



Planning Committee A

Addendum Report title:

68 Ravensbourne Park Crescent, London, SE6

Date: 6 August 2024

Key decision: No.

Class: Part 1

Ward affected: Rushey Green

Contributors: Amanda Ghani, Planning Officer

Outline and recommendations

This is an Addendum report to the original planning report published 6 June 2024 which was reported to Planning Committee A on 11 June 2024.

The recommendation remains approval subject to conditions and the completion of the unilateral undertaking.

Application details

Application reference number:	DC/24/135333
Application Date:	20 March 2024
Applicant:	Ravensbourne Property Development
Proposal:	Construction of 5 two-storey dwellinghouses, together with cycle parking, refuse storage and associated landscaping on land on the east side of 68 Ravensbourne Park Crescent, SE6.
Background Papers:	(1) Submission drawings (2) Submission technical reports and documents (3) Internal consultee responses (4) Statutory consultee responses
Designation:	PTAL 5 Flood Risk Zone 1 Air Quality Management Area Small HMO Article 4 Direction
Screening:	N/A

1 ADDENDUM

- 1 This application was original reported to Members of the Planning Committee A on 11 June 2024 and following a deliberation of the case Members resolved to grant planning permission subject to conditions and the completion of a unilateral undertaking.
- 2 After the Members' resolution, a complaint was received from a local resident that questioned the accuracy of the original committee report. This will be provided to Members separately.
- 3 Officers considered the complaint and concluded there are matters Members, as the decision-makers, should take into account. As a result, the application is hereby reported back to Planning Committee A for Members to consider the case in light of the following points of clarification.
- 4 This addendum has been prepared to provide minor updates and clarification to the original committee report (appendix A) with regard to the site history, historical buildings on site and the provision of local open space in the vicinity.

2 REPORT CLARIFICATIONS

2.1 Site history

Specific site history

- 5 Section 2 and paragraph 16 of the Officer's original committee report stated that there was no relevant planning history on the site. This was based on the information available to the officer at the time of writing the report.

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6 The application site is a strip of green space on the north-eastern edge of Chilthorne Close Estate. Officers have carried a further detailed search of the site based on the records available to them and they can confirm there is planning history for Chilthorne Close Estate as follows:

- The development of the sports ground of Ravensbourne Park Sports Club Ltd, Ravensbourne Park Crescent, SE6 (formerly known as the Quadrant Tennis Club), by the erection of 4 blocks of 14 three-storey, four-roomed houses with integral garages, 5 three-storey blocks comprising 63 three-roomed and 6 two-roomed flats, together with 69 garages in seven blocks. **Refused 27/03/68** (Outline Application)
- The erection of 14 three-storey houses with integral garages and 69 flats with 69 garages at the Sports Ground, Ravensbourne Park Sports Club, Ravensbourne Park Crescent. **Granted 21/02/69** on appeal (see appendix D)
- A letter dated **01/07/70 refused** to approve the details of the siting, design and external appearance of the buildings and the means of access thereto, submitted in compliance with Condition 1(a) of the outline planning permission dated 09/09/69 (see appendix C)

Other relevant site history

7 DC/23/132588: Construction of 2, two-storey semi-detached houses on land east of 14 Chilthorne Close SE6, fronting onto Chilthorne Close. Refused on 20/10/23 and subsequently dismissed at appeal (APP/C5690/W/23/3332718) on 14th June 2024. The appeal was dismissed as the applicant failed to show there would be no significant impact on parking stress in the area.

Buildings

8 As evidenced above, the application site forms a small part of the Chilthorne Estate site. The Estate was constructed on land that was historically a sports club (which included tennis courts and three small ancillary club buildings). An Ordinance Survey Map 1948-73 (Please refer to Appendix B) shows the site before the Chilthorne Close Estate development was built. Officers note there are no buildings other than the three club buildings on the site and no historical designated buildings.

9 Officers have no evidence to suggest that the application site was purposefully left vacant for use as public open space. The land is privately owned, unfenced land that Officers define as "amenity land" in accordance with para 2.251.D of the DMLP (communal amenity areas attached to residential development... [such as] landscaped spaces... around low and medium rise 'slab blocks' where typically the distinction between the public and private realms is ambiguous and which provide a generally less secure environment as a result.").

10 Officers consider the history of the site and its former use as a sports club over 50 years ago does not alter the officer's assessment or conclusion made in the original committee report, which is based on an objective assessment of the proposal against the current Development Plan and other relevant material considerations.

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2.2 Local open space

- 11 The application site is defined as an amenity area as it provides a private landscaped space (albeit only grass) adjacent to the Chilthorne Close residential development. It is important to note that the site is not designated Public Open Space.
- 12 Under paragraph 62 subsection (2) in the original committee report it was stated that, '*analysis of local open space provision demonstrating there are 14 parks located within a 1km walking distance*'.
- 13 Officers erroneously reported the number of parks within 1km of the site as 14 where in fact the applicant had provided tabled information for five parks in a 1km area. The miscalculation arose as the parks were duplicated and, in some cases, triplicated along with other outdoor spaces in a table on page 14 of the submitted Planning Statement. A smaller number of parks appeared in the table a number of times under different sub-headings including those classified as amenity spaces in SINC's, parks that have equipped play areas and those that do not and parks that are within 400m and 1km of the site as well as those deemed pocket parks.
- 14 For clarification, according to the Planning Statement, the five parks within 1km of the site are:
- Ravensbourne Park Gardens (south and central parts) (50m),
 - Ladywell Fields (60m),
 - Blythe Hill Fields (350m),
 - River Pool Linear Park (650m) and
 - Ladywell Fields (north part alongside Lewisham Hospital) (680-800m).
- 15 This information was submitted in response to Section 34.3.2 of the Council's Small Sites SPD. It was up to the applicant to prove 1) that the amenity function of the site is either no longer required; or 2) is oversupplied in the area and therefore not needed. Officers remain satisfied that the applicant has suitably justified the development of the land: the amenity function of this privately-owned site is no longer required and is mitigated by the design of the scheme and the provision of a private communal space and, in re-evaluating the tabled evidence, it has been demonstrated that there is a sufficient number of local open space provision in proximity to the site. Moreover, the site is not identified as open space Lewisham's Parks and Open Space Strategy 2020-2025 nor is it located in an area of open space deficiency for district parks or local, small and pocket parks. It is within an area of deficiency in metropolitan parks.
- 16 Officers take this opportunity to clarify that the guidance within Section 34.3.2 of the Small Sites SPD does not carry the same weight as policy. Policy DMP 33.D has its own tests, set out in paragraph 65 of the original report. Officers remain satisfied the tests are met, as addressed in relevant parts of the original report.

2.3 Private cars

- 17 The complaint also raised concerns the decision to refuse application DC/23/132588 at land east of 14 Chilthorne Close and its subsequent dismissal at appeal was not considered. As set out in para 7 of this report, the appeal was dismissed as the Inspector found it would unacceptably increase on-street parking on local roads, potentially to the detriment of highway safety and the living conditions of others.

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- 18 Each application is considered on its own merits. Section 6.4.7 of the original report addresses this issue. Importantly, this application is supported by a Transport Statement (prepared by YES Engineering Group Ltd, dated 19 March 2024) encompassing a parking stress survey and a unilateral undertaking that would remove rights for residents to access parking permits. This information and legal mechanism were not present with the dismissed appeal.

3 REPORT AUTHOR AND CONTACT

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