

Committee	COMMITTEE A (ADDENDUM)	
Report Title	38 Ermine Road, London, SE13	
Ward	Ladywell	
Contributors	Thomas Simnett	
Class	PART 1	10 th June 2021

1 **ADDENDUM**

1 This report sets out an addendum to the committee agenda published on 1 June 2021 in respect of Planning Committee A that will take place on 10 June 2021. The report outlines amendments to Item 6, as set out below.

2 **ITEM 6 – 38 ERMINE ROAD, LONDON, SE13**

Amendments to the Revised Drawings

361_P_104 Revision E

2 The agent adjusted the 25-degree line to be flush with the wall plane, instead of the window plane, to rule out any ambiguity of the plans.

3 Officers were satisfied with the previous interpretation of the positioning of the 25-degree test line; however, as shown on the revised drawing, the proposed extension still passes this test and Officers raise no further comments.

Comments on additional representations

4 A further representation has been received from an original objector. This raises no new matters that are not already considered in the Committee Report. Nevertheless, further detail is emphasised below.

Accuracy of Drawings

5 The objector has reiterated their concern that the submitted drawings are inaccurate, mainly regarding of the positioning of the mid-point of the windows that are parallel to the proposed extension.

6 The agent has reviewed the drawings confirmed the drawings do accurately reflect what is on site (see included letter from Director of LJT Architects dated 4 June).

7 Officers are satisfied that the drawings are an accurate representation of both properties.

Similarities to DC/18/108791

8 The objector note a previous refusal at a different property on a different road.

9 Every application is assessed based on its own merits and whilst there maybe similarities between cases, Officers do not consider this the case with this application and DC/18/108791.