

<b>Item No:</b> 7.	<b>Classification:</b> Open	<b>Date:</b> 4 July 2018	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>		<b>Addendum</b> Late observations, consultation responses, and further information.	
<b>Ward(s) or groups affected:</b>		Camberwell Green	
<b>From:</b>		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 17/AP/4525 for: Full Planning permission - 1 VICTORY PLACE, LONDON SE17 1PG**

4. The applicant has decided to amend this scheme so it has been withdrawn from the agenda for this meeting.

**Item 7.2 – Application 17/AP/1314 for: Full Planning Permission – 54 CAMBERWELL GREEN, LONDON, SE5 7AS**

### Corrections and amendments to report

5. Paragraph 40 – references 6 x 3-beds for the affordable which should be 5 x 3-beds, 2 x 2-beds and 1 x 1-bed.

### Alterations to conditions

6. Condition 13 (balconies) – There was a typo in regards to the screening for the balconies, this should be flats 12, 19 and 26 (not flat 16 as previously referenced).
7. Condition 13 (obscure glazing) – There was a typo requiring obscure glazing to Flat 29 however this is not required. Condition 13 should thus read:

Prior to occupation of the building, in addition to the details of the balcony screening as indicated on the approved plans, details of additional screening for the balconies to flats 12, 19, 26 to a height of 1.8m and details of obscure glazing to a height of 1.8m to secondary living room windows within flats 13, 14, 15, 20, 21, 22, 27 shall be submitted to and approved by the Local Planning Authority and shall not be replaced or repaired otherwise than with obscured screening or glazing.

**Reason**

In order to protect the privacy and amenity of the occupiers and users of the development from undue mutual overlooking in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 – High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

Additional plans

8. Additional plans have been provided for the refuse and cycle storage refs: 047 - PROPOSED BIN/BICYCLE STORES PLANS AND ELEVATIONS and 040 REV A - PROPOSED GROUND AND SITE PLAN these are thus added to the decision notice, along with alterations to 9 and 11 in relation to cycle and refuse storage. These should now be compliance conditions and read:
9. Condition 9. Before the first occupation of the building/extension the cycle storage facilities as shown on drawings 047 - PROPOSED BIN/BICYCLE STORES PLANS AND ELEVATIONS and 040 REV A - PROPOSED GROUND AND SITE PLAN shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

10. Condition 11. Before the first occupation of the building/extension hereby permitted, the refuse storage arrangements shown on the approved drawings 047 - PROPOSED BIN/BICYCLE STORES PLANS AND ELEVATIONS and 040 REV A - PROPOSED GROUND AND SITE PLAN shall be provided and made available for use by the occupiers of the dwellings and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

**Reason**

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

### **REASON FOR URGENCY**

11. 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**

12. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the 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**

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