

Item No: 6	Classification Open	Committee: Walworth Community Council	Date: 15 March 2011
From: Head of Development Management		Title of Report: <u>Addendum</u> Late observations, consultation responses, and further information.	

1 **PURPOSE**

To advise Members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken into account in reaching the recommendation stated.

2 **RECOMMENDATION**

That Members note and consider the late observations, consultation responses and information received in respect of these item in reaching their decision.

3 **FACTORS FOR CONSIDERATION**

Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

Item 1 Driscoll House, 172 New Kent Road

The following late objection was received:

Balfour Street Management Company Ltd (email received 04/03/2011)

The Balfour Street Management Company Ltd (acting for 156-170 New Kent Road and Baytree Mews) wrote concerned about the number of dormitories (and inclusion of bunk beds) shown on the floor plans. They felt that the building never housed dormitories and it would be inappropriate now. Concern was raised about the increase in capacity and the knock on effect regarding noise and transport. There was also a request to move the entrance to the other side of the building away from Baytree Mews.

** It should be noted that these issues were also raised by the other objectors and considered in the Case Officer Report 21/02/2011.*

The following letters of support were received after the consultation period and the signing off of the committee report:

179 New Kent Road SE1 4AG (letter received 01/03/2011)

- A local business wrote in support of the application for improvements to Driscoll House as it would help small businesses in the area.

177 New Kent Road SE1 4AG (letter received 02/03/2011)

- A local business wrote in support of the application for improvements to Driscoll House as it would benefit everyone living and working in the area.

169 New Kent Road SE1 4AG (letter received 02/03/2011)

- A local business woman in the area wrote in support of the application, as she considered that the scheme would benefit her business and others in the area.

2 Edison House, New Kent Road SE1 4AG (letter received 01/03/2011)

- A local resident wrote in support of the application for improvements to Driscoll House as it would create a lot of jobs for the local community in the long-term.

4 Edison House, New Kent Road SE1 4AG (letter received 03/03/2011)

- A local resident wrote in support of the application for improvements to Driscoll House as it important historic building and part of the Elephant and Castle history.

189 New Kent Road SE1 4AG (letter received 03/03/2011)

1 Edison House, New Kent Road SE1 4AG (letter received 10/03/2011)

- A local resident wrote in support of the application for improvements to Driscoll House as it would attract visitors to the area and benefit the local community. They also felt that, as Driscoll House is on a busy road they did not envisage the building works would cause any additional noise than the traffic.

Council for British Archaeology (email received 07/03/2011)

Following our meeting on Tuesday, 22 February, the Committee made the following observations:

No objections in principle and thought the changes very well considered. The interiors were felt to be quite remarkable. However, Detailing conditions need to be applied to the new door and windows to the front of the lift shaft, which is being blocked off. The Committee recognised that the proposals might be controversial locally given the intensity of the use. However, the historic use of the building was being maintained and, given that the alterations were considered minor and acceptable, was in line with the guidance of PPS5.

REASON FOR LATENESS

- 4 The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

REASON FOR URGENCY

- 5 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 Sub-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.

Lead Officer: Gary Rice - Head of Development Management

Background Papers: Individual case files.

Located at: 160 Tooley Street London SE1.