservation area

- 22 The property is not listed nor is it situated within a Conservation Area.

Impact on trees

- 23 None.

Planning obligations (S.106 undertaking or agreement)

- 24 Not required with an application of this nature.

Sustainable development implications

25 None.

Other matters

26 No other matters identified.

Conclusion on planning issues

27 It is not considered that the proposed rear 'L' shaped extension will have a detrimental impact on the adjoining properties, the design of the extension is considered acceptable following amendments to the original scheme and therefore it is recommended that planning permission be granted.

Community impact statement

28 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.

29 a) The impact on local people is set out above.

Consultations

30 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

31 Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

32 3 objections received.

33 Owners of 50 Hollingbourne Road which adjoins the property to the south object to the application on the grounds that the proposed works will have a detrimental effect on their property, namely the proposed boundary wall and the raised patio which they consider will affect their privacy. As discussed above the wall height has been reduced to a maximum height of 2m and the raised patio to a height of 20cm which would fall within permitted development rights and therefore cannot be considered as a reason for refusal. No.50 also objected on the grounds that the addition is out of keeping with other residences in the local area.

34 A second objection was received from No.44 Hollingbourne Road who raised concerns over the height of the extension and the precedent for further development in the terrace of the same nature. The objection based on the height of the extension is due to the changes in ground level and therefore the dominance the proposed extension has on the rear elevation of the terrace.

35 A third objection was received from another neighbour who withheld their address. This objection is in line with that of No.44 that the extension will set a precedent for others in the terrace. They highlight that the extension beyond the rear building line has yet to take place on other properties in the vicinity.

- 36 A letter of support for the application was received from the adjoining property to the north, No.46 Hollingbourne Road. The Owners of 46 support the application as they state that the height and extent of the extension is not problematic as they wish to carry out a similar project to their property.

Human rights implications

- 37 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
- 38 This application has the legitimate aim of providing additional residential accommodation. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

- 39 N/A

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2098-48 Application file: 11-AP-2573 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5560 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Anna Clare, Planning Officer	
Version	Final	
Dated	27 October 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Leisure	No	No
Date final report sent to Constitutional Team	24 November 2011	

Consultation undertaken

Site notice date: 25/08/2011

Press notice date: N/A

Case officer site visit date: 25/08/11

Neighbour consultation letters sent: 24/08/11

Internal services consulted: None

Statutory and non-statutory organisations consulted: None

Neighbours and local groups consulted: see list in Acolaid.

Re-consultation: Reconsultation carried out 24/10/11 following revision of drawings.

Consultation responses received**Internal services**

N/A

Statutory and non-statutory organisations

N/A

Neighbours and local groups

3 letters of objection, 1 letter in support as outlined above.

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 P. Murphy	Reg. Number	11-AP-2573
Application Type	Full Planning Permission	Case Number	TP/2098-48
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of an 'L' shaped single storey ground floor rear extension to infill existing side return and to part of rear elevation of house, new external patio to rear garden, new brick boundary wall to end of patio to no. 46 side and new brick boundary wall to full length of garden to no. 50 side.

At: 48 HOLLINGBOURNE ROAD, LONDON, SE24 9ND

In accordance with application received on 03/08/2011

and Applicant's Drawing Nos. 15-00-01, 15-01-01, 15-01-02, 15-01-03, 15-11-01 Rev A, 15-11-02 Rev A, 15-11-03 Rev A

Reasons for granting planning permission.

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

- a] Strategic Policy 12 - Design and Conservation and Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011.
- b] Saved Policies 3.2 (Protection of amenity) which advises that permission will not be granted where it would cause a loss of amenity); 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design and 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments of the Southwark Plan (July 2007).

Particular regard was had to the design of the scheme and its impact on the character and appearance of the dwelling and the amenity of the adjoining properties. It was considered that the scheme would be not have impacts that would be such that they would warrant refusal and accordingly, planning permission was granted, subject to conditions, as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Subject to the following condition:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

15-11-01 Rev A, 15-11-02 Rev A, 15-11-03 Rev A

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 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 the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' The Southwark Plan 2007 (July) and SP12 -Design and Conservation of the Core Strategy 2011.

Date 14/11/2011



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Item No. 6.4	Classification: OPEN	Date: 24 November 2011	Meeting Name: Dulwich Community Council
Report title:	Development Management planning application: Application 11-AP-2953 for: Advertisement Consent Address: FORESTERS ARMS, 25-27 LORDSHIP LANE, LONDON, SE22 8EW Proposal: Display of a non-illuminated sign at first and second floor level (measuring 10m wide by 7m high) on the south and west elevation for a temporary period during refurbishment works		
Ward(s) or groups affected:	East Dulwich		
From:	Head of Development Management		
Application Start Date 19 September 2011		Application Expiry Date 14 November 2011	

RECOMMENDATION

- 1 To approve Advertisement Consent. This application is referred to Community Council owing to the number of objections received.

BACKGROUND INFORMATION

Site location and description

- 2 The application site relates to the western and southern elevation of 25-27 Lordship Lane, a 3 storey building located on the western side of Lordship Lane. Number 25-27 occupies a highly visible position within the street-scape and its characterful frontage is of particular interest in townscape views.
- 3 The surrounding area comprises a mix of commercial, office space, and residential, typical for a district town centre. Further, the area is varied in terms of architectural style and age.
- 4 The building is not listed, nor is the site located in a conservation area.

Details of proposal

- 5 The application seeks a 12 month temporary consent to display non-illuminated signage onto a scaffolding shroud during the scheduled refurbishment at The Bishop Public House.
- 6 The advertisement is sought for the temporary period whilst the scaffold structure is installed around the premises of the building.
- 7 The proposed commercial advert has been reduced (from the previous application) to 10m wide by 7m high and 4m from ground level for the duration of the development. The commercial advert space will be situated across the South West elevation and will

be surrounded by a 1:1 building replication which will cover the remaining scaffolding.

- 8 The design of the advert will change on a regular basis. There will be no moving components or flashing lights.
- 9 In terms of materials, the banner advertisement would be PVC micro mesh.

Planning history

- 10 Advertisement consent (11-AP-1705) was refused on 12 August 2011 for the erection of an externally illuminated sign at first and second floor on the south and west elevation for a temporary period during refurbishment works. The sign was to measure 11m wide by 8m high and 4m from ground level for a period of 12 months. The application was refused on the following ground:

The proposed shroud advertisement, by virtue of its appearance, scale, height, location and illumination would result in an incongruous and obtrusive element within the street-scene, and have a materially harmful effect on the visual amenity of the area. The display would therefore have a detrimental impact on visual amenity, contrary to saved policy 3.23 Outdoor Advertisements of the Southwark Plan 2007; Strategic Policy 12 'Design and Conservation' of the Core Strategy 2011 and PPG19-Outdoor advertisements and signage.

- 11 Comparing with the previous refused scheme, the size of the signage has been reduced and the illumination has been removed from the application.

Planning history of adjoining sites

- 12 Advertisement consent (99-AP-0395) was granted in 1999 at 27 Lordship Lane SE22 (The Foresters Arms Public House) for the construction of rear extension, new fence and gates to form bin store, new gates to yard and new fire escape staircase to public house.
- 13 Planning permission (99-AP-0759) was granted in 1999 at 27 Lordship Lane, SE22 (The Foresters Arms P.H.) for the display of four externally illuminated fascia signs.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 14 The main issues to be considered in respect of this application are:
 - The principle of the development in terms of land use and conformity with strategic policies.
 - The impact on the visual amenity of the area.
 - The impact of the signage on the safety of pedestrian and vehicular traffic.

Planning policy

- 15 Core Strategy 2011

Strategic Policy 12 - Design and Conservation
Strategic Policy 13 - High Environmental Standards

- 16 Southwark Plan 2007 (July) - saved policies

Policy 3.2 - Protection of amenity.
 Policy 3.12 - Quality in design.
 Policy 3.23 - Outdoor Advertisement and Signage.

17 London Plan 2011

None considered to be directly relevant to this application

18 Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

PPG19-Outdoor advertisements and signage and associated annexure to Communities and Local Government Circular 03/2007.

Principle of development

- 19 The principle of a shroud advertisement is considered acceptable at this location, provided there is no negative impact to visual amenity of the area, and no harm in relation to safety. These matters are assessed below.

Environmental impact assessment

- 20 Not required with the scale and nature of this application.

Amenity

- 21 Saved policy 3.23 'Outdoor advertisements' of the Southwark Plan sets out the Councils policy with regard to outdoor advertisements and signage including all hoardings and shrouds. It states that planning permission for hoardings more than 3.1 metres high will be permitted where they make a positive contribution to the appearance of the site and surrounding area, and only:

- a) Around construction sites on a temporary basis, or
- b) Within protected shopping frontages fronting onto a classified road; or
- c) In predominantly commercial areas where the scale of the existing buildings can accommodate hoardings without adverse effect on visual amenity.

- 22 Paragraph 4 of Annex "Criteria for deciding applications and appeals involving poster-sites" of Communities and Local Government Circular 03/2007, states that poster panels should respect the scale of their surrounding location; when they are displayed on buildings they should be related to the scale of surrounding buildings, and have regard to the symmetry or architectural features of the location. Paragraph 9 goes further to state that in mixed commercial/residential areas much greater care should be taken with poster advertising (than in a wholly commercial area).

- 23 It also states, alongside paragraphs 11 and 12, that posters on buildings should be in scale with the particular building, not be unduly dominant and should be so designed and positioned as to be seen as an integral part of the building. Further, it states that in determining whether, on the grounds of amenity, the display of a poster panel is appropriate on a building, the most important criterion is the overall visual effect of the display upon the entirety of the building and its surroundings.

- 24 The refurbishment of the building would require scaffolding and netting, and whilst it would be highly unlikely that the Council would approve a permanent sign of this size and at this location, it is considered that given that the signage is to be erected for a limited time (being 12 months), it is not considered that it would cause detrimental harm to the character and appearance of the building (which is to have a shroud

around the scaffolding during the works).

- 25 The proposed signage would retain the majority of the shroud (with the building image projected onto) on the upper floors, and so features such as the windows and cornicing would be visible.
- 26 Should advertisement consent be granted, it is recommended that a condition is imposed limiting the display to 12 months only.
- 27 A further condition is also recommended to be imposed ensuring that the signage is not illuminated.
- 28 Overall, subject to the imposition of these conditions, should consent be granted, it is not considered that the proposed advertisement would create a significant negative impact on the character or appearance of the host building, the wider streetscene, or the amenity of neighbouring residential occupiers.

Traffic issues

- 29 The proposed advertisement is not considered have an adverse impact upon the free flow of traffic, pedestrian or highway safety along this section of Lordship Lane. The proposal is in accordance with clause ii of policy 3.23 which states that advertisements should not obscure highway sight lines and should allow free movement along the public highway. Moreover, the static external illumination it is not considered to adversely impact traffic flow or passing motorists.
- 30 The advertisement is not considered to be a hazard to pedestrians given the proposed significant clearance from ground level.

Impact on character and setting of a listed building and/or conservation area

- 31 The proposed advertisement is not located within the setting of either a listed building or conservation area.

Sustainable development implications

- 32 There are no sustainable development implications.

Other matters

- 33 There are no other matters for consideration.

Conclusion on planning issues

- 34 The proposed non-illuminated advertisement will be for a temporary 12 month period only, and is not considered to create material harm to the amenity of the host building or the wider streetscene. It is considered that the amended scheme has overcome the previous reason for refusal.
- 35 The proposal would therefore not be detrimental to the visual amenity of the area and accordingly the application is recommended for approval on this basis.

Community impact statement

- 36 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.

- 37 a) The impact on local people is set out above.

Consultations

- 38 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

- 39 Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

- 40 68 Upper Thames Street, EC4V 3BJ

Objects to the application as it would be an eyesore to say the least without consideration for local residents. This is not fitting with East Dulwich and does not belong here.

- 41 77 Barry Road, SE22 0HR

Opposes the application as a hoarding this size and with illumination would be totally inappropriate and visually overbearing in the location, which is of Victorian buildings with modest shopfronts. Is however supportive of covering the scaffolding in a more modest advertisement.

- 42 61 Crawthorn Road, SE22 9AD

Has exactly the same concerns as with the previous application (objecting to the illumination).

Human rights implications

- 43 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with Convention rights. The term 'engage' simply means that human rights may be affected or relevant.

- 44 This application has the legitimate aim of providing advertising. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

- 45 N/A

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/ADV/2315-25 Application file: 11-AP-2953 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5470 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken and consultee list
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Fennel Mason, Planning Officer	
Version	Final	
Dated	1 November 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Leisure	No	No
Date final report sent to Constitutional Team		

Consultation undertaken**Site notice date:**

27 September 2011

Press notice date:

N/A

Case officer site visit date:

27 September 2011

Neighbour consultation letters sent:

28 September 2011

Internal services consulted:

Transport

Statutory and non-statutory organisations consulted:

None

Neighbour Consultee List for Application Reg. No. 11-AP-2953

TP No	TP/ADV/2315-25	Site	FORESTERS ARMS, 25-27 LORDSHIP LANE, LONDON, SE22 8EW
App. Type	Advertisement Consent		

Date Printed	Address
28/09/2011	23 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	39 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	24 LORDSHIP LANE LONDON SE22 8HN
28/09/2011	37 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	42 LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	59 CRAWTHEW GROVE LONDON SE22 9AD
28/09/2011	15-17 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	FLAT B 18 LORDSHIP LANE LONDON SE22 8HN
28/09/2011	1 EAST DULWICH GROVE LONDON SE22 8PW
28/09/2011	5 EAST DULWICH GROVE LONDON SE22 8PW
28/09/2011	4 EAST DULWICH GROVE LONDON SE22 8PP
28/09/2011	6 EAST DULWICH GROVE LONDON SE22 8PP
28/09/2011	20-22 LORDSHIP LANE LONDON SE22 8HN
28/09/2011	25A LORDSHIP LANE LONDON SE22 8EW
28/09/2011	43A LORDSHIP LANE LONDON SE22 8EW
28/09/2011	FLAT A 3 EAST DULWICH GROVE LONDON SE22 8PW
28/09/2011	23A LORDSHIP LANE LONDON SE22 8EW
28/09/2011	61 CRAWTHEW GROVE LONDON SE22 9AD
28/09/2011	FIRST FLOOR FLAT 13 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	FIRST FLOOR FLAT 19 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	34B LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	34A LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	65B CRAWTHEW GROVE LONDON SE22 9AD
28/09/2011	GROUND FLOOR FLAT 65 CRAWTHEW GROVE LONDON SE22 9AD
28/09/2011	44A LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	FIRST FLOOR FLAT 17 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	FIRST FLOOR AND SECOND FLOOR FLAT 39 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	FORESTERS ARMS 25-27 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	67 CRAWTHEW GROVE LONDON SE22 9AD
28/09/2011	86 CRAWTHEW GROVE LONDON SE22 9AD
28/09/2011	63 CRAWTHEW GROVE LONDON SE22 9AD
28/09/2011	88 CRAWTHEW GROVE LONDON SE22 9AD
28/09/2011	18 LORDSHIP LANE LONDON SE22 8HN
28/09/2011	90 CRAWTHEW GROVE LONDON SE22 9AD
28/09/2011	92 CRAWTHEW GROVE LONDON SE22 9AD
28/09/2011	28-30 LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	FIRST FLOOR FLAT 38 LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	SECOND FLOOR FLAT 38 LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	FLAT B 30 LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	40A LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	FLAT B 28-30 LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	FLAT B 26 LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	FIRST FLOOR FLAT 21 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	FIRST FLOOR 29-35 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	SECOND FLOOR 29-35 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	16A LORDSHIP LANE LONDON SE22 8HN
28/09/2011	GROUND FLOOR 29-35 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	3C EAST DULWICH GROVE LONDON SE22 8PW
28/09/2011	MEZZANINE FLAT 3 EAST DULWICH GROVE LONDON SE22 8PW
28/09/2011	GROUND FLOOR FLAT 61 CRAWTHEW GROVE LONDON SE22 9AD
28/09/2011	44B LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	16 LORDSHIP LANE LONDON SE22 8HN
28/09/2011	FLAT A 18 LORDSHIP LANE LONDON SE22 8HN
28/09/2011	40 LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	44 LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	FLAT A 26 LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	24A LORDSHIP LANE LONDON SE22 8HN
28/09/2011	24B LORDSHIP LANE LONDON SE22 8HN
28/09/2011	FLAT A 28-30 LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	FLAT A 30 LORDSHIP LANE LONDON SE22 8HJ

28/09/2011	36-38 LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	21 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	41 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	13 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	19 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	43 LORDSHIP LANE LONDON SE22 8EW
28/09/2011	34 LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	36A LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	26 LORDSHIP LANE LONDON SE22 8HJ
28/09/2011	32 LORDSHIP LANE LONDON SE22 8HJ
20/06/1837	by email
20/06/1837	77 Barry Road London SE22 0HR

Neighbours and local groups consulted:

Re-consultation:

None

Consultation responses received

Internal services

Transport - Raise no objections

Statutory and non-statutory organisations

N/A

Neighbours and local groups

68 Upper Thames Street, EC4V 3BJ

Objects to the application as it would be an eyesore to say the least without consideration for local residents. This is not fitting with East Dulwich and does not belong here.

77 Barry Road, SE22 0HR

Opposes the application as a hoarding this size and with illumination would be totally inappropriate and visually overbearing in the location, which is of Victorian buildings with modest shopfronts. Is however supportive of covering the scaffolding in a more modest advertisement.

61 Crawthorpe Road, SE22 9AD

Has exactly the same concerns as with the previous application (objecting to the illumination).

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. Ogunwumiju	Reg. Number	11-AP-2953
Application Type	Advertisement Consent	Case Number	TP/ADV/2315-25
Recommendation	Grant permission		

Draft of Decision Notice

EXPRESS CONSENT has been granted for the advertisement described as follows:

Display of a non-illuminated sign at first and second floor level (measuring 10m wide by 7m high) on the south and west elevation for a temporary period during refurbishment works

At: FORESTERS ARMS, 25-27 LORDSHIP LANE, LONDON, SE22 8EW

In accordance with application received on 07/09/2011 08:05:45

and Applicant's Drawing Nos. Site Plan
Proposed Elevation Plan (Drawing No.1)
Document: Application for Temporary Consent of Advertisement.

Reasons for granting permission.

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

a] Strategic Policies of the Core Strategy [2011]:

Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.

Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

b] Saved Policies of the Southwark Plan [2007]:

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design.

Policy 3.23 (Outdoor Advertisement and Signage) advises that advertisements and signage should not harm amenity or compromise safety and security.

c] Planning Policy Guidance PPG19: Outdoor advertisements and signage and associated annexure to Communities and Local Government Circular 03/2007.

Particular regard was had to the potential impact to the character and appearance of the host building, its wider setting and the potential impact on the amenities of adjoining occupiers, however it was considered that the development was sufficiently designed to avoid or mitigate such impacts, subject to the imposition of conditions. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following condition:

1 Consent is granted for a period of 12 months and is subject to the following standard conditions:

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for the measuring of the speed of any vehicle.

3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason:

In the interests of amenity and public safety as required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 as amended.

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: Proposed Elevation Plan (Drawing No.1).

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 The advertisement hereby permitted shall not be illuminated at any time.

Reason:

In order that the amenity of adjoining occupiers are protected in accordance with saved policy 3.2: 'Protection of Amenity' of the Southwark Plan 2007 and strategic policy 13 'High Environmental Standards' of the Core Strategy 2011.

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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 Community Council:			
Cllr Lewis Robinson(Chair)	1		
Cllr Robin Crookshank Hilton (Vice Chair)	1		
Cllr James Barber	1		
Cllr Toby Eckersley	1		
Cllr Helen Hayes	1		
Cllr Rosie Shimell	1		
Cllr Jonathan Mitchell	1		
Cllr Michael Mitchell	1		
Cllr Andy Simmons	1		
		TOTAL DISTRIBUTION	29
Libraries:			
Local History Library	1		
Press:			
Southwark News	1		
South London Press	1		
Members of Parliament			
Tessa Jowell M.P	1		
Constitutional Officer	15		
Council Officers			
Shahida Nasim LBS Audit Manager Ground Floor Tooley Street SE1	1		