

DULWICH SOCIETY PLANNING & ARCHITECTURE SUBCOMMITTEE

Minutes of the meeting held on November 22nd 2023 Present :

P Stern, O Probyn, M Coupe, J Greer, C, Vernon.

1.0 Apologies – A Crane.

2.0 Minutes of the previous meeting

Minutes of the meeting of May 10th were agreed

3.0 Matters Arising

- a) **Dulwich Picture Gallery** : The grant of planning permission was noted. Concerns were expressed about the geometry of the Children's Gallery and hopes that the detailing would be softened. PS confirmed that there would be a meeting on December 4th with the architects and DPG to review the proposed materials.
- b) **Metropolitan Open Land** : It was noted that policies should be stricter on MoL than Green Belt. Relevant in respect of recent applications on Streatham & Marlborough Sports Ground, Grange Lane and Dulwich school campuses.

4.0 Planning applications / pre-app consultations

- a) **5G Phone Mast update** : Application 23/AP/2219 for a mast and cabinets on Townley Road was refused. PS advised that the Dulwich Society had been consulted regarding a proposal for a 20m mast and cabinets in the verge to the west of the Graveyard in the centre of the Village (opposite the end of Turney Road). A reply had been sent objecting to the location (out of keeping with character, close to school). (Post meeting note – planning consultant has emailed to acknowledge objection, but to say that he has been instructed to submit planning application for this site).
- b) **School projects**

Alleyns : PS had attended a presentation on 16th September by Alleyns to the local community on future plans. These include the replacement of the Dining Hall with additional specialist teaching space (planned start Autumn 26), a new building adjacent to the existing Porters Lodge, replacement hard netball/tennis courts with floodlighting (Top Field – backing onto Dovercourt Road houses), restoration of main building, rewilding edges of campus, Main Pavilion conversion / extension, new Digital Academy, rebuilding of athletics track and possible extension of Fives courts to create National Fives Centre. Local community concerns that extension of commercial activities will impact on amenity. Looking to extend floodlighting on main pitches (main site) to 9.30pm.

JAGS : pre-application discussion with JAGS development team on November 7th. Project relocates Pre-Prep from 2 Dulwich Village to site of two existing houses adjacent to main school site. House at 2DV would be converted back to residential use (4 flats). New Pre-Prep comprises 3 storey classroom block and separate hall. Concerns noted about impact of new classroom block on neighbouring properties in East Dulwich Grove and design of classroom block.

Charter School : application 23/AP/3133 – installation of floodlighting to existing hard sports courts and realignment of fencing. The courts are at the northern end of the school site and

close to residential accommodation. Concerns were raised about light pollution. Detailed comments to follow.

- c) **The Sidings** : pre-application consultation for development of builder's merchant site at Railway Rise behind East Dulwich station. Site NSP 41, identified in the Southwark Plan, for retention of approx. 1,220 sq m of small business workspace and storage, provision of new homes and a habitat buffer to the adjacent green corridor along the railway line. The proposals include "reprovision of existing industrial operations and residential development." The residential accommodation is provided in blocks ranging from 3 to 7 storeys and is split between student housing and affordable homes. No information on how many homes online. There are 2 public consultation events at the URC church in East Dulwich Grove – Thursday 30th November 4pm – 7pm and Saturday 2nd December 11am – 2pm. It was agreed that the group would review the scheme when more information was available. It was noted that it was important that buildings constructed for student accommodation could be easily repurposed for residential.
 - d) **Soane Square** : application ref 23/AP/3004 - it was agreed that an objection should be lodged to the proposal to use artificial grass in the rear gardens, and to ensure that the bins were screened from the public footpath.
 - e) **Land to the rear of 19 Village Way** – application 23/AP/2301. An objection has been lodged to the application to build a rear dividing wall, which has previously been turned down at appeal. There was a brief discussion about the site, noting that Southwark had approved the scheme for two 2 storey houses and the accompanying Construction Management Plan. Southwark have not approved the CMP for the two semi-sunk houses. The Dulwich Estate refused the two 2 storey house scheme.
5. **Other schemes:**
- a) **Dulwich Square** : proposals are awaited from Southwark.
6. **Planning policy discussion** : to be discussed at the next meeting.
7. **Any other business:**
- a) **41 College Road** : It was noted that the Dulwich Estate had been contacted regarding whether the as-built scheme complied with the schemes as licensed.

Penny Stern, Chair, Planning & Architecture Sub-committee

20th June 2024