

Planning Sub-Committee A

Tuesday 5 April 2016

6.30 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Membership

Councillor Lorraine Lauder MBE (Chair)
Councillor Ben Johnson (Vice-Chair)
Councillor Nick Dolezal
Councillor Anne Kirby
Councillor Octavia Lamb
Councillor Eliza Mann
Councillor Sandra Rhule

Reserves

Councillor Evelyn Akoto
Councillor David Hubber
Councillor Sarah King
Councillor Darren Merrill
Councillor Kath Whittam

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

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Access

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Contact

Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 22 March 2016



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Planning Sub-Committee A

Tuesday 5 April 2016
6.30 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Order of Business

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3.	CONFIRMATION VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any items of urgent business being admitted to the agenda.	
6.	MINUTES	1 - 3
	To approve as a correct record the minutes of the meeting held on 9 February 2016.	

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7.	DEVELOPMENT MANAGEMENT ITEMS	4 - 9
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Date: 22 March 2016

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.”



PLANNING SUB-COMMITTEE

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the sub-committee.
3. Your role as a member of the planning sub-committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the sub-committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the sub-committee will then debate the application and consider the recommendation.

Note: Members of the sub-committee may question those who speak only on matters relevant to the roles and functions of the planning sub-committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the sub-committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

Note: Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report.

6. This is a council committee meeting, which is open to the public and there should be no interruptions from the audience.

7. No smoking is allowed at council committees and no recording is permitted without the consent of the meeting on the night, or consent in advance from the chair.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: Director of Planning
Chief Executive's Department
Tel: 020 7525 5655; or

Planning Sub-Committee Clerk, Constitutional Team
Finance and Governance Department
Tel: 020 7525 7420



Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Tuesday 9 February 2016 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Lorraine Lauder MBE (Chair)
Councillor Ben Johnson (Vice-Chair)
Councillor Nick Dolezal
Councillor Octavia Lamb
Councillor Eliza Mann
Councillor Sandra Rhule

OFFICER SUPPORT: Rob Bristow, Group Manager, Major Applications
Dipesh Patel, Team Leader, Major Applications
Margaret Foley, Legal Representative
Victoria Foreman, Constitutional Officer

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

There were apologies for lateness from Councillor Anne Kirby.

3. CONFIRMATION VOTING MEMBERS

The members of the committee present were confirmed as the voting members.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were no disclosures of interest or dispensations.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to item 7.1 – development management item
- Members' pack

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 22 December 2015 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

ADDENDUM REPORT

The addendum report had not been circulated five clear days in advance of the meeting, not had it been available for public inspection during that time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation, responses, additional information and revisions.

8. PECKHAM RYE PARK, PECKHAM RYE, LONDON SE15

Report: see pages 9 to 21 of the agenda and pages 1 and 2 of the addendum report.

PROPOSAL

Construction of a new car park facility on the South side of Strakers Road

The sub-committee heard an introduction to the report from a planning officer who also highlighted the additional comments and conditions in the addendum report. Members asked questions of the officer.

The applicant addressed the meeting. Members asked questions of the applicant.

There were no objectors, supporters of the application living within 100 metres, or ward councillors who wished to speak.

Members debated the application and asked further questions of officers. A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

RESOLVED:

That planning permission be granted subject to the conditions as set out in the report and addendum.

The meeting ended at 6.49pm.

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 5 April 2016	Meeting Name: Planning Sub-Committee A
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

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 Part 3F of Southwark Council's constitution which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
 - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
 - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are 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. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
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 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 budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

12. A resolution to grant planning permission shall mean that the development & building control manager 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 management 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 planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management 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 director of legal services, and which is satisfactory to the head of development management. 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 director of legal 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. 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).

15. 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, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the 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. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation 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.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Gerald Gohler 020 7525 7420
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer as listed or Simon Bevan 020 7525 5655

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Ian Millichap, Constitutional Manager	
Report Author	Everton Roberts, Principal Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	29 February 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	29 February 2016	

ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE A
on Tuesday 05 April 2016

Appl. Type Listed Building Consent
Site CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS LONDON SE23
 3RD

Reg. No. 16-AP-0040
TP No. TP/2339-A
Ward Peckham Rye
Officer Tracy Chapman

Recommendation GRANT PERMISSION

Proposal

Internal renewal of finishes, minor structural amendments and renewal of cremators and other equipment; installation of new glazed rooflights into existing and new openings; replacement of windows.

Item 7.1

Appl. Type Full Planning Permission
Site CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS, LONDON SE23
 3RD

Reg. No. 16-AP-0039
TP No. TP/2339-A
Ward Peckham Rye
Officer Tracy Chapman

Recommendation GRANT PERMISSION

Proposal

Renewal of cremators and other equipment; installation of new glazed rooflights into existing and new openings; replacement of windows.

Item 7.1

Appl. Type Listed Building Consent
Site HALF MOON PUBLIC HOUSE, 10 HALF MOON LANE, LONDON SE24 9HU

Reg. No. 16-AP-0168
TP No. TP/2075-B
Ward Village
Officer Philip Ridley

Recommendation GRANT PERMISSION

Proposal

Full planning and Listed Building Consent for a Mixed Class A4 and C1 use; internal and external alterations and repair work to include new kitchen, plant and AC compound on the rear single storey flat roof, the provision of an external bar, mezzanine and outdoor seating, works to the rear garage; and a two storey rear extension.

Item 7.2

Appl. Type Full Planning Permission
Site HALF MOON PUBLIC HOUSE, 10 HALF MOON LANE, LONDON SE24 9HU

Reg. No. 16-AP-0167
TP No. TP/2075-B
Ward Village
Officer Philip Ridley

Recommendation GRANT PERMISSION

Proposal

Full planning and Listed Building Consent for a Mixed Class A4 and C1 use; internal and external alterations and repair work to include new kitchen, plant and AC compound on the rear single storey flat roof, the provision of an external bar, mezzanine and outdoor seating, works to the rear garage; and a two storey rear extension.

Item 7.2

Appl. Type Full Planning Permission
Site 88 DULWICH VILLAGE, LONDON SE21 7AQ

Reg. No. 15-AP-5020
TP No. TP/2292-88
Ward Village
Officer Anthony Roberts

Recommendation GRANT PERMISSION

Proposal

Alterations to shopfront

Item 7.3

ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE A

on Tuesday 05 April 2016

Appl. Type Advertisement Consent
Site 88 DULWICH VILLAGE, LONDON SE21 7AQ

Reg. No. 15-AP-5021
TP No. TP/ADV/2292-88
Ward Village
Officer Anthony Roberts

Recommendation GRANT PERMISSION

Proposal

Display of signage: x1 externally illuminated aluminium projecting sign, with ironmongery to match traditional style; x1 Sainsbury's Local fascia sign with overhead spot lighting; and x1 vinyl offer panel displaying open times; 1x externally illuminated aluminium projecting sign, 1x Sainsburys local fascia sign, 1x Vinyl offer panel.

Item 7.4

Appl. Type Full Planning Permission
Site REAR OF 60 DULWICH VILLAGE, LONDON SE21 7AJ

Reg. No. 15-AP-2957
TP No. TP/2292-60
Ward Village
Officer Anthony Roberts

Recommendation GRANT PERMISSION

Proposal

Erection of two three bedroom semi-detached three storey houses including basement; with associated off-street parking and private gardens.

Item 7.5

Appl. Type Listed Building Consent
Site REAR OF 60 DULWICH VILLAGE, LONDON SE21 7AJ

Reg. No. 16-AP-0312
TP No. TP/2292-60
Ward Village
Officer Sarah Parsons

Recommendation GRANT PERMISSION

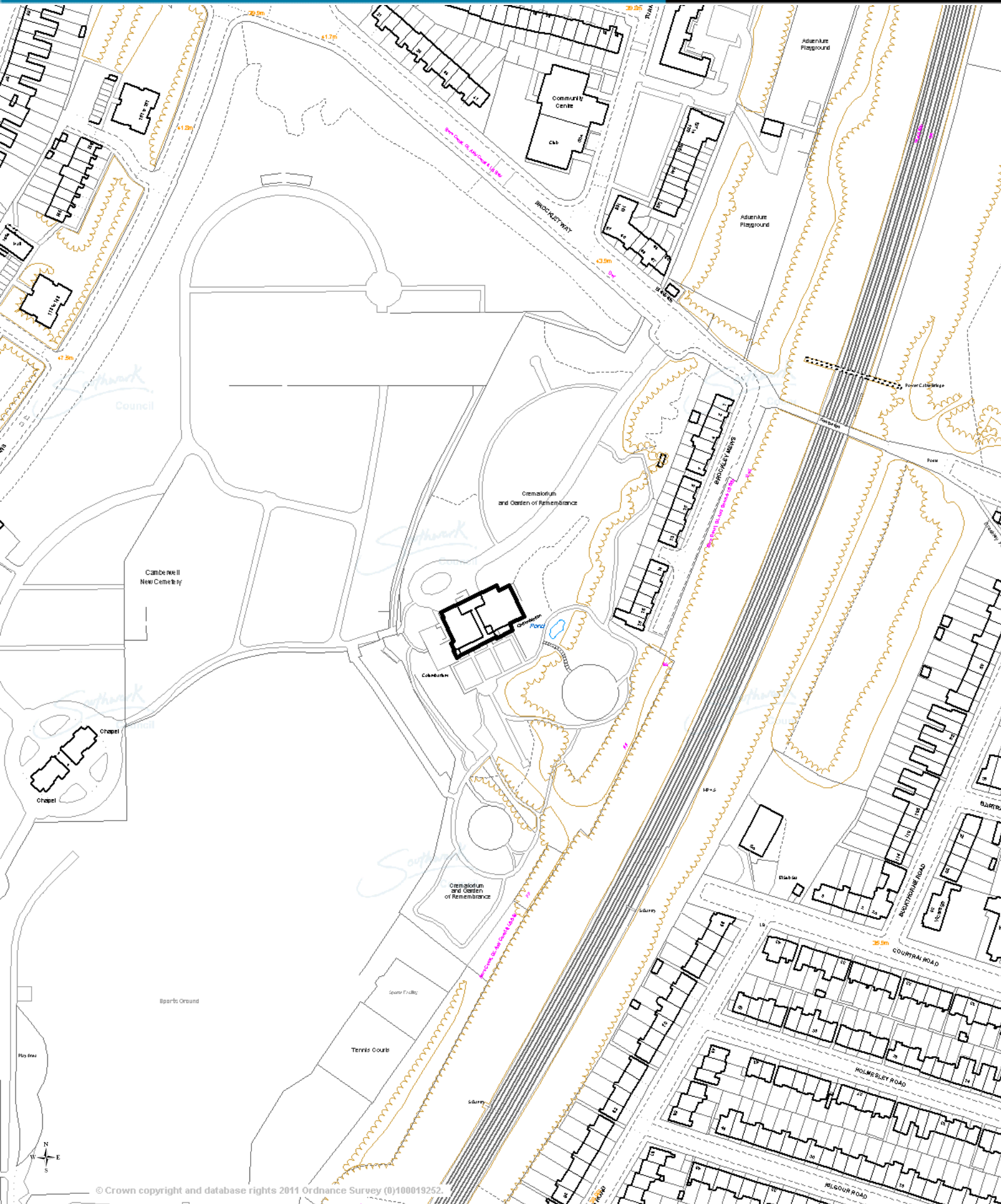
Proposal

Demolition of an existing garage in the property 60 Dulwich Village related with the Planning Application ref 15/AP/2957 (for the erection of two houses in the rear garden of the property)

Item 7.6

Ordnance Survey

Date 18/3/2016



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Item No. 7.1	Classification: Open	Date: 5 April 2016	Meeting Name: Planning Sub-committee A
Report title:	Development Management planning application: Council's own development Application 16/AP/0039 for: Full Planning Permission Application 16/AP/0040 for: Listed Building Consent Address: CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS, LONDON SE23 3RD Proposal: Internal renewal of finishes, minor structural amendments and renewal of cremators and other equipment; installation of new glazed rooflights into existing and new openings; replacement of windows.		
Ward(s) or groups affected:	Peckham Rye		
From:	Head of Planning		
Application Start Date 20/01/2016		Application Expiry Date 06/04/2016	
Earliest Decision Date 12/03/2016			

RECOMMENDATIONS

1. To grant planning permission subject to conditions.
2. To grant listed building consent subject to conditions.

BACKGROUND INFORMATION

3. These applications have been referred to Sub-Committee for determination as the application site is located on Metropolitan Open Land. These are council's own applications.

Site location and description

4. The application site is Camberwell New Cemetery, Brenchley Gardens. The application relates to one of the Grade II listed buildings within the cemetery; the Crematorium. The Crematorium is an Italian Renaissance styled building (c. 1939) by the architect Maurice Webb. To the ritual east is a Loggia and the tower is to the west.
5. To the north of the tower is a series of extensions dating from the late 1960s/ early 1970s which house the ducting from the cremators.
6. The site is within the following Core Strategy designations:

Suburban Density Zone - middle, Peckham and Nunhead Action Area, Air Quality Management Area, Metropolitan Open Land, Site of Importance for Nature.

Details of proposal

7. Permission is sought for:

- Replacement of cremators and associated equipment.
- Replacement of 6no. steel windows at basement level.
- Replacement and introduction of 3no. rooflights to the roof (basement level).
- Replacement existing cooling plant on the basement roof.
- Internal renewal of finishes and minor structural alterations (basement level).

8. The works seek to replace the cremators and associated equipment together with general upgrade and renewal of finishes at basement level, to improve the working conditions for staff.

9. **Planning history**

12/AP/2376 Application type: Council's Own Development - Reg. 3 (REG3)
To create a new section of road to link the crematorium to the chapel in Camberwell New Cemetery. A small section of existing garden will be removed to install a new carriageway linking the existing access roads together including new kerbs, footway and removal of trees.

Decision date 26/10/2012 Decision: Granted (GRA)

13/AP/4258 Application type: Council's Own Development - Reg. 3 (REG3)
Change of use of existing listed cemetery lodge building from (vacant) residential use (ancillary to the cemetery) to office use (ancillary to the cemetery).
Improvements to the setting of the building including relocation of car parking to rear and reinstatement of front lawns. Minor alterations to the fabric of the building.

Decision date 13/03/2014 Decision: Granted (GRA)

13/AP/4259 Application type: Listed Building Consent (LBC)
Change of use of existing listed cemetery lodge building from (vacant) residential use (ancillary to the cemetery) to office use (ancillary to the cemetery).
Improvements to the setting of the building including relocation of car parking to rear and reinstatement of front lawns. Minor alterations to the fabric of the building.

Decision date 28/05/2014 Decision: Granted (GRA)

15/AP/3190 Application type: Full Planning Permission (FUL)
Localised ground modelling, drainage works; the laying out of new paths and associated landscape works.

Decision date 16/10/2015 Decision: Granted (GRA)

15/AP/2561 Application type: Listed Building Consent (LBC)
Installation of a fire alarm system within the crematorium and small chapel buildings.
Installation of emergency lighting within the buildings. (Revised description)

Decision date 12/11/2015 Decision: Granted (GRA)

Planning history of adjoining sites

10. No relevant planning history.

Summary of consultation responses

11. Two consultation responses received, from Historic England and the Council's Environmental Protection Team.

Historic England

12. Historic England did not wish to offer any comments on this occasion.

Recommendation:

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Environmental Protection Team:

13. The works proposed are vital enabling works to update the cremators. The current cremators are beyond their useful life and require urgent replacement. The cremators also require the installation of mercury abatement plant so that the process will be able to meet the legal requirements for emissions from Crematorium operating as a Part B Process under the Pollution Prevention and Control (England and Wales) Regulations 2000, the Pollution Prevention and Control Act 1999 and the Environmental Protection Act 1990. These works are essential to ensure the process meets current regulatory standards and thus protect the interests of Southwark Council.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

14. The main issues to be considered in respect of this application are:
- a) The principle of the development in terms of land use and conformity with strategic policies.
 - b) Amenity and heritage impacts
 - c) Transport impacts

Planning policy

National Planning Policy Framework (the Framework)

15. Section 7 Requiring Good Design
Section 11 Conserving and Enhancing the Natural Environment.
Section 12 Conserving and Enhancing the Historic Environment

London Plan July 2015 consolidated with alterations since 2011

16. 7.8 Heritage Assets and Archaeology
7.17 Metropolitan Open Land
7.19 Biodiversity and Access to Nature

Core Strategy 2011

17. Strategic policy 12 - 'Design and Conservation'
Strategic policy 11 - 'Open Spaces and Wildlife'
Strategic policy 13 - 'High Environmental Standards'

Southwark Plan 2007 (July) - saved policies

18. The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in

accordance to their degree of consistency with the NPPF.

Policy 3.2 'Protection of amenity'

Policy 3.12 'Quality in design'

Policy 3.15 - 'Conservation of the historic environment'

Policy 3.17 'Listed Buildings'

Policy 3.25 'Metropolitan Open Land

Policy 3.28 Biodiversity

Principle of development

19. The principle of altering the Grade II listed building is considered acceptable in listed building terms, provided that the proposal has due regard for the character, appearance and historic fabric of the listed building and raises no substantial conflict with planning policy or guidance.
20. The main issue is whether the proposal is appropriate development for Metropolitan Open Land (MOL). Saved Southwark Plan policy 3.25 is therefore relevant to the determination of this proposal and states that planning permission will only be granted for appropriate development which is considered to be for the following purposes:
 - i) Agriculture and forestry; or
 - ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL; or
 - iii) Extension of or alteration to an existing dwelling, providing that it does not result in disproportionate additions over and above the size of the original building; or
 - iv) Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.
21. The site is designated as Metropolitan Open Land. Use for cemetery purposes is specifically listed as an appropriate use of MOL. The proposed renewal of the cremators and associated equipment, related internal works; installation of new glazed rooflights into existing and new openings; replacement of windows are required to support the cemetery operation of the land. The works are largely confined to the interior the crematorium building and will therefore not impact on the quality of the open space and wider nature of the MOL. Therefore the proposal preserves the MOL and its value, and it is considered that the development is compliant with saved Policy 3.25 of the Southwark Plan and Strategic Policy 11 - Open Spaces and Wildlife of the Core Strategy (2011). The site is also designated as a site for importance for nature conservation. Saved policy 3.28 resists development that is harmful to nature conservation. The replacement of the existing cooling plant, cremator and associated equipment, is not considered to have any significant impacts on the biodiversity of the wider cemetery site.

Cremator equipment

22. The existing cremator equipment is life expired and there is now a legal requirement for the installation of mercury abatement plant. The new cremator units and ductwork will be located in existing positions. The cremator/ ash processing units will be relocated within the basement, as part of the reordering works. The works to replace the cremator equipment are confined to the interior of the building.

New air blast cooler

23. A new air blast cooler is proposed to the flat roof to modern extension at basement level. This is renewal of equipment previously approved under LBS Reg: 12/AP/3538 and 12/AP/3540 on 13/2/2013. It is suggested that the original noise level compliance condition is replicated here.

Replacement windows and new rooflights

24. The existing windows at basement level are steel framed and appear to date from the time of the 60s/70s extension of the building. The proposal is to replace these units with double glazed steel windows to match the design of the existing. In addition to rooflights will be reinstated and an additional rooflight installed to the roof terrace on the northern side of the building. The works are required to improve the levels of natural light into the basement area. Details of the rooflights and guard rails have been provided in support of the application and considered acceptable.

Building Works

25. As part of the works to upgrade the basement a limited amount of reconfiguration of the accommodation is proposed. The works largely entail removal of modern partitions or adjustment of existing openings. Where new structural openings or viewing windows are proposed, details have been provided and these are considered acceptable. In the small store redundant vents will be sealed internally, retaining the appearance of the air bricks externally. Other works to the basement include: a new suspended ceiling and lighting, redecoration, new tiling to walls and new tiled or vinyl floor covering and new kitchenette units. The existing decorative finishes are modern and there will be no loss of important historic fabric as a result of the refurbishment works. In the new control room the existing concrete floor plinths will be removed, these date from the 1960s/70s alterations and no longer required for plant.

Chapel

26. In the chapel works are required to the catafalque. The top and columns will be cleaned and the existing modern panels replaced with new hardwood panels, which is welcomed. The radiators will be replaced with high efficiency radiators and new pipework will reuse existing runs.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

27. Saved policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers; Strategic Policy 13 High Environmental Standards requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems. The nearest residential occupiers to the crematorium are located approximately 50m away at 1-18 Brockley Mews. It is not considered that the plant will have any detrimental impact on the amenity of these properties, having regard to noise or disturbance.

Impact of adjoining and nearby uses on occupiers and users of proposed development

28. The proposal is associated with the buildings existing use as a crematorium and therefore there will be no impact on nearby uses or adjoining occupiers as a result of

the proposed development.

Transport issues

29. None identified.

Impact on character and setting of a listed building and/or conservation area

30. Section 129 of the NPPF 2012 requires that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. The particular significance of this building lies in the Italianate tower, arched entrance and 7-bay loggia to the southeast, none of which will be visually or physically affected by this proposal. The works to the chapel are minor and relate to the catafalque and existing heating system and will not result in the loss of important historic fabric. Externally the new air blast cooler equipment is concealed on a side/rear flat-roof (which is a later extension) and will not have a significant impact on the listed building's significance. Whilst the new rooflights will be visible in view they will read as part of the modern extension and not impact on principle views of the original crematorium building.
31. The proposed alterations will not result in the loss of important historic fabric and the changes to the plan form are considered minor in nature. Saved Policy 3.15 Conservation of the historic environment, requires that development should preserve or enhance the special interest or historic character or appearance of buildings. Saved Policy 3.17 Listed buildings, requires that development proposals involving a listed building should preserve the building and its features of special architectural or historic interest. Proposals should: involve no loss of important historic fabric; not be detrimental to the special architectural or historic interest of the building; and relate sensitively to the listed building. Strategic Policy 12 – Design and conservation of Core Strategy 2011, requires that development will achieve the highest possible standards of design for buildings that conserve or enhance the significance of Southwark's heritage assets, their settings and wider historic environment. Given the type the works proposed to the listed building, it is considered that these will not compromise the historic/architectural integrity of the listed building.
32. These Southwark Plan policies are reinforced by the London Plan 2011 (July) Policy 7.8 'Heritage assets and archaeology', which requires a demonstration that the scheme, protects and enhance London's historic environment, should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Overall it is considered that the scheme is sympathetic, would not be detrimental to the listed building and therefore has complied with Policy 7.8.

Planning obligations (S.106 undertaking or agreement)

33. This application for replacing existing cremators and associated equipment, and minor internal alterations to the listed building is not CIL liable.

Conclusion on planning issues

34. It is considered that the proposed minor alterations to the listed building, will not have no adverse impact on the character or setting of either the listed building, nor adverse impact on the Metropolitan Open Land within which the application site is located. The development will have no significant adverse impacts on the amenity of any adjoining occupiers or the surrounding area. The works are essential to ensure the cremation process meets current regulatory standards and thus protect the interests of Southwark Council and complies with the relevant saved policies of The

Southwark Plan 2007, The Core Strategy 2011, London Plan 2015 and the NPPF 2012. As such it is recommended that planning permission and Listed Building Consent be granted subject to conditions.

Community impact statement

35. 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. NONE

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

c) There are no likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

36. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

33. Details of consultation responses received are set out in Appendix 2.

Human rights implications

37. 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.

38. This application has the legitimate aim of upgrading the cremator at Honor Oak Crematorium. The rights potentially engaged by this application, including the 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2339-A Application file: 16/AP/0039 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 2289 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation 16/AP/0039
Appendix 4	Recommendation 16/AP/0040

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Tracy Chapman, Team Leader	
Version	Final	
Dated	11 March 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		18 March 2016

APPENDIX 1**Consultation undertaken****Site notice date:** 15/02/2016**Press notice date:** 18/02/2016**Case officer site visit date:** 25/02/2016**Neighbour consultation letters sent:** 12/02/2016**Internal services consulted:**

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

13 Brockley Mews London SE4 2DJ
 14 Brockley Mews London SE4 2DJ
 11 Brockley Mews London SE4 2DJ
 12 Brockley Mews London SE4 2DJ
 15 Brockley Mews London SE4 2DJ
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 7 Brockley Mews London SE4 2DJ

Re-consultation: n/a

APPENDIX 2**Consultation responses received****Internal services**

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

Statutory and non-statutory organisations

None

Neighbours and local groups

None

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	Ms H Topiwala Southwark Council	Reg. Number	16/AP/0039
Application Type	Full Planning Permission	Case	TP/2339-A
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Renewal of cremators and other equipment; installation of new glazed rooflights into existing and new openings; replacement of windows.

At: CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS, LONDON SE23 3RD

In accordance with application received on 07/01/2016 08:00:48

and Applicant's Drawing Nos. 250/01 p1, 250/02 p1, 250/03 p1, 250/04 p1, 250/05 p2, 250/06 p2, 250/07 p1, 250/08 p1, 250/09 p3, 250/10 p3, 250/11 p3, 250/13 p1, 250/14 p1, 250/15 p1, 250/16 p1, 250/17 p1, 6157 TS 0002 P3, 6157 TS 0004 P3,
Design and Access Statement

Subject to the following three conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

250/03 p1, 250/05 p2, 250/06 p2, 250/09 p3, 250/10 p3, 250/11 p3, 250/13 p1, 250/14 p1, 250/15 p1, 250/16 p1, 250/17 p1, 6157 TS 0002 P3, 6157 TS 0004 P3

Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 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.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 3 The noise level from any plant (e.g. refrigeration, air conditioning), together with any associated ducting, shall be 10dB (LAeq, 5min) or more below the lowest measured external ambient LA90, 15min* at any area of the public realm. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

Reason
To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with the National Planning Policy Framework 2012, .Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

Statement of positive and proactive action in dealing with the application

The application was determined in a timely manner within the statutory eight week period.

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	Ms Hemali Topiwala Southwark Council	Reg. Number	16/AP/0040
Application Type	Listed Building Consent	Case Number	TP/2339-A
Recommendation	Grant permission		

Draft of Decision Notice

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

Internal renewal of finishes, minor structural amendments and renewal of cremators and other equipment; installation of new glazed rooflights into existing and new openings; replacement of windows.

At: CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS, LONDON, SE23 3RD

In accordance with application received on 07/01/2016 08:00:48

and Applicant's Drawing Nos. 250/01 p1, 250/02 p1, 250/03 p1, 250/04 p1, 250/05 p2, 250/06 p2, 250/07 p1, 250/08 p1, 250/09 p3, 250/10 p3, 250/11 p3, 250/13 p1, 250/14 p1, 250/15 p1, 250/16 p1, 250/17 p1
6157 TS 0002 P3, 6157 TS 0004 P3, Design and Access Statement, Heritage Statement, Photographs (Job no. 250)
Proposed Scope of Works (Job no. 250)

Subject to the following two conditions:

Time limit for implementing this permission and the approved plans

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

Reason:

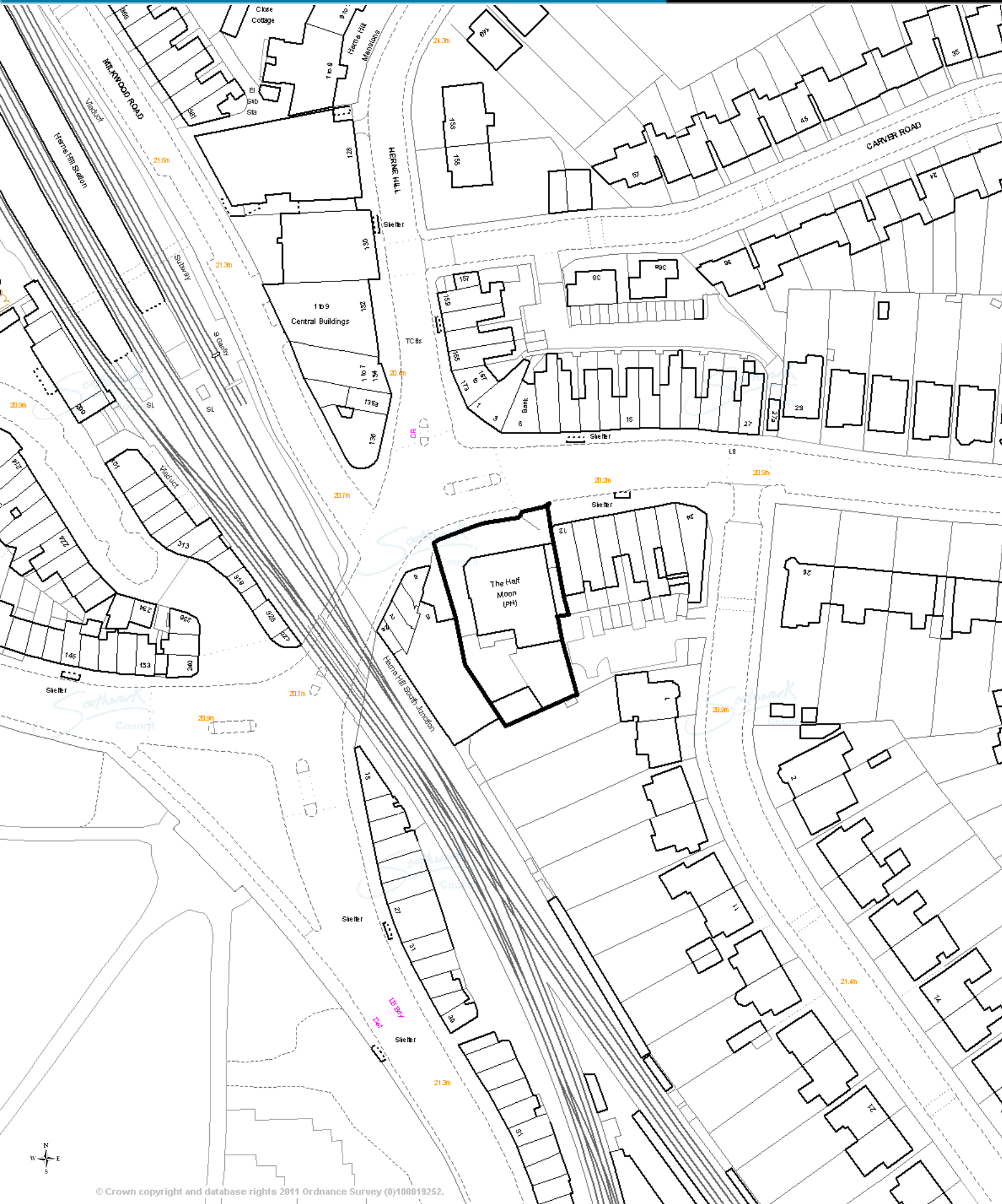
As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 2 All new internal/external works and 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 to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.



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Item No. 7.2	Classification: Open	Date: 5 April 2016	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: 16/AP/0167 for: Full Planning Permission and 16/AP/0168 for: Listed Building Consent Address: HALF MOON PUBLIC HOUSE, 10 HALF MOON LANE, LONDON SE24 9HU Proposal: Full planning and listed building consent for a mixed class A4 and C1 use; internal and external alterations and repair work to include new kitchen, plant and AC compound on the rear single storey flat roof, the provision of an external bar, mezzanine and outdoor seating, works to the rear garage; and a two storey rear extension.		
Ward(s) or groups affected:	Village		
From:	Director of Planning		
Application Start Date	19/01/2016	Application Expiry Date	15/03/2016
Earliest Decision Date	26/02/2016		

RECOMMENDATIONS

1. To grant planning permission 16/AP/0167 subject to conditions.
2. To grant listed building consent 16/AP/0168 subject to conditions.

BACKGROUND INFORMATION

3. This application is before the Planning Sub-Committee due to member referral.

Site location and description

4. The Half Moon Public House is a Grade II* listed structure dated 1896 on gable. It has an imposing presence on the streetscape derived from its scale and elaborate 'Jacobean Revival' detailing with red brick in Flemish bond with rubbed brick, artificial stone, terracotta dressings and ground-floor with polished granite columns. This site has a very prominent position at the junction of Herne Hill and Half Moon Lane, and has a large fore-court set-back which is occupied by an outdoor seating area.
5. Internally the public bar is largely intact with original panelling and coloured glass, etched mirrors of original design, some with painted decoration of good quality depicting birds and flowers. Upper floor facing windows also have leaded, painted stained glass windows depicting bucolic scenes. The proliferation of ornament across the surface of this building gives the whole a sense of vital utility through their

sheer number, a design approach characteristic of large public houses built c1895.

6. The rear extension comprises both an original element forming a billiards room and a later addition constructed during the 1930s to convert this area into a snooker room. It has been utilised during recent decades for music performances. The rear garden includes an early c20 garage with timber doors.
7. The public house has been vacant since August 2013, was squatted for a period and then occupied by live in guardians. This followed extensive flooding from a burst water main that filled the basement level and inundated the ground floor. Fortunately the important joinery at ground floor has been allowed to dry out. However, no restoration works following the flood have taken place.

Details of proposal

8. Full planning consent is sought for change of use of the upper storeys to hotel use to produce a sui generis mixed use planning unit comprising Class A4 (Drinking Establishment) at ground floor and C1 (Hotel) use at upper floors. Planning consent is also sought for a two storey rear extension to form a managers flat and its own access, erection of an outside bar, beer garden structures replacement air conditioning plant and kitchen extract and refurbishment of the existing garage to form a function room.
9. Listed building consent is also sought for internal and external alterations, repair work and refurbishment throughout, to include new kitchen, plant and works to the rear garage.
10. Amended scheme: The application was amended to remove the first floor external seating area following concerns regarding impact upon neighbour amenity.

Planning history

11. 06/AP/1224 Application type: Listed Building Consent (LBC)
Internal alterations to existing internal screen to form new doorway.
Decision date 23/08/2006 Decision: Refused (REF)

Reason(s) for refusal:

The development would involve the loss of historic fabric and plan form of this Grade II* listed building without sufficient justification. As such, the proposed development would be contrary to a] Policies 3.15 'Conservation of the Historic Environment', 3.17 'Listed Building' and 3.16 'Conservation Areas' of the Southwark Plan 2006 b] Policies E.4.3 'Proposals Affecting Conservation Areas', E.4.7 'Preservation and Restoration of Listed Buildings and Other Structures of Architectural or Historic Merit' and E.4.6 'Proposals Affecting Listed Buildings' of the Southwark Unitary Development Plan 1995 c] Planning Policy Guidance Notes [PPG 15 'Planning and the Historic Environment'].

06/AP/2395 Application type: Listed Building Consent (LBC)
Form a new opening in tongue and grooved boarding adjacent to existing decorative glazed screen to form access between bars (internal works only).

Decision date 02/02/2007 Decision: Granted (GRA)

09/AP/1243 Application type: Listed Building Consent (LBC)
Retention of external free-standing notice board to front of a public house.

Decision date 25/08/2009 Decision: Refused (REF)

Reason(s) for refusal:

The sign, by reason of its excessive scale, materials and prominent location, has a detrimental impact on both the setting of the Grade II* listed public house and the character and appearance of the Stradella Road conservation area. As such, it is contrary to Policies 3.15 'Conservation of the Historic Environment' and 3.17 'Listed Buildings' of the Southwark Plan 2007.

09/AP/2187 Application type: Listed Building Consent (LBC)

Removal of existing free-standing sign and erection of new external free-standing notice board to front of a public house.

Decision date 24/11/2009 Decision: Granted (GRA)

12/EQ/0223 Application type: Pre-Application Enquiry (ENQ)

Conversion of the upper floors of Grade II listed Half Moon PH from staff accommodation to five (2 bedroom) self contained residential apartments the erection of tow town houses (1 x 3 bed, 1 x 4 bed) to the rear of the PH and conversion of the garage block to one 2 bedroom dwelling house alongside internal and external alterations and improvements.

Decision date 04/02/2013 Decision: Pre-application enquiry closed (EQC)

13/EQ/0220 Application type: Pre-Application Enquiry (ENQ)

Follow up pre application to convert upper floors of existing public house to 5 self contained residential apartments, internal and external refurbishment, and conversion of garage building to rear into a dwelling.

Decision date 15/05/2014 Decision: Pre-application enquiry closed (EQC)

14/EN/0441 Enforcement type: Unauthorised works to listed building (LBUW)

Unauthorised removal of historic fabric from a Grade II* Listed Building.

Sign-off date 19/11/2014 Sign-off reason: Final closure - no breach of control (FCNB)

15/EQ/0269 Application type: Pre-Application Enquiry (ENQ)

Internal and external alterations to a Grade II* listed building to include ground floor refurbishment, raised seating areas to the front and rear, hotel bedrooms at first and second floor level, two storey rear extension and replacement of existing of existing extract and plant.

Decision date 25/11/2015 Decision: Pre-application enquiry closed (EQC)

Planning history of adjoining sites

12. None of relevance

KEY ISSUES FOR CONSIDERATION

Summary of main issues for Full Planning Consent

13. The main issues to be considered in respect of the application for Full Planning Consent (LBS ref 16/AP/0167) are:
- a) The principle of the development in terms of land use and conformity with strategic policies;
 - b) The impact of the development on the amenity of the adjoining properties;
 - c) Design Quality;
 - d) Impact on the Listed Building and Conservation Area
 - e) Landscaping and protection of trees; and
 - f) All other relevant material planning considerations.

Summary of main issues for listed building consent

14. The main issue to be considered in respect of the application for listed building consent (LBS ref 16/AP/0168) is:

The desirability of preserving the special architectural and historic interest of the listed building.

Planning policy

15. National Planning Policy Framework (the Framework)
Section 7 - Requiring good design
Section 12: Conserving and Enhancing the Historic Environment.
16. London Plan 2015 consolidated with alterations since 2011
Policy 7.1 - Building London's Neighbourhoods & Communities
Policy 7.4 - Local Character
Policy 7.6 - Architecture
Policy 7.8: Heritage Assets and Archaeology.
17. Core Strategy 2011
Strategic Policy 12: Design and Conservation
Strategic Policy 13 - High environmental standards
- Southwark Plan 2007 (July) - saved policies
18. The Council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
19. Of relevance are the following Saved Policies:
- Policy 3.2 - Protection of amenity
Policy 3.12 - Quality in design

Policy 3.13 - Urban design

Policy 3.16 - Conservation areas

Policy 3.17 - Listed Buildings

Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites

Policy 5.2 - Transport Impacts

Summary of consultation responses

20. All responses received to both the listed building and full planning applications are summarised below.

Head of Regeneration and Development Team, Legal Services

21. We are aware that the property has been listed as an asset of community value (ACV). If there had been an application for a change of use, then this listing as an ACV would be capable of being seen as a material consideration and the weight to be given to such listing would be a matter for the decision maker, being the Council.
22. However, in this case, there is no application for a change of use relating to the ground floor. Our view is that this is the correct approach. It is acknowledged that part of the premises have been used from time to time as a live music venue but the lawful use of the premises as a whole is as a public house within class A4, Town and Country (Use Classes Order) 1987 as amended. The use of part of the ground floor for live music has been on an occasional ancillary basis only and this use could have been stopped at any time as indeed it now has been as a result of the floods in the Herne Hill area from some time ago. Accordingly, it is our view that there is no material change of use as far as the ground floor of these premises are concerned.

Environmental protection team

23. Recommend approval subject to condition and informatives.
24. There are several noise sources proposed that may impact on the amenity of neighbouring land uses.
25. The main body of the pub – to the external environment as the external doors have no noise lobbies and the pub is mainly single glazed – to be controlled under the premises license, however, loud entertainment is not recommended to be permitted in areas of the premises where noise breakout cannot be controlled by the operator.
26. The external seating areas, external bar and garage / function room, external play area and servicing and waste handling should be controlled by condition in terms of operational hours.
27. There is also potential for the transfer of noise between bedrooms/living spaces on the upper floors. It is appreciated that, due to the listed status of the premises, this will not be achievable on all wall or ceiling/floor partitions, however, the developer should endeavour to ensure that the acoustic performance of partitions is as close to the standards stated below as can be achieved without compromising the reasons for the premises being listed and fully justify where the sound insulation standards cannot be achieved.

Historic England

28. The Half Moon public house is Grade II* listed for its exceptional architectural details internally and externally. The building has suffered in recent years as a result of flooding and a subsequent period of disuse. Without works to improve the building's viability and condition it is vulnerable to serious decay.
29. Historic England has advised on the present proposals at pre-application stage. They welcome the incorporation of their advice within the full application. The scheme will lead to the enhancement of this heritage asset and the building's continued usage according to its original purpose.
30. Recommendation: Historic England considers the proposals beneficial to the significance of this highly listed heritage asset and recommends the application for approval. Historic England authorised Southwark to determine the application for listed building consent as we see fit.

Council for British Archaeology

31. The Committee had no objections in principle although expressed major concerns over the en-suites and air conditioning equipment. Materials, details (glazed screens and internal fittings would need to be conditioned).

Herne Hill Society, Planning Group

32. The Herne Hill Society welcomes the proposal by Fullers and the Dulwich Estate to bring back this historic pub into use and appreciates the efforts made by the architects and officers involved to produce a scheme that restores the fabric and makes significant improvements to the appearance of the building.
33. The Society understands the local concern about the loss of the music room, the main reason for its designation as an Asset of Community Value, and asks officers and the planning committee to give full recognition of the case for its retention and continuing use as a music venue.
34. The Society is also aware of issues that might arise from continued use as a music venue in terms of possible disturbance to hotel residents and nearby properties and suggests that if the committee is minded to request the applicant to amend the application in such a way as to allow dual restaurant and music venue use, that full consideration be given to adequate sound proofing.
35. On balance the Society is persuaded of the merits of the application as it stands and supports the application.

Officer Response: This application does not involve any change of use in relation to using the building as a music venue.

Campaign for Real Ale (CAMRA)

Pub Heritage Group Chair

36. The aim of CAMRA's Pub Heritage Group is to promote and protect pub interiors of historic and architectural importance. Works have included compiling the National Inventory of Britain's most important pub interiors. Only 270 pubs meet the exacting criteria and the Half Moon is one of them.
37. This public house is a wonderful example of a flamboyant late Victorian pub

architecture and has fortunately retained a great many original features, all of which would be protected by the proposed scheme, which is especially sensitive to the heritage aspects of the building. We are therefore most anxious to see the pub open once again and strongly support the application.

38. I am aware of the objections to it no longer being primarily a music venue but, of course, for most of its life, the Half Moon has been a pub first and foremost and the present proposal will maintain that status. In planning terms it will certainly meet the requirements of the NPPF in providing valued facilities which will meet the day to day needs of the community and arguably a wider spectrum of that community than in the days when it was a music venue. I very much hope the Council will approve the application.

London Pubs Group Chair

39. I support this application in my capacity as Chair of the Campaign for Real Ale's (CAMRA) London Pubs Group. It was a terrible blow when the Half Moon, a grade II* listed pub, was severely flooded over two years ago. It is wonderful that Fullers are taking on the repair work and sensitive alterations in order to bring the pub back to life and to allow everyone to experience this wonderful historic pub and its interior, the highlight of which is the snug with its glorious back-painted mirrors.

London Assembly Green Party Group - Darren Johnson AM

40. I strongly urge you to reject the Fuller, Smith and Turner Plc planning application to replace the live music venue at the Half Moon Pub with a kitchen and restaurant area. The Half Moon Pub is a listed Asset of Community Value by Southwark Council, based on its value to the community as a live music and performance venue. the application is contrary to London Plan Policy 7.1 which states that development should improve people's access to social and community infrastructure.
41. The enormous amount of support for the Half Moon as a music venue which has been in operation for over 40 years, hosting live acts including U2, The Stray Cats, Billy Bragg, Paloma Faith, Anna Calvi, amongst an array of others, has been reflected in over 7,264 signatures on the change.org petition. It's also an essential local venue for the annual Herne Hill Music and Film Festivals. Furthermore, it has also hosted comedy performances by Jo Brand, Eddie Izzard and Mark Lamarr, and premiered new theatre productions of plays that have gone on to show at the Edinburgh Festival and Broadway.
42. I also urge you to engage with the mayor of London's Music Venue Taskforce. in response to the rapid decline in London's grass roots music venues such as the Half Moon music venue and the Mayor's recognition of the role in maintaining London's continued position as the music capital of the world, last year they produced a 'London's Grassroots Music Venues Rescue Plan'.

Petition

43. A petition was launched on change.org, requesting that the Mayor protect the Half Moon as a music venue. It received 7,264 supporters as at 14 March 2016. The petition received the following response from the Mayor's Office:
Dear Petitioner

Thank you for the petition submitted on the change.org website about the Half

Moon pub.

The Mayor is delighted that the Half Moon pub is set to re-open. It is great news that Fuller, Smith and Turner PLC will be working with The Dulwich Estate to return the pub to its former glory.

Providing planning and building consents are given, drinkers could return to the pub as quickly as this summer.

The Half Moon has a reputation as a genuine grassroots music venue, where audiences can see the next generation of talent at the start of their careers. As well as recognising the Half Moon's music heritage, we would urge the management to continue a regular programme of new and cutting edge grassroots music acts. The definition of a grassroots music venue can be found in the Rescue Plan for Grassroots Music Venues, which is available to view on the City Hall website at: www.london.gov.uk/what-we-do/arts-and-culture/music/mayors-music-venues-taskforce?source=vanityurl, published in October 2015 by the Mayor's Music Venues Taskforce.

Yours sincerely

*Public Liaison Officer
Greater London Authority*

Responses from members of the public

44. 18 letters of support and 213 letters of objection and 1 comment have been received for the full planning application and 4 letter of support and 169 letters of objection have been received for the listed building application.

Noise and disturbance

45. The external two storey bar and outdoor seating space in the existing beer garden could lead to disruption and noise. Neighbours are concerned about overlooking from the raised seating area above the external bar. Concerns have also been raised regarding potential of noise from the converted garage building being used as a function room.
46. Concerns were also raised regarding potential noise and disturbance from recycling collection and plant proposed for the flat roof of the rear addition to the public house.

Officer comment: Upon request, the Applicant has removed the first floor external seating area that had been proposed above the external bar to avoid perception of overlooking and a perception that noise created at this upper level could transmit further due to there being no wall on the site tall enough to buffer sounds from this level to adjoining residential properties.

Restoration works

47. There has been general support for the proposed physical restoration works to the restoration of this Grade II* Listed public house with no respondents appearing to object in principle. Some respondents felt that the proposals were necessary and should be approved to secure the high levels of investment necessary for restoration works following almost three years of dereliction after the Herne Hill

flood. However a significantly greater number felt that this planning benefit was outweighed by the loss of the stage in the back room and loss of the prior ancillary music venue use and recommended refusal.

48. One objector voiced objection to conversion of the "snug" to a private dining area.

Community Value

49. A minority of respondents felt that the Applicant would create a more friendly environment for drinkers and diners, supporting interest in and access to the historic fabric of the building and an Asset of Community Value accessible for a larger proportion of the community, a vast majority of respondents felt that such benefits were outweighed by loss of the ancillary use of the back room for live music and other performances with a perceived loss of community and communal space.
50. Activities cited as having taken place at the building include live music, comedy, poetry, book and film clubs, quizzes, community meetings including the Stradella Street Association AGM and theatre. Some cited well known artists that had played at the venue in years gone by including U2, Frank Sinatra and Eric Clapton. It has been noted that the hall had been used for the Herne Hill Music Festival, Herne Hill Free Film Festival. Values attributed include that it provided individuality, quirkiness and a healthy social mix. It has been noted by many that other eating and drinking establishments in the area are not in scarce supply with some fearing that the new provider could put take trade from existing businesses. It has been noted that other businesses in the area do not provide such activities with suggestions that there is a shortage in the area for venue space. "Rescue plan for Grassroots Music Venues" produced by the Mayor was cited as a policy context for the protection of venues.

Officer comment: As stated by the Head of Regeneration and Development Team, Legal Services, it is deemed that the venue use of the back room to the public house was ancillary to the main use class (A4, Drinking Establishment). As such, it is considered that there is no material change of use at ground floor level that would provide the Council jurisdiction to consider the loss of any community facility and a public house can be considered a community asset.

51. Others noted that the heritage value of the building as a public house makes the building inherently a community asset as a public house, noting its place in CAMRA's 270 strong national list of pub interiors. Others noted that there is no reason why music cannot occur in future anywhere in the public house.
52. Whilst some suggested that the applicant had not demonstrated that a venue use is not viable, others noted that the venue has been closed for over 2.5 years and has not attracted a venue operator, leading them to suggest that it may not be a viable option with some noting that other public houses in the area could but do not provide music entertainment. It was noted that the original use of the building was not as a music venue but as a hotel.
53. Concerns were raised that an operator more focussed on live performance than the core public house trade may struggle to raise sufficient funds to adequately and sensitively restore the historic interior suggesting that Fullers, the Applicant, has a good track record maintaining its estate. Some people did suggest that the proposal will be 'up market' and deliver revenue, jobs, footfall and facilities to the area and that the proposal should be considered on its own merits rather than in

comparison to the previous operator with the proposal on the table being superior to continued dereliction. Some respondents voiced fear that if this scheme is resisted that other developers may come forward with a proposal for retail and flats.

54. Comments were received welcoming conversion of the garage to a "rough and ready" function space.
55. At least one resident is "looking forward to their first pint" if the public house can re-open.
56. As a result of the differing opinions, some respondents claimed that the proposal fails the tests of London Plan Policy 7.1 that seeks to protect community facilities whilst others felt that restoration and retention of the public house accorded with London Plan Policy 7.1.

Officer comment: NPPF, Sect 8, para 70 and London Plan Policy 7.1 do state that a public house can constitute a community facility that can enhance the sustainability of communities and residential environments.

57. Some respondents cited the ancillary entertainment uses as having historic significance with that significance extending to the stage.

Officer comment: The elements of this building that contribute most towards its special historic and architectural interest relate to its splendid Victorian facade and interior. In particular, the internal bar joinery, glass and mirrors. The historic interest of the rear room almost entirely relates to its earlier phase as a billiards room with a later 1930s extension to convert it into a snooker hall. Whilst the stage may have some relevance to the community value of the building it is likely less than 40 years old and in context with the Grade II* Listing, which is the only cause for jurisdiction over internal alterations, the stage has no architectural interest. It is a relatively recent addition constructed as a plain stage block with modern materials.

Transport

58. Concerns were raised regarding levels of cycle parking noting proximity to Brockwell Park.

Note

59. Nine objections referred to the Half Moon in Putney, which presently operates as a public house and live venue. All were contacted to clarify that this application refers to the Half Moon in Herne Hill.

Principle of development

Land use planning

60. The use of the application property is presently considered to be A4 (Drinking Establishment) with ancillary rooms above. This proposal involves a change of use of upper floor rooms to hotel (C1) to form a mixed use of A4 / C1 planning unit with the addition of a self contained managers flat (C3).
61. Consultation responses have referred to prior ancillary use of the rear room of the public house for music performances. However, these ancillary uses could have been ceased at any time and form an ancillary element of the overall A4 use class

designation of the site as was the case with the snooker and billiard uses that proceeded the music hall use.

62. As a result of this, it is not considered that objections raised in relation to loss of the music venue at the ground floor level are material to these applications because no relevant change of use application is before the Council and it is considered that the Council could risk exposing itself to costs at appeal for the reason of being unreasonable, should the application be refused on grounds of the loss of the now ceased ancillary music venue use.
63. The proposed managers flat would have an unacceptable entrance and siting in relation to the public house in terms of amenity including noise nuisance and privacy if it were a self contained flat not connected with the public house. However, as a managers flat, it is considered appropriately sited and designed and the internal layouts satisfy London Plan space standards. As such, the managers flat is considered acceptable subject to a condition requiring that it be used only in conjunction with the public house.

Works to a listed building

64. The council has a statutory duty to consider the desirability of preserving the special architectural and historic interest of a listed building when exercising its planning functions.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

65. Saved Policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers. This includes privacy, outlook, daylight and sunlight. The area surrounding the application property is mixed in nature, characterised by buildings with commercial premises at ground floor and residential units above. It is not considered that the proposals under consideration would result in any unacceptably harmful impacts on the privacy, outlook, daylight or sunlight of residents surrounding the site.
66. Elements of the proposal affecting neighbour amenity include replacement plant equipment on the flat roof of the rear addition to the building and provision of an external bar and conversion of the existing garage to a function room.
67. Internal alterations generally lend themselves to less noise and disturbance because the previous music venue use to the rear addition is proposed to be replaced by dining space and it is anticipated that this new function alongside the operator's interest in not disturbing hotel guests will result in an establishment less likely to cause noise nuisance than the previous public house with live venue.
68. Concerns have been raised regarding potential for noise and disturbance from the beer garden, external bar and converted garage that is to be a function room. With regards to the external bar, it is sited away from residential properties adjacent to commercial railway arches in an existing part of the external areas of the public house. Hours of operation of the bar can be controlled through licensing and it is unlikely that a bar here will materially impact upon the likelihood of patrons using the garden.
69. The proposal had originally provided a two storey bar area with seating above. Concerns have been raised regarding the first floor element in particular with

regards to noise and overlooking / perception of overlooking. When raised with the Applicant they volunteered to remove this controversial aspect of the proposal and have provided amended plans to remove the upper seating area.

70. The conversion of the out-building to a function room should not be problematic unless live music is proposed and it is noted that any future licence could resolve the hours of use of both the garden and function room. Furthermore, if music was proposed for the room licensing would be required and issues such as sound proofing could be resolved through that process.
71. The proposed plant on the flat roof is acceptable in principle but a condition is proposed to control noise, vibration and odour.
72. Therefore, on balance and subject to a condition controlling disturbance from the proposed plant it is considered that the proposal will not result in significant harm to the residential amenities of adjoining occupiers.

Design issues

73. Design issues relevant to these applications relate to the impact of the proposals on the listed building and wider conservation area. They are addressed below.

Preservation of the special architectural and historic interest of the listed building

Heritage significance

74. Paragraph 129 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal.
75. This building is Grade II* listed because it is an excellent example of late Victorian public house architecture and interior design with substantial surviving historic fabric. In particular, the rare survival of joinery and associated fabric at the public bar.
76. Many of the windows are significant for their quality and detailing. Whilst ground floor glazing may be early c20 it remains of significance as part of the building's development over time, noting that some sections are more recent, replacing doors that previously served segregated bar areas used for different functions. However, unless the original fenestration and glazing pattern can be established with precision, the existing glazing should be retained and restored in its present setting.
77. Some of the glazing is in poor condition and a conditions survey is recommended alongside sympathetic restoration works, the details of which can be reserved by condition. This is particularly the case for upper floor windows. These are of particular significance due to their hand painted bucolic scenes that recall the time when this building sat amongst rural fields at the end of a rural lane, just beyond the urban parts of London.
78. The bar and surviving partitions are of particular significance as rare survivals from the period, with glazing and mirrors that are well preserved with some missing

features and some unsympathetic features added. Further work is required to establish the precise nature of interventions to the joinery and other interior features. Work should be sympathetic and not involve invasive work such as sanding down of the timber. A condition survey should be provided alongside further details and method statements that can be reserved by a notwithstanding condition because the existing proposals have not been satisfactorily developed yet at this stage with more details being required and some of the more invasive works requiring reconsideration.

79. The floor plan has significance. In particular subdivisions from the original partitions at ground floor. The open plan single storey rear addition that had roof lanterns is significant for originally being a billiards hall that was later extended in the 1930s to provide a snooker hall. However, the more recent stage has no historical significance that would relate to the statutory listing of the building. The proposed subdivision to the back room and kitchen is modern in design, light-weight in construction that will be sympathetic to retaining appreciation of the existing open spaces.
80. The room at the centre of the ground floor which originally operated as an office is proposed for subdivision and use as a washing-up facility and wine cellar. There is no objection to this provided that the surviving cornice is protected with the possibility of it being revealed again in the future.
81. The first floor floorplan is also of significance, with the original room layout being retained as much as possible alongside surviving fireplaces, chimney breasts, cornicing and joinery.
82. At first floor level, the large dining room is of greatest significance and pre-application advice has been taken to ensure that the space remains open plan.
83. The adjacent timber structure above the side porch is a later and addition, presently derelict, that appears to replace a previous structure labelled "refrigerator" on the 1930s floorplans. It provides no significance in its current form and there is no evidence of the design of the earlier structure. As such, its removal is considered acceptable in principle but details should be provided, to be reserved by condition, with a method statement for its removal alongside details of the new fenestration.
84. The proposed alterations focus on necessary interventions to provide the modern expectation of en-suite facilities for hotel guests. The proposed subdivisions are considered necessary and result in less than substantial harm to the heritage significance of the building. Details should however be provided of how the new partitions will connect to the historic fabric to ensure sympathetic connection that differentiates between old and new. These details can be reserved by condition.
85. Details have been provided of ductwork within the building. These are acceptable for the most part. However, further amended details will be required by a notwithstanding condition to ensure that the proposed ductwork is kept to a minimum in rooms with historic interest where false ceilings are not introduced.
86. Externally, the street facing facade is of architectural significant with flamboyant decoration. Given the completeness of these principle elevations, detailed method statements and details will need to be provided by condition including any cleaning, repair and pointing with samples of materials being provided where necessary. A condition should also be applied to cover any potential re-roofing of the building to ensure control over materials and method. A notwithstanding condition for

amended boiler details to remove the harmful addition of a vent in the side entrance fanlight has been applied.

87. The proposed two storey rear extension creates a new stairwell and a managers flat in a part of the building that appears to have been constructed during the 1930's. The proposed extension is subservient to the main building, constructed on an elevation that does not include any significant architectural features. As such, this proposal will not affect the special interest of the listed building subject to details of materials and fenestration by condition.
88. The garage to the rear is not of significance in and of itself, but is a curtilage listed building that should be protected to preserve its relationship to the original building, with its exterior fabric and appearance providing its significance alongside the original timber garage doors that will be retained behind modern galzad doors. This building was possibly erected during the 1920s when motor vehicles were becoming popular and it represents a significant element of the development over time of the main listed building.

Assessment

89. For the most part the proposal is considered to result in significant enhancement to the listed building, rescuing it from being at risk of further decay and dilapidation.
90. However, in terms of subdivisions on upper floors to introduce en-suite bathrooms, the proposal is considered to result in less than substantial harm to the significance of the listed building. Paragraph 134 of the NPPF states that harm of this nature should be weighed against the public benefits of the proposal, including securing the optimum viable use of the listed building. This is clearly the case in this instance because the hotel use that will fund restoration of the upper parts of the building will only be viable if en-suite facilities are provided.

Local Policies

91. Strategic Policy 12, 'Design and Conservation' of the Southwark Core Strategy, Saved Policy 3.15, 'Conservation of the Historic Environment' and Saved Policy 3.17, 'Listed Buildings' of the Local Plan all expect development to conserve or enhance the special architectural or historic interest of listed buildings.
92. It is considered that the proposals under consideration would comply with the requirements of these local policies as the special architectural and historic interest of the listed building would be preserved and enhanced. There would be no significant loss of important historic fabric and the proposed design would relate sensitively to its period, style, detailing and context.
93. Southwark's local policies are reinforced by London Plan Policy 7.8, 'Heritage Assets and Archaeology'. It is considered that the works proposed would comply with London Plan Policy 7.8.

Design and impact on the character and appearance of the conservation

94. Policy 3.15, Conservation of the Historic Environment, states that "development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that have an adverse effect on the historic environment will not be permitted. The character and appearance of conservation areas should be recognised and

respected in any new development within these areas”.

95. Policy 3.16, Conservation Areas, states that within Conservation Area, development should preserve or enhance the character and appearance of the area. It goes on to state that, new development, including alterations and extensions will only be permitted “provided that the proposals:
- i. Respect the context of the conservation area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents; and
 - ii. Use high quality materials that complement and enhance the conservation area; and
 - iii. Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and
 - iv. Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium, uPVC or other non-traditional materials.”
96. Overall, the proposal involves a comprehensive restoration of the public house that will significantly enhance the character and appearance of the Conservation Area.
97. External changes will have limited impact upon the Conservation Area. These include removal of a dilapidated timber structure above the side entrance porch that has no architectural or historic significance.
98. To the rear is the two storey rear extension to form a managers flat. The proposed extension is subservient to the main building and is not visible from a public point of access. Subject to details of materials and fenestration, it will have less than significant impact on the conservation area.
99. The proposed external bar area and structures for the beer garden seating areas are single storey following amendments during the course of the application to remove first floor seating. They are sensitively sited in locations that are largely hidden from a public point of access and are of a sensitive design and appearance to the main building. These structures will also have less than significant impact on the conservation area.
100. As such, subject to condition, the proposal would preserve the character and appearance of the conservation area and, by reason of providing comprehensive restoration work to the building will enhance the conservation area, particularly when viewed from Half Moon Lane.

Transport issues

101. The proposed use will have impact upon the road network and must comply with the council's cycle parking standards, noting that the premises has adequate space to satisfy the policy. It is noted however that the public house and hotel use are in a sustainable location with good public transport accessibility adjacent to Herne Hill Railway Station and a significant number of bus routes.
102. To comply with the policy one cycle space must be provided for each of the twelve hotel rooms, one cycle space must be provided for each of the two bedrooms in the managers flat. A condition has been imposed requiring details of covered cycle parking to satisfy the policy requirement.

Landscaping and tree protection

103. Despite the lack of an arboricultural report a good quality semi-mature Ash is shown as retained in the rear garden and which therefore requires details of protection measures.
104. Elsewhere, further details of landscaping are needed in order to ensure the quality aspired to is provided. The proposed planters should be open to soil beneath so that these are a sustainable feature.
105. However, subject to conditions covering these matters, the proposal is considered acceptable.

Other matters

106. Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration, however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.
107. In Southwark the Mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development. The Mayoral CIL in Southwark currently is calculated on the basis of £40.02 per sqm and this equates to £20,027 and Southwark CIL amount is £66,661.

Conclusion on planning issues

108. The proposals under consideration would preserve the special interest of the listed building and the character and appearance of the Conservation Area and will not result in substantial harm the residential amenities of adjoining occupiers. As a result, the proposal is considered to comply with the NPPF, London Plan Policies 7.4 and 7.6, Core Strategy Policies 12 and 13 and saved policies 3.2, 3.12, 3.13, 3.15, 3.16, 3.17 and 3.18 of the Southwark Plan and it is recommended that conditional planning consent should be granted.

Community impact statement

109. 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) No issues relevant to particular communities/groups likely to be affected by the proposal have been identified because no material change of use is

being considered in this application that would result in loss of the Community Asset.

- 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 not required.

Consultations

110. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

111. Details of consultation responses received are set out in Appendix 2.

Human rights implications

112. 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.

113. This application has the legitimate aim of providing planning and listed building consent to alter a listed building. The rights potentially engaged by this application, including the 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.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

114. Advice sought from legal services to assess whether the proposal affected the asset of community value status of the public house.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2075-B Application files: 16/AP/0168 16/AP/0167 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 7540 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation 16/AP/0167
Appendix 4	Recommendation 16/AP/0168

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Philip Ridley, Planning Conservation & Design Officer	
Version	Final	
Dated	14 March 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	Yes	Yes
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		18 March 2016

APPENDIX 1

Consultation undertaken

Site notice date: 01/02/2016

Press notice date: 28/01/2016

Case officer site visit date: 14/03/2016

Neighbour consultation letters sent: 26/01/2016

Internal services consulted:

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
Legal Services

Statutory and non-statutory organisations consulted:

Council for British Archaeology
London Borough of Lambeth

Neighbour and local groups consulted:

12 Half Moon Lane London SE24 9HU	12 Cator Road London SE26 5DS
Rear Of 6 To 8 Half Moon Lane SE24 9HU	147 Herne Hill London SE24 9LR
14 Half Moon Lane London SE24 9HU	23 Danecroft Road Herne Hill SE24 9PA
12a Half Moon Lane London SE24 9HU	34 Hawarden Grove London SE24 9DH
1 Stradella Road London SE24 9HN	25 Appleshaw House London SE5 8DW
4-6 Half Moon Lane London SE24 9HU	Flat 3, Raisbeck Court 26 Rosendale Road SE21 8DR
10 Love Lane Mitcham CR4 3AG	21 Brantwood Toad Herne Hill Se240dh
11 Brockwell Park Gardens London SE24 9BL	52 Brook Lane Old Felixstowe
19 Stradella Road London SE24 9HN	59 Milton Road London SE24 0NW
57 Kestrel Avenue London SE24 0ED	41 Spenser Road First Floor Flat SE24 0NS
24 Stanger Road London SE25 5JU	Flat 1, 54 Victoria Crescent London Se19 1ae
17 Shannon Way Beckenham BR3 1WG	102 Marlow Road London SE20 7Xa
58 Dovercourt Road London SE22 8ST	31 Stradella Road London SE24 9HN
11 Layard Rd Thornton Heath CR78JS	4 The Quadrangle Herne Hill SE24 9QR
88a Melbourne Grove London SE22 8QY	49 Runnymede Crescent Streatham SW16 5UF
59 Milkwood Road Herne Hill SE24 0HX	Flat 2 Nevena Court 90 Effra Road SW2 1BT
81 Dorchester Court London SE24 9QY	24 Milton Road London SE24 0NP
70a Christchurch Rd London SW2 3DE	13 Rollscourt Avenue London SE24 0EA
48 Gubyon Avenue London SE24 0DX	28 Hollingbourne Road London SE24 9ND
48 Gubyon Avenue London SE24 0DX	74 Red Post Hill Herne Hill SE24 9PW
496b Lordship Lane London SE22 8NF	28 Hollingbourne Road London SE24 9ND
Flat 4 Herne Hill	161 Norwood Road London SE24 9AF
15 Regent Road Herne Hill se24 0el	123 Upper Wickham Lane Welling DA16 3AQ
54 Dulwich Road London SE24 0PA	11b Sears Street London se5 7JL
Flat 4 9-10 Dorset Street, Marylebone W1U 6QR	66 Ruskin Walk London SE24 9LZ
155-171 London se12jp	17 Aysgarth Road London SE21 7JR
6 Regency Court Hamlet Road se19 2ar	7 Courmead Close London se24 9hw
83 Herne Hill Herne Hill SE24 9NE	30 Herne Hill Road London SE24 0AR
15 Milto Road London SE4 0NL	227 Railton Road Herne Hill SE24 0LX
85 Fawnbrake Avenue London SE24 0BG	11 Antony House Raymouth Road SE162DJ
51 Dulwich Rd London se240nj	4 Arran Place Cardiff CF24 3Sa
5, Little Bornes London SE218SD	The Forge Eastnor HR81RD
27 Margate Road London SW2 5DU	Queens Road Whitchurch rg28 7jq
29 Therapia Road London SE22 0SF	64 East Sheen Avenue East Sheen Sw14 8au
19 Prentice Court Leopold Avenue sw19 7ha	59 Stradella Road London SE24 9HL

140 Cranston Road London SE232EY
 87 Glengarry Road London SE228QA
 12 Pynnersmead Herne Hill SE24 9LU
 13 Oakbank Grove London SE24 0AL
 73 Fawnbrake Avenue London SE24 0BE
 83 Upper Tulse Hill Brixton SW2 2RA
 9 Pakenham Close London SW128EH
 12 Henry House Styles Gardens SW9 7UJ
 14 Lowell House Wyndham Estate SE5 0XW
 35 Shakespeare Road Herne Hill SE24 0LA
 50 Milton Road Herne Hill SE240NP
 83 D Queen'S Crescent Camden Town
 75 London SW17 8jt
 101 Brudenell Road London SW17 8DD
 73a New Park Road London SW2 4EN
 2 Anderton Close London SE5 8BU
 Flat 3 107 Tulse Hill London sw2 2qb
 77b Hinton Road London SE24 0ht
 30 Woodside Road South Norwood SE25 5DY
 33 Appach Road London
 105 Loughborough Rd London sw9 7td
 Flat 3, 74 Barrow Road London SW16 5PG
 19 Delawyck Crescent London SE249JB
 17 Hawarden Grove Herne Hill SE24 9DQ
 15 Ockley Road London SW16 1UW
 7 The Hamlet London SE5 8AW
 11 Spenser Road Herne Hill SE240NS
 15 Carnac St London SE27 9RR
 39 Dulwich Road Herne Hill SE24 0NJ
 61 Grange Park Avenue Wilmslow SK9 4AL
 41 Harold Road Upper Norwood SE19 3PL
 4 Bramley Avenue Manchester M32 9HE
 72 Palace Road London SW2 3JX
 25 Meakin Estate London SE1 4QW
 28 Trinity Rise London SW2 2QR
 17 Spenser Road Herne Hill SE240NS
 41 Shakespeare Rd London Se240la
 40 Winterbrook Rd London SE24 9JA
 41 Stambourne Way London SE19 2PY
 Leppoc Road London SW4 9LT
 51 Charnwood Road London SE25 6NT
 194 Croxted Road London SE21 8NW
 29 Salterford Rd Tooting SW17 9TE
 64 Glazebrook Close London Se21 8rr
 68alfriston Road London Sw116nw
 1 Iveagh House Brixton SW9 7SE
 55a Strathleven Road London SW2 5JS
 16 Knollys Rd London Sw16 2jz
 7 Brockwwll Park Gardens London SE24 9BL
 44 Dorchester Court Herne Hill se24 9qx
 92 Mayall Road Herne Hill SE24 0PJ
 62 Fawnbrake Avenue London SE24 0BZ
 71 Gaywood Close Christchurch Road SW2 3QP
 The Prince Regent 69 Dulwich Rd SE24 0NJ
 3 Drewstead Road Streatham Hill SW16 1LY
 103 Leigham Vale London SW2 3JH
 115 Herne Hill Road Herne Hill SE24 0AD
 9 Chaucer Road London SE24 0Ny
 75b Thornlaw Road West Norwood Se27 0sh
 1 Elmwood Road London SE24 9NU
 161a Herne Hill London SE24 9LR
 13 Crown Road Chelsfield BR6 6JN
 66 Frankfurt Road Herne Hill SE24 9NY
 116 Westfield Road Woking GU22 9QP
 56 Frankfurt Road Herne Hill SE24 9NY
 46 Mordaunt St Mordaunt St SW9 9RB
 97 Dorset Road Merton SW19 3HE
 30 Vibart Gardens London Sw2 3rj
 26 Danecroft Road London Se24 9nz
 74 Hinton Road London Se24 0HU
 69a Effra Road London SW2 1BZ
 29 Guernsey Grove London SE24 9DF
 20 Scrutton Close Balham Sw12 0Aw
 5 Evesham Road London E15 4AL
 120 Engel Park London Nw72hp
 29 Highlands Drive Burgess Hill RH15 8JH
 Flat 14, 39 Trinity Rise London SW2 2QP
 100 Elmwood Road Herne Hill SE24 9NR
 31 Holt Hse, Tulse Hill London SW2 2HH
 18 Marsden Road London se15 4ee
 Top Flat, 31 Dulwich Road Herne Hill SE24 0NJ
 9 Dornton Road London SW12 9NB
 16 Stradella Road London SE24 9HA
 120a Emmanuel Rd Emmanuel Rd SW12 0HS
 19 Acacia Grove London SE21 8ER
 41 Harold Road Upper Norwood SE19 3PL
 Balham London SW17 7JA
 28 Milton Road London SE24 0NP
 31 Dulwich Road London SE24 0NJ
 58 Craster Road SW2 2AX
 56 Ashbourne Road Mitcham CR42ba
 Flat 1, 29 Dulwich Road London SE24 0NJ
 Flat 2 273 Holmesdale Road SE25 6PR
 20 Truslove Road London
 2 Grange Courtyard Lamancha eh46 7bn
 32 Plato Road Brixton SW2 5UR
 41 Boundaries Road Balham sw12 8eu
 57 Fawnbrake Avenue London SE24 0BE
 9, Deloraine Hse Tanners Hill SE8 4PY
 28 Stansfield Road London SW9 9RZ
 301 Milkwood Road Herne Hill Se240he
 115 Herne Hill Rd Herne Hill SE24 0AD
 303 Upland Road Se22 0dl SE22 0DL
 15 Hollingbourne Rd Lodon SE249NB
 110 Savernake Road London NW3 2JR
 2 Roxburgh Road London SE27 0LD
 84 Leander Road London sw22lj
 55 Lamberhurst Road London SE27 0SD
 5 Dulwich Road London SE240NT
 89 Poplar Road London SE24 0BL
 4 Dobells, Brickenden Road Cranbrook TN17 3BL
 40 Little Bornes London SE21 8SE
 87 Clive Road London SE21 8DB
 53 Braxted Park London SW16 3AU
 51 Frankfurt Road London SE24 9NX
 8b Dulwich Road Herne Hill SE24 0PA
 49 Stradella Road Herne Hill SE24 9HL
 49 Stradella Road London se24 9hl
 Flat 6 45 Trinity Rise SW2 2QP
 41 Stradella Road SE24 9HL
 180 Lowden Road Herne Hill SE24 0BT
 41 Stradella Road Herne Hill SE249HL
 41 Stradella Road Herne Hill SE249HL
 56 Frankfurt Road London SE24 9NY
 39 Linton Grove West Norwood SE27 0DZ
 7 Dulwich London SE240NT
 7 Dulwich Road London SE240NT
 43 Half Moon Lane London SE24 9JX
 3 Lupin Close London SW2 3LA
 3 Stradella Rd Herne Hill se249hn
 24 Fawnbrake Ave London SE24 0BY
 19 Grantham Road London SW9 9DP
 49 Ruskin Walk Herne Hill SE24 9NA
 2 Rothesay Avenue Richmond-On-Thames TW10 5EA
 45 Victoria Road S70 2BU
 24 Whitwell Lane Stocksbridge S36 1GE
 Flat B 11 Shakespeare Road SE24 0LA
 45 Elstone Orton Waterville PE2 5JZ
 19 Hawarden Grove London Se249dq
 Bassett Dale Southampton SO167GT
 15 Allendale Rd Sudbury ub6 0ra
 Flat 10, Ravenet Court Ravenet Street SW11 5HE
 22 Upper Pines Banstead SM7 3PX
 47!Milton Road London SE24 0NW
 9, Wentworth Avenue Finchley
 10 Grasmere Road Purley CR8 1DU
 43 Whitehall Road Bromley BR2 9SG
 56 Adela Ave West Barnes KT3 6LD
 73 Chipstead Way Banstead SM73JJ
 6 Hollingbourne Road Herne Hill SE24 9ND

27 Meadow Place SW8 1XZ
280 Croxted Road London SE24 9DA
2 Cromwell Road Whitstable Kent Whitstable CT5 1NW
Flat 1 30 Cintra Park SE19 2LQ
12 Morden House 1 Bristowe Close SW2 2YA
26 Spenser Road London Se24 0NR
127 Abbots Park London SW2 3QZ
Holmdene Avenue London

13 Woodquest Avenue Herne Hill SE240HD
14 Milton Road London SE24 0NP
37 Hamilton Road West Norwood SE27 9RZ
City Hall The Queen'S Walk SE1 2AA
95a Graham Rd Hackney
11 Stradella Road Herne Hill SE24 9HN
109 Turney Road Dulwich SE21 7JB
232 Burrage Road London SE18 7JU

Re-consultation: n/a

APPENDIX 2**Consultation responses received****Internal services**

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
 Legal Services

Statutory and non-statutory organisations

Council for British Archaeology
 London Borough of Lambeth

Neighbours and local groups

Balham London SW17 7JA
 Bassett Dale Southampton SO167GT
 City Hall The Queen'S Walk SE1 2AA
 Email representation
 Email representation
 Email representation
 Email representation
 Email representation
 Flat B 11 Shakespeare Road SE24 0LA
 Flat 1, 29 Dulwich Road London SE24 0NJ
 Flat 1, 29 Dulwich Road London SE24 0NJ
 Flat 1 30 Cintra Park SE19 2LQ
 Flat 1, 54 Victoria Crescent London Se19 1ae
 Flat 10, Ravenet Court Ravenet Street SW11 5HE
 Flat 14, 39 Trinity Rise London SW2 2QP
 Flat 2 Nevena Court 90 Effra Road SW2 1BT
 Flat 2 273 Holmesdale Road SE25 6PR
 Flat 3, Raisbeck Court 26 Rosendale Road SE21 8DR
 Flat 3 107 Tulse Hill London sw2 2qb
 Flat 3, 74 Barrow Road London SW16 5PG
 Flat 4 Herne Hill
 Flat 4 9-10 Dorset Street, Marylebone W1U 6QR
 Flat 6 45 Trinity Rise SW2 2QP
 Holmdene Avenue London
 Leppoc Road London SW4 9LT
 Queens Road Whitchurch rg28 7jq
 The Forge Eastnor HR81RD
 The Prince Regent 69 Dulwich Rd SE24 0NJ
 Top Flat, 31 Dulwich Road Herne Hill SE24 0NJ
 1 Elmwood Road London SE24 9NU
 1 Iveagh House Brixton SW9 7SE
 1 Stradella Road London SE24 9HN
 1 Stradella Road London SE24 9HN
 10 Grasmere Road Purley CR8 1DU
 10 Love Lane Mitcham CR4 3AG
 100 Elmwood Road Herne Hill SE24 9NR

101 Brudenell Road London SW17 8DD
102 Marlow Road London SE20 7Xa
103 Leigham Vale London SW2 3JH
105 Loughborough Rd London sw9 7td
109 Turney Road Dulwich SE21 7JB
11 Antony House Raymouth Road SE162DJ
11 Brockwell Park Gardens London SE24 9BL
11 Brockwell Park Gardens London SE24 9BL
11 Layard Rd Thornton Heath CR78JS
11 Spenser Road Herne Hill SE240NS
11 Stradella Road Herne Hill SE24 9HN
11b Sears Street London se5 7JL
110 Savernake Road London NW3 2JR
115 Herne Hill Rd Herne Hill SE24 0AD
115 Herne Hill Road Herne Hill SE24 0AD
116 Westfield Road Woking GU22 9QP
12 Cator Road London SE26 5DS
12 Henry House Styles Gardens SW9 7UJ
12 Morden House 1 Bristowe Close SW2 2YA
12 Pynnersmead Herne Hill SE24 9LU
120 Engel Park London Nw72hp
120a Emmanuel Rd Emmanuel Rd SW12 0HS
123 Upper Wickham Lane Welling DA16 3AQ
127 Abbots Park London SW2 3QZ
13 Crown Road Chelsfield BR6 6JN
13 Oakbank Grove London SE24 0AL
13 Rollscourt Avenue London SE24 0EA
13 Woodquest Avenue Herne Hill SE240HD
14 Lowell House Wyndham Estate SE5 0XW
14 Milton Road London SE24 0NP
140 Cranston Road London SE232EY
147 Herne Hill London SE24 9LR
15 Allendale Rd Sudbury ub6 0ra
15 Carnac St London SE27 9RR
15 Hollingbourne Rd London SE249NB
15 Milto Road London SE4 0NL
15 Ockley Road London SW16 1UW
15 Regent Road Herne Hill se24 0el
155-171 London se12jp
16 Knollys Rd London Sw16 2jz
16 Stradella Road London SE24 9HA
161 Norwood Road London SE24 9AF
161a Herne Hill London SE24 9LR
17 Aysgarth Road London SE21 7JR
17 Hawarden Grove Herne Hill SE24 9DQ
17 Shannon Way Beckenham BR3 1WG
17 Spenser Road Herne Hill SE240NS
18 Marsden Road London se15 4ee
180 Lowden Road Herne Hill SE24 0BT
19 Acacia Grove London SE21 8ER
19 Delawyck Crescent London SE249JB
19 Grantham Road London SW9 9DP
19 Hawarden Grove London Se249dq
19 Prentice Court Leopold Avenue sw19 7ha
19 Stradella Road London SE24 9HN

194 Croxted Road London SE21 8NW
2 Anderton Close London SE5 8BU
2 Cromwell Road Whitstable Kent Whitstable CT5 1NW
2 Grange Courtyard Lamancha eh46 7bn
2 Rothesay Avenue Richmond-On-Thames TW10 5Ea
2 Roxburgh Road London SE27 0LD
20 Scrutton Close Balham Sw12 0Aw
21 Brantwood Toad Herne Hill Se240dh
21 Brantwood Toad Herne Hill Se240dh
22 Upper Pines Banstead SM7 3PX
227 Railton Road Herne Hill SE24 0LX
23 Danecroft Road Herne Hill SE24 9PA
232 Burrage Road London SE18 7JU
24 Fawnbrake Ave London SE24 0BY
24 Milton Road London SE24 0NP
24 Stanger Road London SE25 5JU
24 Whitwell Lane Stocksbridge S36 1GE
25 Appleshaw House London SE5 8DW
25 Meakin Estate London SE1 4QW
26 Danecroft Road London Se24 9nz
26 Spenser Road London Se24 0NR
27 Margate Road London SW2 5DU
27 Meadow Place SW8 1XZ
28 Hollingbourne Road London SE24 9ND
28 Hollingbourne Road London SE24 9ND
28 Milton Road London SE24 0NP
28 Stansfield Road London SW9 9RZ
28 Trinity Rise London SW2 2QR
280 Croxted Road London SE24 9DA
29 Guernsey Grove London SE24 9DF
29 Highlands Drive Burgess Hill RH15 8JH
29 Salterford Rd Tooting SW17 9TE
29 Therapia Road London SE22 0SF
3 Lupin Close London SW2 3LA
3 Stradella Rd Herne Hill se249hn
30 Herne Hill Road London SE24 0AR
30 Vibart Gardens London Sw2 3rj
30 Woodside Road South Norwood SE25 5DY
301 Milkwood Road Herne Hill Se240he
303 Upland Road Se22 0dl SE22 0DL
31 Dulwich Road London SE24 0NJ
31 Holt Hse, Tulse Hil London SW2 2HH
31 Stradella Road London SE24 9HN
32 Plato Road Brixton SW2 5UR
34 Hawarden Grove London SE24 9DH
35 Shakespeare Road Herne Hill SE24 0LA
37 Hamilton Road West Norwood SE27 9RZ
39 Dulwich Road Herne Hill SE24 0NJ
39 Linton Grove West Norwood SE27 0DZ
4 Arran Place Cardiff CF24 3Sa
4 Bramley Avenue Manchester M32 9HE
4 Bramley Avenue Manchester M32 9HE
4 Dobells, Brickenden Road Cranbrook TN17 3BL
4 The Quadrangle Herne Hill SE24 9QR
40 Little Bornes London SE21 8SE

40 Winterbrook Rd London SE24 9JA
41 Boundaries Road Balham sw12 8eu
41 Harold Road Upper Norwood SE19 3PL
41 Harold Road Upper Norwood SE19 3PL
41 Shakespeare Rd London Se240la
41 Spenser Road First Floor Flat SE24 0NS
41 Stambourne Way London SE19 2PY
41 Stradella Road Herne Hill SE249HL
41 Stradella Road Herne Hill SE249HL
41 Stradella Road SE24 9HL
43 Half Moon Lane London SE24 9JX
43 Whitehall Road Bromley BR2 9SG
44 Dorchester Court Herne Hill se24 9qx
45 Elstone Orton Waterville PE2 5JZ
45 Victoria Road S70 2BU
46 Mordaunt St Mordaunt St SW9 9RB
47!Milton Road London SE24 0NW
48 Gubyon Avenue London SE24 0DX
48 Gubyon Avenue London SE24 0DX
49 Ruskin Walk Herne Hill SE24 9NA
49 Stradella Road Herne Hill SE24 9HL
49 Stradella Road London se24 9hl
496b Lordship Lane London SE22 8NF
5 Dulwich Road London SE240NT
5 Evesham Road London E15 4AL
5, Little Bornes London SE218SD
50 Milton Road Herne Hill SE240NP
51 Charnwood Road London SE25 6NT
51 Dulwich Rd London se240nj
51 Frankfurt Road London SE24 9NX
53 Braxted Park London SW16 3AU
54 Dulwich Road London SE24 0PA
54 Dulwich Road London SE24 0PA
54 Dulwich Road London SE24 0PA
55 Lamberhurst Road London SE27 0SD
55a Strathleven Road London SW2 5JS
56 Adela Ave West Barnes KT3 6LD
56 Ashbourne Road Mitcham CR42ba
56 Frankfurt Road Herne Hill SE24 9NY
56 Frankfurt Road London SE24 9NY
57 Fawnbrake Avenue London SE24 0BE
57 Kestrel Avenue London SE24 0ED
58 Craster Road SW2 2AX
58 Dovercourt Road London SE22 8ST
59 Milkwood Road Herne Hill SE24 0HX
59 Milton Road London SE24 0NW
59 Stradella Road London SE24 9HL
6 Hollingbourne Road Herne Hill SE24 9ND
6 Regency Court Hamlet Road se19 2ar
61 Grange Park Avenue Wilmslow SK9 4AL
62 Fawnbrake Avenue London SE24 0BZ
62 Fawnbrake Avenue London SE24 0BZ
64 East Sheen Avenue East Sheen Sw14 8au
64 Glazebrook Close London Se21 8rr
66 Frankfurt Road Herne Hill SE24 9NY

66 Ruskin Walk London SE24 9LZ
68alfriston Road London Sw116nw
69a Effra Road London SW2 1BZ
7 Brockwwll Park Gardens London SE24 9BL
7 Courmead Close London se24 9hw
7 Dulwich London SE240NT
7 Dulwich Road London SE240NT
7 The Hamlet London SE5 8AW
70a Christchurch Rd London SW2 3DE
71 Gaywood Close Christchurch Road SW2 3QP
72 Palace Road London SW2 3JX
73 Chipstead Way Banstead SM73JJ
73 Fawnbrake Avenue London SE24 0BE
73a New Park Road London SW2 4EN
74 Hinton Road London Se24 0HU
74 Red Post Hill Herne Hill SE24 9PW
75 London SW17 8jt
75b Thornlaw Road West Norwood Se27 0sh
77b Hinton Road London SE24 0ht
8b Dulwich Road Herne Hill SE24 0PA
81 Dorchester Court London SE24 9QY
83 Herne Hill Herne Hill SE24 9NE
83 Upper Tulse Hill Brixton SW2 2RA
84 Leander Road London sw22lj
85 Fawnbrake Avenue London SE24 0BG
87 Clive Road London SE21 8DB
87 Glengarry Road London SE228QA
88a Melbourne Grove London SE22 8QY
89 Poplar Road London SE24 0BL
9 Chaucer Road London SE24 0Ny
9, Deloraine Hse Tanners Hill SE8 4PY
9 Dornton Road London SW12 9NB
9 Pakenham Close London SW128EH
92 Mayall Road Herne Hill SE24 0PJ
92 Mayall Road Herne Hill SE24 0PJ
92 Mayall Road Herne Hill SE24 0PJ
92 Mayall Road Herne Hill SE24 0PJ
97 Dorset Road Merton SW19 3HE

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	Fuller, Smith and Turner Plc	Reg. Number	16/AP/0167
Application Type	Full Planning Permission	Case Number	TP/2075-B
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Full planning and Listed Building Consent for a Mixed Class A4 and C1 use; internal and external alterations and repair work to include new kitchen, plant and AC compound on the rear single storey flat roof, the provision of an external bar, mezzanine and outdoor seating, works to the rear garage; and a two storey rear extension.

At: HALF MOON PUBLIC HOUSE, 10 HALF MOON LANE, LONDON SE24 9HU

In accordance with application received on 18/01/2016 08:01:35

and Applicant's Drawing Nos. Existing: 2571-09-01, 2571-09-03, 2571-09-05

Proposed: 2571-02-01 RevM, 2571-02-02 RevM, 2571-04-01 RevA, 2571-04-02 RevA, 2571-04-03 RevA, 2571-04-04 RevA, 2571-08-03 RevA, 2571-08-04, 2571-09-04 Rev, 2571-09-06 RevE, 2571 -09-07 RevF, 1571-10-01, 2571-10-02 RevA, 2571-10-04, 2571-10-07, 2571-10-08, 2571-10-11, 2571-10-12, 2571-10-13, 2571-10-14 RevA, 2571-10-15, 2571-10-16, 2571-10-22, 2571-10-23 RevA, 2571-10-25, 2571-10-26, 2571-10-27, 2571-10-34 RevA, F7210-01 RevA, F7210-02 RevA, F7210-03 RevA, 1.MH.01, 2.MH.01.

Planning, Design & Access Statement, Heritage Statement, External repairs schedule, External wooden balcony conservation, External Plant Noise Assessment, Air Condition Technical Date, RY7500A, MUB 062 630D4-A2 IE2 Multibox

Subject to the following thirteen conditions:

Time limit for implementing this permission and the approved plans

- 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:
571-02-01 RevM, 2571-02-02 RevM, 2571-04-01 RevA, 2571-04-02 RevA, 2571-04-03 RevA, 2571-04-04 RevA, 2571-08-03 RevA, 2571-08-04, 2571-09-04 Rev, 2571-09-06 RevE, 2571 -09-07 RevF, 1571-10-01, 2571-10-02 RevA, 2571-10-04, 2571-10-07, 2571-10-08, 2571-10-11, 2571-10-12, 2571-10-13, 2571-10-14 RevA, 2571-10-15, 2571-10-16, 2571-10-22, 2571-10-23 RevA, 2571-10-25, 2571-10-26, 2571-10-27, 2571-10-34 RevA, F7210-01 RevA, F7210-02 RevA, F7210-03 RevA, 1.MH.01, 2.MH.01.

Reason:

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

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 Notwithstanding the details submitted, prior to works commencing, including any demolition, an Arboricultural Impacts Assessment including an Arboricultural Survey showing the retention of the Ash tree to the rear shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 4 Prior to the commencement of development, details of for sound insulation of the external function room / garage shall be submitted do and be approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved details and the agreed scheme for insulation shall be completed prior to the external function room / garage first coming into use.

Reason: To safeguard the amenity of neighbouring properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 5 Details of the proposed kitchen extract system and other plant including air conditioning units shall be provided and be agreed in writing by the Local Planning Authority prior to the first commencement of development and development shall be carried out in accordance with the approved details. The kitchen extract system shall meet the standard required by DEFRA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive façade/premises.

Reason: In order to ensure that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance in the interests of amenity and to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards and Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.2 Protection of Amenity, policy 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings of The Southwark Plan 2007.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 6 Notwithstanding details submitted in the approved plans, before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building

works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season.

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 7 Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 8 Before the first occupation of the development hereby permitted, the refuse storage arrangements shown on the approved drawing/s shall be provided and shall thereafter be retained for waste storage and shall not be used for any other purpose.

Reason: To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin and pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 9 Flat roofs on the single storey rear elements of the public house shall not be used, other than for maintenance or repair purposes or means of escape.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011, Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 10 The occupation of the managers flat hereby approved shall not be occupied other than for purposes ancillary to and shall be limited to a person solely or mainly employed in the business occupying the plot edged red on the site location plan and any resident dependant's.

To ensure that occupiers of the residential flat do not suffer a loss of amenity by reason including noise nuisance and loss of privacy in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011, Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 11 The habitable rooms within the development sharing a party ceiling/floor element with the commercial element of the premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise from the commercial premises does not exceed NR25, where that can be achieved without unacceptable impact upon the historic fabric of the listed building.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the pub/restaurant area accordance with

strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

- 12 Hours of operation and servicing:
The external areas to the rear of the public house, including the play area, shall not be used outside of the hours 08.00 to 22.30hrs on any day.
The external bar hereby permitted shall not be used outside of the hours 08.00 to 22.00hrs on any day.
Any external waste handling, external cleaning, deliveries or collections at/to/from the development shall only occur between 08.00 - 22.00hrs on any day.

Reason: To ensure that occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

- 13 Drainage - Commercial Food Premises
All drainage systems serving commercial kitchens within the development shall be fitted with a fat-trap of appropriate size determined by the maximum potential demand that will be created by the commercial kitchen.

Reason: The development may lead to sewer blockage and sewage flooding. This is in order to avoid adverse environmental impact upon the community in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan 2007.

Statement of positive and proactive action in dealing with the application

The pre-application service was used for this application and the advice given was followed.

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.

Informatives

Construction Management:

Out of Hours Site Works S61 CoPA – Informative

All developers and contractors working on this development are given notice that standard site hours are:

Monday to Friday – 08.00 – 18.00hrs

Saturday – 08.00 – 13.00hrs

Sundays & Bank Hols – no works

Any programmed/expected work required outside the standard site hours will require permission from Southwark's Environmental Protection Team under S61 of the Control of Pollution Act 1974 (e.g. regular extensions for set-up and clean down periods, extended concrete pours, the delivery and collection of abnormal loads, etc.). An application form can be found on the Southwark website - the link is:-
<https://forms.southwark.gov.uk/DeptForms.asp?dept=24§ion=Environment>

Follow the instructions on the web page to the form, complete it and submit it on-line. Forms need to be submitted a minimum of 28 working days before permission is needed to be in place for regular extended site hours and 5 working days before permission is needed to be in place for a short, temporary extension to site hours.

Emergency/unanticipated works out of hours – Informative

Should a site manager require an un-foreseen emergency extension of site hours (for emergency engineering or health & safety reasons) they will require express permission from Southwark's Noise & Nuisance Team who can be contacted 24/7 via a call centre on 0207 525 5777. An officer will call back to address the issue verbally as soon as they are available.

The internal area of the main body of the pub/restaurant and the function room will require the installation of ventilation/cooling systems to enable doors and windows to remain closed to contain noise from operations.

The habitable rooms within the development sharing a party wall element with other habitable rooms shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E, where that can be achieved without unacceptable impact upon the special interest of the listed building.

Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2012).

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	Fuller Smith & Turner Plc	Reg. Number	16/AP/0168
Application Type	Listed Building Consent	Case Number	TP/2075-B
Recommendation	Grant permission		

Draft of Decision Notice

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

Full planning and Listed Building Consent for a Mixed Class A4 and C1 use; internal and external alterations and repair work to include new kitchen, plant and AC compound on the rear single storey flat roof, the provision of an external bar, mezzanine and outdoor seating, works to the rear garage; and a two storey rear extension.

At: HALF MOON PUBLIC HOUSE, 10 HALF MOON LANE, LONDON, SE24 9HU

In accordance with application received on 18/01/2016

and Applicant's Drawing Nos. Existing: 2571-09-01, 2571-09-03, 2571-09-05

Proposed: 2571-02-01 RevM, 2571-02-02 RevM, 2571-04-01 RevA, 2571-04-02 RevA, 2571-04-03 RevA, 2571-04-04 RevA, 2571-08-03 RevA, 2571-08-04, 2571-09-04 Rev, 2571-09-06 RevE, 2571 -09-07 RevF, 1571-10-01, 2571-10-02 RevA, 2571-10-04, 2571-10-07, 2571-10-08, 2571-10-11, 2571-10-12, 2571-10-13, 2571-10-14 RevA, 2571-10-15, 2571-10-16, 2571-10-22, 2571-10-23 RevA, 2571-10-25, 2571-10-26, 2571-10-27, 2571-10-34 RevA, F7210-01 RevA, F7210-02 RevA, F7210-03 RevA, 1.MH.01, 2.MH.01.

Planning, Design & Access Statement, Heritage Statement, External repairs schedule, External wooden balcony conservation, External Plant Noise Assessment, Air Condition Technical Date, RY7500A, MUB 062 630D4-A2 IE2 Multibox

Subject to the following ten conditions:

Time limit for implementing this permission and the approved plans

- 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.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 2 Notwithstanding details submitted in drawing 2571-10-05 RevA, prior to the commencement of works, a scheme of restoration and name of specialist for repairs, alterations and restoration to ground floor joinery, mirrors and associated historic bar fabric shall be submitted to and approved by the Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 3 Prior to commencement of works, the a Schedule of Works and detailed drawings (at a scale of 1:5/10) shall be provided and approved by the Local Planning Authority in writing for the floor strengthening, fire protection and sound deadening works (Public House and garage within curtilage) and recording, lifting, storage, repair and reinstatement of the floorboards.

All existing floorboards are to be reused and location of replacement boards to be agreed prior to removal

No sanding works to the floorboard without approval in writing and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 4 Prior to commencement of works, a detailed condition survey of the exterior of the building, shall be submitted to and approved by the Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given, including:
- i) Marked up photographs indicating defective external fabric and roof coverings and a Specification and Schedule of Works of the proposed repairs and cleaning to the elevations and roof of the building,
 - ii) Schedule of Condition of existing glazing, windows / doors and Schedule of Works and method statement for their repair. All original doors, windows and window case, are to be retained, repairs and refurbished.
 - iii) All new fenestration and doors and external joinery including the Juliet balcony with detailed drawings at a scale (1:2/5)
 - iv) The removal, making good and replacement of the timber structure above the side facing porch and detailed drawings at a scale (1:2/5) of any replacement joinery.
 - v) Detailed drawings at a scale (1:2/5) of any new rain water goods, to be constructed of cast iron. The use of aluminium or steel is unacceptable for these elements.

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 5 Notwithstanding the details submitted in drawing 2571-04-04 RevA, 1.MH.01 and 1.MH.01, prior to commencement of works, a schedule of Works and detailed drawings (at a scale of 1:20) of the proposed mechanical and electrical installation works to include boiler flue shall be submitted to and approved by the Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given. Drawings to include pipework, ducting and trunking routes and, notwithstanding the approved details, no extracts or flues are to be installed through any glazing.

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.17 Listed Buildings; of The Southwark Plan 2007.

- 6 Precautions shall be taken to secure and protect the existing joinery, glazing, mirrors, fireplaces and windows against accidental damage during building works. Before commencing the works the applicant must submit, and have approved by this Local Planning Authority in writing, drawn details (1:5/10) of the protection works, and details of any on site storage of historic fabric; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 7 The following samples shall be made available on site for inspection by the Local Planning Authority, and approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.
- i) 1m² sample panel of brickwork, mortar, pointing and cleaning.
 - ii) Brick and terracotta for facade repairs
 - iii) Stucco repairs and repainting
 - iv) Natural, Welsh slate

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 8 Prior to commencement of works, a scheme of restoration (name of specialist, Method Statement, Schedule of Works and Specification) for the repair of the plaster cornices shall be submitted to and approved by this Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given. The existing decorative plaster cornices must be retained and protected during the course of the works. The details of the remaining cornices recorded used to create new sections. Repairs to the ceiling must be undertaken in lath and plaster, the use of plasterboard is not permitted. New work shall be scribed around existing plasterwork.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 9 All new internal/external works and 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 to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 10 All leadwork to be in accordance with the Lead Development Association/Lead Sheet Association guidelines and BS EN 12588: 2006.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

Ordnance Survey

Date 17/3/2016



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Item No. 7.3	Classification: Open	Date: 5 April 2016	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 15/AP/5020 for: Full Planning Permission Address: 88 DULWICH VILLAGE, LONDON SE21 7AQ Proposal: Alterations to shopfront.		
Ward(s) or groups affected:	Village		
From:	Director of Planning		
Application Start Date	16/12/2015	Application Expiry Date	10/02/2016
Earliest Decision Date	10/02/2016		

RECOMMENDATION

1. Grant planning permission subject to conditions.

BACKGROUND INFORMATION

2. The application is reported to planning sub-committee following a referral request by members.

Site location and description

3. The application site relates a two storey building consisting of retail use at ground floor level and residential accommodation at first floor level. The retail unit at ground floor level forms part of the shop frontages in this parade fronting Dulwich Village highway.
4. The application site is not listed but lies within the setting of the adjoining listed buildings at no. 86 and 84; as well as being situated within the Dulwich Village conservation area.

Details of proposal

5. Planning permission is sought for the alterations to shopfront. The changes include: the replacement of two entrance doors for one sliding door, change of logo on the fascia board and projecting sign and the change of colour to the shop front.

6. Planning history

Associated application for advertisement consent (15-AP-5021) submitted for the display of signage: x1 externally illuminated aluminium projecting sign, with ironmongery to match traditional style; x1 `Sainsbury's Local fascia sign with overhead spot lighting; and x1 vinyl offer panel displaying open times; 1x externally illuminated aluminium projecting sign, 1x Sainsburys local fascia sign, 1x Vinyl offer panel.

Planning history of adjoining sites

7. 88/90 Dulwich Village

Listed Building Consent (98-AP-1755) granted for the demolition and replacement of defective garden wall between 88/90 and nos. 94, 96/98

KEY ISSUES FOR CONSIDERATION

Summary of main issues

8. The main issues to be considered in respect of this application are:
- a) The principle of the development in terms of land use and conformity with strategic policies.
 - b) The impact of the development on the amenity of the adjoining properties.
 - c) Design Quality
 - d) Impact on Listed Building(s)/Conservation Area.
 - e) All other relevant material planning considerations.

Planning policy

9. National Planning Policy Framework (the Framework)
 Section 7 - Requiring good design
 Section 12 - Conserving and enhancing the historic environment
10. London Plan July 2015 consolidated with alterations since 2011
 Policy 7.4 - Local Character
 Policy 7.6 - Architecture
11. Core Strategy 2011
 Strategic policy 12 - Design and conservation
 Strategic policy 13 - High environmental standards
12. Southwark Plan 2007 (July) - saved policies
 The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
- Policy 3.2 - Protection of amenity
 Policy 3.12 - Quality in design
 Policy 3.13 - Urban design
 Policy 3.16 - Conservation areas
 Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites

Principle of development

13. The use of the application property as a class A1 retail shop is lawful. As such, there are no land use issues associated with the application and no objection in principle to the proposal, subject to compliance with the policies set out above. Furthermore, as a result of this, it is not considered that objections raised in relation to noise, anti social behaviour, transport and servicing associated with the use of the property are material to this application as no change of use is proposed.

Summary of consultation responses

14. For clarity, all responses received for this application are summarised here. 16 representations were received; 12 were individual representation against the scheme, x1 was a 12 petition signed by six people against and x3 individual representations were in favour of the proposal.

The issues raised in objection against the scheme are as follows:

15. The application in its current form because it is in conflict with the Dulwich Supplementary Planning Document (SPD) the Dulwich Village Conservation Area Appraisal and other relevant Southwark policies that support the preservation of Dulwich as a conservation area, and the protection of its natural and historic features.
16. This application threatens the appearance and daily operation of a row of shops that contributes significantly to the unique feel and aspect of the historic environment of Dulwich Village.
17. This application sets a precedent for any major retailer wanting to open in the Village conservation area.
18. The store has longer opening hours than any other retail or restaurant outlet in Dulwich Village.
19. There is no room on the pavement, or in the proposed shop design, for delivery cages.
20. Access at the front has been reduced from two doors to one, which alters the traditional look and feel of the existing property, and creates conflict between delivery cages and customers.
21. The increased scale and noise of the proposed plant unit indicated for the roof area is likely to impact on local residents, especially those in Mitchell's Place directly behind the new store (the scheme was amended to remove the proposed roof plant equipment).
22. The Dulwich Estate, within the confines of its role as landlord and lessor, has passed the proposed application. However, the Dulwich Estate is just one stakeholder.
23. Increase congestion in the village and be open long hours. It will change the character of the village.
24. Extra traffic generated due to long opening hours and also lack of access for deliveries and storage of delivery cages.
25. This application threatens the appearance and daily operation of a row of shops that have a unique 'village' feel. It is not sympathetic to the needs of this conservation

area.

26. Corporate branding and positioning of advertisements within this application.
27. Southwark to reject both a hanging and illuminated sign. Dulwich Village has a unique feel and aspect both in daylight and at night-time, and the design and lighting of the row of shops contribute significantly to this.
28. The single hanging illuminated sign which does exist for Pizza Express has blended into the shop row because of its non-intrusive colours (black and white) and very low level of directional lighting.
29. Reduction from two doors to one, which alters the traditional look and feel of the existing property, and creates conflict between delivery cages and customers

Three letters of support

30. I fully support this application. I believe a Sainsburys Local type shop is badly needed to breath life back into Dulwich Village. It will be bright and attractive, providing much needed services to the community as well as competitively priced shopping facilities to the aging local population.
31. I think the flat, understated frontage is a great improvement on the nondescript lines and garish colour of Shepherd's.
32. I live 200 metres from the shop and go there frequently but I have never been aware of any problems with deliveries; nor have I heard any comments from anyone else. Why should a considerably smaller shop with modern rolling pallets cause problems that have never emerged before? Shepherd's hours used to be 7am to well after 10pm (now 9pm) and caused no complaints. In any case the shop is opposite a pub and in the midst of three restaurants so at 11pm it's likely to be the quietest place around. I fully support the application.

Design and conservation comments

33. Further to amendments providing timber projecting signage, spotlights, improved fascia signage and fenestration alterations to introduce more symmetry, there is no longer any objection from a heritage perspective.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

34. The application site form part of the protected shopping frontage in this parade and careful consideration should be had when deciding types of works involve in the alteration and the materials to be use.
35. The proposed works consist of the alteration to the existing shopfront by way of the replacement of two existing doors for a single sliding door and colour change. It is not considered that the proposed works will have any negative impacts on surrounding occupiers or users, nor will the proposed new altered shopfront affect the amenity of future occupiers of the above and adjacent residential units.
36. The proposed development would have no impact on any neighbouring properties. The proposed alterations is all at ground floor level and does not overlook any of the residential properties either side or opposite. The residential units above the property should not be exposed to additional sound or other disturbance as a result of the changes.

37. Given the context of the site and the surrounding area, the altered shopfront will respect the character and appearance of the building and the surrounding area in terms of scale, proportion and materials and should preserve and enhance the character and appearance of the Dulwich Village Conservation Area.

Impact of adjoining and nearby uses on occupiers and users of proposed development

38. The proposed shopfront would be in the same location as the existing shopfront. It would not constitute an increase in use and its location would have the same relationship with existing residential properties and does the existing shop.

Transport issues

39. It is not considered that the alteration and use at the application site would generate any additional noise, additional traffic or any safety issues regarding public safety as these already exist within the present use.
40. There are some concerns regarding increase traffic to the area as well as goods delivery to the new Sainsbury store; however; it is not envisaged that any increase in traffic would be significant to prevent daily movement to the users. There are no real cause for concern regarding goods delivery as the present use allows for such delivery and should any such cause for concerns arises a condition could be put in place for the of hour of use.

Design issues and impact on character and setting of a listed building and/or conservation area

41. Saved policy 3.12 Quality in Design seeks to ensure that new development will be of a high standard and has consideration of the local context, its character and townscape as well as the local views and streetscape.
42. Saved Policy 3.16 Conservation area, requires that within conservation areas, development should preserve or enhance the character or appearance of the area
43. Saved Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites, advises that permission will not be granted for developments that would not preserve or enhance the setting of the conservation area.
44. In terms of national planning policy section 7 paragraph 56 of the NPPF states that good design is a key aspect of sustainable development while paragraph 58 goes on to states that 'planning policies and decisions should aim to ensure that developments... respond to local character and history and reflect the identity of local surroundings and materials'.
45. Paragraph 129 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal.
46. It is not considered that the proposed would to alter an existing shop front would have any significance affect on the heritage asset that being the listed buildings either side of the application site or the Dulwich Village Conservation Area. The changes proposed to the structural aspects of the application building would be minimal in the sense that the application only requires the replacement of two doors for one sliding door and the change of colour. The shopfront would still mirror that of the existing barring the change of colour and signage.

47. Paragraph 134 of the NPPF states that: *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."*
48. It is considered that the proposals under consideration would result in less than substantial harm and that this would be outweighed by the public benefit of securing the optimum viable use of the ground floor of this retail shop. As such, the proposals are considered to comply with the NPPF.
49. The proposed alteration to the retail unit is considered acceptable within the setting of the listed buildings as the altered profile to the frontage of No.88 would follow the same footprint and dimensions as the existing and is therefore considered to cause no harm to the host building and its surroundings.
50. In this specific case however, the proposal to alter the shop front to match the existing would thereby enhance the overall cohesion of the building. It is therefore considered that, in this case, that the works would be acceptable. This should be controlled by a compliance condition.
51. As mention above in the consultation responses received, concern was raised about the potential: longer opening hours, no room on the pavement, the proposed shop design, no room for delivery cages, the increased scale and noise, increase congestion, in response to these comments; it not considered there would be any significant increase impact from the new uses from this unit as all the above concerns exist at the present time.
52. Local Policies
Strategic Policy 12, 'Design and Conservation' of the Southwark Core Strategy, Saved Policy 3.15 'Conservation of the Historic Environment', Saved Policy 3.16 'Conservation Areas', Saved Policy 3.17, 'Listed Buildings' and Saved Policy 3.18 'Setting of listed buildings, conservation areas and world heritage sites' of the Local Plan all expect development to conserve or enhance the special architectural or historic interest of listed buildings and conservation areas. It is considered that the proposals under consideration would comply with the requirements of these local policies as the special architectural and historic interest within the wider Dulwich Village Conservation Area and the setting of the Grade II* Listed Buildings would be preserved or enhanced. There would be no loss of important historic fabric on the listed building and the proposed design would relate sensitively to the host building.
53. Southwark's local policies are reinforced by London Plan Policy 7.8, 'Heritage Assets and Archaeology'. It is considered that the works proposed would comply with London Plan Policy 7.8.

Other matters

54. S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail. The application is not CIL liable because it is not constituted as chargeable development under the CIL Regulations 2010 (as amended).
55. In Southwark the Mayoral CIL was established at a rate of £35 per sqm of new

development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development. The application is not CIL liable because it is not constituted as chargeable development under the CIL Regulations 2010 (as amended).

Conclusion on planning issues

56. The proposed development in terms of design, scale, massing and materials would be suitable for this development within the streetscape. The development will have no significant adverse impacts on the amenity of any adjoining occupiers or the surrounding area and will visibly be appealing on the streetscene and the conservation area.
57. The proposed works would not adversely affect the setting of the adjoining listed buildings nor the character and appearance of the Dulwich Village Conservation area.
59. The scheme therefore complies with the relevant saved policies of The Southwark Plan 2007, The Core Strategy 2011, the Dulwich SPD 2013 and the NPPF 2012. As such it is recommended that detailed planning permission be granted subject to conditions

Community impact statement

60. The impacts of this application have been assessed as part of the application process with regard to local people in respect of the “protected characteristics”, as set out in the Equality Act 2010, the council's community impact statement and Southwark Council's approach to equality: delivering a fairer future for all, being age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex (a man or a woman), and sexual orientation.
61. In assessing this application, the council has consulted those most likely to be affected as part of the application process and considered these protected characteristics when material to this proposal.
62. No protected characteristics or groups have been identified as most likely to be affected by this proposal.

Consultations

63. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

64. Details of consultation responses received are set out in Appendix 2.

Human rights implications

65. 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.
66. This application has the legitimate aim of providing alteration to a shopfront. The rights potentially engaged by this application, including the 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2292-88 Application file: 15/AP/5020 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5458 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendations

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Anthony Roberts, Graduate Planner	
Version	Final	
Dated	16 March 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		18 March 2016

APPENDIX 1**Consultation undertaken**

Site notice date: 18/12/2015

Press notice date: 24/12/2015

Case officer site visit date: 18/12/2015

Neighbour consultation letters sent: 18/01/2016

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

14 Woodwarde Road London SE22 8UJ
23 Woodwarde Road SE22 8UN
23 Woodwarde Rd Dulwich SE2 28UN
136 Turney Road Dulwich SE21 7JJ
Ash Cottage 1b Court Lane SE21 7DH
67 Court Lane Dulwich SE21 7EF
3 Lovelace Road Dulwich se21 8jy
75 Woodwarde Road SE22 8UL

103 Court Lane Dulwich SE21 7EE
109 Turney Road Dulwich SE21 7JB
126 Woodwarde Road London SE22 8UT
182 Court Lane London SE217ED
58 Dovercourt Road London SE22 8ST
55 Calton Avenue London SE21 7DF
9 Court Lane Gardens London SE21 7DZ
71 Woodwarde Rd London SE22 8UN

Re-consultation: n/a

APPENDIX 2**Consultation responses received****Internal services**

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Ash Cottage 1b Court Lane SE21 7DH
 Ash Cottage 1b Court Lane SE21 7DH
 103 Court Lane Dulwich SE21 7EE
 109 Turney Road Dulwich SE21 7JB
 126 Woodwarde Road London SE22 8UT
 136 Turney Road Dulwich SE21 7JJ
 14 Woodwarde Road London SE22 8UJ
 182 Court Lane London SE217ED
 23 Woodwarde Rd Dulwich SE2 28UN
 23 Woodwarde Road SE22 8UN
 23 Woodwarde Road SE22 8UN
 3 Lovelace Road Dulwich se21 8jy
 55 Calton Avenue London SE21 7DF
 58 Dovercourt Road London SE22 8ST
 67 Court Lane Dulwich SE21 7EF
 71 Woodwarde Rd London SE22 8UN
 75 Woodwarde Road SE22 8UL
 9 Court Lane Gardens London SE21 7DZ

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 Adam Cundale Sainsburys Supermarket Ltd.	Reg. Number	15/AP/5020
Application Type	Full Planning Permission	Case Number	TP/2292-88
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Alterations to shopfront

At: 88 DULWICH VILLAGE, LONDON SE21 7AQ

In accordance with application received on 15/12/2015 08:01:20

and Applicant's Drawing Nos. Existing; 202 - EXISTING GROUND FLOOR PLAN, 208 - EXISTING ELEVATION A

Propose; 212 REV B - PROPOSED ELEVATION A, 215 REV C - PROPOSED BRANDED ELEVATION A, 217 REV B - PROPOSED SIGNAGE DETAILS

Subject to the following three conditions:

Time limit for implementing this permission and the approved plans

- 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: 212 REV B - PROPOSED ELEVATION A, 215 REV C - PROPOSED BRANDED ELEVATION A, 217 REV B - PROPOSED SIGNAGE DETAILS

Reason:

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

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

Statement of positive and proactive action in dealing with the application

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be decided at planning committee.



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Item No. 7.4	Classification: Open	Date: 5 April 2016	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 15/AP/5021 for: Advertisement consent Address: 88 DULWICH VILLAGE, LONDON SE21 7AQ Proposal: Display of signage: x1 externally illuminated aluminium projecting sign, with ironmongery to match traditional style; x1 `Sainsbury's Local fascia sign with overhead spot lighting; and x1 vinyl offer panel displaying open times; 1x externally illuminated aluminium projecting sign, 1x Sainsburys local fascia sign, 1x Vinyl offer panel.		
Ward(s) or groups affected:	Village		
From:	Head of Planning		
Application Start Date 16/12/2015		Application Expiry Date 10/02/2016	
Earliest Decision Date 16/01/2016			

RECOMMENDATION

1. Grant planning permission subject to conditions

BACKGROUND INFORMATION

2. The application is reported to planning sub-committee following a referral request by members.

Site location and description

3. The application site relates a two storey building consisting of retail use at ground floor level and residential accommodation at first floor level. The retail unit at ground floor level forms part of the shop frontages in this parade fronting Dulwich Village highway.
4. The application site is not listed but lies within the setting of the adjoining listed buildings at no. 86 and 84; as well as being situated within the Dulwich Village conservation area.

Details of proposal

5. Advertisement consent is sought for the display of signage: x1 externally illuminated aluminium projecting sign, with ironmongery to match traditional style; x1 `Sainsbury's Local fascia sign with overhead spot lighting; and x1 vinyl offer panel displaying open times; 1x externally illuminated aluminium projecting sign, 1x Sainsburys local fascia sign, 1x Vinyl offer panel.
6. Officers raised concerns about the level of illumination of the proposed signaged following which the applicant as well as the design of the Sainsbury's logo. The

applicant then changed the illumination from trough to spot lights and the lettering on the Sainsbury's logo was changed to a 15mm projection on the fascia board.

7. Planning history

Planning application (15-AP-5020) is sought for the alteration to shopfront

Planning history of adjoining sites

8. 88/90 Dulwich Village Listed Building Consent (98-AP-1755) granted for the demolition and replacement of defective garden wall between 88/90 and nos. 94, 96/98

KEY ISSUES FOR CONSIDERATION

Summary of main issues

9. The main issues to be considered in respect of this application are:
- a) The impact of the signage on the amenity of the area
 - b) The impact of the signage on public safety

Planning policy

National Planning Policy Framework (NPPF)

11. The National planning policy framework (NPPF) was published in March 2012 and establishes the Government's strategy for delivering sustainable development. It is a material consideration in the determination of planning applications.
12. Section 7 of the NPPF sets out a range of guidance relating to good design. In particular, with regard to advertising, paragraph 67 states:

"Poorly placed adverts can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and orientation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."

13. Section 12 of the NPPF sets out a range of guidance relating to good design. In particular, conserving and enhancing the historic environment in paragraph 134 states;

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use"

London Plan July 2015 consolidated with alterations since 2011

14. Policy 7.4 - Local Character
Policy 7.6 - Architecture
- Core Strategy 2011
15. Strategic policy 12 - Design and conservation
Strategic policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

16. The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

3.2 - Protection of amenity

3.16 - Conservation areas

3.18 - Setting of listed buildings, conservation areas and world heritage sites

3.23 - Outdoor advertisements and signage

5.2 - Transport impacts

Principle of development

17. It is recognised that appropriate signage is essential to the economy and to retail use in particular. Saved policy 3.23 Outdoor advertisements and signage states that advertisement consent will be permitted for new signs provided they:

i) Do not harm amenity or compromise safety, including security; and

ii) Do not obscure highway sightlines and allow the free movement along the public highway by all its users, including people with disabilities especially the visually impaired: and

iii) Are designed (including size, type and any illumination) to be appropriate within the context of the site and to be an integral and unobtrusive part of the character and appearance of the site and surrounding area; and

iv) Do not cause light pollution

Summary of consultation responses

18. For clarity, all responses received for this application are summarised here. 15 representations were received; 12 were individual representation against the scheme, x1 was a 12 petition signed by six people against and x2 individual representations were in favour of the proposal

Objections received:

19. We object to the proposed size of the logo (300mm aluminium lettering with a nominal 10mm projection). This would extend over two-thirds of the window width, which is more extensive than that seen now with the Shepherds logo.

20. Hanging sign should be non intrusive as demonstrated by the Pizza Express and if approved should be non-illuminated.

21. No mention of the any advertisement to the rear (no signage is proposed to the rear)

22. The signage as proposed is not appropriate to a conservation area. The size of the sign and the lighting should be consistent with standards elsewhere along retail frontages in Dulwich Village. The sign should be much smaller and should not be illuminated.

23. This is a conservation area ' the stores should LOOK as if they have been there for a LONG time. A sign with a 'Sainsbury's colour. although apparently 'toned down' is still far too strident for this area.
24. This application threatens the appearance that contributes significantly to the unique feel of Dulwich It is not sympathetic to the needs of this conservation area.
25. Southwark to reject both a hanging and illuminated sign. Dulwich Village has a unique feel and aspect both in daylight and at night-time, and the design and lighting of the row of shops contribute significantly to this.
26. I have signed a group letter with other local residents objecting to the detail of this application as so there is no need for a Sainsbury's Local sign in such large letters, nor for the corporate orange or for illuminated signage.
27. Window advertisement – no additional or large window paper or vinyl advert particular in orange colour
28. Not representative of stakeholders input - The Dulwich Estate, within the confines of its role as landlord and lessor, has passed the proposed application. However, the Dulwich Estate is just one stakeholder

Two letters of support

29. I fully support the proposals from Sainsbury's. I believe this shop is much needed in Dulwich Village which is starved of convenient competitive services for the local community. The proposals are sympathetic, well thought through and will brighten up a rather dreary corner of the village.
30. I fully support the application.

Design and conservation comments

31. Further to amendments providing timber projecting signage, spotlights, improved fascia signage and fenestration alterations to introduce more symmetry, there is no longer any objection from a heritage perspective.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

32. The Town and Country Planning (Control of Advertisements) Regulations (2007) enables amenity and public safety to be considered in determining applications for advertisement consent. Paragraph 67 of the NPPF also provides guidance and states that 'poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts'.
33. In terms of local policy, strategic policy 12 of the Core Strategy is relevant, and saved policy of the Southwark Plan sets out the Council's criteria for determining applications for determining applications for advertisement consent.

34. The proposed development is not considered to impact amenity in terms of loss of daylight/sunlight, loss of privacy, overlooking or creation of a sense of enclosure, nor does the proposal represent a significant impact on the host building in terms of dominance, a distraction for highway users and the impact on the settings of the Grade II listed buildings either side of the application site.
35. The size of the signs, material, location and height proposed is considered not to have a negative impact upon the visual amenity of the host, the surrounding area and does have regard to the setting of the Grade II listed buildings in close proximity to the application site. The signs have been designed sensitively and are not of a visually dominant nature on the host, nor will the proposed signs contribute to the proliferation of signage in the area which mostly has a negative visual impact on the streetscene.
36. It is therefore considered that the proposal complies to policy 3.23 'Outdoor advertisements and signage' which states that signage should be designed to be appropriate within the context of the site and to be an integral and unobtrusive part of the character and appearance of the site and surrounding area.

Impact(s) on public safety

37. The proposed advertisement is considered not to generate a significant negative impact on the performance and safety of the surrounding highway network. Although the proposed advertisement display will be fronting onto Dulwich Village highway, there are no moving components or flashing lights, nor would its location cause a distraction to road users or detrimental to highway safety.
38. It is not considered that the proposed signages would be a hazard to pedestrians flow given the proposed height of approximately 3 metres clearance from ground level, or public safety in general.

Impact on character and setting of a listed building and/or conservation area

39. Policy 3.18 Setting of listed buildings, conservation area and world heritage sites states that: Permission will not be granted for developments that would not preserve or enhance:
- i. The immediate or wider setting of a listed building;
40. Furthermore Policy 3.23 Outdoors Advertisement and Signage states that: Outdoor advertisements and signage (including all hoardings and shroud hoardings) will be permitted provided they:
- i. Do not harm amenity or compromise safety, including security; and
 - ii. Do not obscure highway sightlines
 - iii. Are designed to be appropriate within the context of the site and to be an integral and unobtrusive part of the character and appearance of the site and surrounding area.
41. The size of the sign, material, location and height proposed, do relate sensitively to the nearby/adjoining Grade II listed buildings, and would thus preserve or enhance its character or appearance.
42. As such the proposal complies to policies 3.18 Setting of listed buildings, conservation area and world heritage sites and 3.23 Outdoor advertisements and signage, clauses iii) which states that signage should be designed, including size, type and any illumination, to be appropriate within the context of the site and to be an integral and unobtrusive part of the character and appearance of the site and surrounding area) and NPPF Section 7, Requiring good design

Other matters

43. None identified.

Conclusion on planning issues

44. The signs proposed are recommended for approval. Their size, material, location would relate sensitively to the nearby/adjoining a Grade II listed buildings. The proposal would not result in substantial injury to amenity of the surrounding area, the character and appearance of the conservation area, nor impact on the historic character and setting of the Grade II listed buildings.
45. As such, the proposal complies with policies 3.15 Conservation and Historic Environment, 3.18 Setting of listed buildings, conservation area and world heritage sites and 3.23 Outdoor advertisements and signage, of the Southwark Plan July 2007 and NPPF 2012 section 7 requiring good design

Community impact statement

46. The impacts of this application have been assessed as part of the application process with regard to local people in respect of the “protected characteristics”, as set out in the Equality Act 2010, the council's community impact statement and Southwark council’s approach to equality: delivering a fairer future for all, being age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex (a man or a woman), and sexual orientation.
47. In assessing this application, the council has consulted those most likely to be affected as part of the application process and considered these protected characteristics when material to this proposal.

Consultations

48. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

49. Details of consultation responses received are set out in Appendix 2.

Human rights implications

50. 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.
51. This application has the legitimate aim of providing advertisement. The rights potentially engaged by this application, including the 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/ADV/2292-88 Application file: 15/AP/5021 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5458 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendations

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Anthony Roberts, Graduate Planner	
Version	Final	
Dated	16 March 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		18 March 2016

APPENDIX 1**Consultation undertaken****Site notice date:** 18/12/2015**Press notice date:** 24/12/2015**Case officer site visit date:** 18/12/2015**Neighbour consultation letters sent:** n/a**Internal services consulted:**

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

14 Woodwarde Road London SE22 8UJ
 100 Woodwarde Road London SE2 8UT
 23 Woodwarde Rd Dulwich SE22 8UN
 136 Turney Road Dulwich SE217JJ
 80 Woodwarde Road Dulwich SE22 8UT
 111 Court Lane London SE21 7EE
 75 Woodwarde Road SE22 8UL

12 Court Lane Gardens London SE21 7DZ
 103 Court Lane Dulwich SE21 7EE
 109 Turney Road Dulwich SE21 7JB
 126 Woodwarde Road London SE22 8UT
 58 Dovercourt Road London SE22 8ST
 55 Calton Avenue London SE21 7DF
 9 Court Lane Gardens London SE21 7DZ
 71 Woodwarde Rd London SE22 8UN

Re-consultation: 01/03/2016

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

100 Woodwarde Road London SE2 8UT
103 Court Lane Dulwich SE21 7EE
109 Turney Road Dulwich SE21 7JB
111 Court Lane London SE21 7EE
12 Court Lane Gardens London SE21 7DZ
126 Woodwarde Road London SE22 8UT
136 Turney Road Dulwich SE217JJ
14 Woodwarde Road London SE22 8UJ
55 Calton Avenue London SE21 7DF
58 Dovercourt Road London SE22 8ST
71 Woodwarde Rd London SE22 8UN
71 Woodwarde Rd London SE22 8UN
75 Woodwarde Road SE22 8UL
80 Woodwarde Road Dulwich SE22 8UT
9 Court Lane Gardens London SE21 7DZ

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 Adam Cundale Sainsburys Supermarket Ltd.	Reg. Number	15/AP/5021
Application Type	Advertisement Consent	Case Number	TP/ADV/2292-88
Recommendation	Grant permission		

Draft of Decision Notice

EXPRESS CONSENT has been granted for the advertisement described as follows:

Display of signage: x1 externally illuminated aluminium projecting sign, with ironmongery to match traditional style; x1 `Sainsbury's Local fascia sign with overhead spot lighting; and x1 vinyl offer panel displaying open times; 1x externally illuminated aluminium projecting sign, 1x Sainsburys local fascia sign, 1x Vinyl offer panel.

At: 88 DULWICH VILLAGE, LONDON, SE21 7AQ

In accordance with application received on 15/12/2015 08:01:20

and Applicant's Drawing Nos. 202 - EXISTING GROUND FLOOR PLAN, 208 - EXISTING ELEVATION A, 212 REV B - PROPOSED ELEVATION A, 215 REV C - PROPOSED BRANDED ELEVATION A, 217 REV B - PROPOSED SIGNAGE DETAILS

Subject to the following condition:

Time limit for implementing this permission and the approved plans

- 1 Consent is granted for a period of 5 years and is subject to the following standard conditions:

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for the measuring of the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason:

In the interests of amenity and public safety as required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 as amended.

Ordnance Survey

Date 17/3/2016



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Item No. 7.5	Classification: Open	Date: 5 April 2016	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 15/AP/2957 for: Full Planning Permission Address: REAR OF 60 DULWICH VILLAGE, LONDON SE21 7AJ Proposal: Demolition of existing garage and the erection of two three bedroom semi-detached three storey houses including basement; with associated off-street parking and private gardens.		
Ward(s) or groups affected:	Village		
From:	Director of Planning		
Application Start Date 18/09/2015		Application Expiry Date 13/11/2015	
Earliest Decision Date 21/10/2015			

RECOMMENDATION

1. Grant planning permission subject to conditions.

BACKGROUND INFORMATION

2. The application is reported to Planning Sub-Committee following a referral request by members.

Site location and description

3. The application site relates to the rear garden of a two storey dwellinghouse that is one of a pair of Georgian houses which are both grade II listed and falls within the Dulwich Village Conservation Area. Both properties have been substantially altered since they were originally built and various architectural styles have been added to both properties to reflect the period in which they were extended; Victorian bay front windows at lower ground, ground and first floors, adhoc side extensions and large 20th Century extensions have added side wings to both houses.
4. As a pair, the houses differ slightly. The large side wings are not of the same size and the setting of these houses has been altered with the reduction in the size of the rear garden to number 62 where there is a large detached house that was built in the 1980's.
5. The rear garage is currently accessible from Boxall Road at present, and there are a number of established large trees of which one is proposed for removal.
6. The buildings within the Dulwich Village are predominantly large properties that are two to three stories in height with pitched roofs and an array of gables, hipped and detailed roofs.

7. Boxall Road has a very different feel with much smaller houses, less planting and fewer gardens. Here the street feels much more urban in character with the long run of terraced houses which are closer to the street, narrow pavements, and a greater feeling of enclosure. The northern side of the street, which is where the application site lies, has several garages and parking forecourts which somewhat detract from the character of the road and the character of this part of the Dulwich Village Conservation Area. Elsewhere the back gardens of number 60 and 64 Dulwich Village present high fences along the pavement creating a hard edge to the street.
8. The houses along Boxall Road are generally of two storeys in height with a mixture of styles, with predominantly late Victorian/Edwardian terraced houses opposite the site and a post-war property to the north-west of the site with garages immediately adjacent.
9. Listing Description for 60 and 62 Dulwich Village: Date first listed: 27-Sep-1972; amended 17-Sep-1998:
TQ3374SW DULWICH VILLAGE 636-1/56/295 (West side) 27/09/72 Nos.60 AND 62 The Laurels (No.60) and The Hollies (No.62) (Formerly Listed as: DULWICH VILLAGE (West side) Nos.60 AND 62). Pair of semi-detached houses, Mid C18 with later alterations. Red brick with hipped, tiled mansard roof with dormers and central chimney stack behind coped parapet. 2 storeys, half-exposed basement and attic, 1 main bay each, with recessed 1-bay entrance extensions to sides. Steps up to doors in timber doorcase with alternate block surround, No.60 with porch and iron rail. Main section has later, full-height canted bay windows with slated roofs. Plate-glass boxed sash windows, those on ground floor with cast-iron guards. INTERIOR: not inspected

Details of proposal

10. Planning permission is sought for the demolition of the existing garage and the erection of two new houses to be built in the rear garden of number 60 Dulwich Village and accessed via Boxall Road.
11. The houses will be two storeys above ground level with south west facing windows on the front elevation and a full basement. The basement is lit with northeast/southwest facing lightwells. The basement also features a double height space with a void through to the ground floor at the rear of both properties to increase light into this area.
12. The houses are 3 bedrooms each, although they also feature study rooms at first floor that could potentially be used as additional bedrooms with private rear and front gardens. The front gardens allow for one parking space per house in order to leave sufficient green and soft landscape for planted gardens and trees.
13. **Basement**
The basement would have a total floor area of approximately 43.5 m² and would consist of a kitchen/diner to the rear with a lightwell terrace to provide natural daylight into this room. A lightwell is also proposed to the front elevation to allow for natural daylight and ventilation into the basement bedroom.
14. **Ground Floor**
The ground floor would have a total floor area of approximate 43.5 m² and would contain the main living space for the dwellings and a lavatory.
15. **First Floor**
The first floor would have a total floor area of approximately 50.3m² and would provide two bedrooms, one with en-suite, a study and main bathroom.

16. Materials proposed:

The materials to be used in the construction of the development consists of:

- a) Walls: Yellow bricks;
- b) Roof: Red-brown clay tiles
- c) Windows: Dark grey aluminium frames;
- d) Doors: Timber
- e) Hardstanding: Permeable pavers

Amendments to the proposal

17. The proposed changes include the reduction in the height of the building to now incorporate a flat green roof and changes to the windows to the front and rear elevations to prevent any light pollution.

18. The previous proposal had a pitch roof of approximately 8.089 metres in height, whilst the revisions propose flat roofs which result in a maximum height for the houses approximately 5.800 metres. This is a reduction in height of approximately 2.29 metres from the previous proposal.

19. It must be noted that the applicant has submitted an application for Listed Building Consent for the demolition of the garage at the rear of No.60 Dulwich Village ref:16/AP/0312.

20. Planning history

All of the planning history at the site, as listed below, relates to the main house at No. 60 Dulwich Village.

Planning application(10-AP-3755) was dismissed on appeal for the demolition of late 20th century additions to allow the construction of a new extension to the side and rear at ground and lower ground floor levels to provide additional living accommodation.

Reason for dismissal;

It is the conclusion of the inspector that the proposal would fail to preserve the special interest of the listed building and would have unacceptably affect its significance

Listed Building Consent (10-AP-3756) was dismissed on appeal for the demolition of late 20th century additions to allow the construction of a new extension to the side and rear at ground and lower ground floor levels to provide additional living accommodation.

Reason for dismissal;

It is the conclusion of the inspector that the proposal would fail to preserve the special interest of the listed building and would have unacceptably affect its significance

Planning application (11-AP-3246) was dismissed on appeal for the demolition of 20th Century additions, together with internal and external alterations including the provision of a new extension to the side and rear at ground and lower ground floor levels to provide additional living accommodation.

Reason for dismissal

It is the conclusion of the inspector that the proposal would fail to preserve the special interest of the listed building and would unacceptably affect its significance

Listed Building Consent (11-AP-3247) was dismissed on appeal for the demolition of 20th Century additions, together with internal and external alterations including the

provision of a new extension to the side and rear at ground and lower ground floor levels to provide additional living accommodation.

Reason for dismissal

It is the conclusion of the inspector that the proposal would fail to preserve the special interest of the listed building and would unacceptably affect its significance

Planning application (12-AP-3013) was refused for the demolition of existing single storey 20th Century rear kitchen extension to allow the construction of a new enlarged single storey extension at garden level; providing additional residential accommodation for dwellinghouse.

Reason for refusal

The proposed single storey extension, by reason of its overall width which is further increased by the reflective pool would result in an incongruous addition, overwhelming to the existing built proportions of dwelling. As such the proposal is considered out of character with the existing Grade II listed building and with the Dulwich Village Conservation Area

Listed Building Consent (12-AP-3014) was refused for the demolition of existing single storey 20th Century rear kitchen extension to allow the construction of a new enlarged single storey extension at garden level; providing additional residential accommodation for dwellinghouse.

Reason for refusal

The proposed single storey extension, by reason of its overall width which is further increased by the reflective pool would result in an incongruous addition, overwhelming the existing built proportions of dwelling. As such the proposal is considered out of character with the existing Grade II listed building

Planning application (12-AP-4045) was granted for the demolition of the existing raised 20th Century side extension and single storey rear extension and construction of a new two storey side / rear extension together with other external works associated with the refurbishment of the existing dwelling

Listed Building Consent (12-AP-4046) was granted for the demolition of the existing raised 20th Century side extension and single storey rear extension and construction of a new two storey side / rear extension together with other external works associated with the refurbishment of the existing dwelling

Listed Building consent (13-AP-1869) was granted for Alteration to the existing roof pitch, removal of render to side and rear of property, restoration and replacement of existing brickwork, alterations to entrance gate

Planning application (13-AP-2181) was granted for the Alteration to the existing roof pitch, removal of render to side and rear of property, restoration and replacement of existing brickwork.

Planning history of adjoining sites

21. 54 Dulwich Village Planning application (97-AP-1104) was granted for the erection of single storey ground floor kitchen/dinning extension to rear of property and ground floor infill extension to front
22. Planning application (98-AP-0590) was granted for a Single storey ground floor kitchen/dining extension to rear of property and single storey ground floor hall/cloaks

in fill extension to front of property

23. 62 Dulwich Village Listed Building Consent (95-AP-0971) was granted for the alterations to existing rear addition to house, with the erection of a new bay with French doors, installation of new windows to match existing, and a 1 metre high metal balustrade to roof garden
24. Planning application (95-AP-0972) was granted for Alteration to existing rear addition to house, with the erection of a new bay with French doors, and a metal balustrade to roof garden
25. Listed Building consent (06-AP-0458) was granted for the opening up of chimney breast in lower ground floor kitchen.
26. Planning application (09-AP-1791) was granted for the replacement and alteration of windows/glazing to front and rear of the dwellinghouse
27. Listed Building consent (09-AP-1792) was granted for the replacement and alteration of windows/glazing to front and rear of the dwellinghouse
28. Listed Building Consent (13-AP-3268) was granted for the remove existing flat roof to 1960's extension, renew with reinforced bitumen membrane incorporating insulation to comply with current building regulations and protect with a sedum blanket.
29. 64 Dulwich Village Planning application (98/AP/1797) granted for the erection of single storey extension to provide garden room, hobbies room and entrance hall with WC. to dwellinghouse
30. Planning application (03/AP/0394) granted for construction of a single storey glazed extension at rear of dwellinghouse.
31. Planning application (14/AP/4737) granted for the relocation of front door and installation of additional 4 windows to NE elevation; convert garage to living room, replacement of garage door with two windows, replacing rear garage door with sliding folding window, new rooflight, blocking 2 doorways to SE elevation.
32. 266 Turney Road Planning application (14/AP/0520) granted for demolition of existing garages and flat and erection of a two-storey, two-bedroom dwelling house.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

33. The main issues to be considered in respect of this application are:
 - a) The principle of the development in terms of land use and conformity with strategic policies.
 - b) The impact of the development on the amenity of the adjoining properties.
 - c) Design quality and impact on the setting of nearby listed buildings and the Dulwich Village Conservation Area.
 - d) Quality of accommodation.
 - e) All other relevant material planning considerations.

Planning policy

National Planning Policy Framework (NPPF) 2012

34. Section 1 – Sustainable development
 Section 4: Promoting sustainable development
 Section 6: Delivering a wide choice of high quality homes
 Section 7 - Requiring good design
 Section 10 - Meeting the challenge of climate change, flooding and coastal change
 Section 12 - Conserving and enhancing the historic environment

London Plan - Further Alterations to the London Plan (2015)

35. Policy 3.3 Increasing housing supply
 Policy 3.4 Optimising housing potential
 Policy 3.5 Quality and design of housing developments
 Policy 3.9 Mixed and balanced communities
 Policy 3.8 Housing choice
 Policy 4.1 Developing London's economy
 Policy 4.3 Mixed use development and offices
 Policy 5.3 Sustainable design and construction
 Policy 6.9 Cycling
 Policy 6.10 Walking
 Policy 6.13 Parking
 Policy 7.6 Architecture
 Policy 7.8 Heritage assets and archaeology
 Policy 7.21 Trees and woodlands

Core Strategy 2011

36. Strategic Policy 1 - Sustainable Development
 Strategic Policy 2 – Sustainable transport
 Strategic Policy 5 – Providing new homes
 Strategic Policy 6 – Homes for people on different incomes
 Strategic Policy 7 – Family homes
 Strategic Policy 12 - Design and Conservation
 Strategic Policy 13 - High Environmental Standards
 Strategic Policy 14 - Implementation and delivery

Southwark Plan 2007 (July) - saved policies

37. The Council's cabinet on 19 March 2013, as required by Para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

- Policy 3.1 Environmental Effects
 Policy 3.2 Protection of amenity
 Policy 3.7 Waste reduction
 Policy 3.11 Efficient use of Land
 Policy 3.12 Quality in Design
 Policy 3.13 Urban Design
 Policy 3.16 Conservation areas
 Policy 3.17 - Listed Buildings
 Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites
 Policy 3.19 Archaeology

- Policy 4.2 Quality of accommodation
- Policy 5.2 Transport impacts
- Policy 5.3 Walking and Cycling

Supplementary Planning Documents

- 38. 2015 Technical Update to the Residential Design Standards (2011) October 2015
- Section 106 Planning Obligations and Community Infrastructure Levy (CIL) April 2015
- Sustainable design and construction SPD (2009)
- Sustainability assessments SPD (2009)
- Sustainable Transport SPD (2010)
- Dulwich SPD 2013
- Dulwich Village Conservation Area Appraisal (February 2006)

Summary of consultation responses

- 39. Six letters of objection received and two letters of support.
- 40. Common reasons for objection include:
- 41. Impact on the Dulwich Village Conservation Area

Response: It is considered that the proposed development would not have a detrimental impact on the Dulwich Village Conservation Area as the proposed development has been reduced in height and the previous large triangular feature windows removed to a more modest scale which is appropriate at this location. Furthermore the proposed materials in the context of the streetscape are considered to be acceptable. As such, it is considered that the proposal would preserve the setting of the listed buildings and the character and appearance of the conservation area.

- 42. Garden grabbing

Response: The planning policy and guidance for considering backland development is set out within the planning considerations below and this development is considered to meet the criteria in the Dulwich SPD. The existing land to the rear of No.60 Village Dulwich equates to approximately 600m² of which it is proposed to utilise approximately 344m² of the garden area leaving sufficient amenity space for the existing house at No.60 Dulwich Village. It must be noted that there are similar backland developments at the rear of No.62 Dulwich Village (the development appears under No. 64) and on the corner of Turney Road and Boxall Road.

- 43. Infilling of a green space

Response: As mentioned above, there are other such developments located to the rear of existing property in Dulwich Village. Furthermore it complies with the Dulwich SPD in regards to back-land development (See Principle of Development section).

- 44. Loss of amenity on the neighbours, overlooking, loss of privacy

Response; The revised scheme would result in a reduction in height of approximately 2.28 metres through the introduction of a flat roof and the reduction in size of the windows; therefore given this reduction in scale and with the separation to neighbouring properties it is not considered that there would be an undue impact on neighbours' amenity in terms of overlooking and loss of privacy. The considerations are explored in more detail in paragraphs 64-66.

45. Design not in keeping with the area

Response; The proposed dwellings would be built from materials that would respond to the context and reference some of the materials in the local area. Furthermore it is considered that the proposed development is appropriate in design, bulk and mass for this setting. These impacts are explored in more detail within paragraphs 81-92 below.

46. Materials

Response: The common materials along Boxall Road are London stock brick, red clay hanging tiles, slate and clay tiled roofs. The proposed development would use sandface red tile/brick in response to the clay tile opposite and locally. The scheme does introduce grey aluminium windows, timber cladding and a green roof which are considered to be acceptable in the area and will not detract from the grade II listed buildings and the conservation area. The impact of the proposed materials is explored in more detail in paragraphs 93-94.

47. Loss of trees

Response: There would be a loss of a mulberry tree which appears not to be in a healthy condition. All other established trees such as the Ash trees fronting Boxall Road will be retained. These impacts are addressed further in paragraphs 106-107.

48. Summary of comments in support of application

The proposed houses will be of positive benefit here creating a street frontage on to Boxall Road that is currently lacking.

- a) the redevelopment of garages are a positive,
- b) this proposal respects the setting of the listed property with lots of tall screening to give privacy to and from the surrounding properties,
- c) the proposed houses are small compared with most proposed development in Dulwich Village - much needed for the young and old of Dulwich,
- d) the proposed houses can only be an improvement in Boxall Road,
- e) the sad looking garages do nothing to improve the conservation area.
- f) The whole façade of Boxall Road is in need of architectural improvement.
- g) the proposed houses would help to bring the area much needed improvement.

49. The blocks of garages at either ends of the road do nothing to enhance a conservation area and the designs appear to me to be in keeping but adding a modern touch (just as the 2 new houses at Court Lane have done).

Statutory consultee responses

50. Thames Water – No Objection

51. Transport Planning – Support the application as a precedent already exists in Boxall Road

52. Ecology Officer – Survey considered acceptable.

53. Flood and Drainage Team – Happy with the revised approach in the report

Principle of development

54. The principle of new residential dwellings located within appropriate locations within established residential areas is supported in land-use terms subject to the material considerations below.
55. The National Planning Policy Framework Paragraph 53 states that "Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area". Paragraph 3.8 of the Dulwich SPD describes back land development as the development of new houses or garages in back gardens. It states that back land development can have a significant impact on amenity, neighbouring properties and the character of the area, and that Dulwich generally is not considered suitable for back land development owing to its leafy, open and green character, with mainly low-rise suburban buildings. In addition, the Residential Design Standards SPD (para 3.9) recognises that back land development can have a significant impact on amenity, neighbouring properties and the character of the area.
56. However, it is important to note that the policies and guidance referred to above do not place an absolute prohibition on backland development. Rather the emphasis is on preventing such development where there would be harm. Indeed the Dulwich SPD states at para 5.4.3 that back-land development may be acceptable where proposals meet all of the following criteria:
 - i. It is on previously developed land. (Complies, the site has been occupied by garages).
 - ii. The development would not compromise historic plots that reflect the heritage of the area, including the historic patterns of development and the cumulative impact of similar developments. (Complies, see paragraph 51,52 & 53 where there are existing backland developments).
 - iii. There is adequate convenient and safe access, suitable for the entry and egress of vehicles, cyclists and pedestrians. (*Complies, see paragraphs 74-80*).
 - iv. The development would not contribute or add to parking problems in the area (we will usually require a local parking survey to demonstrate this). (Complies, see paragraph 74).
 - v. There is no loss of privacy and amenity for adjoining houses and their back gardens. (Complies, see paragraph 64, 66 & 67).
 - vi. Schemes larger than 1 dwelling will require space for refuse storage and collection and the separation of pedestrian and vehicular access. (Complies, see paragraph 76).
 - vii. Suitable consideration is given to the retention of tree canopy cover and mitigation of any loss. (Complies, see paragraph 104 & 105).
 - viii. It can be demonstrated that proposals sustain and enhance the character and setting of designated or undesignated heritage assets. (Complies, see paragraph 73 & 95).
 - ix. An archaeological assessment has been provided, where appropriate, that demonstrates how the development proposal will preserve in situ, protect and safeguard scheduled ancient monuments and important

archaeological remains and their settings. (Complies, see paragraph 109).

57. Accordingly, given the compliance with the criteria set out within the Dulwich SPD, and the position within what is already a residential curtilage, this proposal is considered to be acceptable in principle subject to consideration against amenity, design and heritage and transport issues, as set out below.
58. Furthermore, the creation of new residential dwellings is also supported by Section 6 of the NPPF and Strategic Policy 5 of the Core Strategy which seeks to provide more housing opportunity for residents across the borough.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

59. Saved policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers; Strategic Policy 13 High Environmental Standards requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems. The Council's Residential Design Standards SPD 2011 also sets out the guidance for new developments which states that development should not unacceptably affect the amenity of neighbouring properties. This includes privacy, outlook, daylight and sunlight.
60. The proposed development is not considered to result in a significant loss of amenity for the occupiers of adjoining sites. The proposed 2 x two storey plus basement semi-detached dwellings would not generate noise levels which would be inappropriate / excessive and the development would not be overbearing upon or likely to result in overshadowing of any neighbouring rooms or gardens to any significant extent.

Loss of privacy or overlooking

61. The proposed development is approximately 24m and 27m away from the rear of numbers 54 & 60 Dulwich Village, 18m and 22m from numbers 17 & 21 Boxall Road, and 6m from 64 Dulwich Village. It is not considered that there would be a significant loss of privacy or overlooking on the surrounding properties as the distances of the windows from any habitable rooms exceeds the requirement of 12 metres to the front of a property and 21 metres at the rear as advised by the 2015 Technical Update Residential Design Standards 2011. Furthermore there would be no windows proposed that would directly overlook 64 Dulwich Village. In addition, there would be ample screening provided as well as existing planting to the front, rear and sides of the application site to alleviate any additional loss of privacy.
62. Given the above, it is not considered that the proposed development would result in any harmful loss of privacy or overlooking.

Loss of daylight/sunlight

63. As a result of the site's location and the reduction in scale and massing of the development through the introduction of a flat roof, its separation from neighbouring properties, and the existing trees and proposed planting (screening) to the front, rear and sides of the development, it is considered that the proposed development would not result in a detrimental impact on the amenity of nearby neighbours in regards to loss of daylight / sunlight and overshadowing.

Noise

64. Whilst it is noted that the proposal would result in some intensification of the site with

new residential dwellings to the rear, it is considered that these units would have a detrimental impact on residential amenity as a result of the minor increase in the residents' comings and goings to the houses at the rear of Dulwich Village and Boxall Road as noise levels should not be too dissimilar to existing neighbouring occupants.

Impact of adjoining and nearby uses on occupiers and users of proposed development

65. The area is predominantly in residential use. As such the proposal is not considered to be more sensitive to these uses than other surrounding residential dwellings and will not suffer any loss of amenity from noise or general disturbance.

Quality of accommodation

66. Saved policy 4.2 requires new residential developments to provide a good standard of accommodation.
67. The details of the proposed schedule of accommodation are shown below:

	Total internal floor area	Bed 1	Bed 2 (master)	Bed 3	Kit/ Dining	Living Room	Study	Terrace	Garden
House 1	150m² (3 b/6p)	11.05 m ²	12.21 m ²	12.0 m ²	26.0 m ²	30.27 m ²	8.04 m ²	15.15 m ²	35.37 m ²
House 2	142m² (3 b/6p)	11.05 m ²	12.21 m ²	12.0 m ²	26.0 m ²	30.27 m ²	8.04 m ²	15.15 m ²	27.16 m ²

68. The floor areas of the proposed residential units are shown above. The proposed units have floor areas above the minimum set out in the Residential Design Standards (RDS) for both three bedroom and four bedroom properties split over three floors and the new national standards. All of the rooms have room sizes above the minimum room sizes.
69. Both of the units are shown to be dual aspect and would have access to appropriate levels of sunlight, daylight and outlook. There are no facing habitable room windows so each of the units will have acceptable levels of privacy. The internal floor heights for the proposed units are above 2.3m. This is considered to be generous provision and will help create a high quality of accommodation for prospective residents

Transport issues

70. Saved Policy 5.2 seeks to ensure new development would not have a significant transport impact and makes adequate provision for servicing, circulation and access to and from the site.
71. The application site is not within a controlled parking zone. The proposed development would have off-street parking for each proposed unit. Whilst it is noted that the proposal would result in some loss of garage parking for the dwelling at no.60 Dulwich Village, officers are satisfied that given the context of the area, as described, that this should not result in undue parking stress on neighbouring roads such as to warrant refusal. Therefore it is not considered that the residential units would have an adverse impact upon parking in the local area as the proposal accords with the Council's policies which set maximum and not minimum standards.
72. Cycle parking
The proposed site plan (DV-PL-GA-03) indicates that 4 cycle parking spaces would be provided to the front of the development site. This level of provision would meet

the London Plan cycle parking standards and would be supported.

73. Refuse storage

The refuse stores for both houses are located within close proximity to the front doors of the dwellings and would provide 1 x 240 litre wheeled bin for mixed dry recycling and 1 x 240 litre wheeled bin for refuse per dwelling. This is in line with the council's waste management requirements and as such is considered acceptable.

74. Crossover / vehicular access

The proposed houses would have their access driveway via Boxall Road at 3.2 metres wide and include drop kerbs. Both drives will have parking for only one vehicle and would have ample space to manoeuvre to and from the site.

75. All of the above issues are therefore considered to be satisfactory in transport terms and in accordance with the relevant Development Plan policies set out above.

Design issues

76. Saved Policy 3.11 states that all developments should maximise the efficient use of land, whilst, amongst other things, ensuring a satisfactory standard or amenity for future occupiers and not unreasonably compromising the development potential of neighbouring sites. It goes on to state that the LPA will not grant permission for development that is considered to be an unjustified underdevelopment or over-development of a site.

77. The NPPF stresses the importance of good design and states in paragraph 56 that: *"Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."*

78. Policy SP12 of the Core strategy states that *"Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in."*

79. Saved Policy 3.13 of the Southwark Local Plan asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.

Local context

80. The local area is predominantly residential as noted in the Conservation Area Appraisal. The housing stock is made up predominantly of large Victorian, Edwardian and early 20th century terraced and semi-detached houses of various designs. There are some newer properties which have been inserted into this setting, such as the 1980s built property at the rear of No. 62, and the post-war property to the north west of the site.

81. The houses along Boxall Road are generally of two storeys in height with a mixture of terraced houses opposite and more idiosyncratic individual properties on the northern side of the road.

82. The application is for two x three bedroom (plus study) semi-detached houses of contemporary design to be built in the rear garden of number 60 Dulwich Village accessed off Boxall Road. This will reduce the size of the rear garden of No. 60 Dulwich Village, although as set out below in the consideration of the heritage impacts of the scheme, this reduction in the current garden size of No. 60 is not considered to harm its setting, and indeed a deeper rear garden will be retained than

is the case at No. 62 Dulwich Village.

Site layout and design

83. The houses will be 2 storeys above ground level with south west facing windows on the front elevation and a full basement. The basement is lit with large northeast facing windows on the rear elevation which would allow natural sunlight and daylight into the main living spaces. The top part of the double height space at ground floor level will have side windows to further allow daylight into the main living spaces at both ground and basement floor levels.
84. The houses each provide access to private rear and front gardens. The front gardens allow for one parking space per house in order to leave sufficient green and soft landscape for planted gardens and trees.
85. While the design approach is quite different from the large Victorian, Edwardian and early 20th Century semi-detached houses within the area, as the site is a backland development where there is no consistent design or form to the buildings on this side of Boxall Road it would not appear visually discordant with the surrounding area and the proposal has taken into account the overall proportions or neighbouring properties in term of their height and design.
86. Concerns have been raised by a neighbouring resident that the development will result in overdevelopment and that the design of the buildings would result in loss of privacy and overlooking of neighbouring properties and should be refused.
87. Subsequent to the concerns, the applicant has submitted a revision to the scheme. Given consideration to the revisions the height, scale and massing, and the separation between neighbouring buildings, it is not considered that development would result in overdevelopment of the site and any overlooking that would occur would be limited and would not be sufficient grounds for refusing planning permission. Furthermore, the proposed development would equate to 349.85 habitable rooms per hectare and would therefore comply with policy in terms of density

Materials

88. The materials proposed for this development would be acceptable and would consist of London Stock brick walls up to first floor level and Sandfaced red tiled/brick to the first floor and a green roof. The aluminium windows are clearly a contemporary feature as is the timber cladding, however it is considered that these materials support the modern design approach and are acceptable in this location.
89. Overall it is considered that the proposal would achieve a good level of external design that strikes an appropriate balance with the character of surrounding development whilst offering a successful and contemporary addition to the immediate streetscene.

Impact on character and setting of a listed building and/or conservation area

90. Saved Policy 3.16 'Conservation areas' asserts that within conservation areas, development should preserve or enhance the character or appearance of the area. Saved Policy 3.18 'Setting of listed buildings, conservation areas and world heritage sites', states that Permission will not be granted for developments that would not preserve or enhance:
 - i. The immediate or wider setting of a listed building; or
 - ii. An important view(s) of a listed building; or

iii. The setting of the conservation area.

91. Paragraph 126 of the NPPF requires that local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment.
92. Paragraph 128 requires that 'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'.
93. Paragraph 131 requires that 'in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets'.
94. Paragraph 132 to goes onto advises that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification'.
95. NPPF sets out the presumption in favour of the conservation of designated assets and the aims of the policies within the NPPF are to conserve these assets, for the benefit of future generations. Any harmful impact on the significance of the designated asset needs to be justified on the ground set out in paragraph 133 (substantial harm or total loss) or paragraph 134 (less than substantial harm).
96. The significance of the listed buildings at Nos. 60 and 62 Dulwich Village are considered to be primarily the houses themselves, as explained in the listing description. The front gardens are more important to the setting of the properties than the rear given the greater importance of the views of the front of the houses with their large bay windows. The rear garden at No. 60 is longer and not of the same importance to the setting of the house as the front garden. Therefore, as the part of the garden which it is proposed to subdivide to create this development is at the far end of the rear garden and not more adjacent to the main houses at 60 & 62, the significance of this part of the site to the overall setting and importance of the house is considered to be relatively low.
97. Whilst the works proposed would involve the demolition of a dis-used garage within curtilage of a Grade II listed building, this garage is not considered to be of any architectural or historical significance in itself. The demolition of the garage would result in no loss of important historic fabric to the listed building nor is its loss considered to harm the setting of the listed buildings or the character and appearance of this part of the Dulwich Village Conservation Area. The demolition of the existing garage is considered in more detail under listed building consent application 16AP0312, as it is listed as a curtilage structure, which is also on the agenda for the 5th April Plans sub Committee A.
98. In this context the proposed development, with its subservient form and appropriate design, as set out in preceding paragraphs, is not considered to cause harm to the significance of these heritage assets, being the setting of Nos. 60 and 62 and the Dulwich Village Conservation Area. It is considered that the setting of the listed buildings will be preserved through this development and the character and appearance of this part of the conservation area will be preserved or potentially enhanced through creating these well designed new properties which will address Boxall Road appropriately.
99. The proposed development therefore accords with Part 12 'Conserving and Enhancing the Historic Environment' of the NPPF, saved policies 3.16 'Conservation

Areas' and 3.18 'Setting of Listed Buildings' of the Southwark Plan 2007, and strategic policy 12 'Design and Conservation' of the Southwark Core Strategy 2011.

Impact on trees

100. The council's urban forester comments had initially raised concerns with the application as it was thought that two large Ash trees to the front of the new development would be removed, however; this is not the case. Those established trees will be retained but will have suitable trees surgery to allow clearance for vehicles access to and from the new development as well as preserving their health and longevity. As such no concerns are raised in this regards, subject to conditions.
101. However; the applicant has suggested that there would be a loss of a single Mulberry Tree which is in relatively poor condition. The council's urban forester had no objection to the loss of this tree even though it has historical significance with a recumbent growth form which is characteristic of the species.

Landscaping

102. The front and rear gardens will be predominantly lawn to give good large areas of amenity space with access directly off all the living areas of the houses. The areas of lawn to each house will be contained with trees, box hedges and planting beds to give colour and variety.

Archaeology

103. Whilst an archaeological impact assessment has been submitted with the application that notes that there is a low/moderate chance of buried medieval or post medieval material, the Cuming Museum archives previously held the results of archaeological works, of an unknown type, undertaken at either 50 or 60 Dulwich Village in 1968. This work revealed a large volume of post-medieval finds together with some Roman material. It is therefore recommended that a programme of archaeological observation and recording is maintained during groundwork on site. These works should be secured by condition, and a condition requiring the timely submission of an archaeological report is also recommended.

Bat / ecology

104. The ecology survey is acceptable, unless lighting is installed that illuminates the trees no further surveys are required.

Basement impact statement

105. The applicant has provided a London geotechnical report as part of a basement impact assessment statement, including any structural impacts upon neighbouring properties. The report considered the impact as acceptable and would not cause significant impact on neighbouring properties. The council's flood and drainage team reviewed in detail both reports provided by the applicant and are satisfied that the structural impact from the proposed basement is acceptable and can be managed to protect the amenity of neighbouring properties.

Other matters

106. CIL

Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial

consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration; however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.

107. In Southwark the Mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development. The Mayoral CIL in Southwark currently is calculated on the basis of £40.02 per sqm and this equates to £9,073.00 and the Southwark CIL is amount is £49,200.00.

108. Density

Strategic Policy 5 (Providing New Homes) of the Core Strategy locates the site within the Suburban Density Zone which has a density range of 200-350hr/ha.

109. The density of the proposed development would equate to 349.85hr/ha.

Community impact statement

110. The impacts of this application have been assessed as part of the application process with regard to local people in respect of the "protected characteristics", as set out in the Equality Act 2010, the Council's Community Impact Statement and Southwark Council's approach to equality: delivering a fairer future for all, being age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex (a man or a woman), and sexual orientation.

111. In assessing this application, the Council has consulted those most likely to be affected as part of the application process and considered these protected characteristics when material to this proposal.

a) The following protected characteristics or groups have been identified as most likely to be affected by this proposal: None

b) The issues relevant to these particular groups are as follows: None

Consultations

112. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

113. Details of consultation responses received are set out in Appendix 2.

Human rights implications

114. 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.

115. This application has the legitimate aim of providing two new houses. The rights potentially engaged by this application, including the 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.

Conclusion on planning and other issues

116. The proposed development in terms of design, scale, massing and materials would be suitable for this site within the streetscape. The development will have no significant adverse impacts on the amenity of any adjoining occupiers or the surrounding area and will provide high quality accommodation in the form of two new homes. The proposal provides appropriate parking for vehicle and cycles within the site and is acceptable in respect of highway safety and amenity.
117. The proposed subdivision of the rear garden and development in the form proposed would not harm the significance of local heritage assets being the setting of the listed buildings at 60 and 62 Dulwich Village and this part of the Dulwich Village Conservation Area. Furthermore, as set out under listed building consent application 16AP0312, the demolition of the existing detached garage on the site will not result in any significant architectural or historic loss.
118. The proposal will be sympathetically designed in this context and will remain subservient to the listed buildings adjacent. For these reasons the proposals are considered to preserve the setting of the listed buildings and preserve, or indeed enhance, the character and appearance of this part of the conservation area.
119. The scheme complies with the relevant saved policies of The Southwark Plan 2007, The Core Strategy 2011, the Dulwich SPD 2013 and the NPPF 2012. As such it is recommended that detailed planning permission be granted subject to conditions.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2597-163A Application file: 15/AP/3761 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5458 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendations

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Anthony Roberts, Graduate Planner	
Version	Final	
Dated	16 March 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		18 March 2018

APPENDIX 1**Consultation undertaken****Site notice date:** 04/09/2015**Press notice date:** 13/08/2015**Case officer site visit date:** 16/09/2015**Neighbour consultation letters sent:** 07/09/2015**Internal services consulted:**

Building Control
 Ecology Officer
 Flood and Drainage Team

Statutory and non-statutory organisations consulted:

Thames Water - Development Planning

Neighbour and local groups consulted:

21b Boxall Road London SE21 7JS
 21c-21d Boxall Road London SE21 7JS
 50 Dulwich Village London SE21 7AJ
 15a Boxall Road London SE21 7JS
 17a Boxall Road London SE21 7JS
 21a Boxall Road London SE21 7JS
 62 Dulwich Village London SE21 7AJ
 64 Dulwich Village London SE21 7AJ
 First Floor Flat 266 Turney Road SE21 7JP
 52 Dulwich Village London SE21 7AJ
 54 Dulwich Village London SE21 7AJ
 60 Dulwich Village London SE21 7AJ
 13a Boxall Road London SE21 7JS

11 Boxall Road London SE21 7JS
 13 Boxall Road London SE21 7JS
 15 Boxall Road London SE21 7JS
 268 Turney Road London SE21 7JP
 27 Boxall Road London SE21 7JS
 29 Boxall Road London SE21 7JS
 11a Boxall Road London SE21 7JS
 17 Boxall Road London SE21 7JS
 23 Boxall Road London SE21 7JS
 25 Boxall Road London SE21 7JS
 266 Turney Road Dulwich SE21 7JP
 90 Upland Road East Dulwich SE22 0DE
 By Email
 89 Woodward Road London se228ul

Re-consultation: 16/09/2015

APPENDIX 2**Consultation responses received****Internal services**

Flood and Drainage Team

Statutory and non-statutory organisations

Thames Water - Development Planning

Neighbours and local groups

Email representation

266 Turney Road Dulwich SE21 7JP

52 Dulwich Village London SE21 7AJ

54 Dulwich Village London SE21 7AJ

64 Dulwich Village London SE21 7AJ

89 Woodwarderoad London se228ul

90 Upland Road East Dulwich SE22 0DE

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 & Mrs Alex and Annabele Noton	Reg. Number	15/AP/2957
Application Type	Full Planning Permission	Case	TP/2292-60
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of two three bedroom semi-detached three storey houses including basement; with associated off-street parking and private gardens.

At: REAR OF 60 DULWICH VILLAGE, LONDON SE21 7AJ

In accordance with application received on 24/07/2015 08:01:52

and Applicant's Drawing Nos. DV-PL-EX-01, DV-PL-EX-02, DV-PL-EX-03, DV-PL-EX-04, DV-PL-EX-05, DV-PL-GA-01A, DV-PL-GA-02, DV-PL-GA-03, DV-PL-GA-04, DV-PL-GA-05, DV-PL-GA-06, DV-PL-GA-07A, DV-PL-PR-GA-08A, DV-PL-PR-GA-09A, DV-PL-PR-GA-10A, DV-PL-PR-GA-11A, DV-PL-PR-GA-12B, DV-PL-PR-GA-13A, DV-PL-GA-14B, DV-PL-GA-15A, DV-PL-GA-17A, DV-PL-GA-18, DV-PL-PR-GA-19A, DV-PL-GA-20B, DV-DE-EX-01

DESIGN AND ACCESS STATEMENT, BASEMENT IMPACT STATEMENT, LONDON GEOTECHNICAL REPORT, CODE FOR SUSTAINABLE HOMES - ECOLOGY, HISTORIC ENVIRONMENT ASSESSMENT, ARBORICULTURAL IMPACT ASSESSMENT REPORT

Subject to the following nine conditions:
Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:DV-PL-GA-01A, DV-PL-GA-02, DV-PL-GA-03, DV-PL-GA-04, DV-PL-GA-05, DV-PL-GA-06, DV-PL-GA-07A, DV-PL-PR-GA-08A, DV-PL-PR-GA-09A, DV-PL-PR-GA-10A, DV-PL-PR-GA-11A, DV-PL-PR-GA-12B, DV-PL-PR-GA-13A, DV-PL-GA-14B, DV-PL-GA-15A, DV-PL-GA-17A, DV-PL-GA-18, DV-PL-PR-GA-19A, DV-PL-GA-20B,
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 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.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.
 - a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
 - b) The detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked

building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 4 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works, an archaeological watching brief, in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the details of the programme of works for the archaeological watching brief are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 5 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 6 Details of the materials (2 copies) to be used in the carrying out of this permission shall be submitted to and approved 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 to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 7 Before the first occupation of the building the cycle storage facilities as shown on drawing DV-PL-GA-03-A3 shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 8 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawings DV-PL-GA-03-A3 shall be provided and made available for use by the occupiers of the dwellings and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 9 Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

Statement of positive and proactive action in dealing with the application

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be decided at planning committee.

Ordnance Survey

Date 17/3/2016



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Item No. 7.6	Classification: Open	Date: 5 April 2016	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 16/AP/0312 for: Listed Building Consent Address: REAR OF 60 DULWICH VILLAGE, LONDON SE21 7AJ Proposal: Demolition of an existing garage in the property 60 Dulwich Village related with the Planning Application ref 15/AP/2957 (for the erection of two houses in the rear garden of the property)		
Ward(s) or groups affected:	Village		
From:	Director of Planning		
Application Start Date 28/01/2016		Application Expiry Date 24/03/2016	
Earliest Decision Date 05/03/2016			

RECOMMENDATION

1. To grant listed building consent.

BACKGROUND INFORMATION

Site location and description

2. This application for listed building consent relates specifically to the demolition of the curtilage listed garage at the end of the rear garden of 60 Dulwich Village. 60 Dulwich Village Grade II listed. It was first listed in 1972 along with the neighbouring house at 62 Dulwich Village. Together they form a pair of semi detached houses dating from the mid 18th Century. Both houses and the rear garage to which this application relates are in the Dulwich Village conservation area.

Details of proposal

3. This application for Listed Building Consent seeks approval for the demolition of a curtilage listed garage structure to rear of 60 Dulwich Village. Demolition is required to enable the construction of two new houses, for which Planning Consent is being sought separately under a concurrent application (ref. 15/AP/2957).

4. Planning history

10/AP/3755 Application type: Full Planning Permission (FUL)

Demolition of late 20th century additions to allow the construction of a new extension to the side and rear at ground and lower ground floor levels to provide additional living accommodation.

Decision date 20/09/2011 Decision: Refused (REF) Appeal decision date: 17/05/2012

Appeal decision: Planning appeal dismissed (DIS)

Reason for dismissal;

It is the conclusion of the inspector that the proposal would fail to preserve the special interest of the listed building and would have unacceptably affect its significance

10/AP/3756 Application type: Listed Building Consent (LBC)

Demolition of late 20th century additions to allow the construction of a new extension to the side and rear at ground and lower ground floor levels to provide additional living accommodation; internal alterations.

Decision date 20/09/2011 Decision: Refused (REF) Appeal decision date: 17/05/2012

Appeal decision: Planning appeal dismissed (DIS)

Reason for dismissal;

It is the conclusion of the inspector that the proposal would fail to preserve the special interest of the listed building and would have unacceptably affect its significance

11/AP/3246 Application type: Full Planning Permission (FUL)

Demolition of 20th Century additions, together with internal and external alterations including the provision of a new extension to the side and rear at ground and lower ground floor levels to provide additional living accommodation.

Decision date 24/11/2011 Decision: Refused (REF) Appeal decision date: 17/05/2012

Appeal decision: Planning appeal dismissed (DIS)

Reason for dismissal;

It is the conclusion of the inspector that the proposal would fail to preserve the special interest of the listed building and would have unacceptably affect its significance

11/AP/3247 Application type: Listed Building Consent (LBC)

Demolition of 20th Century additions, together with internal and external alterations including the provision of a new extension to the side and rear at ground and lower ground floor levels to provide additional living accommodation.

Decision date 24/11/2011 Decision: Refused (REF) Appeal decision date: 17/05/2012

Appeal decision: Planning appeal dismissed (DIS)

Reason for dismissal;

It is the conclusion of the inspector that the proposal would fail to preserve the special interest of the listed building and would have unacceptably affect its significance

12/AP/3013 Application type: Full Planning Permission (FUL)

Demolition of existing single storey 20th Century rear kitchen extension to allow the construction of a new enlarged single storey extension at garden level; providing additional residential accommodation for dwellinghouse.

Decision date 08/11/2012 Decision: Refused (REF)

Reason(s) for refusal:

The proposed single storey extension, by reason of its overall width which is further increased by the reflective pool would result in an incongruous addition, overwhelming to the existing built proportions of the dwelling. As such the proposal is considered out of character with the existing Grade II listed building and with the Dulwich Village Conservation Area contrary to The National Planning Policy Framework 2012, Strategic Policy 12 Design and conservation of the Core Strategy 2011, Saved Southwark Plan 2007 policies 3.2 Protection of amenity, 3.12 Quality in design, 3.13 Urban design, 3.15 Conservation and the historic environment, 3.17 Listed buildings, and the Dulwich Village Conservation Area Appraisal.

12/AP/3014 Application type: Listed Building Consent (LBC)
Demolition of existing single storey 20th Century rear kitchen extension to allow the construction of a new enlarged single storey extension.
Decision date 09/11/2012 Decision: Refused (REF)

Reason(s) for refusal:

The proposed single storey extension, by reason of its overall width which is further increased by the reflective pool would result in an incongruous addition, overwhelming the existing built proportions of the dwelling. As such the proposal is considered out of character with the existing Grade II listed building contrary to The National Planning Policy Framework 2012, Strategic Policy 12 Design and conservation of the Core Strategy 2011, Saved Southwark Plan 2007 policy 3.17 Listed buildings.

12/AP/4045 Application type: Full Planning Permission (FUL)
Demolition of the existing raised 20th Century side extension and single storey rear extension and construction of a new two storey side / rear extension together with other external works associated with the refurbishment of the existing dwelling.
Decision date 12/02/2013 Decision: Granted (GRA)

12/AP/4046 Application type: Listed Building Consent (LBC)
Demolition of the existing raised 20th Century side extension and single storey rear extension and construction of a new two storey side / rear extension, together with other internal and external works associated with the refurbishment of the existing dwelling.
Decision date 12/02/2013 Decision: Granted (GRA)

13/AP/1869 Application type: Listed Building Consent (LBC)
Alteration to the existing roof pitch, removal of render to side and rear of property, restoration and replacement of existing brickwork, alterations to entrance gate.
Decision date 16/10/2013 Decision: Granted (GRA)

13/AP/2181 Application type: Full Planning Permission (FUL)
Alteration to the existing roof pitch, removal of render to side and rear of property, restoration and replacement of existing brickwork
Decision date 16/10/2013 Decision: Granted (GRA)

14/EQ/0185 Application type: Pre-Application Enquiry (ENQ)
Infill under existing upper ground side extension to accommodate new kitchen. This is also to include an additional 3m rear extension. Existing rear extension (kitchen) to be demolished.
Decision date 20/10/2014 Decision: Pre-application enquiry closed (EQC)

15/AP/1208 Application type: Tree Works in Conservation Area (TCA)
T1: Cherry tree in front garden - Fell tree and replace with another Cherry or Weeping Cherry tree.
T2: Conifer in front garden - Remove
Decision date 07/05/2015 Decision: Works acceptable - no intervention (TCAA)

15/AP/2957 Application type: Full Planning Permission (FUL)
Erection of two three bedroom semi-detached three storey houses including basement; with associated off-street parking and private gardens.
Decision pending

Planning history of adjoining sites

5. There is no planning history of adjacent sites that is directly relevant to this application.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

6. The main issue to be considered in respect of this application is the desirability of preserving the special architectural and historic interest of the Listed Building.

Planning policy

National Planning Policy Framework (the Framework)

7. Chapter 12: Conserving and Enhancing the Historic Environment.

London Plan 2015 consolidated with alterations since 2011

8. Policy 7.8: Heritage Assets and Archaeology.

Core Strategy 2011

9. Strategic Policy 12: Design and Conservation

Southwark Plan 2007 (July) - saved policies

10. The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF. Of relevance to this application for Listed Building Consent are the following:

- 3.15 Conservation of the Historic Environment;
- 3.16 Conservation Areas and
- 3.17 Listed Buildings

Summary of Consultation Responses

11. There has been one objection received from a neighbour in relation to this application for Listed Building Consent. The objector states "I object to the demolition of the garage as it allows for the erection of two houses in the rear garden the property; and I have already objected to that application." Of the statutory consultees, Historic England have responded stating that they do not consider it necessary for them to be notified in this case.
12. Six letters of objection and two letters in support have been received in response to the concurrent planning application for two new houses on the site of the existing garage. None of the objectors raised the demolition of the garage as a concern. The letters of support did however state that the removal of the garage and the creation of a more positive frontage on Boxall Road would be beneficial.

Impact of adjoining and nearby uses on occupiers and users of proposed development

13. The garage structure to which this application relates is certainly not contemporaneous in age with the 18th century house. It is difficult to date the construction of the garage precisely, but a structure of its scale and in its current location can be seen on a historic map dated 1939. As such, it has to be assumed that it was constructed prior to the inception of the Town and Country Planning Act in 1948 and is therefore considered to be curtilage listed.

14. The demolition of the lean-to garden shed to the rear of the garage is also proposed. The garden shed does not appear in the 1939-1952 historic maps. It is therefore not considered to be curtilage listed by virtue of the date of its construction. It is in also state of disrepair. There is no objection to its demolition.
15. The existing garage is constructed from yellow London stock brick. It has timber side hung doors to the front and the roof structure is of timber joists with a felt roofing finish. The front elevation of the garage, facing onto Boxall Road has a stepped Dutch style gable wall above the garage doors. On the side elevation facing the garden is a timber casement window. The garage is set back off of Boxall Road by approximately an allowing parking for a car in front of the garage.
16. Paragraph 129 of the NPPF requires Local Planning Authorities to identify the heritage significance of a heritage asset and take this into consideration when determining applications. Whilst the front elevation is somewhat flamboyant for a garage structure, it is not considered that the building is of any particular architectural or historic significance. Furthermore, it is not considered to be of importance to the setting of the Grade II listed house or the character and appearance of the Conservation Area. It is therefore not considered to be of any heritage significance above and beyond its status as a curtilage listed structure, by virtue of having been built prior to 1948. It is therefore not considered that its demolition would result in any harm to the heritage significance of the listed building or conservation area.
17. The principle of truncating the rear garden for the proposed development of two new houses and the design quality of the proposals is discussed in greater detail in the associated report on planning application ref 15/AP/2957. In summary, this report concludes that the reduction of the current garden size would not harm the setting of the listed house and that the design of the proposed houses would strike an appropriate balance between the historic character of surrounding area and the creation of a contemporary addition to the immediate street scene. The proposed development is considered to be subservient to the listed buildings and the materials proposed would sympathetic to their heritage significance and the character and appearance of the wider conservation area.
18. A condition is recommended to require the submission of evidence of a valid construction contract under which one of the parties is obliged to carry out and complete the development proposed under planning application 15/AP/2957 (should permission be granted) prior to the commencement of any demolition works. This is recommended in order to ensure that the site is redeveloped in accordance with any permission granted following demolition of the curtilage listed garage.

Local Policies

19. Strategic Policy 12, 'Design and Conservation' of the Southwark Core Strategy, Saved Policy 3.15, 'Conservation of the Historic Environment' and Saved Policy 3.17, 'Listed Buildings' of the Local Plan all expect development to conserve or enhance the special architectural or historic interest of listed buildings.
20. It is considered that the proposals under consideration would comply with the requirements of these local policies as the special architectural and historic interest of the listed building would be preserved. There would be no loss of important historic fabric and the proposed design (considered under 15/AP/2957) would relate sensitively to its period, style, detailing and context.
21. Southwark's local policies are reinforced by London Plan Policy 7.8, 'Heritage Assets and Archaeology'. It is considered that the works proposed would comply/ would fail to comply

with London Plan Policy 7.8.

Planning obligations (S.106 undertaking or agreement)

22. This application for Listed Building Consent is not CIL liable. The CIL liabilities of the associated application for planning consent are considered in the relevant officer's report.

Conclusion on planning issues

23. It is considered that the proposed works would preserve the special architectural and historic interest of the listed building and that no harm would be caused to its heritage significance. As such, it is recommended that listed building consent should be granted.

Community impact statement

24. 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

Consultations

25. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

26. Details of consultation responses received are set out in Appendix 2.

Human rights implications

27. 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.
28. This application has the legitimate aim of demolishing a curtilage listed building. The rights potentially engaged by this application, including the 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TAP/2292-60 Application file: 16/AP/0312 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 7194 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendations

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Sarah Parsons, Team Leader	
Version	Final	
Dated	15 March 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		18 March 2016

APPENDIX 1**Consultation undertaken****Site notice date:** 03/02/2016**Press notice date:** 11/02/2016**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 04/02/2016**Internal services consulted:**

n/a

Statutory and non-statutory organisations consulted:

Ancient Monuments Society
 Council for British Archaeology
 English Heritage Ancient Scheduled Monuments
 Historic England
 The Georgian Group
 The Society for the Protection of Ancient Buildings
 The Victorian Society

Neighbour and local groups consulted:

21b Boxall Road London SE21 7JS
 21c-21d Boxall Road London SE21 7JS
 21a Boxall Road London SE21 7JS
 15a Boxall Road London SE21 7JS
 17a Boxall Road London SE21 7JS
 52 Dulwich Village London SE21 7AJ
 64 Dulwich Village London SE21 7AJ
 First Floor Flat 266 Turney Road SE21 7JP
 62 Dulwich Village London SE21 7AJ
 54 Dulwich Village London SE21 7AJ

60 Dulwich Village London SE21 7AJ
 15 Boxall Road London SE21 7JS
 17 Boxall Road London SE21 7JS
 13 Boxall Road London SE21 7JS
 11 Boxall Road London SE21 7JS
 23 Boxall Road London SE21 7JS
 11a Boxall Road London SE21 7JS
 13a Boxall Road London SE21 7JS
 9 Boxall Road London SE21 7JS
 25 Boxall Road London SE21 7JS
 27 Boxall Road London SE21 7JS

Re-consultation: n/a

APPENDIX 2**Consultation responses received****Internal services**

None

Statutory and non-statutory organisations

Council for British Archaeology
Historic England

Neighbours and local groups

54 Dulwich Village London SE21 7AJ

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 & Mrs Alex and Annabele Noton	Reg. Number	16/AP/0312
Application Type	Listed Building Consent	Case	TP/2292-60
Recommendation	Grant permission	Number	

Draft of Decision Notice

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

Demolition of an existing garage in the property 60 Dulwich Village related with the Planning Application ref 15/AP/2957 (for the erection of two houses in the rear garden of the property)

At: REAR OF 60 DULWICH VILLAGE, LONDON SE21 7AJ

In accordance with application received on 27/01/2016 08:01:24

and Applicant's Drawing Nos. Heritage Statement Rev B, Garage Statement Rev A, DV-PL-EX-06, DV-PL-EX-07, DV-PL-EX-01 (Site Location Plan)

Subject to the following two conditions:

Time limit for implementing this permission and the approved plans

- 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.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 2 Prior to commencement of demolition works, a valid construction contract (under which one of the parties is obliged to carry out and complete the works of redevelopment of the site for which planning permission is granted under 15/AP/2957 was granted simultaneously with this consent) shall be entered into and evidence of the construction contract shall be submitted to for approval in writing by the Local Planning Authority.

Reasons

In order to maintain the special architectural and historic character of the listed building (No. 60 Dulwich Village) in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.15 Conservation of the Historic Environment, and 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of The Southwark Plan 2007.

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PLANNING SUB-COMMITTEE A AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2015-16

NOTE: Original held by Constitutional Team all amendments/queries to Gerald Gohler Tel: 020 7525 7420

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Councillor Ben Johnson (Vice-Chair)	1	Environmental Protection Team	
Councillor Nick Dolezal	1		
Councillor Anne Kirby	1		
Councillor Octavia Lamb	1	Communications	By
Councillor Eliza Mann	1	Louise Neilan, media manager	email
Councillor Sandra Rhule	1		
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Jon Gorst, Legal Services Hub 2 (2 nd Floor) Tooley St.	1		