

Meeting Name:	Planning Committee (Smaller Applications)
Date:	9 September 2024
Report title:	Addendum report Late observations and further information
Ward(s) or groups affected:	Dulwich Village & Surrey Docks
Classification:	Open
Reason for lateness (if applicable):	Noted below
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.

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: 23/AP/3428 for: Full Planning Application - 67 Plough Way, London, Southwark, SE16 2LS

Corrections and clarifications on the main report

Compliance Condition

1. The finished ground floor level must be set no lower than 3.38 metres above Ordnance Datum (mAOD), in line with the submitted Flood Risk Assessment (FRA) by Evans Rivers & Coastal Ltd (dated November 2023 with reference 2386/RE/10-19/01).

2. This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangement. The measure detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the development and occupants, in line with the London Borough of Southwark's Local Plan (Policy P68).

ITEM 6.2: 23/AP/2919 for: Full Planning Application – 29 Eastlands Crescent, London, Southwark, SE21 7EG

Corrections and clarifications on the main report

Paragraph 37:

The applicant provided clarification stating that an engineers' report details the scope of work necessary to resolve the very serious subsidence that affects the property and estimates the cost for remedial underpinning would be in the region of £540,000.

This is a point that was accepted in relation to the earlier approval.

Paragraph 45:

4. The Design and Conservation Team previously confirmed that they are satisfied that the proposal will preserve the character and appearance of the Dulwich Village conservation area. Having reviewed the proposal the Design and Conservation Team are satisfied that 'a new building of this design will also enhance the character and appearance of the conservation area. It is set back from the street to reflect the established building line. With its 2-storey eaves heights, which matches the prevailing heights in the area, coupled with its design, materiality and picturesque asymmetry, that is typical on Eastlands Crescent, it will complement and enhance the conservation area.'

Paragraph 49:

5. The applicant clarified in the addendum that , 'it was Insurers that made the applications and subsequent appeal for tree removal between 2013 and 2017. There has not been an application relating to trees since 2015. Insurers made the applications on behalf of the previous owners - once the previous owners had notified them about the subsidence. Their appeal failed in March 2017. The current applicant's structural engineer argued against the proposed tree removal.' This proposal therefore does not include the removal of trees.

Paragraph 51:

6. The applicant clarified that a 'basement impact assessment was undertaken in 2018, and it was accepted in relation to the earlier application for the site -

which was granted planning permission. Nothing has changed in the interim, and that report remains up to date. To suggest that the report concludes that the proposal may result in negligible to very slight damage to neighbours only tells half of the story. It states that the proposal may cause negligible to very slight damage depending on the quality of workmanship. The quality of the workmanship will be ensured through the imposition of Condition 3, which requires details of 'special engineering or construction details required in order to facilitate demolition, construction and excavation'.

Paragraph 52:

7. The applicant clarified that the neighbours are afforded protection via the Party Wall Act.

Appendix 1 – condition 3 amended:

8. Prior to commencement, the following details shall be submitted to and approved in writing by the local planning authority:
 - cross sections of the lay of the land showing surface and other changes to levels;
 - special engineering and construction details required in order to facilitate demolition, construction and excavation;
 - all foundation depths in accordance with NHBC 4.2.13; or as engineer designed if below these depths.

Reason:

To ensure that the proposed development will not adversely impact the structural integrity of neighbouring properties; as well as ensuring that the visual amenities of the locality is preserved and enhanced in accordance with the National Planning Policy Framework 2023, Policies G1 (Green Infrastructure), G5 (Urban greening) and G7 (Trees and woodlands) of the London Plan 2021 and Policies P56 (Protection of amenity), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

Conclusion of the Director of Planning and Growth

9. 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 and completion of a s106 agreement.

Reason for urgency

10. 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

11. 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