

Decisions taken by the Planning Committee B on Thursday, 7 July 2022

Agenda Item No	Topic	Decision
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Part A – Items considered in public

A3	Flat 1, 2 Algiers Road, SE13 7JE	<p>RESOLVED that planning permission be REFUSED for the construction of a basement extension with patio to the rear of Flat 1, 2 Algiers Road, SE13, together with construction of a two storey rear extension, on the following grounds:</p> <p>1. The proposals, by reason of insufficient information had not demonstrated that the proposed excavation of the basement would retain the structural integrity of the host property 2 Algiers Road and adjacent property 4 Algiers Road and therefore amounted to harm to neighbouring occupiers amenity and the Ladywell conservation area, contrary to Policy HC1 'Heritage conservation and growth' of London Plan (March 2021); Policy 15 'High quality design for Lewisham' and Policy 16 'Conservation areas, heritage assets and the historic environment' of the Core Strategy (June 2011); DM Policies 30 'Urban design and local character', Policy 31 'Alterations and extensions to existing buildings including residential extension' and Policy 36 'New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens' of the Development Management Local Plan (November 2014); Section 4.8 Basements of Alterations and Extensions SPD (April 2019); and the provisions of the Ladywell Conservation Area SPD.</p> <p>2. The proposed basement relied on a single narrow rear window to provide natural ventilation to the basement, therefore in the absence of a scheme of mechanical ventilation, or demonstration that the basement had adequate natural ventilation, the development would fail to provide sufficient natural ventilation to the basement space contrary to Paragraph 130 of the National Planning Policy Framework (2021); Policy 15 'High quality design for Lewisham' of the Core Strategy (June 2011); Policy 30 'Urban design and local character', Policy 31 'Alterations and extensions to existing buildings including residential extensions' of the Development Management Local Plan (November 2014); and the Alterations and Extensions SPD (April 2019).</p>
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A4	49 Pepys Road, Lewisham, London, SE14 5SA	RESOLVED that planning permission be GRANTED for the Installation of external insulation with brick slip finish to the elevations that are facing the recently approved single storey rear extension and the wall between the two chimney breasts on the southern elevation of the house of 49 Pepys Road, SE14, together with alterations to the eaves and window sills, subject to the conditions and informatives outlined in the report.
A5	71 Peak Hill, SE26 4NS	RESOLVED that planning permission be GRANTED for the demolition of the existing garage at the rear of 71 Peak Hill, SE26 and the construction of a partially sunken two storey 1 x 1 bedroom separate dwelling, with associated cycle and bin storage subject to the conditions and informatives outlined in the report..
A6	Merchant Taylors Almshouses, Brandram Road, London, SE13 5RX	<p>RESOLVED that</p> <p>DC/22/126213: planning permission be GRANTED for the construction of a new vehicular access into the site on Brandram Road and alterations to the boundary walls and the provision of new sliding gate and brick piers, the reconfiguration and resurfacing of the existing car parking area providing a total of nine car parking spaces and two blue-badge spaces, the relocation of the bin store, and the reconfiguration of the pedestrian pathway through the site with installation of low-level lighting to the Merchant Taylors' Almshouses, Brandram Road SE13, subject to the conditions and informatives set out in the report;</p> <p>and</p> <p>DC/22/126214: Listed Building Consent be GRANTED for the construction of a new vehicular access into the site on Brandram Road and alterations to the boundary wall with the provision of new sliding gate and brick piers, the reconfiguration and resurfacing of the existing car parking area providing a total of nine car parking spaces</p>

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		and two blue-badge spaces, the relocation of the bin store, and the reconfiguration of the pedestrian pathway through the site with installation of low-level lighting to the Merchant Taylors' Almshouses, Brandram Road SE13, subject to the conditions and informatives set out in the report.
A1		
A2		