

Camberwell Community Council - Planning -

17 March 2010

7.00 pm

Town Hall, Peckham Road, London SE5 8UB

Membership

Councillor Dora Dixon-Fyle (Chair)
Councillor John Friary
Councillor Peter John
Councillor Jenny Jones
Councillor Alison McGovern
Councillor Chris Page
Councillor Sandra Rhule
Councillor Veronica Ward
Councillor Ian Wingfield (Vice-Chair)

Reserves

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Contact:

Sally Masson on 020 752 57224 or email: sally.masson@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Annie Shepperd

Chief Executive

Date: 9 March 2010



Camberwell Community Council

Wednesday 17 March 2010
7.00 pm
Town Hall, Peckham Road, London SE5 8UB

Order of Business

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2.	APOLOGIES	
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3.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
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4.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
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5.	MINUTES	2 - 3
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That the minutes of the meeting held on the 22 February be approved as an accurate record.

6.	DEVELOPMENT CONTROL ITEMS	4 - 31
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Item 1/1 – (09-AP-2521) 113 Camberwell Grove, London, SE5 8JH
Recommendation: Listed Building Consent.

Item 1/2 – (09-AP-2520) 113 Camberwell Grove, London, SE5 8JH
Recommendation: Full Planning Permission.

CAMBERWELL COMMUNITY COUNCIL MEMBERSHIP

Councillor Dora Dixon-Fyle (Chair)

Councillor Ian Wingfield (Vice-Chair)

Councillor John Friary

Councillor Peter John

Councillor Jenny Jones

Councillor Alison McGovern

Councillor Chris Page

Councillor Sandra Rhule

Councillor Veronica Ward

DATE OF DESPATCH:

ADDITIONAL INFORMATION

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

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Yoruba



CAMBERWELL COMMUNITY COUNCIL

MINUTES of the Camberwell Community Council held on Monday 22 February 2010
at 7.00 pm at Town Hall, Peckham Road, London SE5 8UB

PRESENT: Councillor Dora Dixon-Fyle (Chair)
Councillor Ian Wingfield
Councillor Peter John
Councillor Jenny Jones
Councillor Veronica Ward

**OTHER MEMBERS
PRESENT:**

OFFICER Becky Baker, Planning Officer
SUPPORT: Sadia Hussain, Legal Officer
Sally Masson, Community Councils Officer

1. INTRODUCTION AND WELCOME

2. APOLOGIES

There were apologies from Councillors Rhule, Friary, McGovern and Page.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

5. MINUTES

The minutes of the 17th December 2010 were agreed.

The minutes of the 13th January 2010 were agreed subject to amendments.

6. DEVELOPMENT CONTROL ITEMS

DEVELOPMENT CONTROL ITEMS

The Charter School, Red Post Hill, London SE24 9JH – Recommendation: To approve planning permission.

Proposal: (09-CO-0126)

Planning permission is sought for the construction of covered multi use games area (MUGA) over an existing, although unused, hard surface playing area. The location of the MUGA is within the arrangement of the existing school buildings, although it is located to the north-east corner of the school property, beside an existing hard surface playing area.

The new MUGA playing surface will measure 15.8m in width and 35.7m in length, and will also incorporate an open sided steel frame and PVC covered canopy above with associated perimeter metal mesh fencing and lighting. The canopy will extend over most of this surface and the curved roof will measure a maximum of 6.4m in height.

In addition, permission is also sought to replace the existing fence with a 1.8m high metal and timber fence to the south-east and south-western part of the boundary.

Procedure:

The planning officer introduced the item.
Members asked questions of the planning officer.
There were no objectors.
Members considered the application

RESOLVED: That planning permission be granted subject to the conditions contained in the report.

CHAIR:

DATED:

Item No. 6	Classification: Open	Date: 17 March 2010	Meeting Name: Camberwell Community Council
Report title:		Development Control	
Ward(s) or groups affected:		All within [Camberwell Green, South Camberwell and Brunswick Park] Community Council	
From:		Strategic Director of Regeneration and Neighbourhoods	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

- 4 The council's powers to consider planning business are detailed in Article 8 which describes the role and functions of the planning committee and Article 10 which describes the role and functions of community councils. These were agreed by the constitutional meeting of the Council on May 23 2007 and amended on January 30 2008. The matters reserved to the planning committee and community councils Exercising Planning Functions are described in part 3F of the Southwark council constitution 2007/08. These functions were delegated to the planning committee.

KEY ISSUES FOR CONSIDERATION

5. Members are asked to determine the attached applications in respect of site(s) within the borough.
6. Each of the following items is preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. The draft decision notice will detail the reasons for any approval or refusal.

7. Applicants have the right to appeal to the First Secretary of State against a refusal of planning permission and against any condition imposed as part of permission. If the appeal is dealt with by public inquiry then fees may be incurred through employing Counsel to present the Council's case.
8. The sanctioning of enforcement action can also involve costs such as process serving, Court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal involving a public inquiry or informal hearing the inspector can make an award of costs against the offending party.
10. All legal/Counsel fees and costs as well as awards of costs against the Council are borne by the Regeneration and Neighbourhoods budget.

EFFECT OF PROPOSED CHANGES ON THOSE AFFECTED

11. Equal opportunities considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Legal and Democratic Services

12. A resolution to grant planning permission shall mean that the Head of Development Control is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the Committee and issued under the signature of the Head of Development Control shall constitute a planning permission. Any additional conditions required by the Committee will be recorded in the Minutes and the final planning permission issued will reflect the requirements of the Community Council.
13. A resolution to grant planning permission subject to legal agreement shall mean that the Head of Development Control is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Strategic Director of Legal and Democratic Services, and which is satisfactory to the Head of Development Control. Developers meet the Council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the Strategic Director of Legal and Democratic Services. The planning permission will not be issued unless such an agreement is completed.

14. Section 70 of the Town and Country Planning Act 1990 as amended requires the Council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan and the determination shall be made in accordance with the plan unless material considerations indicate otherwise.
15. The development plan is currently the Southwark Plan (UDP) 2007 adopted by the council in July 2007 and the London Plan (consolidated with alterations since 2004) published in February 2008. The enlarged definition of "development plan" arises from s38(2) of the Planning and Compulsory Purchase Act 2004. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. Section 106 of the Town and Country Planning Act 1990 introduced the concept of planning obligations. Planning obligations may take the form of planning agreements or unilateral undertakings and may be entered into by any person who has an interest in land in the area of a local planning authority. Planning obligations may only:
 1. restrict the development or use of the land;
 2. require operations or activities to be carried out in, on, under or over the land;
 3. require the land to be used in any specified way; or
 4. require payments to be made to the local planning authority on a specified date or dates or periodically.

Planning obligations are enforceable by the planning authority against the person who gives the original obligation and/or their successor/s.

17. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligations must also be such as a reasonable planning authority, duly appreciating its statutory duties, can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement Members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council Assembly Agenda May 23 2007 and Council Assembly Agenda January 30 2008	Constitutional Support Services, 160 Tooley Street	[Sally Masson 020 7525 7224
Each application has a separate planning case file	Council Offices 160 Tooley Street	The named case Officer as listed or Gary Rice 020 7525 5447

APPENDIX 1**Audit Trail**

<i>Lead Officer</i>	Deborah Collins, Strategic Director of Communities, Law & Governance	
Report Author	Principal Planning Lawyer Constitutional Support Officer	
Version	Final	
Dated	2010	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Legal and Democratic Services	Yes	Yes
Strategic Director of Regeneration and Neighbourhoods	No	No
Head of Development Control	No	No

ITEMS ON AGENDA OF THE CAMBERWELL CC
on Wednesday 17 March 2010

Appl. Type Listed Building Consent
Site 113 CAMBERWELL GROVE, LONDON, SE5 8JH

Reg. No. 09-AP-2521
TP No. TP/2138-113
Ward Brunswick Park
Officer Fennel Mason

Recommendation GRANT PERMISSION

Item /1

Proposal

Demolition and reconstruction of two storey rear extension, including amendments to works approved under ref. 08-AP-3030 dated 16/2/2009 (for repair, restoration and alteration of 113 Camberwell Grove, including works to railings and balustrades, replacement/alterations and new windows and doors, alterations/repairs to roofing materials, and alterations to front paving, and internal alterations), to railings and balustrades, windows and doors, and basement entrance design.

Appl. Type Full Planning Permission
Site 113 CAMBERWELL GROVE, LONDON, SE5 8JH

Reg. No. 09-AP-2520
TP No. TP/2138-113
Ward Brunswick Park
Officer Fennel Mason

Recommendation GRANT PERMISSION

Item /2

Proposal

Demolition and reconstruction of two storey rear extension, including amendments to works approved under ref. 08-AP-3030 dated 16/2/2009 (which was for repair, restoration and alteration of 113 Camberwell Grove, including works to railings and balustrades, replacement/alterations and new windows and doors, alterations/repairs to roofing materials, and alterations to front paving), with alterations to railings and balustrades, windows and doors, and basement entrance design.

113 CAMBERWELL GROVE, LONDON, SE5 8JH

Ordnance Survey

Date 3/3/2010



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1	Classification OPEN	Decision Level CAMBERWELL COMMUNITY COUNCIL	Date 17/03/2010
From Fennel Mason		Title of Report DEVELOPMENT MANAGEMENT	
Proposal (09-AP-2521) Demolition and reconstruction of two storey rear extension, including amendments to works approved under ref. 08-AP-3030 dated 16/2/2009 (for repair, restoration and alteration of 113 Camberwell Grove, including works to railings and balustrades, replacement/alterations and new windows and doors, alterations/repairs to roofing materials, and alterations to front paving, and internal alterations), to railings and balustrades, windows and doors, and basement entrance design.		Address 113 CAMBERWELL GROVE, LONDON, SE5 8JH Ward Brunswick Park	
Application Start Date 20/11/2009		Application Expiry Date 15/01/2010	

PURPOSE

- 1 To consider the above application

RECOMMENDATION

- 2 To grant Listed Building Consent

BACKGROUND**Site location and description**

- 3 The site is located on the eastern side of Camberwell Grove. It comprises a mid-terraced building of four storeys in height above basement. The building forms part of a terrace of 7, late 18th century listed properties, all of which are situated within the Camberwell Grove conservation area. The application building is 3 storeys, with basement and attic storey, and is constructed in yellow stock brick with slate mansard behind a parapet. Numbers 105-115 have concrete lintels which have replaced the brick arches following war damage. The premises are divided into a basement flat, and a flat above at ground, 1st, 2nd and 3rd floors.
- 4 The building has existing rear extensions, one of two storey at ground and first floor, and a rear extension at lower ground, ground and first floor levels. The latter extension has a roof terrace enclosed by an existing brick wall with balustrades and with access formed by a pair of french doors onto the terrace.
- 5 The terrace forms part of a terrace of Grade II listed properties (including attached railings) from Nos. 97 - 117 Camberwell Grove. 91, 93 and 95 Camberwell Grove are also Grade II listed (not railings). Opposite the site is a similar terrace of Grade II listed buildings. To the rear, the site adjoins a commercial building (Invicta House).

Details of proposal

- 6 The proposal is for the repair, restoration and alteration of 113 Camberwell Grove, including works to railings and balustrades, replacement/alterations and new windows and doors, alterations/repairs to roofing materials, and alterations to front paving.
- 7 Subsequent to the previous planning permission (08-AP-3030) and associated Listed Building Consent (08-AP-3031) being granted (further details below), the development works began. It was made apparent during these construction works that the existing two storey rear toilet block was originally poorly constructed, with half brick thick external walls and exposed softwood timber wall plates, and according to the structural engineer is in a dangerous condition.
- 8 As such, it is proposed to demolish and rebuild this rear extension, rather than retaining it as per the approved plans. Amendments from the approved scheme relates to both the proposed rebuilding of the WC extension with minor alterations, and changes to the approved scheme including:
- 9 - minor change to the size of the lower ground floor rear window and the rear first floor window within the WC extension.
- the reconfiguration of the basement area.
- change to the railing design associated with the rear terrace.
- 10 The application was reconsulted for a period of 14 days to allow for wider consultation of the entire terrace, being 89a to 123 (odds) Camberwell Grove.
- 11 An associated full planning application (09-AP-2520) is associated with this application.

Planning history

- 12 Planning permission (08-AP-3030) and associated Listed Building Consent (08-AP-3031) were both granted 16 February 2009 for the repair, restoration and alteration of 113 Camberwell Grove, including works to railings and balustrades, replacement/alterations and new windows and doors, alterations/repairs to roofing materials, and alterations to front paving.

Planning history of adjoining sites

- 13 None relevant.

FACTORS FOR CONSIDERATION**Main Issues**

- 14 The main issues in this case are:
- a] the principle of the development in terms of land use and conformity with strategic policies.
- b] Impacts on the building or its setting or any features of special architectural or historic interest which it possesses.

Planning Policy

- 15 Southwark Plan 2007 [July]
3.17 Listed buildings
- 16 Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]

PPG15 Planning and the Historic Environment

Consultations

- 17 Site notice date:
8 December 2009
- Press notice date:
8 December 2009
- Neighbour consultation letters sent:
8 December 2009
- Case officer site visit date:
An accompanied site visit was undertaken on 8 December 2009
- 18 Internal consultees
Design and Conservation
- 19 Statutory and non-statutory consultees
None
- 20 Neighbour consultees
Refer to Appendix 1
- 21 Re-consultation
16 February 2010 for a period of 14 days

Consultation replies

- 22 Internal consultees
Design and Conservation - comments incorporated into report.
- 23 Neighbour consultees
Refer to objections listed under full application LBS Reg 09AP2520.

PLANNING CONSIDERATIONS**Design and Conservation including impacts on conservation area and listed building**

- 24 Given the poorly constructed modern two storey extension, which was constructed using half brick thick external walls and is supported on insufficiently stable foundations, the principle of re-building a rear service wing is considered to be acceptable, particularly as the applicant's engineer's report states "the present structure may be regarded to be dangerous".
- 25 The proposal to extend the width of the new extension to allow for modern cavity construction is acceptable as it would only increase the overall volume marginally. The change from a sloping roof to a parapet with a Portland Stone coping is also acceptable.
- 26 The extension would also have a reduced size window to the first floor, but would still have a proportional 6/6 pane timber sash window, and the balcony railings are also proposed to be removed, which are both considered to be acceptable alterations to the previously approved plans.
- 27 Overall the detailed design of the proposed extension and the proposed materials (London stock, Flemish bond, flush pointing with lime mortar, segmental gauged brick arches) would result in an extension which improves on the appearance of the

modern post war extension and which would be sympathetic to the building's character and appearance. The proposals would therefore be in keeping with policy 3.17 'Listed Buildings' of The Southwark Plan [UDP] 2007. A condition to have a sample panel of brick work approved in writing to show the brick, pointing, bond and mortar should be attached to the associated Listed Building Consent (09-AP-2521) decision notice. It is also recommended that for the avoidance of doubt, the conditions that had been imposed on the original listed building consent should be re-imposed, as the granting of this consent would have the effect of permitting all of the works show on the plans, including those approved previously,. The same mitigation of impacts is required in relation to details of the scheme as a whole.

- 28 A concern raised in response to consultation is that the drawings show a low brick wall separating the front garden with 115 Camberwell Grove, with concern raised that it would be out of place. However, this aspect was approved within the previous application, and therefore it would not be reasonable to refuse the application on this basis. The impact on the listed building had been considered as part of that application where it was felt that the works would preserve the listed building and its setting.
- 29 For the reasons explored above, it is recommended that the scheme be approved subject to conditions on detailing and materials, for the reasons that the proposed works would preserve the special architectural or historic interest of the building and would not harm the character and appearance of the conservation area.

Conclusion

- 30 It is recommended that the scheme be granted listed building consent subject to conditions in relation to materials and detailing, for the reason that the proposed works would preserve the special architectural or historic interest of the building.

COMMUNITY IMPACT STATEMENT

- 31 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 32 There are no sustainable development implications associated with this development.

HUMAN RIGHTS

- 33 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant. This application has the legitimate aim of providing additional residential accommodation. The rights potentially engaged by this application, including a right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

LEAD OFFICER	Gary Rice	Head of Development Management
REPORT AUTHOR	Fennel Mason	Planning Officer -Development Management [tel. 020 7525 5470]
CASE FILE	TP/2138-113	
Papers held at:	Regeneration and neighbourhoods dept. tel.: 020 7525 5403 email:planning.enquiries@southwark.gov.uk	

Neighbour Consultee List for Application Reg. No. 09-AP-2520

TP No	TP/2138-113	Site	113 CAMBERWELL GROVE, LONDON, SE5 8JH
App. Type	Full Planning Permission		

Date Printed	Address
08/12/2009	105B CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	119 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	11-14 GRACES MEWS LONDON SE5 8JF
08/12/2009	111A CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	111 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	78 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	80 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	88 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	90 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	113 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	121 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	FLAT 1 117 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	FLAT 3 117 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	BASEMENT FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	FIRST FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	3 STONE VILLAS 76 CAMBERWELL GROVE LONDON SE5 8RL
08/12/2009	2 STONE VILLAS 76 CAMBERWELL GROVE LONDON SE5 8RL
08/12/2009	TOP FLOOR 84 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	BASEMENT FLAT 84 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	THIRD FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	BASEMENT FLAT 117 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	107 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	GARDEN FLAT 111 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	82 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	86 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	9 GRACES MEWS LONDON SE5 8JF
08/12/2009	109 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	10 GRACES MEWS LONDON SE5 8JF
08/12/2009	BASEMENT AND GROUND FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	FLAT 2 117 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	FLAT 4 117 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	1 STONE VILLAS 76 CAMBERWELL GROVE LONDON SE5 8RL
08/12/2009	GROUND FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	SECOND FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	GROUND FLOOR FLAT B 84 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	THIRD FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	SECOND FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	BASEMENT FLAT 113 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010	Flats B & C 111 Camberwell Grove London SE5 8JH
16/02/2010	Flat B 111 Camberwell Grove London SE5 8JH
16/02/2010	105B CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010	119 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010	93 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010	111A CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010	111 CAMBERWELL GROVE LONDON SE5 8JH

16/02/2010 103 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 113 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 123 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 121 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 ROOM 1 123 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 ROOM 2 123 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 ROOM 4 123 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 ROOM 6 123 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 1 117 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 1 97 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 3 117 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 3 97 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 BASEMENT FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FIRST FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT C 95 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 1 89A CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT B 95 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 2 89A CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 3 89A CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 THIRD FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT D 95 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 BASEMENT FLAT 117 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 107 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 GARDEN FLAT 111 CAMBERWELL GROVE LONDON SE5 8JH
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16/02/2010 109 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 91 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 99 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 ROOM 3 123 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 ROOM 5 123 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 BASEMENT AND GROUND FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 2 117 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 2 97 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 4 117 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 4 97 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 5 97 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 GROUND FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 SECOND FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT A 95 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT E 95 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 THIRD FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 SECOND FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 BASEMENT FLAT 113 CAMBERWELL GROVE LONDON SE5 8JH

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant Mr R. Coles
Application Type Listed Building Consent
Recommendation Grant permission

Reg. Number 09-AP-2521

Case Number TP/2138-113

Draft of Decision Notice

Listed Building CONSENT was given to carry out the following works:

Demolition and reconstruction of two storey rear extension, including amendments to works approved under ref. 08-AP-3030 dated 16/2/2009 (for repair, restoration and alteration of 113 Camberwell Grove, including works to railings and balustrades, replacement/alterations and new windows and doors, alterations/repairs to roofing materials, and alterations to front paving, and internal alterations), to railings and balustrades, windows and doors, and basement entrance design.

At: 113 CAMBERWELL GROVE, LONDON, SE5 8JH

In accordance with application received on 11/11/2009

and Applicant's Drawing Nos. 9570/S(1)01, 9570/S(1)02, 9570/S(1)03, 9570/S(1)04, 9570/S(1)05, 9570/S(1)06, 9570/S(2)01 Rev A, 9570/S(2)02 Rev A, 9570/S(3)01, 9570/P(1)01 Rev C, 9570/P(1)02 Rev C, 9570/P(2)01 Rev E, 9570/P(2)02 Rev D, 9570/P(3)01, 9570/RE-S(1)03, 9549/RE-P(1)01, 9570/RE-P(1)02, 9570/RE-P(1)03, 9570/RE-P(2)01, 9570/RE-P(2)02, 9570/RE-P(2)03, 9549/RE-P(3)01, 9570/RE-P(3)02
Site plan, Design and Access Statement

Subject to the following condition:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

- 2 A sample panel of brickwork and coping for the new two storey rear extension which is hereby approved showing the brick, pointing, bond and mortar shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the details in the interest of the historic character and appearance of the building in accordance with Policy 3.17 Listed Buildings of The Southwark Plan [UDP] 2007.

- 3 Detailed drawings of the proposed sash windows with cross sections to a scale 1:5 and 1:2 of glazing bars shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the details in the interest of the historic character and appearance of the building in accordance with Policy 3.17 'Listed Buildings' of The Southwark Plan [UDP] 2007.

- 4 All new internal works, finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policies 3.15 'Conservation of the Historic Environment' and 3.17 Listed Buildings of The Southwark Plan (UDP) July 2007.

- 5 The mortar mix ratio of lime-cement-sand in relation to this development shall be 1:1:6, and mortar joints shall

be flush, not recessed.

Reason:

To ensure that wall repairs and replacements preserve the character and appearance of the building in accordance with Policies 3.15 Conservation of the Historic Environment and 3.17 Listed Buildings of the Southwark Plan (UDP) July 2007.

- 6 All repairs to rainwater goods and new pipework runs shall be in cast iron and to match existing historic profiles and details. No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the building except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason:

To ensure the rainwater goods in detail and appearance relate sensitively to the special architectural or historic interest of the Grade II Listed Building in accordance with Policies 3.15 Conservation of the Historic Environment and 3.17 Listed Buildings of the Southwark Plan (UDP) July 2007.

- 7 Samples of the bricks, roof slate, Yorkstone and Portland stone to be used in the carrying out of this permission shall be made available for viewing on site and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policies 3.15 'Conservation of the Historic Environment' and 3.17 Listed Buildings of The Southwark Plan (UDP) July 2007.

- 8 Detailed drawings of the following:

- typical windows scale 1:5/10
- cornice and plaster mouldings scale 1:2/5

shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the window details are in the interest of the appearance of the building in accordance with Policies 3.15 Conservation of the Historic Environment and 3.17 Listed Buildings of the Southwark Plan (UDP) July 2007.

- 9 All new roof leadwork specification and detailing shall be in accordance with the Lead Sheet Association guidelines and the current BS 6915 Code of Practice.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policies 3.15 'Conservation of the Historic Environment' and 3.17 Listed Buildings of The Southwark Plan (UDP) July 2007.

- 10 The rooflight hereby permitted shall be of a conservation type and shall be fitted flush with the roof.

Reason:

To ensure that the rooflight has a low visual profile and is sympathetic within the Camberwell Grove Conservation area, in accordance with Policies: 3.15 'Conservation of the Historic Environment' and 3.16 'Conservation Areas' of the Southwark Plan (UDP) July 2007.

Reasons for granting listed building consent

This planning application was considered with regard to various policies including, but not exclusively:

- a) Policy 3.17 Listed buildings of the Southwark Plan [July 2007].
- b) Planning Policy Statements [PPS] and Guidance Notes [PPG] PPG15 Planning and the Historic Environment.

Particular regard was had to the potential impact on the historic and architectural interest of the building that would result from the proposed development, where it was considered that the high quality of the proposed

restoration works that would follow from the proposed development would ensure that the scheme would preserve those features of special architectural or historic interest which the listed building possesses. It was therefore considered appropriate to grant listed building consent having regard to the policies considered and other material planning considerations.

—

113 CAMBERWELL GROVE, LONDON, SE5 8JH

Ordnance Survey

Date 3/3/2010



2	Classification OPEN	Decision Level CAMBERWELL COMMUNITY COUNCIL	Date 17/3//2010
From Head of Development Management		Title of Report DEVELOPMENT MANAGEMENT	
Proposal (09-AP-2520) Demolition and reconstruction of two storey rear extension, including amendments to works approved under ref. 08-AP-3030 dated 16/2/2009 (which was for repair, restoration and alteration of 113 Camberwell Grove, including works to railings and balustrades, replacement/alterations and new windows and doors, alterations/repairs to roofing materials, and alterations to front paving), with alterations to railings and balustrades, windows and doors, and basement entrance design.		Address BASEMENT, 113 CAMBERWELL GROVE, LONDON, SE5 8JH Ward Brunswick Park	
Application Start Date 20/11/2009		Application Expiry Date 15/01/2010	

PURPOSE

- 1 To consider the above application which is for Camberwell Community Council determination owing to the number of objections which have been received.

RECOMMENDATION

- 2 To grant planning permission.

BACKGROUND**Site location and description**

- 3 The site is located on the eastern side of Camberwell Grove. It comprises a mid-terraced building of four storeys in height above basement. The building forms part of a terrace of 7, late 18th century Grade II listed properties, all of which are situated within the Camberwell Grove conservation area. The application building is 3 storeys, plus basement and attic storeys, and is constructed in yellow stock brick with slate mansard behind a parapet. Numbers 105-115 in the same terrace of listed buildings have concrete lintels which have replaced the brick arches following war damage. The premises are divided into a basement flat, and a flat above at ground, 1st, 2nd and 3rd floors.
- 4 The building has existing rear extensions, one of two storey at ground and first floor, and a rear extension at lower ground, ground and first floor levels. The latter extension has a roof terrace enclosed by an existing brick wall with balustrades and with access formed by a pair of french doors onto the terrace.
- 5 The terrace forms part of a terrace of Grade II listed properties (including attached railings) from Nos. 97 - 117 Camberwell Grove. 91, 93 and 95 Camberwell Grove are also Grade II listed (not railings). Opposite the site is a similar terrace of Grade II listed buildings. To the rear, the site adjoins a commercial building (Invicta House).

Details of proposal

- 6 The proposal is for the demolition and reconstruction of two storey rear extension, including amendments to works approved under ref. 08-AP-3030 dated 16/2/2009 (which was for repair, restoration and alteration of 113 Camberwell Grove, including works to railings and balustrades, replacement/alterations and new windows and doors, alterations/repairs to roofing materials, and alterations to front paving), with alterations to railings and balustrades, windows and doors, and basement entrance design.
- 7 Following the grant of planning permission (08-AP-3030) and associated Listed Building Consent (08-AP-3031) in Feb 2009 (further details below), the development works began. The applicant advises that it became apparent during these construction works that the existing two storey rear toilet block (adjacent to No. 115) had been poorly constructed originally, with half brick thick external walls and exposed softwood timber wall plates, and according to their structural engineer, this extension is in a dangerous condition.
- 8 For this reason, it is proposed to demolish and rebuild this rear extension, rather than retaining it as per the previously approved plans. Amendments from the approved scheme relate to both the proposed rebuilding of the WC extension with minor alterations to other aspects of the approved scheme. Changes to the approved scheme include:
- minor change to the size of the lower ground floor rear window and the rear first floor window within the WC extension.
 - the reconfiguration of the basement area.
 - change to the railing design associated with the rear terrace (on the extension adjoining No. 111).
- 9 The application was reconsulted for a period of 14 days to allow for wider consultation of the entire terrace, being 89a to 123 (odds) Camberwell Grove.
- 10 An associated Listed Building Consent (LBS Reg 09-AP-2521) is associated with this application.

Planning history

- 11 Planning permission (08-AP-3030) and associated Listed Building Consent (08-AP-3031) were both granted 16 February 2009 for the repair, restoration and alteration of 113 Camberwell Grove, including works to railings and balustrades, replacement/alterations and new windows and doors, alterations/repairs to roofing materials, and alterations to front paving.

Planning history of adjoining sites

- 12 None relevant.

FACTORS FOR CONSIDERATION

Main Issues

- 13 The main issues in this case are:
- a] the principle of the development in terms of land use and conformity with strategic policies.
 - b] impacts on the character or appearance of the Camberwell Grove Conservation Area.
 - c] Impacts on the building or its setting or any features of special architectural or

historic interest which it possesses.

c) impacts on the amenities of occupiers and the amenities of surrounding occupiers.

Planning Policy

- 14 Southwark Plan 2007 [July]
 3.2 Protection of amenity
 3.11 Efficient use of land
 3.12 Quality in design
 3.13 Urban design
 3.15 Conservation of the Historic Environment
 3.16 Conservation areas
 3.17 Listed buildings
 3.18 Setting of conservation areas, listed buildings, and world heritage sites
- 15 Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]
 PPG15 Planning and the Historic Environment

Consultations

- 16 Site notice date:
 8 December 2009

Press notice date:
 3 December 2009

Neighbour consultation letters sent:
 8 December 2009

Case officer site visit date:
 An accompanied site visit was undertaken on 8 December 2009

- 17 Internal consultees
 Design and Conservation

- 18 Statutory and non-statutory consultees
 None

- 19 Neighbour consultees
 Refer to consultee summary at Appendix 1.

- 20 Re-consultation
 16 February 2010 for a period of 14 days to allow for the entire terrace to be notified.

Consultation replies

- 21 Internal consultees
 Design and Conservation - to comments incorporated within report.

- 28 Neighbour consultees
 4 letters of objection were received from the following:

111A Camberwell Grove - object to the wall running alongside the flat roof of the extension; previously there was a railing which allowed more light through than the proposed solid wall would allow - concerns about loss of light, and over dominance of the extension

Flats B and C, 111 Camberwell Grove (writer lives at basement/ground floor flat of

No. 111)

- Loss of daylight and sunlight to the adjoining residential units at 111 Camberwell Grove. In particular this concern relates to the infill of the existing parapet wall associated with the terrace, which is currently railing, to be replaced with brick and the wall to be raised 6 courses.
- Over dominance of the proposed extension
- Loss of outlook
- Damage to garden
- Overall, the amenity of adjoining occupiers would be harmed
- It is claimed that the existing adjoining window at first floor level at 111 Camberwell Grove is not shown accurately on the plans
- Would prefer that the extension not be rebuilt at all as the extension was not part of the original Georgian building, in the interests of returning the house to its original Georgian form; if it is rebuilt then more sensitive design should be sought to the terrace
- Concern that the 3 households at 111 had not been consulted on the previous application 08AP3030

Flat B, 111 Camberwell Grove - (1st floor flat) object to the wall running alongside the flat roof of the

107 Camberwell Grove and Flats A, B and C, 111 Camberwell Grove

- concerned that they did not receive letters of notification of either this or the previous application 08AP30303
- loss of light to bathroom window
- concern that the previous proposal did not take into account the loss of light resulting from the change from railings to a solid wall (raising height by 6 brick courses)
- would prefer that the terrace be restored to its original height with either glass or balustrades used to enclose the terrace
- Rights to Light issues raised

107 Camberwell Grove - application refers to Basement, 113 Camberwell Grove but the plans describe changes to the whole building - is there a separate application for the whole building?

- Drawings show a low brick wall separating the front garden with 115 Camberwell Grove which would be out of place; a wrought iron fence would be more appropriate
- Aside from the above point, considers this to be a very good example of appropriate repair and restoration; the annotated plans are to a good standard; support the application overall.

Further consultation Feb 2010 - There had been no response to the further consultation period of 14 days at the time of writing but any responses will be reported to the Community Council by way of an Addendum Report.

PLANNING CONSIDERATIONS

Principle of development

- 29 The principle of residential alterations to this property is acceptable, subject to assessment of the detail of the proposed works on the character and appearance of the conservation area, impacts on the listed building and its setting, and in relation to amenities of occupiers and those surrounding. These matters are addressed below.

Amenity

- 30 The main concern raised through the consultation process was that of loss of sunlight and daylight, and over dominance of the existing two storey rear extension which adjoins the boundary with No. 111, relative to the adjoining flats located at 111 Camberwell Grove, which is to the north of the application site. It is noted that it is not this extension that is proposed to be reconstructed; the rebuilt extension is the one adjoining No. 115.

- 31 In particular this concern relates to the infill of the existing parapet wall associated with an existing terrace at first floor level. The existing parapet wall facing these neighbouring properties is broken with an area of metal railings that serve to enclose the terrace. Planning permission was granted on 2009 (application 08AP3030) to infill this area with brick and raise the parapet by a height of 6 brick courses.
- 32 The rear extension about which concerns have been raised is not materially altered by the current application; it would remain as existing apart from the alterations to the terrace area, and these changes were approved under the 2008 application with the only amendments now being to the detail of the railings to the rear elevation. Given that the applicant could implement the previous consent as approved, and there is no difference proposed apart from the rear railing treatment, it would be unreasonable to refuse the current application for reasons of concern about the side infill which would be the same as previously approved.
- 33 It had been considered (under the previously approved planning application) that the proposed development would not cause harm to the amenities of the adjoining occupiers. Concern has been raised about loss of light to a bathroom window to the first floor flat, however this would not be a materially harmful impact because policies and guidance seek to protect light to habitable rooms and a bathroom is not considered to be a habitable room. In relation to impacts on light in relation to the adjoining windows at ground and lower ground floor level, the existing lower ground floor door/window are already likely to be affected by the existing extension but it is not considered that the impact would be significantly worse than the existing impact as to warrant refusal, and in relation to the ground floor, the BRE sunlight/daylight tests would be met with adequate light allowed to that window.
- 34 This aspect of the development has previously been approved, and there are not considered to be any reason why this application should be refused on loss of daylight and / or sunlight.
- 35 The proposed development would not have any other impacts on the scale and massing of the existing buildings with the external alterations being limited to alterations to the details of the buildings and the materials.

Design and Conservation including impacts on conservation area and listed building

- 36 Given the poorly constructed modern two storey extension, which was constructed using half brick thick external walls and is supported on insufficiently stable foundations, the principle of re-building a rear service wing is considered to be acceptable, particularly as the applicant's engineer's report states "the present structure may be regarded to be dangerous".
- 37 The proposal to extend the width of the new extension to allow for modern cavity construction is acceptable as it would only increase the overall volume marginally. The change from a sloping roof to a parapet with a Portland Stone coping is also acceptable.
- 38 The extension would also have a reduced size window to the first floor, but would still have a proportional 6/6 pane timber sash window, and the balcony railings are also proposed to be removed, which are both considered to be acceptable alterations to the previously approved plans.
- 39 Overall the detailed design of the proposed extension and the proposed materials (London stock, Flemish bond, flush pointing with lime mortar, segmental gauged brick arches) would result in an extension which improves on the appearance of the modern post war extension and which would be sympathetic to the building's character and appearance. The proposals would therefore be in keeping with policy 3.17 'Listed Buildings' of The Southwark Plan [UDP] 2007. A condition to have a sample panel of brick work approved in writing to show the brick, pointing, bond and

mortar should be attached to the associated Listed Building Consent (09-AP-2521) decision notice.

- 40 A concern raised in response to consultation is that the drawings show a low brick wall separating the front garden with 115 Camberwell Grove, with concern raised that it would be out of place. However, this aspect was approved within the previous application, and therefore it would not be reasonable to refuse the application on this basis. The impact on the listed building had been considered as part of that application where it was felt that the works would preserve the listed building and its setting.

Other matters

- 41 Consultation - There was concern raised by the neighbouring occupiers that they were not consulted adequately within the previous 2008 application. The Council's records show that neighbour consultation letters were sent out to these neighbouring occupiers, in addition to a site notice being placed at the site. Planning records indicate that letters were posted to 111A, B and C on 6/1/2009 about the 2008 application and 8/12/09 in relation to the current application, and site notices were posted outside the site on 9/1/2009 (2008 application) and 8/12/2009 (2009 application). It is therefore considered that adequate consultation has been undertaken.
- 42 Rights to Light - Rights to Light are not a material planning consideration and are dealt with as a separate civil matter under other legislation being the Rights to Light Act 1959).
- 43 Description of site and works - the description of the works is clear as to the location of the works including reference to the two storey rear extension

Conclusion

- 44 It is recommended that the scheme be granted planning permission, for the reasons that the proposed works would preserve the special architectural or historic interest of the building and would not harm the character and appearance of the conservation area, and would not harm the amenities of adjoining occupiers.

COMMUNITY IMPACT STATEMENT

- 45 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: None

c] The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are: None required

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 46 There are no sustainable development implications associated with this development.

HUMAN RIGHTS

- 47 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be

affected or relevant. This application has the legitimate aim of providing additional residential accommodation. The rights potentially engaged by this application, including a right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

LEAD OFFICER Gary Rice Head of Development Management
REPORT AUTHOR Fennel Mason Planning Officer -Development
Management [tel. 020 7525 5470]

CASE FILE TP/2138-113
Papers held at: Regeneration and neighbourhoods dept.
tel.: 020 7525 5403 email:planning.enquiries@southwark.gov.uk

Appendix 1

Neighbour Consultee List for Application Reg. No. 09-AP-2520

TP No	TP/2138-113	Site	113 CAMBERWELL GROVE, LONDON, SE5 8JH
App. Type	Full Planning Permission		

Date Printed	Address
08/12/2009	105B CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	119 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	11-14 GRACES MEWS LONDON SE5 8JF
08/12/2009	111A CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	111 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	78 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	80 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	88 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	90 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	113 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	121 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	FLAT 1 117 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	FLAT 3 117 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	BASEMENT FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	FIRST FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	3 STONE VILLAS 76 CAMBERWELL GROVE LONDON SE5 8RL
08/12/2009	2 STONE VILLAS 76 CAMBERWELL GROVE LONDON SE5 8RL
08/12/2009	TOP FLOOR 84 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	BASEMENT FLAT 84 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	THIRD FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	BASEMENT FLAT 117 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	107 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	GARDEN FLAT 111 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	82 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	86 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	9 GRACES MEWS LONDON SE5 8JF
08/12/2009	109 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	10 GRACES MEWS LONDON SE5 8JF
08/12/2009	BASEMENT AND GROUND FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	FLAT 2 117 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	FLAT 4 117 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	1 STONE VILLAS 76 CAMBERWELL GROVE LONDON SE5 8RL

08/12/2009 GROUND FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009 SECOND FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009 GROUND FLOOR FLAT B 84 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009 THIRD FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009 SECOND FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009 BASEMENT FLAT 113 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 Flats B & C 111 Camberwell Grove London SE5 8JH
16/02/2010 Flat B 111 Camberwell Grove London SE5 8JH
16/02/2010 105B CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 119 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 93 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 111A CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 111 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 103 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 113 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 123 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 121 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 ROOM 1 123 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 ROOM 2 123 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 ROOM 4 123 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 ROOM 6 123 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 1 117 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 1 97 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 3 117 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 3 97 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 BASEMENT FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FIRST FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT C 95 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 1 89A CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT B 95 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 2 89A CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 3 89A CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 THIRD FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT D 95 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 BASEMENT FLAT 117 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 107 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 GARDEN FLAT 111 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 101 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 109 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 91 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 99 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 ROOM 3 123 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 ROOM 5 123 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 BASEMENT AND GROUND FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 2 117 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 2 97 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 4 117 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 4 97 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT 5 97 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 GROUND FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 SECOND FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT A 95 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 FLAT E 95 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 THIRD FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010 SECOND FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH

16/02/2010 BASEMENT FLAT 113 CAMBERWELL GROVE LONDON SE5 8JH

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant Mr R. Coles
Application Type Full Planning Permission
Recommendation Grant permission

Reg. Number 09-AP-2520

Case Number TP/2138-113

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition and reconstruction of two storey rear extension, including amendments to works approved under ref. 08-AP-3030 dated 16/2/2009 (which was for repair, restoration and alteration of 113 Camberwell Grove, including works to railings and balustrades, replacement/alterations and new windows and doors, alterations/repairs to roofing materials, and alterations to front paving), with alterations to railings and balustrades, windows and doors, and basement entrance design.

At: 113 CAMBERWELL GROVE, LONDON, SE5 8JH

In accordance with application received on 11/11/2009 08:02:37

and Applicant's Drawing Nos. 9570/S(1)01, 9570/S(1)02, 9570/S(1)03, 9570/S(1)04, 9570/S(1)05, 9570/S(1)06, 9570/S(2)01 Rev A, 9570/S(2)02 Rev A, 9570/S(3)01, 9570/P(1)01 Rev C, 9570/P(1)02 Rev C, 9570/P(2)01 Rev E, 9570/P(2)02 Rev D, 9570/P(3)01, 9570/RE-S(1)03, 9549/RE-P(1)01, 9570/RE-P(1)02, 9570/RE-P(1)03, 9570/RE-P(2)01, 9570/RE-P(2)02, 9570/RE-P(2)03, 9549/RE-P(3)01, 9570/RE-P(3)02
Site plan, Design and Access Statement

Subject to the following condition:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:
9570/P(1)01 Rev C, 9570/P(1)02 Rev C, 9570/P(2)01 Rev E, 9570/P(2)02 Rev D, 9570/P(3)01, 9549/RE-P(1)01, 9570/RE-P(1)02, 9570/RE-P(1)03, 9570/RE-P(2)01, 9570/RE-P(2)02, 9570/RE-P(2)03, 9549/RE-P(3)01, 9570/RE-P(3)02

Reason:

For the avoidance of doubt and in the interests of proper planning.

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies 3.2 Protection of amenity, 3.11 Efficient use of land, 3.12 Quality in design, 3.13 Urban design, 3.15 Conservation of the Historic Environment, 3.16 Conservation areas, 3.18 Setting of conservation areas, listed buildings, and world heritage sites, 3.17 Listed buildings of the Southwark Plan [July 2007].
- b] Planning Policy Statements [PPS] and Guidance Notes [PPG] PPG15 Planning and the Historic Environment.

Particular regard was had to the potential impact on neighbouring amenity and on the historic and architectural interest of the building that would result from the proposed development, where it was considered that the scheme would not result in such harm to the amenity of adjoining occupiers such as to warrant refusal, and that the high quality of the proposed restoration works that would follow from the proposed development would ensure that the scheme would preserve those features of special architectural or historic interest which the listed building possesses. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

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