

Committee	PLANNING COMMITTEE A	
Report Title	Hesper House, Wells Park Road, SE26 6RQ	
Ward	Forest Hill	
Contributors	Samuel James	
Class	PART 1	4 th November 2020

1 ADDENDUM

1 This is an addendum to the planning committee agenda published 27th October 2020 in respect of Planning Committee A on 4th November 2020

2 This addendum provides a response to a late representation received following the agenda publication for Item 3 (Hesper House, Wells Park Road, SE26 6RQ). This representation was received 29th October 2020 and is from the Sydenham Hill Ridge Neighbourhood Forum (SHRNF). The submission is attached as **Appendix 1**.

3 The representation sets out two issues, which are addressed below.

Lack of consideration of Lewisham Characterisation Study, March 2019

4 The letter asserts that the Committee report has not considered the Lewisham Characterisation Study (March 2019). It is noted that the Characterisation Study is not an adopted Development Plan document, and it therefore does not form a part of the Lewisham Local Development Framework.

5 The letter also takes issue with officers' reasoning in the report at paragraph 72, where it is argued that the area "*exhibits a mixture of urban and suburban characteristics*".

6 Paragraph 72 of the report sets out the character of the area for the purposes of applying the London Plan Density Matrix. Whilst the surrounding area does not exhibit all of the 'urban' characteristics as defined by the London Plan it also does not fall within the 'suburban' definition, and therefore the officer reasoning that the site falls within an area of mixed character in the report is sound.

7 It is not considered this contradicts the findings of the Lewisham Characterisation Study. The Characterisation Study is not adopted planning policy and is not intended to be used for density calculations. The officer conclusions around density remain unchanged.

No reference to Recommendation to refuse Planning Permission for a comparable application, 2 Sydenham Hill, DC/19/114486, in July 2020

- 8 The letter asserts that 2 Sydenham Hill, a putatively refused scheme under appeal that is close to the application site, should have been taken into consideration and assessed in the same way as Hesper House.
- 9 All applications are considered on their individual merits based upon the policies in the local development framework, and there is no need for officers to directly consider other applications within the area that do not directly adjoin or impact the site. The officers' report outlines why the design of the current proposal is considered to be acceptable within the context of the application site.
- 10 For Committee Members' information, the application at 2 Sydenham Hill is not considered comparable to the current application site. It is a highly prominent corner site opposite Crystal Palace Park, and the proposed building would be sited close to the pavement. In contrast the Hesper House site is not on a corner, and the proposed building would be sufficiently set back from the pavement.
- 11 Application DC/19/114486 is therefore not a material consideration for the Committee.