

PLANNING COMMITTEE
Thursday 19th October 2017

- ADDENDUM TO AGENDA -

Item 6.1 17/02192/FUL - Queens Hotel, 122 Church Road, Upper Norwood

- Paragraph 3.2 second bullet point. 'Eastern' and 'western' should be reversed in relation to the position of the two northward projections on the rear extension.
- Paragraph 3.7. The first sentence should read as follows;
The hotel overlooks a garden area to the west and south of the hotel which provides a communal amenity space for the houses in Fitzroy Gardens and Wakefield Gardens.
- Paragraph 8.7. The height of the extension would be similar to the ridge height of the properties on the Fitzroy gardens spur.
- Phasing (to be secured by S.106 legal agreement) discussions have progressed. The cladding of phase 4 (1970's extension) will start within 9 months of Phase 3 commencing. Following this 30% of the rooms (63 rooms) within Phase 3 cannot be occupied until Phase 4 is completed.
- Point h) within paragraph 2.1 should read as follows;
Employment and Training Strategy and associated contributions for job brokerage.
- Condition 12 should read as follows;
Use of gym, swimming pool, restaurant/dining areas and bar ancillary to hotel use.
- One further representation has been received on behalf of the Fitzroy Wakefield Action Group which is summarised as follows;
Welcomes changes to the scheme, however, still raises concern in relation to impact on neighbouring amenity and maintains strong objections, but suggests 5 conditions and a legal obligation in the event of an approval.
The 5 conditions are as follows;
 - 1) Restriction on use of the Mews as a courtyard / breakout space as fire escape route only.
 - 2) Obscure glazed windows to the rear of the mews to be permanently obscured and closed.
 - 3) Details of ventilation and fume extraction (including method of construction/odour control/noise levels/appearance) to be submitted and

approved by Local Planning Authority. That approved shall be permanently maintained.

- 4) No ventilation outlet ducts or machinery onto wall adjacent to rear gardens of Wakefield Garden houses or on the roof within 5m.
- 5) No scaffolding on side adjoining Wakefield Gardens or in Wakefield Gardens property.

Following receipt of this letter further dialogue has been undertaken with the planning agent who has agreed to the principle of all the above suggested conditions.

The planning obligation request is for a liaison group to be set up, to operate during construction and operation. (Officer Note: This would not be necessary to make the development acceptable in planning terms and would therefore not be a lawful obligation).

Item 6.2 17/03709/FUL – Rees House, Morland Lodge and 6 Morland Road

1. One addition letter of representation objecting to the proposal has been received, it is considered the matters raised have been adequately addressed in the Officer's report – For clarity, 65 individual responses have been received, 64 objecting and 1 in support.
2. Change of wording to paragraph 9.11 to read Lower Addiscombe Road forms part of the Strategic Road Network (SRN) and Transport for London have a duty under the Traffic Management Act 2004 to ensure that any development does not have an adverse impact on the SRN.

Item 6.3/7.1 17/02166/FUL – Land rear of 36 Brighton Road, Purley, CR8 2LG

1. Change of wording to paragraph 1 to read – The application was previously reported at Sub-Committee on the 5th October 2017, however, the Sub-Committee deemed it more appropriate for the application to be reported to the full Planning Committee and vote to refer the application to Planning committee for determination.
2. Item to be moved from item 6.3 to item 7.1 – Items referred by Planning Sub-Committee.
3. Change of wording to condition 6 to read – To begin the proposal in 3 years of the date of the permission.