

Minutes of the Dulwich Society Planning & Architecture Subcommittee

March 1st 2023

Present : P. Stern, M. Coupe, O. Probyn

Apologies : J Greer, C Vernon

1.0 Minutes of the previous meeting

None available – the group has not met in person since 2021. Consideration of and comments on applications for planning consent and Scheme of Management Licences have been handled largely remotely. In person meetings have resumed, although the group no longer has meetings in the DE offices to consider SoM applications.

2.0 Planning and Scheme of Management Applications

2.1 Land to the rear of Lydenhurst, 19 Village Way

A number of planning applications have recently been submitted to discharge conditions of the two planning permissions on this site – for 2 two-storey houses and for similar houses lowered to semi-basement level. The site has extremely poor access through a pedestrian gate in the listed wall on the bend in Red Post Hill, which has double yellow lines and loading restrictions at this point together with the bus stop serving the 37, 42 and P4 routes and North Dulwich Station. It was agreed that the DS would sustain its objections to the scheme, particularly to the (identical) Construction Management Plans for both applications. An application has also been made for a Certificate of Lawfulness for the construction of a dividing boundary wall between Lydenhurst and the application plot.

2.2 Herne Hill Velodrome Trust

It was noted that there has been no progress for many months on the application for an outdoor nursery. Neighbours continue to chase Southwark for information.

2.3 5G Phone Masts

The application for a 5G mast on Dulwich Wood Park near Tylney Avenue was refused last year but has now been taken to appeal (Appeal 22/0091). It was agreed that the DS would sustain its objection on the same grounds.

2.4 Beltwood House

It was noted that Southwark were taking enforcement action on the terrace of new houses to the rear (north) of Beltwood House, which have not been built in accordance with the approved drawings – excess width and height. Appeal/22/0069.

3.0 Dulwich Estate Scheme of Management

3.1 Guidelines on Improving the Energy Efficiency of Your Home

The draft guidelines had been circulated for comment by the Dulwich Estate and reviewed by the sub-group who meet monthly to comment on the Licence applications. The guidelines have now been published by the Dulwich Estate and are available on the DE website.

3.2 **Heat pumps in front gardens**

There continue to be a number of applications seeking to locate heat pumps in front gardens on the Estate. Where properties are also in Conservation Areas, this is against planning guidance and we continue to object to such applications. In many instances these also detract from the streetscape.

3.3 **Sheds / Stores in front gardens.**

It was noted that there are an increasing number of applications for bike sheds or bin stores in front gardens on the Estate. These have included a 6m long shed housing an ASHP, bike and bin stores, which would be very out of keeping with the Conservation Area streetscape in which it was sited. The group continues to object to the larger sheds/stores and hopes to encourage the Scheme of Management to accommodate these in rear gardens, particularly where direct garden access is available.

4.0 **Planning Policy**

4.1 **Proposed changes to the National Planning Policy Framework (NPPF)**

MC had circulated the London Forum briefing on proposed changes to the NPPF. These include giving communities a greater say on where houses are built and what they look like. Design Codes will be of greater importance, with statutory status in Local Plans, and there will be a new Infrastructure levy. National Development Management Policies are also proposed, which will trump local policies, although the range of topics has yet to be firmed up. There is considerable concern as to whether local authorities will have the resources to resource all the work needed to introduce the new planning regime in the planned timescale, including a full character appraisal of each borough.

5.0 **Next meeting – date to be arranged.**