

Item No: 7.	Classification: Open	Date: 13 June 2017	Meeting Name: Planning sub-committee A
Report title:		Addendum Late observations, consultation responses, and further information	
Ward(s) or groups affected:		East Dulwich and Chaucer	
From:		Director of Planning	

PURPOSE

1. 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 in to account in reaching the recommendation stated.

RECOMMENDATION

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

FACTORS FOR CONSIDERATION

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

Item 7.1 – Application 16/AP/2781 for: Full Planning Permission – 58 GREAT DOVER STREET, LONDON SE1 4YF

3.1 Principle of development:

In addition to the case officer's report, it has to be pointed out that there are two one-bed flats within the second floor of the existing building. Both units are undersized with no outdoor amenity space. The two units have been vacant for some time. In this regard, the policy considerations are as follows:

Policy 4.6 'Loss of Housing' stipulates that development would not be permitted where it results in a new loss of residential floorspace, except where:

- i) The environment is unsuitable for housing or the existing standard of accommodation is unsatisfactory.
- ii) The residential accommodation is on a site which is designated for a different use in preference to housing; or
- iii) The replacement of the existing residential floorspace would otherwise contravene one or more of the criteria i. to vi. in Policy 3.11.

The existing accommodation does not meet the council's residential design standards for one bedroom flats. The units are therefore considered to be sub-standard and an inefficient use of the site with constrained access and fire safety issues with the units. As the proposal would introduce a more efficient use of the site, the loss of these units would be compliant with saved policy 4.6 of the Southwark Plan 2007.

3.2 Transport:

In relation to construction management, no significant demolition would be proposed as a result of the application and the scale of the proposed scheme (not a major application)

would not amount to significant impacts on the highway network that would require a condition of this nature. An informative is proposed to outline the required construction hours as restricted and enforced by the council's environmental protection team.

Item 7.2 – Application 17/AP/0600 for: Full Planning Permission – 100 LORDSHIP LANE, LONDON SE22 8HF

3.3 Revised plans were received by officers just after the publication of the main agenda. These show the diameter (width) of the flue (the part that projects above the eaves reduced from 450mm to 315mm). Expert advice (from the council's environment protection team) has also been received which confirms that this diameter of flue is the smallest technically feasible for its purpose.

3.4 The advice received is as follows:

'AC Direct has a combined experience with extraction flues of over 60 years and have installed the ventilation for over 150 Subway stores without any issues. We are also members of BESA (Building and Engineering Services Association) and design in accordance with DW144/DW172 (Specification for kitchen ventilation systems) originally produced by the HVCA, now BESA.

This flue has been sized at a 315mm diameter and this is selected on the basis that there is an air flow rate of 550l/s and is being discharged at a velocity of 7.5m/s which conforms to the DW172 design practices.

Alternatively this can be a 400w x 250d duct or a 620w x 200d duct.'

3.5 With this reduction in width the flue would clearly have less of a visual impact on the streetscene in Lordship Lane than the initial proposal for a 450mm wide flue. The advice of officers therefore remains that the flue and associated ductwork would have a negligible visual impact on the character and appearance of the surrounding streetscene and would not cause any significant harm to the visual amenity of neighbouring residential occupiers and is therefore in compliance with policies 3.12 (Quality in design) and 3.13 (Urban design) of the Southwark Plan (2007).

REASON FOR URGENCY

4. 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 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

REASON FOR LATENESS

5. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the sub-committee agenda was printed. They all relate to an item on the agenda and members should be aware of the objections and comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403