

<b>Item No.</b> 6.2	<b>Classification:</b> Open	<b>Date:</b> 12 May 2011	<b>Meeting Name:</b> Camberwell Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 11-AP-0226 for: Conservation Area Consent  <b>Address:</b> 18 GROVE PARK, LONDON, SE5 8LH  <b>Proposal:</b> Partial demolition of rear wall and removal of existing UPVC conservatory to No. 18, demolition of chapel vestibule, single storey extensions to north and east elevations, and removal of chapel external brick piers.		
<b>Ward(s) or groups affected:</b>	South Camberwell		
<b>From:</b>	Wing Lau		
<b>Application Start Date</b> 11/03/2011		<b>Application Expiry Date</b> 06/05/2011	

## RECOMMENDATION

- 1 Grant Conservation Area Consent subject to conditions

This application is referred to Camberwell Community Council owing to the number of objections received.

## BACKGROUND INFORMATION

### Site location and description

- 2 The application site relates to two existing buildings on this site known as No.18 Grove Park. The existing detached building fronting the road was formerly a house, which has been converted into 4 self-contained units and then was used by Social Services to house distressed families (Sui Generis).
- 3 To the rear of this main building is a former chapel, which is connected to the main building via a vestibule. The chapel has never been consecrated and has not been used for religious purposes since late 1970's. This was also used by Social Services. Both buildings have been vacant since June 2007.
- 4 The site slopes down towards the rear garden, which has a maximum depth of 45metres (m), but this is broken up by the existing chapel occupying the central area of the site.
- 5 There are a number of trees along the side boundaries and larger mature trees to the rear.
- 6 The surrounding area is all residential characterised by larger family dwellings and some flats opposite.
- 7 The site is within the Camberwell Grove Conservation Area.

### **Details of proposal**

8 This application is for Conservation Area Consent (CAC) for part demolition of the existing buildings. The planning application under ref 11-AP-0225 is also to be considered at this meeting.

9 The areas to be demolished are as follows:

- \* Single storey rear conservatory to the house
- \* Part of the rear wall of the main building (house)
- \* Chapel vestibule which currently links the main building to the existing chapel
- \* Existing side extension to the chapel
- \* Chapel external brick piers

10 The full planning application under ref 11-AP-0225 has two main elements:

11 Main building

It is proposed to convert the existing main building into 4 No. self-contained flats (2x3 bedroom on the lower ground and ground floors and 2x2 bedroom units on the first and second floors).

12 Chapel

It is proposed to convert the existing chapel into a 4 bedroom self-contained house. The basement will be enlarged and 2 No. new windows are proposed to the rear elevation with 4 No. new French doors proposed to the north east elevation at lower ground (basement) level.

### **Planning history**

13 There is no relevant planning history on this site.

### **Planning history of adjoining sites**

14 17 Grove Park

Planning permission was granted in 1991 for the change of use from children's home (C2) to a hostel for homeless families (C3).

Planning permission was granted 17th Sept 2010 (ref 10-AP-1130) for: Conversion of existing hostel (Sui Generis) into four dwelling houses involving; partial demolition of the existing building and removal of fire escape, erection of three storey rear extension, external and internal modifications and alterations, replacement timber sash windows, new slate roof, new hard and soft landscaped areas, car parking provision at the front, new front boundary wall, cycle and bin storage. Removal of link bridge and infill flank wall to No. 18 Grove Park.

Associated Conservation Area consent for the above permission was also granted 17th Sept 2010 (ref 10-AP-1285) for: Partial demolition of the existing building and removal of fire escape. Removal of link bridge to No. 18 Grove Park.

Since the original permission was granted 26th Jan 2011 under 10-AP-1130, the Applicant had submitted a planning application for minor amendment (ref 10-AP-3533). The variation of Condition No. 2 (approved plans) was to increase the basement area by adding lightwells to the front and rear of the property and amendments to the location of one of the parking bays.

15 There is some planning history for a number of the dwellings directly opposite the site (41-45 Grove Park) relating to alterations to the building and conversion into flats. These are however, at least 19 years old and therefore not directly relevant to this scheme.

- 16 The most relevant and recent to this case is at 42 Grove Park - planning permission was granted in 2004 (ref 04-CO-0042) for the conversion of 3 storey house into 1x1 bed ground floor flat and 1 x 4 bed maisonette on 1st and 2nd floors, including the demolition and rebuilding of the front bay and porch for underpinning works and demolition of single storey rear addition.
- 17 There has been a number of planning approvals for adjoining properties to the south (Ivanhoe and Grove Hill Road) for extensions and flat conversions, but these are not directly relevant to this application.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 18 The main issue in this case is whether the proposal would preserve or enhance the character and appearance of the Conservation Area.

### **Planning policy**

#### Saved Policies of The Southwark Plan 2007 (July)

- 19 3.15 'Conservation and the Historic Environment'  
3.16 'Conservation Areas'  
3.18 'Setting of Listed Buildings, Conservation Areas and World Heritage Sites'

#### London Plan 2008 consolidated with alterations since 2004

- 20 4B.12 Heritage Conservation

#### Core Strategy

- 21 Strategic Policy 12 Design and Conservation

#### Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 22 PPS 5 'Planning and the Historic Environment'

### **Principle of development**

- 23 The building is in part of the streetscape that is made up of a series of large detached houses or pairs of villas. The building is not listed but has a historic importance in the conservation area and as such is clearly qualifies as a heritage asset under PPS 5.
- 24 In accordance with PPS 5, local planning authorities should take into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole. Where an element does not positively contribute to its significance, local planning authorities should take into account the desirability of enhancing or better revealing the significance of the Conservation Area, including, where appropriate, through development of that element.
- 25 In accordance with saved Policy 3.16 'Conservation Areas', there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the Conservation Area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the Conservation, unless certain criteria can be demonstrated to have been met.
- 26 i) *The costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, providing that the building has not been deliberately neglected* - The applicant has confirmed that the building is in relatively poor condition. Officers have visited the site and it was clear that this was the case. The partial demolition is necessary to provide

more useable and regularized dwelling spaces. The rear conservatory, vestibule and the extension to the chapel are not considered to be of significant architectural or historic value. The planning application under 11-AP-0225 would provide for repair works to brickwork, roof and windows and doors.

- 27 ii) *Real efforts have been made to continue the current use or find a viable alternative use for the building* - The applicant's overall proposals (subject to a separate planning application) is to seek to upgrade and improve the building on this site and convert into 4 No. units and 1 No. family dwelling within the chapel, which is a more compatible use in this residential area. Furthermore, the amount of demolition proposed is not significant in the context of the existing building.
- 28 iii) *There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the demolition* - In the case of conservation area controls, account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular the wider effects of demolition on the building's surroundings and on the conservation area as a whole. The appearance and design of the existing rear conservatory, vestibule and extension of the chapel do not add significant visual character to the area, and the loss of these elements would not be detrimental to the character and appearance of the Conservation Area as a whole.
- 29 Furthermore, the proposal to replace the existing hostel for 5 family dwellings would be more in keeping with the residential nature of Grove Park. As such there are no objections raised regarding the partial demolition.
- 30 iv) *The replacement development will preserve or enhance the character or appearance of the Conservation Area and has been granted planning permission* - A separate planning application (11-AP-0225) is being considered and is recommended for approval. The proposal does not demolish the whole building, but smaller parts of the existing building, vestibule, extension to chapel and the external brick piers.

### **Conclusion**

- 31 Officers have no objections to the loss of the existing rear wall, rear conservatory, vestibule, extension and external brick piers to chapel as they do not currently contribute to the character of the Conservation Area. The proposal to provide 5 dwellings and repairs to the building (being considered separately under 11-AP-0225) has been recommended by officers to be approved and there is therefore a satisfactory replacement scheme in relation to those parts of the existing building which would be demolished. It is therefore recommended that conservation area consent be granted.

### **Community Impact Assessment**

- 32 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: No issues.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

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

### **Consultation replies**

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

#### Summary of consultation responses

- 35 Four letters received from The Ivanhoe Residents' and Tenants Association - Development does not enhance the Conservation Area; it would be a gradual destruction of this Conservation Area; Local Authorities are under no pressure to grant planning permission to back garden developments according to the Chief Planner in the Coalition government; it will set a precedent for other developers to build in the large back gardens of Grove Park.

Two letters from 11 Blenheim Grove - Object to proposal as this is in a Conservation Area; 'Garden grabbing' must stop; will destroy the historic chapel; will destroy hostel of 'special interest'.

Two letters from 8 Ivanhoe Road - The development would not enhance the Conservation Area.

One letter from 71 Grove Hill Road - The development will result in the loss of a green site and destroy a historic chapel.

One letter from 19 Grove Park - Welcome the fact that No. 18, currently a subsiding eyesore, will be restored and again inhabited; the designs will be well executed; consider it too much to squeeze five dwellings and car spaces; whole garden will be for car parking; ideally would like to see No. 18 turned back into a single family house; see no historical or architectural merit in keeping the chapel; ideally chapel should be demolished and replaced by a well-designed garden for the house.

### **Human rights implications**

- 36 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.
- 37 This application has the legitimate aim of providing residential development. 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/2154-17  Application file: 11-AP-0226  Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> .uk  Case officer telephone: 020 7525 5460  Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

## APPENDICES

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

## AUDIT TRAIL

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Wing Lau, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	21 April 2011	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
<b>Date final report sent to Community Council Team</b>	27 April 2011	

**Consultation undertaken**

**Site notice date:** 19.03.11

**Press notice date:** 17.03.11

**Case officer site visit date:** 19.03.11

**Neighbour consultation letters sent:** 15.03.11

**Internal services consulted:**  
Design and Conservation Team

**Statutory and non-statutory organisations consulted:**

English Heritage  
Council for British Archaeology  
The Victorian Society  
Ancient Monuments Society  
The Society for the Protection of Ancient Buildings

**Neighbours and local groups consulted:**

41B GROVE PARK LONDON SE5 8LG  
41C GROVE PARK LONDON SE5 8LG  
37 GROVE PARK LONDON SE5 8LG  
40B GROVE PARK LONDON SE5 8LG  
40C GROVE PARK LONDON SE5 8LG  
41A GROVE PARK LONDON SE5 8LG  
43 GROVE PARK LONDON SE5 8LG  
FLAT 2 83 GROVE HILL ROAD LONDON SE5 8DF  
19 GROVE PARK LONDON SE5 8LH  
44 GROVE PARK LONDON SE5 8LG  
17-18 GROVE PARK LONDON SE5 8LH  
40A GROVE PARK LONDON SE5 8LG  
4 IVANHOE ROAD LONDON SE5 8DH  
6 IVANHOE ROAD LONDON SE5 8DH  
8 IVANHOE ROAD LONDON SE5 8DH  
FLAT 1 83 GROVE HILL ROAD LONDON SE5 8DF  
FLAT 3 83 GROVE HILL ROAD LONDON SE5 8DF  
2 IVANHOE ROAD LONDON SE5 8DH  
42 GROVE PARK LONDON SE5 8LG  
FLAT A 39 GROVE PARK LONDON SE5 8LG  
FLAT B 39 GROVE PARK LONDON SE5 8LG  
FLAT C 39 GROVE PARK LONDON SE5 8LG  
20 GROVE PARK LONDON SE5 8LH  
81 GROVE HILL ROAD LONDON SE5 8DF  
204 Camberwell Grove London SE5 8RJ  
6 IVANHOE ROAD LONDON SE5 8DH

**Re-consultation:**

None

**Consultation responses received**

**Internal services**

Design and Conservation Team - No objections.

**Statutory and non-statutory organisations**

English Heritage - Do not consider it necessary to be notified of the application.

Council for British Archaeology - No comments at the time of writing.

The Victorian Society - No comments at the time of writing.

Ancient Monuments Society - No comments at the time of writing.

The Society for the Protection of Ancient Buildings - No comments at the time of writing.

Any comments received from now will be reported in an addendum report for the meeting.

**Neighbours and local groups**

Four letters received from The Ivanhoe Residents' and Tenants Association - Development does not enhance the Conservation Area; it would be a gradual destruction of this Conservation Area; Local Authorities are under no pressure to grant planning permission to back garden developments according to the Chief Planner in the Coalition government; it will set a precedent for other developers to build in the large back gardens of Grove Park.

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