



Planning Committee (Major Applications) A

MINUTES of the Planning Committee (Major Applications) A held on Tuesday 26 November 2024 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Richard Livingstone (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Ellie Cumbo (Reserve)
Councillor Esme Hicks
Councillor Nick Johnson
Councillor Darren Merrill
Councillor Reginald Popoola

**OTHER
MEMBERS
PRESENT:** Councillor Andy Simmons

**OFFICER
SUPPORT:** Dipesh Patel (Manager Strategic Applications)
Stephanie Bruce-Smith (External Legal Counsel, WFB Chambers)
Michael Tsoukaris (Manager Design and Conservation)
Liam Bullen (Senior Planner – Urban Forester)
Nathaniel Young (Planning Team Leader)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillor Gavin Edwards.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present above were confirmed as the voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair drew members' attention to the development report, members' pack and addendum report which had been circulated before the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following member declared an interest in item:

7.1. 24/AP/0892 CHATELAIN HOUSE, 182-202 WALWORTH ROAD, LONDON, SE17

Councillor Darren Merrill, non-pecuniary, as he would be speaking on this item in his capacity as a ward councillor.

5. MINUTES

RESOLVED:

That the minutes for Planning Committee (Major Applications) A meeting held on the 8 October 2024 be approved as a correct record and signed by the chair.

6. PROPOSED ARTICLE 4(1) DIRECTION TO WITHDRAW PERMITTED DEVELOPMENT RIGHTS FOR OPERATIONS WITHIN PART OF THE DULWICH WOOD CONSERVATION AREA, WITHIN AND ADJACENT TO ANCIENT WOODLAND

The officer introduced the report and drew members' attention to questions raised in writing by one of the ward councillors, Councillor Catherine Rose.

The meeting then heard from another Dulwich Wood ward councillor, Councillor Andy Simmons, who responded to questions put by members of the committee.

Members of the committee put questions to the officers.

Members asked for the following organisations to be included in the consultation and communication on this item:

- the London Borough of Lewisham
- Sydenham Hill Neighbourhood Forum,
- the Dulwich Estate and
- local tenants' and residents' associations, particularly the two Great Brownings TRAs.

Members also asked for the communication with consultees to include a Frequently Asked Questions section.

A motion to approve a non-immediate article 4(1) direction was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That a non-immediate Article 4(1) direction as set out in Appendix A of the report to withdraw the permitted development right granted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), hereafter, “GPDO”, be approved.
2. That consultations be undertaken for a period of six weeks in relation to the non-immediate Article 4(1) direction.
3. That the Equality Impact and Needs Analysis (EINA) of the proposed Article 4(1) direction (Appendix D of the report) be noted.

At 7:08pm, Councillor Darren Merrill left the top table and sat with the audience.

7. DEVELOPMENT MANAGEMENT

RESOLVED:

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 were 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 be agreed.
3. That where reasons for decisions or conditions were not included or not as included in the reports relating to an individual item, they be clearly specified and agreed.

7.1 24/AP/0892 CHATELAIN HOUSE, 182-202 WALWORTH ROAD, LONDON, SE17

Planning Application Number: 24/AP/0892

Report: see pages 80 to 191 of the agenda pack and pages 6 to 8 of the addendum report.

PROPOSAL:

Redevelopment including part demolition and part retention of existing building to provide mixed-use development comprising purpose-built student accommodation (Sui Generis), residential accommodation (Use Class C3), Commercial, Business and Service floorspace (Use Class E excluding E(g)(ii) and (iii)), Community floorspace (Use Class F2), flexible Commercial, Business and Service (Use Class E excluding E(g)(ii) and (iii))/Community floorspace (Use Class F2) within two buildings ranging from 6 to 7 storeys with associated amenity space, landscaping, car and cycle parking, public realm and highways improvements.

The committee heard the officer's introduction to the report and addendum report. Members put questions to officers.

There were no objectors present wishing to speak.

The applicant's representatives addressed the committee and answered questions put by members of the committee.

A representative of supporters of the application living within 100 metres of the development site addressed the committee. Members of the committee did not ask questions of the supporter.

Councillor Darren Merrill addressed the committee in his capacity as a ward councillor and responded to questions from members of the committee.

Following this, Councillor Darren Merrill left the meeting room.

Councillors asked for the construction management plan to take into account the local low traffic neighbourhood and the needs of the police station regarding road closures.

The committee put further questions to officers and discussed the application.

A motion to grant planning permission as on paper with an additional condition was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted subject to:

- the conditions set out in the report and addendum report
- an additional condition stipulating that details of the play space and play equipment be submitted to officers for approval, and
- the applicant entering into an appropriate legal agreement.

2. That in the event that the requirements of paragraph 1 above are not met by 26 November 2025 the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 251 of the report.

The meeting ended at 8.15 pm.

CHAIR:

DATED: