

Committee	PLANNING COMMITTEE A	
Report Title	ADDENDUM	
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Class	PART 1	4 th November 2020

1 **ADDENDUM**

1 This report sets out an addendum to the committee agenda published on 21st October 2020 in respect of Planning Committee A on 4th November 2020. The report outlines additional information and amendments to Items 1, as set out below.

2 **60 ERLANGER ROAD, LONDON, SE14 5TG**

Addition of Telegraph Hill Society Comments

2 An objection from the Telegraph Hill Society has been received which has not been included in the main report as there was a delay in the objection being logged and passed to the planning officer. The Telegraph Hill Society have outlined the following objections:

Height and sedum roof

- The proposed replacement building is substantially taller than the existing garage which is only slightly higher than the current wall line. If redevelopment to this height is permitted, then it is fundamentally important that the aspect it presents to Sherwin Road is in keeping with the Conservation Area.
- A sedum roof is emphatically not a design element of a Victorian Conservation area and will look conspicuously out of place. If it were a flat roof, below the current wall line, then such a roof would not be seen, however given that this is a pitched roof and above the wall line it will be very visible from the public realm and strike an incongruous note. The roof should be designed in materials appropriate to the Conservation Area, preferably slate.

These issues are addressed in section 7.2 of the published officers report.

Brickwork

- The application refers to the new brickwork along Sherwin Road as being in “reclaimed buff” brick and the drawings show the brick bonding as stretcher bond. The brickwork should be London stock brick and the brick bonding, which we consider particularly important in preserving the aspect of the Conservation Area, should be Flemish bond (to match the existing wall). Other styles of brick and bonding would not be appropriate and would contravene development management policies DM36.4a and DM 36.4b quoted above.
- Since the drawings “as existing” also show the existing wall as incorrectly built in stretcher bond, it may simply be that the supplied elevational drawings are poorly executed and that Flemish bond is intended however if this is the case, this needs to be clarified or, if the application is allowed, despite our objections to the height and sedum roof, included as a condition.

This aspect of the proposal has been omitted; through discussions with the applicant, timber cladding has been proposed along the western boundary on Sherwin Road. See section 7.2.1 of the published report.

3 **Additional Condition**

3 Officers propose to include the following additional condition to ensure the use of the proposed outbuilding remains ancillary to the use of the main dwelling:

Ancillary Use

4 The outbuilding hereby approved shall only be used for purposes ancillary to the residential use of the dwellinghouse known as 60 Erlanger Road, and shall not be occupied as any form of self-contained residential accommodation.

Reason: The application has been assessed only in terms of this restricted use and any other use may have an adverse effect on the character and amenity of the area and amenity for future occupiers contrary to relevant Policies in the London Plan (2015), Core Strategy (2011) and Development Management Local Plan (2014).