

Item No: 6.1 & 6.2	Classification: Open	Date: 14 November 2023	Meeting Name: Planning Committee (Smaller Applications)
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Dulwich Hill & Goose Green	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following items on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the stated recommendation.

RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and/or revisions have been received in respect of the following items on the main agenda:

ITEM 6.1: 22/AP/2447 for: Full Planning Application – 2 Belvoir Road, London, SE22 0QY

Corrections and clarifications on the main report

4. Paragraph 52 report incorrectly refers to T21 and T22 being covered by a TPO. It is confirmed that none of the trees that are proposed to be removed are covered by a TPO. All TPO trees (T01, T02, T03, T04, T05 and T31) are retained on site.
5. A query was raised as to whether there is a pine tree on northern boundary of the application site adjacent to Belvoir Lodge. The applicants arboricultural consultant has confirmed that the trees on the northern boundary of the site, T21 and T22, are Leyland Cypress. It is confirmed that these trees have already been removed due to their poor condition, Condition 5 is recommended to secure their on-site replacement.

6. The proposed site plan drawing (0101 Rev P6) has been updated to confirm retention of the existing gate to Belvoir Lodge.
7. The following proposed drawings have been updated to include measurements of the proposed new dwelling and rear extension:

PROPOSED SITE PLAN - 0101 REV P6

PROPOSED ELEVATIONS - 0103 REV P6

PROPOSED SECTIONS - 0104 REV P6

PROPOSED EXTENSION AND NEW HOUSE PLANS - 0102 REV P6

Condition 11

8. The reference to 2 Belvoir Road and 4 Belvoir Road is now included in the condition reason. The condition therefore reads as follows:

Obscure glazing to be provided

The ground floor kitchen window and first floor bedroom window on the southern elevation of the proposed new dwelling building shall be obscure glazed and fixed shut up to a height of 1.7m above the floor level and shall not be replaced or repaired otherwise than with obscure glazing.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at 2 Belvoir Road and 4 Belvoir Road; from undue overlooking in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

Condition 15

9. Following discussions with the legal team regarding the Section 106 Legal Agreement it has been recommended that the pedestrian sightlines are secured as a planning condition rather than an obligation.
10. The following condition has therefore been added:

Pedestrian sightlines

Pedestrian sightlines must be created and retained in perpetuity for the access at the point of its interface with the public highway. A bare minimum 1.5m x 1.5m sightline on either side of the vehicular access road must be provided and demonstrated on a submitted plan. All masonry, planting and other features within this area must be designed to be no higher than 0.6m.

Reason: In order to ensure that the proposal will not compromise highway safety in accordance with the National Planning Policy Framework (2023); and Policies P50 Highways impacts, P51 Walking, P53 Cycling, and P54 Car Parking of the Southwark Plan (2022).

Conclusion of the Director of Planning and Growth

11. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report and completion of a s106 agreement.

ITEM 6.2: 23/AP/1792 for: Full Planning Application – Alleyns School, Townley Road, London , SE22 8SU

12. An additional condition is recommended to ensure that the works to reduce the parking area are undertaken in a timely way:
13. The works to reduce the parking area to 15 spaces and landscape the land shall be carried out within 3 months of the date of this permission.

Reason

In the interests of visual amenity, nature conservation and reduction in car parking. In accordance with NPPF 2023 Chapter 9 Promoting Sustainable Transport and Chapter 13 Protecting Green Belt Land, London Plan 2021 Policies G3 Metropolitan Open Land, G6 Biodiversity and Access to Nature, G7 Trees and T6 Carparking, and Policies P57 Open Space, P56 Protection of Amenity and P54 Car Parking of the Southwark Plan 2022.

14. Policies T6 Car Parking of the London Plan and P54 Car Parking of the Southwark Plan should be included in the policy list.

Conclusion of the Director of Planning and Growth

15. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report.

REASON FOR URGENCY

16. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

17. The new information and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403