

Committee	PLANNING COMMITTEE B	
Report Title	ADDENDUM	
Contributors	Patrycja Ploch	
Class	PART 1	5 <sup>th</sup> September 2019

**1 ADDENDUM**

1 This report sets out an addendum to the committee agenda published on 26<sup>th</sup> August 2019 in respect of Planning Committee B on 5<sup>th</sup> September 2019. The report outlines additional information and amendments to Items 1, as set out below.

**2 ITEM 1 – HEATHSIDE AND LETHBRIDGE, BLACKHEATH HILL LONDON, SE10 7QR**

*Addition of GLA Comments*

2 Planning officers received information from the Housing Delivery Manager that Peabody have sought and been granted additional Greater London Authority (GLA) funding to convert more units to affordable units. This offer would result in an additional 73 social rent and 53 shared ownership units.

3 This offer is subject to the condition that application is granted consent and that work start on site this calendar year.

4 With this offer the application would be able to deliver 224 affordable homes in these final phases; an additional 126 properties over and above the planning requirement. The proposal is as follow:

Tenure	Planning application	Proposal	Difference
Social Rent	98	171	+73
Shared Ownership	0	53	+53
Private Sale	345	219	-126
<b>Total</b>	<b>443</b>	<b>443</b>	<b>0</b>

The above information is provided by way of background to update the Committee of the applicant's current intentions however the uplift in affordable housing cannot be secured as part of the current application for approval of reserved matters.

*Revised Conditions*

5 Following the publication of the committee agenda, the applicant contacted officers requesting an amendment to proposed Condition 4 (Wheelchair Homes) on Page 40 of the published agenda package.

- 6 The applicant noted the wording of the condition requires them to provide wheelchair units in accordance with SELHP Wheelchair Homes Design Guidelines (November 2012). This requirement is now out of date.

Officers proposed revisions which would reword Condition 4 to Building Regulation, Access to and use of building part M4(3).

*Recommended Condition Alterations*

- 7 Condition 4 on Page 40 is deleted from the report and the condition below is recommended to be inserted:

4) WHEELCHAIR HOMES

(a) The 34 wheelchair dwellings hereby approved shall meet the required standard of the Approved Document M of the *Building Regulations* (2015) Access Requirement M4(3)

(b) No development shall commence above ground level until written confirmation from the appointed building control body has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a) for that building.

(c) The development shall be carried out in accordance with the details approved under part (b).

REASON: To ensure that there is an adequate supply of wheelchair accessible housing in the Borough in accordance with Policy 1 Housing provision, mix and affordability and Policy 15 High quality design for Lewisham of the *Lewisham Core Strategy* (June 2011) and DM Policy 32 Housing design, layout and space standards of the *Development Management Local Plan* (November 2014).

*Impact of Recommended Condition Alterations*

- 8 Officers consider the planning impacts to the proposed condition alterations to Item 1 will be negligible and revised conditions will have the intended planning effect of ensuring that the development is in accordance with the relevant and adopted requirements.