
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	Habitat Developments	Reg. Number	11-AP-0226
Application Type	Conservation Area Consent		
Recommendation	Grant permission	Case Number	TP/2154-17

Draft of Decision Notice

Conservation Area Consent was GIVEN to demolish the following:

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.

At: 18 GROVE PARK, LONDON, SE5 8LH

In accordance with application received on 28/01/2011 08:01:39
and revisions/amendments received on 02/03/2011
11/03/2011
15/04/2011

and Applicant's Drawing Nos. 026-301 Rev A, 026-302 Rev A, 026-303, 026-304, 026-305, 026-306, 026-307, 026-308 Rev A, 026-309 Rev A, 026-310, 026-320 Rev A, 026-321 Rev A, 026-322 Rev A, 026-323, 026-324, 026-331, 026-332, 026-333, 026-334, 026-335, 026-336, 026-337, 026-338, 026-381 Rev A

Design and Access Statement

Reasons for granting conservation area consent

This conservation area consent application was considered with regard to various policies including, but not exclusively:

a] Saved Policies of The Southwark Plan 2007:

Policy 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

Policy 3.16 (Conservation Areas) requires development within conservation areas to preserve or enhance the character or appearance of the area.

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 immediate views and/or wider settings of a listed building, conservation area or world heritage site.

b] Core Strategy 2011

Strategic Policy 12 (Design and Conservation)

b] Planning Policy Statements [PPS] PPS 5 'Planning and the Historic Environment'

Particular regard was had to the impact on character and appearance of the Conservation Area that would result from the proposed partial demolition and it was considered that the scheme would preserve the character and appearance of the conservation area. It was therefore considered appropriate to grant Conservation Area Consent having regard to the policies considered and other material planning considerations.

Subject to the following condition:

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

Reason:

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

- 3 Works for the demolition of the building, or any part thereof, shall not be commenced before a valid construction contract under which one of the parties is obliged to carry out and itself complete the works of

redevelopment of the site for which planning permission has been granted has been entered into and evidence of such construction contract has first been submitted to and formally approved in writing by the Council as local planning authority.

Reasons:

As empowered by Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to maintain the character and appearance of the Camberwell Grove Conservation Area; and in accordance with saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites; of The Southwark Plan 2007 and Strategic Policy 12 'Design and Conservation' of the Core Strategy (2011).

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