

<p>LOCAL PLANNING COMMITTEE</p> <p>25 March 2025</p>	<p>Agenda Item: 5</p> <p>Reference No: 24/3979/F</p> <p>Web Link: Planning Documents</p>
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Applicant: Mr Hollander, 88 Corelli Road, Kidbrooke, London, SE3 8EW

Agent: Redwoods Projects, Mr Shloime Godlewsky, Unit 4 Grosvenor Way, London, E5 9ND

<p>Site Address: 88 Corelli Road, Kidbrooke, London, SE3 8EW</p>	<p>Ward: Kidbrooke Park</p> <p>Application Type: Full Planning Permission.</p>
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1ST ADDENDUM

This Addendum Report is to reflect any updates or revised drawings that have been submitted since the publication of the Committee Report, and to correct some minor discrepancies on the Committee Report. The relevant changes to the Committee Report and its Appendices are indicated in ~~strikethrough~~ for deletions and in **bold** for additions, as set out below.

I. Recommendation

I.1 That Full Planning Permission be **GRANTED** for:

“Change of use from single dwellinghouse (Use Class C3) to a 7-bedroom, 7-person large HMO (Use Class sui generis) incorporating a loft conversion with hip to gable roof extension, rear box dormer roof extension and front rooflights, construction of a single storey rear extension, cycle and refuse storage and associated external alterations.”

I.2 To authorise the Assistant Director (Planning & Building Control) to:

- i. Make any minor changes to the detailed wording of the recommended conditions as set out in this report (Appendix 2), where the Assistant Director (Planning & Building Control) considers it appropriate, before issuing the decision notice.

2. **Site Visit**

- 2.1 At the previous meeting of the Local Planning Committee, the application was deferred for a site visit. This is scheduled to take place on 22nd March 2025.

3. **Changes to Section 4 (Relevant Planning History) of the Committee Report**

- 3.1 Since the previous committee meeting, the applicants have applied for and had granted on 10/03/2025 an additional application for a certificate of lawfulness (25/0704/CP). This application has the below description

“Certificate of Lawfulness (Proposed) for a single storey rear extension and side door and associated works.”

- 3.2 The extension and door proposed as part of the current application are identical in scale and massing and positioning to the application 25/0704/CP which has been approved as lawful under the limits of the General Permitted Development Order.

- 3.3 Through the approval of application 25/0704/CP, applicants have made clear that the rear extension and the door proposed here could be reasonably undertaken at this site through the limits of permitted development as a “fall back” position. Together with the already confirmed as permitted development proposed rear dormer extension, all of the physical works proposed to the new building as part of the current application have been demonstrated to not require planning permission.

4. **Additional Explanation of development, permitted development, and “fall-back position”**

- 4.1 Some questions were raised by members within the previous committee meeting as to the nature of development, permitted development, and a “fall back position” and so this is further explained in this section.

- 4.2 Development is confirmed within the Town and Country Planning Act as *“the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land”*
- 4.3 All development requires planning permission unless the development itself is “permitted”, i.e.: it falls within the limits of the GPDO, a piece of legislation which sets out which development doesn’t require planning permission.
- 4.4 The proposed change of use is development, however, would normally not require planning permission as this type of development normally falls within “permitted development rights”, specifically Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
- 4.5 In Greenwich, an Article 4 Direction (adopted in 2018) covers the entire borough which restricts this right in an effort to ensure that the quality of accommodation of new HMO’s can be effectively managed.
- 4.6 The proposed dormer is development, however, has been confirmed to constitute permitted development as part of application 24/3829/CP. This element of the proposal therefore does not require formal planning permission.
- 4.7 The proposed rear extension is development however has been confirmed to constitute permitted development as part of application 25/0704/CP. This element of the proposal therefore does not require formal planning permission.
- 4.8 The proposed side door is development however has been confirmed to constitute permitted development by application 25/0704/CP. This element of the proposal therefore does not require formal planning permission.
- 4.9 As such, all of the physical works to the building could be implemented now without any further formal planning consent. In the consideration of this application, the fact that none of the works require planning permission is a material consideration. This has been confirmed by numerous appeals and legal cases.

4.10 In the consideration of design and neighbouring amenity impacts and other considerations associated with current proposal, any assessment needs to be made with reference to what already could be implemented on site. Given that the physical works to the building are identical to that which could already be lawfully implemented on site without planning consent, there are no planning grounds to refuse the application on the basis of the design of the extensions and alterations to the main building or on the basis of any neighbouring amenity impacts associated with the physical works to the proposed building.

5. Changes to Appendix 1 and Condition 2 within Appendix 2 (Drawing Numbers)

5.1 Since the previous committee meeting, subtly revised drawings have been submitted to correct minor visual errors related to the height of the rear extension. The proposed dimensions of the extension and proposed layout remain unchanged from when the application was previously heard at local committee.

5.2 The drawing numbers within appendix 1 of the committee report are therefore deleted entirely and are amended as set out below to accommodate the corrected drawings:

E00 [dated 10/03/2025], E01 [dated 10/03/2025], E02 [dated 10/03/2025], E03 [dated 10/03/2025], E04 [dated 10/03/2025], E05 [dated 10/03/2025], P01 [dated 10/03/2025], P02 [dated 10/03/2025], P03 [dated 10/03/2025], P04 [dated 10/03/2025], P05 [dated 10/03/2025], Planning Statement [dated 13/02/2025]

5.3 The drawing numbers within draft Condition 2 within appendix 2 of the committee report are also deleted entirely and are amended as set out below to accommodate the corrected drawings:

E00 [dated 10/03/2025], E01 [dated 10/03/2025], E02 [dated 10/03/2025], E03 [dated 10/03/2025], E04 [dated 10/03/2025], E05 [dated 10/03/2025], P01 [dated 10/03/2025], P02 [dated 10/03/2025], P03 [dated 10/03/2025], P04 [dated 10/03/2025], P05 [dated 10/03/2025], Planning Statement [dated 13/02/2025]

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