



## **Planning Committee (Smaller Applications)**

MINUTES of the Planning Committee (Smaller Applications) held on Monday 9 December 2024 at 7.00 pm at G02 meeting rooms, 160 Tooley Street London SE1 2QH

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**PRESENT:** Councillor Cleo Soanes (Chair)  
Councillor Jane Salmon (Vice-Chair)  
Councillor Sam Dalton  
Councillor Sabina Emmanuel  
Councillor Sam Foster  
Councillor Adam Hood  
Councillor Richard Livingstone

**OTHER MEMBERS PRESENT:** Councillor Richard Leeming (ward member)

**OFFICER SUPPORT:** Dennis Sangweme (Head of Development Management)  
Zaib Khan (Development Management)  
Michele Sterry (Development Management)  
William Tucker (Development Management)  
Michael Feeney (External Legal Counsel, FTB Chambers)  
Beverley Olamijulo (Constitutional Officer)

### **1. APOLOGIES**

None were received.

### **2. CONFIRMATION OF VOTING MEMBERS**

Those members listed above were confirmed as voting members of the committee.

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

1. 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 and
- Members pack.

2. Variation of order on the agenda:

The chair announced she would vary the order of the planning items so that 6.3, 194 – 204 Bermondsey Street, London SE1 3TQ (pages 100 – 121) would be considered before items 6.1 to 6.4 on the agenda.

### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

The following member made a declaration regarding the agenda item below:

#### **Agenda item 6.3 – Gail's Bakery 194 – 204 Bermondsey Street London Southwark SE1 3TG**

Councillor Sam Dalton, non-pecuniary, because the planning application was in his ward. He stood down as a voting member to address the committee in his capacity as a ward member for this agenda item.

### **5. MINUTES**

#### **RESOLVED:**

That the minutes for the Planning Committee (Smaller Applications) meeting held on 23 October 2024 be approved as a correct record and signed by the chair.

### **6. DEVELOPMENT MANAGEMENT**

Members noted the development management report.

#### **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 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.

## **6.1 152 - 154 EAST DULWICH GROVE, LONDON SOUTHWARK SE22 8TB**

### **Planning application reference 23/AP/3458**

Report: See pages 11 to 67 of the agenda pack and addendum page 1.

### **PROPOSAL**

*Demolition of two detached dwellings and the erection of two buildings for relocated Pre-Prep school including pedestrian access, external play space and hard and soft landscaping (associated with 23/AP/3459).*

The committee heard the officer's introduction to the report and members of the committee asked questions of the officers.

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

The applicant's agents addressed the committee and responded to questions from members.

There were no supporters present, who lived within 100 metres of the development site and wished to speak.

Councillor Richard Leeming addressed the committee in his capacity as a ward councillor.

A motion to grant the application as per the officer's recommendation, and subject to the amendments in the addendum report, and additional conditions as agreed during the hearing 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, the addendum report and the additional conditions agreed during the hearing on the school travel plan targets/financial contribution in lieu to be included within the Section 106 legal agreement.

2. That in the event that the requirements of paragraph 1 above are not completed by 25 June 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 93b of the report.

At 9.45pm the committee took a five-minute comfort break and resumed back at 9.50pm.

## **6.2 2 DULWICH VILLAGE, SOUTHWARK, LONDON SE21 7AL**

### **Planning application reference 23/AP/3459**

Report: See pages 68 to 99 of the agenda pack and addendum pages 2 to 3.

### **PROPOSAL**

*Conversion of Pre-Prep School to four C3 Residential apartments and retention of single storey hall and garden building for educational use (Use Class F1), provision of new pedestrian access and landscaping and removal of some external structures (associated with 23/AP/3458).*

The committee heard the officer's introduction to the report and members of the committee asked questions of the officers.

There were no objectors present.

The applicant's agents addressed the committee and responded to questions from members.

There were no supporters present, who lived within 100 metres of the development site and wished to speak.

Councillor Richard Leeming addressed the committee in his capacity as a ward councillor.

A motion to grant the application as per the officer's recommendation, subject to the amendments in the addendum report and the additional conditions agreed during the hearing concerning the short and long stay cycle hangars, was moved, seconded, put to the vote and declared carried.

### **RESOLVED:**

3. That planning permission be granted, subject to the conditions set out in the report, the addendum report and the additional conditions agreed during the hearing, and subject to the completion of a Section 106 legal agreement.

4. That in the event that the requirements of paragraph 1 above are not completed by 27 June 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 57 of the report.

### **6.3 194 - 204 BERMONDSEY STREET LONDON SE1 3TQ**

#### **Planning application reference 24/AP/0084**

Report: See pages 100 to 121 of the agenda pack and addendum pages 3 to 5.

#### **PROPOSAL**

*Variation of Condition 6 'Hours' of planning permission ref no. 17/AP/2490  
'Variation of Condition 1, Approved Plans of permission 16AP4757 (Change of use of existing ground floor and basement premises from Class B1 office to Dual Alternative use within class A1(Retail) or Class A3 (Restaurant); to allow for alterations to the approved shopfront.' Amendment sought: Vary opening hours of ground floor and basement commercial unit. The use hereby permitted for A1/A3 purposes shall not be carried on outside of the hours 07:00 to 23:00 on Monday to Sunday.*

The committee heard the officer's introduction to the report and members of the committee asked questions of the officers.

There were no objectors present who wished to address the committee.

The applicant's agents addressed the committee and responded to questions from members.

There were no supporters present, who lived within 100 metres of the development site and wished to speak.

Councillor Sam Dalton addressed the committee in his capacity as a ward councillor and responded to questions from members.

A motion to grant the application as per the officer's recommendation, and subject to the amendments detailed in the addendum report, and the amendments to the conditions agreed during the hearing, was moved, seconded, put to the vote and declared carried.

#### **RESOLVED:**

That planning permission be granted, subject to the following conditions:

- The use hereby permitted for A1/A3 purposes shall not be carried on outside of the hours 07:30 to 23:00 on Monday to Sunday.

- Reason:  
To safeguard the amenity of neighbouring residential properties in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).
- Any deliveries or collections to the commercial units shall only be between the following hours: 07:00 to 20:00, with the exception of one delivery/collection between 06:00 and 07:00 and in accordance with an amended Delivery Service Plan to include details of equipment to be used. The revised Delivery Service Plan shall be submitted and approved in writing by the Local Planning Authority before the opening hour of 07:30 commences.
- Reason:  
To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or disturbance in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

#### **6.4 281 JAMAICA ROAD, LONDON SOUTHWARK SE16 4RS**

##### **Planning application reference 24/AP/2292**

Report: See pages 122 to 176 of the agenda pack.

##### **PROPOSAL**

*Construction of single storey side extension to nursery. Demolition and rebuild of reception building. Reconfiguration of parking spaces and provision of short stay cycle storage with scooter rack. Construction of cycle store and new external store.*

The committee heard the officer's introduction to the report and members of the committee asked questions of the officers.

There were no objectors present.

The applicant's agent addressed the committee and responded to questions from members.

There were no supporters present, who lived within 100 metres of the development site and wished to speak.

There were no ward members present who wished to speak.

A motion to grant the application as per the officer's recommendation, was moved,

seconded, put to the vote and declared carried.

**RESOLVED:**

That planning permission be granted, subject to the conditions.

The meeting ended at 10.45 pm.

**CHAIR:**

**DATED:**