

Welcome to Southwark Planning Sub-Committee B

12 September 2022

MAIN ITEMS OF BUSINESS

ITEM 7.3- 21/AP/1052

GLENGALL WHARF ,64 GLENGALL ROAD,
LONDON



Councillor Cleo Soanes (Chair)



Councillor Emily Tester (Vice Chair)



Councillor Sandra Rhule



Councillor Emily Hickson



Councillor Esme Hicks



Councillor Richard Livingstone



Councillor Adam Hood

ITEM No. 7.3 GLENGALL WHARF GARDEN ,64 GLENGALL ROAD
SOUTHWARK, LONDON SE15 6NF (Page No. 67 – 88)

Installation of a enclosed garden outbuilding / community room measuring 20ft (wide) x 8ft (deep) x 10ft (high).

Site Aerial View



Site Location Plan



Site photographs



View from proposed outbuilding



Adjacent building



Consultation Responses

Neighbours consulted via letter	Site notice date of display	Public comments received	Support	Neutral	Objection
55	N/A	22	22	-	-

Support

The application has received 22 public comments of support and no objections. Summarised below are the material planning considerations raised by members of the public:

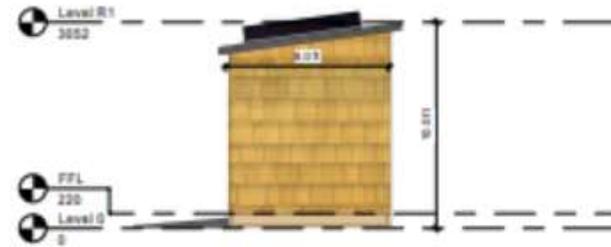
- Improved facility for the benefit of the local community
- Improved access to education and community activities all year round
- Good design and location does not impact park views
- Environmentally friendly design
- Improved mental health and wellbeing for local residents

Proposed Elevations



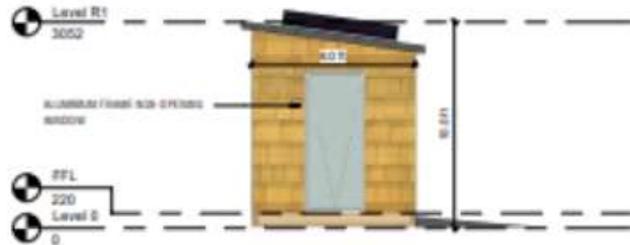
East Elevation

1 : 50



North Elevation

1 : 50



South Elevation

1 : 50



West Elevation

1 : 50

Proposed 3D VIEW

ROOF



Planning Policy

Paragraph 147 of the NPPF states that inappropriate development in the Green Belt is harmful and should not be approved except in very special circumstances. Para 148 states that “very special circumstances” will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Para 149 sets out the test for what is appropriate and therefore what would be allowed as development on the Green Belt (and MOL). This is also referred to in Policy P57 of the Southwark Plan 2022.

Appropriate development in MOL is considered to be:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and 44
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - – not have a greater impact on the openness of the Green Belt than the existing development; or
 - – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Summary

- Principle of development in MOL is acceptable.
- Not considered to harm openness of MOL or detract from its character
- Meets an identified need for indoor teaching space for the local community and users of the site.
- The external finishes are appropriate to the garden context and would soften the appearance of the building over time.
- Solar PV panels are proposed to facilitate internal lighting.
- The proposed green roof and additional planting around the structure would increase biodiversity.
- Existing access onto the site to be retained and level access for all users would be provided. It is not anticipated to increase the site's capacity in terms of number of staff, volunteers and visitors. The existing servicing and access arrangements would remain unchanged.
- Overall the proposed use, character and appearance of the building remains consistent with the inclusion of land within MOL and would preserve and enhance the openness of the site.