

ROYAL BOROUGH OF GREENWICH

LOCAL PLANNING COMMITTEE

TUESDAY, 1 OCTOBER 2024 AT 6.30 PM

MINUTES

Present:

Councillors Councillor Gary Dillon (Chair), Dave Sullivan, Peter Baker, Issy Cooke, Sam Littlewood, Asli Mohammed, Calum O'Byrne Mulligan and Pat Greenwell

Officers:

Assistant Director Planning and Building Control, Area Planning Manager (East), Area Planning Manager (West), Planning Manager (Major Developments), Planning Officer, Planning Officer, Planning Officer and Principal Planning Officer

At the commencement of the meeting, the Chair announced the procedure which would be followed for considering the item(s) before the Local Board Committee and confirmed the names of those who had been registered to speak, clarifying that only those people would be called to address the Planning Committee.

Item

No.

1 Apologies for Absence

There were no apologies for absence. Apologies for lateness were received from Councillor Calum O'Byrne Mulligan who was present from item 5 onwards.

2 Urgent Business

The Local Planning Committee accepted the Planning Officers' addendum report circulated in advance of the meeting, in relation to -

- Item 5 – 50 Sidcup Road, London, SE12 8BW Ref: 24/1303/F

The Local Planning Committee also accepted a public submission in respect of Item 5 circulated in advance of the meeting.

3 Declarations of Interest

Resolved -

That the list of Councillors' memberships as Council appointed representatives on outside bodies, joint committees and school governing bodies is noted.

4 Imperial Chef, 240 Woolwich Road, Greenwich, London, SE7 7QU - Ref: 22/3509/F

The Planning Officer gave an illustrative presentation, recommending that planning permission for the proposal was granted, as outlined in the Officer's report.

In response to Members questions the Area Planning Manager, West drew the Committee's attention to the slide which contained the CGI drawing of the proposed building's exterior appearance. With regards to the internal layout he drew attention to the plan provided which showed an overall space of 78m² which was above the requirement of 70m². The garden size was a generous 51m². With regard to the effect of fumes from the existing takeaway outlet, it was common for residential properties to be situated near takeaways and was not deemed a reason for refusal. The residential flat at 242 was above a café and there had been no such complaints received from them. The height of the proposed building would follow the line of the existing buildings on the road. In terms of the objections received these were detailed within the report. The application was called into Committee by Cllr Nick Williams, however this was before the requirement for the call in form citing reasons was introduced and so they were not aware of his reasons. The existing drop kerb would be reinstated, and this would be the responsibility of the Council. Highways had not commented about what materials would be used for this.

The Committee accepted an address by the Applicant's Agent. He said that the applicant felt a house would make better use of the space and

make a small contribution to the need for housing in the Borough. They believed the plans had been refined over the years and took into account all concerns and comments from the Council and residents. The house was designed to be set back from the main building to avoid overlooking and loss of light and would be in character with the other buildings in the road. The applicant is keen to use the highest quality design which included using traditional brick features to match the local character.

With no further questions from Members and with no public speakers, the chair put the Officers recommendation to grant approval to the vote and with

7 Members in favour
0 Members against
0 Members abstaining

The application was approved.

Resolved -

That Planning Permission is granted for Construction of a two-storey two-bedroom three-person dwelling to the rear of No.240 Woolwich Road, with associated works.

Subject to:

- i. To the conditions in Appendix 2, to be detailed in the notice of determination; and
- ii. That the Assistant Director of Planning and Building Control be authorised to make any minor changes to the detailed wording of the recommended conditions as set out in this report and its addendums, where the Assistant Director of Planning and Building Control considers it appropriate, before issuing the decision notice.

5 50 Sidcup Road, London, SE12 8BW - Ref: 24/I303/F

The Planning Officer gave an illustrative presentation, recommending that planning permission for the proposal was granted, as outlined in the Officer's report.

In response to Members questions the Planning Officer confirmed that the proposed roof extension would be almost identical to the neighbouring ones. The proposed kitchen/living space whilst not considered a habitable room, would still meet the necessary standards with regards to light. The kitchen/living space had been assessed as a kitchen only, which would then require bigger bedrooms and this requirement had been met. If there were separate kitchen and living spaces then the standard required for the bedrooms would be smaller. With regard to the actual kitchen design and requirements this would be a matter for HMO Licensing. It would be difficult to put a condition on parking as there was no CPZ in place so it would be difficult to enforce. There would be 2 parking spaces available in line with the neighbouring houses and the provision for cycle storage exceeded the minimum requirement so this was seen as mitigation. The legal limit for ceiling height for an HMO was 2.1m, however this was across the development as a whole rather than a room by room basis.

In response to a Member's questions the Applicant said that she would prefer the kitchen/living space to be open plan but if it needed to be made separate rooms then that would be done and they would look at an additional kitchenette if necessary. They would adhere to the regulations to meet all standards. The garden would be low maintenance (by a gardener), grass and a patio area to provide a relaxing space.

The committee moved to determination. Members felt that there was a need for good quality HMOs that met the required standards and so any such application should be approved. One Member agreed but also felt that the application would take away a family home which were also much needed.

The chair put the Officers recommendation to matters approval to the vote and with

8 Members in favour
0 Members against
0 Members abstaining

The application was approved.

Resolved -

That Full Planning Permission be granted for the 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.

Subject to the conditions (Appendix 2 of the report) and as detailed in Section 3 of the Addendum, to be detailed in the notice of determination.

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

6 126 Alwold Crescent, Eltham, London, SE12 9AH - Ref: 24/1451/F

The Planning Officer gave an illustrative presentation, recommending that planning permission for the proposal was granted, as outlined in the Officer's report.

With no questions and no speakers the chair put the Officers recommendation to grant approval to the vote and with

8 Members in favour
0 Members against
0 Members abstaining

The application was approved.

Resolved -

That Full Planning Permission be granted for the Retrospective application for installation of rear outbuilding / garden room ancillary to 126 Alwold Crescent SE12.

Subject to the conditions (Appendix 2) to be detailed in the notice of determination.

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

The meeting closed at 7.45 pm

Chair