

TM/25/01509/PA – ALLENS OAST, 4B OLD ROAD, EAST PECKHAM

Item AP2 26/13 referred from Area 2 Planning Committee of 18 February 2026

Retrospective permission for the unauthorised erection of a summerhouse outbuilding.

Further to Minute AP2 26/4 of the meeting held on 14 January 2026, the Committee considered the above application with the report of the Director of Central Services and Monitoring Officer set out in Part 2 of the agenda (Minute AP2 26/16 refers).

On the grounds of Member's continued concerns regarding the impact of the proposal on the adjacent Grade II listed building, wider heritage impacts and landscaping, it was proposed by Councillor S Hudson and seconded by Councillor M Boughton, that retrospective permission be refused, contrary to Officer's recommendation, for the following reason:

- (1) That the unauthorised erection of a summerhouse outbuilding with flat roofed projection further towards the Grade 2 Listed building at Strettitt Place was contrary to Policies CP24 (design), S66 of the Planning (Listed Building and Conservations Areas) Act 1990 and 213A of the NPPF and created additional harm to the setting of the historic asset.

Following a formal vote, the proposal was carried with seven Members voting in favour and two Members voting against. One Member abstained from voting. On the grounds that the above refusal reason was not considered could be substantiated at any appeal and there was likely to be a risk of significant costs being awarded against the Council at any appeal, the vote taken was a recommendation only in accordance with Council and Committee Procedure Rule 15.24, Part 4 Rules of the Constitution.

RECOMMENDED*: That consideration of the planning application stand ADJOURNED with the recommendation to refuse the planning application being referred for determination by Council in accordance with Council and Committee Procedure rule 15.24, Part 4 (Rules) of the Constitution.

***Recommended to Council**