

Committee	PLANNING COMMITTEE A	
Report Title	<b>Addendum Report - 1 and 1a Malpas Road, London, SE4 1BP &amp; 110 Lewisham Way, London, SE14 6NY</b>	
Ward	Brockley	
Contributors	Alfie Williams	
Class	PART 1	7 January 2020

Reg. Nos. DC/20/116014

Application dated 03.03.20 [as revised on 18.12.20]

Applicant Mr Billy Grainger

Proposal Demolition of the ancillary storage buildings, change of use and the construction of a part single/part 2 storey building to provide 1 one bedroom flat and 1 one bedroom house at 1 Malpas Road SE4, together with the retention of the existing ground floor retail unit and the construction of an extension to the existing flat at second floor level at 110 Lewisham Way SE4.

Background Papers

- (1) Case File DE/100/1/TP
- (2) Core Strategy (June 2011)
- (3) Development Management Local Plan (November 2014)
- (4) The London Plan (March 2016)

Designation PTAL 6  
Air Quality Management Area

## 1 SUMMARY

1 This Addendum Report sets out Officers response to an additional representations from local residents submitted on 31 December 2020 and 6 January 2021, after the publication of the Committee Agenda on 21 December 2020. The report also provides an estimate of Lewisham CIL and MCIL, following the submission of a new CIL form that corrected an error with the form initially submitted with the application.

## 2 REPRESENTATIONS RECEIVED FOLLOWING THE PUBLICATION OF THE COMMITTEE AGENDA

2 An additional letter from a local resident was submitted on 31 December 2020 raising concerns that the Committee Report does not considered the impact of the proposed development to the living conditions of No.3 Malpas Road, located to the southwest of the application site.

- 3 At Section 7.5 the Committee Report provides an assessment of the impact of the proposed development to the living condition of the neighbouring properties. The report concludes at paragraph 123 that this impact would be acceptable subject to the conditions recommended for the specification of the windows, use of the flat roofs and construction hours. The report does not refer to No.3 Malpas Road but considers in detail the impact to all directly adjoining properties and sites. For clarity, Officers consider that no harmful impact to No.3 would arise, owing to the separation distance of the proposed development to No.3 and the nature of the proposed works.
- 4 Additional representations were received from two local residents on 6 January 2021 raising concerns that local residents were not consulted on the revised plans submitted by the applicant. The revised plans made the following amendments to the scheme:
- relocation of the front elevation windows in order to improve alignment;
  - removal of a second bedroom from Unit 1a in order to ensure compliance with the LPP 3.5 and DMP 32 in terms of the internal layout and overall GIA of the unit.
  - front façade set back to increase the size of the front garden to allow sufficient space for bin storage.
- 5 The revisions to the proposed development do not introduce any significant additional impacts to local residents and therefore it was not considered necessary to formally consult on the revisions.
- 6 Overall, the representations do not introduce any additional matters that would affect the Officers recommendation of approval.

### **3 LOCAL FINANCE CONSIDERATIONS**

- 7 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), a local finance consideration means:
- a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown; or
  - sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).
- 8 The weight to be attached to a local finance consideration remains a matter for the decision maker.
- 9 The CIL is therefore a material consideration.
- 10 £3,829.49 Lewisham CIL and £2,530.20 MCIL is estimated to be payable on this application, subject to any valid applications for relief or exemption, and the applicant has completed the relevant form. This would be confirmed at a later date in a Liability Notice.

### **4 CONCLUSION**

- 11 In light of the above, Officers maintain the recommendation to grant planning permission subject to the conditions set out in the report.

