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## RECOMMENDATION

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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.

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**Applicant** Mr & Mrs Holton  
**Application Type** Conservation Area Consent  
**Recommendation** Grant permission

**Reg. Number** 11-AP-0689

**Case Number** TP/2135-101

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### Draft of Decision Notice

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**Conservation Area Consent was GIVEN to demolish the following:**

Demolition of four existing garages.

**At:** LAND REAR OF 101 GROVE LANE, LONDON, SE5 8BG

**In accordance with application received on** 04/03/2011 08:02:03

**and Applicant's Drawing Nos.** BW-725-01, BW-725-06

**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)

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

Particular regard was had to the impact on the character and appearance of the Conservation Area that would result from the proposed demolition, but it was considered that there would not be a loss of any significant architectural significance that would harm character of the area. The building to be demolished does not contribute positively to the character and appearance of the Conservation Area, whereas the proposed replacement will do. 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.

- 2 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).