

## THE DULWICH SOCIETY PLANNING & ARCHITECTURE GROUP

MINUTES of the meeting held on March 9th at 7.30pm on Zoom

Present: Penny Stern - Chair, Oliver Probyn, Chris Vernon, Ian McInnes (part)

- 1 Apologies David Roberts, Michael Coupe, Jean Howell
- 2 **MINUTES** of the last meeting 07/09/20 - approved and signed by PS
- 3 **MATTERS ARISING**
  - (a) **XX Alleyn Park** (19/AP/0576) Still listed on the Scheme of Management List as Awaiting Decision
  - (b) **XX Eastlands Crescent** (19/AP/0946) Planning consent granted, turned down by the DE SoM after objections made by most residents in the road.
  - (c) **XX Court Lane** (19/AP/1941) Demolition of existing detached house and construction of two pairs of semi-detached houses, comprising basement, ground, first and second floor attic levels and associated landscaping and parking for up to two cars per dwelling. Planning permission granted 04/12/20. Approved by the DE SoM. Work has started on site.
  - (d) **XXX Burbage Road** (20/AP/1297) Planning consent granted 07/10/20
  - (e) **Herne Hill Velodrome XXX Burbage Road** Southwark planning enforcement asked the HHVT in Feb 21 to either apply for planning consent or a certificate of lawfulness for the outdoor nursery use. In either case residents will be able to comment. HHVT have yet to respond.
- 4 **PLANNING APPLICATIONS**
  - (a) **5G Phone masts**
    - (i) Dulwich Wood Park (20/AP/2300) Planning consent refused 03/11/20, Appeal lodged in December 20, but no dates available - APPEAL/20/0111
    - (ii) Dulwich Sports Ground (21/AP/0198) Mast-sharing application - PS advised that the DS had made no objection to this application. Additional antennae will be added to the fake tree.
    - (iii) Dovercourt Road (20/AP/0309) 18m high pole and street cabinets on pavement near Court Lane junction. Comments by 12/03/21. Local councillor has advised that operator is prepared to consider alternative locations, the DS will need to lodge an objection. Post meeting note - objection lodged on the grounds that the proposed development would constitute an incongruous addition to the suburban character of the street scene to the detriment of the surrounding urban environment. It is out of keeping with the Conservation Area and will have a negative affect on the amenity of people living nearby. The proposed cabinets restrict pavement width and do not leave adequate safe space for pedestrians.
    - (iv) East Dulwich Grove / Townley Road junction 17.5m high mast and street cabinets. The DS has been copied in on the pre-application letter to Alleyn's School. PS noted that, apart from the Sports Ground application, all the proposals were for ground-based masts in street environments, which was the least desirable option in the sequential approach to location that the network operators are supposed to follow.
  - (b) **Streatham & Marlborough Cricket Club** (20/AP/1341) Application withdrawn. New application in preparation. The DS were sent the new business case to canvas support for the new cricket pavillion and nursery. The DS Exec has reviewed this and advised S&MCC that the DS cannot support the nursery application, due to commercial development on Metropolitan Open Land and concerns about additional traffic.
  - (c) **XX Ruskin Walk, SE24 9LZ** (20/AP/3848) Application for new house on site of double garage. DS objected on grounds of negative impact on the streetscape due to building in front of the building line, inadequate private garden space and materials and fenestration out of keeping with the surrounding properties. Refused 26/02/21.
- 5 **PLANNING POLICY**

- Southwark: Draft Heritage**
- (a) **SPD** Draft published in December 2020. Feb webinar with Southwark and amenity societies on local listing. IM suggestion to look at focussing on E Dulwich, with DS lead.
  - (b) **Southwark Plan** Hearing on April 22nd
  - (c) **London Plan** Approved by Secretary of State on 29th January
  - (d) **Design Codes** PS and MC had attended a London Forum Zoom webinar on March 4th. Likely to be key issue in local plan and community engagement. Useful workshop on the basis of Design Codes
- 6 **SCHEME OF MANAGEMENT**
- (a) Revised Guidelines  
Comments submitted to DE on March 8th, following consultation with PAG. It was agreed that the proposed revisions were generally positive. We had requested additional guidelines on external fixed barbeques/garden kitchens, lightspill from rooflights in rear extensions and mechanical plant (in new build and upgraded properties).
  - (b) Monthly Licence Applications To continue on Zoom for the time being. The group commented that this works well, with more time to examine the drawings, but that the opportunity to discuss schemes with the SoM team is regretted.
- 7 **ANY OTHER BUSINESS**
- (a) Thanks  
David Roberts had stood down as Chair of the DS Planning & Architecture Group in January 2021 after over 10 years as Chair, to be replaced by Penny Stern. David remains a member of the group. Jean Howell had stood down as Secretary of the Group after 14 years in post. Many thanks are due to both for their considerable contribution to the Society's Planning & Architecture Committee over the years.
  - (b) SG Smith site update  
Construction work has begun on the Dulwich Village former showroom property. There is no further information on planning on the main development site behind.
- 8 **NEXT MEETING** To be arranged in June 2021