
RECOMMENDATION

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

Applicant	Mr R. Powell Camberwell United Reformed Church	Reg. Number	11-AP-1562
Application Type	Conservation Area Consent	Case Number	TP/2135-66
Recommendation	Grant permission		

Draft of Decision Notice

Conservation Area Consent was GIVEN to demolish the following:

Demolition of existing 1960s brick / concrete church and perimeter hardstanding and steel fence, to facilitate redevelopment as proposed under application ref. 11AP1561.

At: CAMBERWELL GREEN UNITED REFORM CHURCH, 64 GROVE LANE, LONDON, SE5 8SN

In accordance with application received on 16/05/2011 08:00:35

and Applicant's Drawing Nos. CGURC/01, CGURC/02 Rev D, CGURC/03 B, CGURC/04 A, CGURC/05 B, CGURC/06 D, CGURC/06b D, CGURC/06.1 D, CGURC/07 D, CGURC/07.1 D, CGURC/08 D, CGURC/09 D, CGURC/10 D, CGURC/11 D, CGURC/12 D, CGURC/13 D, CGURC/15 D, CGURC/18 B, CGURC/19 A

Conservation Area Design Statement.

Reasons for granting conservation area consent

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

This planning application was considered with regard to various saved policies of the Southwark Plan 2007 including, but not exclusively:

a) 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) states that there will be a general presumption in favour of retaining buildings that contribute positively to the character and appearance of the conservation area and notes that consent will be granted for schemes in conservation areas provided that they meet specified criteria in relation to conservation area appraisals and other guidance, design and materials.

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) Strategic policy 12 (Design and Conservation) of the Core Strategy (2011) which seeks to secure high quality developments and protect the borough's historic environment.

c) Planning Policy Statements [PPS] and Guidance Notes [PPG] PPS 5 Planning for the historic environment

Particular regard was had to the visual impact of the loss of the building on the site upon the Camberwell Grove Conservation Area, but given its poor quality and subject to a condition requiring a contract for the redevelopment of the site, it was considered that the character and appearance of this part of the conservation area would be preserved. 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 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 was granted simultaneously with this consent under reference 11-AP-1561) shall be entered into and evidence of the construction contract shall be submitted to for approval in writing by the Local Planning Authority.

Reason

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 in accordance with Saved Policies 3.15 'Conservation of the Historic Environment', 3.16 'Conservation Areas' and 3.18 'Setting of Listed Buildings, Conservation Areas and World Heritage Sites' of the Southwark Plan (July 2007) and Strategic Policy 12 'Design and Conservation' of the Core Strategy (April 2011).

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