

<b>Item No.</b> 6.4	<b>Classification:</b> OPEN	<b>Date:</b> 21 July 2011	<b>Meeting Name:</b> Camberwell Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 11-AP-0093 for: Full Planning Permission  <b>Address:</b> GROUND FLOOR AND BASEMENT, 82-84 CAMBERWELL CHURCH STREET, LONDON, SE5 8QZ  <b>Proposal:</b> Change of use of part ground and basement from Offices (B1 use) with ancillary uses to a Day Nursery and Place of Worship (D1 use) with the installation of 3 windows to the western flank elevation to the rear.		
<b>Ward(s) or groups affected:</b>	Brunswick Park		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 21 March 2011		<b>Application Expiry Date</b> 16 May 2011	

## RECOMMENDATION

- 1 To grant planning permission

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

## BACKGROUND INFORMATION

### Site location and description

- 2 The subject site is located to the southern side of Camberwell Church Street, located opposite the intersection with Vicarage Grove. The site is located within close proximity to the grade II\* listed St Giles Church and churchyard, which is to the immediate south-east.
- 3 The ground floor and basement of the site are presently vacant, and appear to have been so since October 2008. According to the applicant and neighbouring occupiers, the last use of the site was for an unauthorised nightclub which closed a couple of years prior to this application. Previous to that the site was used as offices. The other units within this terrace are a mixture of offices and residential.
- 4 The site is located within the Camberwell Town Centre, an Air Quality Management Area, Central Activity Zone, an Archaeological Priority Zone, the Camberwell Action Area and the Camberwell Grove Conservation Area.
- 5 In addition to the site being within the setting of the St Giles Church, it is also within the setting of the grade II listed building at 86 Camberwell Church Street.

## **Details of proposal**

- 6 Planning permission is sought for a change of use of part ground and basement from Offices (B1 use) with ancillary uses (kitchen, bathroom and changing room) to a Day Nursery and Place of Worship (D1 use) with the installation of 3 timber windows to the western flank elevation to the rear.
- 7 The Day Nursery will be the predominant use of the site, with the applicant proposing this to be operational between the hours of 07:00am to 19:00pm Monday to Friday. The capacity is for 30 children. The Nursery will employ 6 full time staff and between 3 and 6 part-time staff according to the applicant.
- 8 The proposed Place of Worship use is only between the hours of 13:30pm to 15:30pm on Sundays. The church would be relocating from their existing premises in Raey Studios, Caldwell Street (Lambeth). The applicant has stated that there are currently around 24-30 members, and this time would be used for choir practice, although services could be possible also within this use class. The congregation at the new premises is stated as being 70.
- 9 The rear amenity space will be landscaped and used in association with these uses.

## **Planning history**

- 10 Planning permission was granted in 1985 for the change of use of the premises from newspaper publishing offices, general offices, and offices ancillary to former industrial use to meeting room, members bar and entertainment room and ancillary offices at ground floor and basement. The application was made by the Peckham Labour Party. This use granted was essentially, in the opinion of officers, for offices (B1 use).

## **Planning history of adjoining sites**

- 11 Planning permission was granted in 1993 at the first and second floors at 82-84 Camberwell Church Street for the change of use from meeting rooms with ancillary offices to one 5 bedroom residential unit.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 12 The main issues to be considered in respect of this application are:
  - a) the principle of landuse.
  - b) the impact on the amenities of adjoining occupiers
  - c) the impact on the transportation network
  - d) the impact on the conservation area and setting of listed buildings

### **Planning policy**

- 13 Saved Policies of the Southwark Plan 2007 (July)
  - 1.4 Employment sites outside the Preferred Office Locations and Preferred Industrial Locations
  - 1.7 Development within town and local centres
  - 2.2 Provision of new community facilities

- 3.2 Protection of Amenity
- 3.12 Quality in Design
- 3.15 Conservation of the Historic Environment
- 3.16 Conservation Areas
- 3.18 Setting of Listed Buildings, conservation areas and World Heritage Sites.
- 5.2 Transport Impacts
- 5.3 Walking and Cycling
- 5.6 Car Parking

Camberwell Grove Conservation Area Appraisal (August 2003)

14 London Plan 2008 consolidated with alterations since 2004

- 3B.2 Office demand and supply
- 4A.1 Tackling climate change
- 4A.20 Reducing noise
- 4.B1 Design Principles for a compact city
- 4.B8 Respect local communities and context
- 4B.11 London's built heritage
- 4B.12 Heritage Conservation

15 Core Strategy

- Strategic Policy 1 – Sustainable development
- Strategic Policy 2 – Sustainable transport
- Strategic Policy 4 - Places to learn and enjoy
- Strategic Policy 12 – Design and conservation
- Strategic Policy 13 – High environmental standards

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

- PPS1 Delivering Sustainable Development
- PPS5 Planning for the Historic Environment
- PPG13 Transport
- PPG24 Planning and Noise

**Principle of development**

- 17 In accordance with saved policy 1.4 'Employment sites outside the Preferred Office Locations and Preferred Industrial Locations' of The Southwark Plan [UDP] 2007, developments should not result in the loss of any existing B class floorspace. An exception may be made where; the applicant can demonstrate convincing attempts to dispose of the premises; the site is unsuitable for redevelopment as B class floorspace; or the site is located within a town or local centre, in which case in accordance with policy 1.7 'Development within town and local centres' other suitable town centre uses will be permitted.
- 18 Whilst the site appears to have been vacant for a number of years (possibly since October 2008), given that it is located within the Camberwell Town Centre, policy 1.7 'Development within town and local centres' is relevant.
- 19 It is considered that the proposed Day Nursery and Place of Worship (D1 use), being Community Use, is a suitable town centre use, and the loss of existing office floorspace would therefore comply with policy 1.4 'Employment sites outside the Preferred Office Locations and Preferred Industrial Locations' of The Southwark Plan [UDP] 2007.

- 20 With regard to saved policy 2.2 'Provision of new community facilities' of The Southwark Plan [UDP] 2007, new community facilities must be able to be used by all members of the community, and provided the use does not materially harm the amenity of adjoining occupiers or adverse highway conditions, then the use can be considered acceptable.
- 21 Furthermore, Strategic Policy 4 'Places to learn and enjoy' of the Core Strategy 2011 seeks to facilitate community facilities that meet the needs of local communities. and ensuring development provides flexible community spaces that can be shared by many groups, where there is a local need and an identified occupier for the space. The proposed development would meet the objectives of this policy.
- 22 Overall, for these reasons, it is considered that the proposed change of use to a Day Nursery and Place of Worship (D1 use) is acceptable in principle.

### **Environmental impact assessment**

- 23 Not required with scale and nature of this application.

### **Amenity**

#### *Neighbouring Occupiers*

- 24 The application is for both a Day Nursery and a Place of Worship which are two uses which have potential to impact on the amenity of adjoining occupiers from noise and disturbance, and this has been raised in objection letters from neighbouring occupiers. The nearest residential occupiers are located above the premises, to the immediate east (86 Camberwell Church Street) and to the rear adjoining the rear amenity space (80a, 80b and 80c Camberwell Church Street).
- 25 As such, the applicant has prepared and submitted a Noise Assessment (prepared by Vanguardia Consulting).
- 26 The Environmental Protection Team has considered the application and documents submitted and is of the opinion that planning permission could be granted, subject to the imposition of appropriate conditions to control noise outbreak from the premises.
- 27 As such, it is proposed to include a condition that requires that the external door to the rear and the windows are kept closed during place of worship services, and also that the proposed windows should be double glazed to improve their acoustic abilities.
- 28 Some concern has been raised by neighbouring occupiers that the use of the garden space to the rear, when used by the place of worship use, would impact on the quality of amenity of neighbouring occupiers. Whilst it is considered unreasonable to exempt all use of this area to the place of worship use, it is considered reasonable to impose a condition, should consent be granted, to ensure there are no services held within this area. With regard to use by the nursery, there would be a maximum of 12 children in the garden at a time, and they would be supervised. It is not considered that this would result in an undue loss of amenity.
- 29 It is not considered that the potential of people congregating outside the front of the premises would cause material harm to surrounding occupiers given the size of the congregation, the hours of use, and the relatively busy nature of Camberwell Church Street.
- 30 In terms of hours of use, the applicant has proposed that the hours for the place of worship are between 13:30pm to 15:30pm on Sundays. This is considered to be

wholly reasonable. However, whilst some control of hours would be required, these hours seem restrictive to future occupiers, and as such it is considered reasonable to condition the hours of operation of the place of worship to 10:00am to 17:00pm on Sundays, given the town centre location.

- 31 In terms of the day nursery use, the applicants have proposed the use operates between the hours of 07:00am to 19:00pm Monday to Friday. These hours are considered reasonable, as they are not unexpected for such a use and given the town centre location of the site. However, to ensure that the use operates within these hours, it is recommended that these are conditioned.
- 32 It is also recommended to impose conditions to ensure that a maximum noise level of 80 dB(A) within the premises is not exceeded and that the premises is adequately insulated to ensure no unacceptable noise or disturbance to residential properties sharing a party element with the site.
- 33 In terms of capacity at the site, the applicant has stated that the capacity for the day nursery is 30 children and that with regard to the place of worship their current congregation size is around 24-30 and this would increase to 70 at the new premises.
- 34 To ensure that both the day nursery and place of worship congregation numbers are at a suitable level for the site, it is recommended that a condition is imposed, should consent be granted, to restrict the number of occupiers for the place of worship use to 70 persons maximum, and another to restrict the nursery use to 30 children.
- 35 With regard to other potential impacts on the amenity of neighbouring occupiers, it is not considered that the proposed development would result in a loss of daylight or sunlight to any neighbouring property as there is no increase in bulk of the existing building.
- 36 The development does however propose to install 3 new timber windows in the rear flank elevation, however these are not considered to give rise to overlooking or subsequently loss of privacy to any adjoining property.
- 37 Overall, it is considered that the development would not have a material impact on the amenities of neighbouring occupiers subject to the imposition of suitable conditions as outlined, should consent be forthcoming. The development proposed therefore meets the relevant saved policies of The Southwark Plan [UDP] 2007, the strategic policies of the Core Strategy 2011 and the Residential Design Standards [SPD].

### **Traffic issues**

- 38 The subject site is located within an area with a high Public Transport Accessibility Level (PTAL) of 5 and is located outside a Controlled Parking Zone (CPZ).
- 39 The Transport Planning Team have considered the application and with respect to transport impacts these are considered separately for the two uses as below.

#### *Nursery*

- 40 The nursery is limited to 30 children, and is likely to appeal to a relatively local catchment. A draft school travel plan has been submitted with the aim of reducing the use of non-sustainable modes of transport and proposes measures such as providing cycle and scooter storage, information on public transport, and encouraging car sharing.
- 41 Stopping is not permitted on Camberwell Church Street outside the nursery (except for

loading or disabled parking) by virtue of the Red Route controls, and so parents arriving by car will need to find a space in a side street for short-term parking while dropping off or picking up children. Roads to the north and west of the site are currently within CPZs, and a new CPZ is proposed to the east of the site with implementation possibly by September, if approved. All these factors combine to create a situation in which would encourage people to walk or use public transport to get to and from the site. Illegal stopping on the highway is covered under separate legislation.

- 42 There is sufficient space within the development to accommodate staff and visitor cycles without the need for formal provision; this is realistically likely to be within the outdoor amenity space to the rear. The same is true for storage of pushchairs should parents want to leave them. There is on-street cycle parking nearby which could be used for parent cycle parking, which is likely to be short-term.
- 43 It is recommended that a condition is attached to planning permission (if granted) requiring the formalisation of the nursery travel plan.

#### *Place of Worship*

- 44 The limited size of the property imposes a practical limit on the congregation of the church, and although the church congregation currently stands at 24-30, this is likely to increase to 70 in the new premises. A draft travel plan has been submitted which details the mode of transport used by current members (42.5% walk, 42.5% use cars, 10% use public transport and 5% cycle) and the likely change to that given the change of location – a reduction in the number travelling by car to give a total parking demand of 5 car parking spaces, and it is noted that the church currently has a car-sharing scheme. The travel plan states that the relocation would enable more members of the congregation to walk to the site. While a formal survey of parking has not been submitted, informal evidence in the form of photographs indicates that there is adequate space for accommodating this demand on a Sunday without leading to excessive parking stress, and Transport Planning Officers have confirmed this.
- 45 Accessibility by other modes is good, and there is sufficient cycle parking on Camberwell Church Street and the wider area.
- 46 It is recommended that a condition is attached to the planning permission (if granted) requiring the formalisation of the place of worship travel plan.

#### **Design issues**

- 47 In accordance with saved policy 3.12 'Quality in design' of The Southwark Plan [UDP], developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. New buildings and alterations to existing buildings should embody a creative and high quality appropriate design solution, specific to their site's shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment.
- 48 The proposed development would require the installation of 3 timber windows into the rear flank elevation, which are the only external works required. Initially the application proposed PVCu windows, however the applicant has since amended these to be timber to protect and enhance the conservation area setting.
- 49 However, to ensure that the proposed windows are of a sufficient quality, a condition is recommended to be imposed, should consent be granted, requiring the applicant to

submit detailed drawings of the proposed windows which should be double glazed to improve their acoustic properties.

- 50 Overall, for these reasons it is considered that the development meets relevant saved policies of The Southwark Plan [UDP] 2007, strategic policies of the Core Strategy 2011, the London Plan and PPS5: Planning for the Historic Environment.

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

- 51 In accordance with saved policy 3.18 'Setting of listed buildings, conservation area and world heritage sites' of The Southwark Plan [UDP], 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.

- 52 It is considered that the proposed development would preserve the setting of the listed St Giles Church and the listed building at 86 Camberwell Church Street.

#### **Impact on trees**

- 53 None

#### **Planning obligations (S.106 undertaking or agreement)**

- 54 None

#### **Sustainable development implications**

- 55 There are no sustainable development implications associated with this application.

#### **Other matters**

- 56 There are no other matters for consideration.

#### **Conclusion on planning issues**

- 57 Overall, for the reasons further explored above, it is considered that the proposed development would comply with the relevant saved policies of The Southwark Plan [UDP] 2007, strategic policies of the Core Strategy 2011, Residential Design Standards 2008, the London Plan and PPS5: Planning for the Historic Environment. Officers therefore recommend that planning permission be granted, subject to the imposition of conditions.

#### **Community impact statement**

- 58 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.

#### **Consultations**

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

## **Consultation replies**

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

### Summary of consultation responses

61 23 Graces Mews

Objects to the place of worship as there is already considerable parking pressure within the area and this would be increased if the application is approved.

62 39 Gilesmead, 79 Camberwell Church Street

No objection to the nursery but objects to the use as a church. The church will create significant noise and there is also an adequate provision for Christian worship within the area, such as St Giles Church.

63 Occupier on Camberwell Church Street (no address provided)

Objects to the proposed place of worship use and considers that there is sufficient capacity provided at St Giles Church. There is a nightclub and church nearby (not specified) and this has created problems arising from noise and disturbance.

64 Flat 5, 80 Camberwell Church Street

Objects to the development as there is concern that the proposed use will cause disturbance to the residents of the flats at 80 Camberwell Church Street. The main concern is with the use as a church with associated noise and disturbance on Sunday afternoons. The previous occupiers used the garden for parties which caused disturbance for neighbouring occupiers, there is concern that the proposed use will also cause further disturbance.

65 Flat 4, 80 Camberwell Church Street

Have serious concerns regarding noise levels and parking problems associated with the application. There are current problems with people parking on neighbouring properties and this would be worse if the application went ahead. The high number of church uses in the area has prevented other community uses. There should be further noise assessment and a clause stating no use of the garden space for parties or services, no sound amplification within the building, and limitations of hours of use.

## **Human rights implications**

66 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.

67 This application has the legitimate aim of providing a nursery and place of worship. 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**

### **Strategic Director of Communities, Law & Governance**

68 None



## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2030-82  Application file: 11-AP-0093  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> Case officer telephone: 020 7525 5470 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>	Fennel Mason, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	11 July 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	yes	yes
Strategic Director of Environment and Housing	yes	yes
<b>Date final report sent to Community Council Team</b>	11 July 2011	

**Consultation undertaken**

69 **Site notice date:**

6 April 2011

70 **Press notice date:**

31 March 2011

71 **Case officer site visit date:**

6 April 2011

72 **Neighbour consultation letters sent:**

8 April 2011

**Internal services consulted:**

73 Design and Conservation  
Environmental Protection Team  
Transportation Team  
Waste Management

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

74 Transport for London

**Neighbours and local groups consulted:**

**Neighbour Consultee List for Application Reg. No. 11-AP-0093**

75

<b>TP No</b>	TP/2030-82	<b>Site</b>	GROUND FLOOR AND BASEMENT, 82-84 CAMBERWELL CHURCH STREET, LONDON, SE5 8QZ
<b>App. Type</b>	Full Planning Permission		

<b>Date Printed</b>	<b>Address</b>
08/04/2011	2 CHAMBERLAIN COTTAGES CAMBERWELL GROVE LONDON SE5 8JD
08/04/2011	1 CHAMBERLAIN COTTAGES CAMBERWELL GROVE LONDON SE5 8JD
08/04/2011	3 CHAMBERLAIN COTTAGES CAMBERWELL GROVE LONDON SE5 8JD
08/04/2011	5 CHAMBERLAIN COTTAGES CAMBERWELL GROVE LONDON SE5 8JD
08/04/2011	4 CHAMBERLAIN COTTAGES CAMBERWELL GROVE LONDON SE5 8JD
08/04/2011	84 CAMBERWELL CHURCH STREET LONDON SE5 8QZ
08/04/2011	82 CAMBERWELL CHURCH STREET LONDON SE5 8QZ
08/04/2011	86 CAMBERWELL CHURCH STREET LONDON SE5 8QZ
08/04/2011	76A CAMBERWELL CHURCH STREET LONDON SE5 8QZ
08/04/2011	70A CAMBERWELL CHURCH STREET LONDON SE5 8QZ
08/04/2011	6 CHAMBERLAIN COTTAGES CAMBERWELL GROVE LONDON SE5 8JD
08/04/2011	FLAT ABOVE 73 CAMBERWELL CHURCH STREET LONDON SE5 8TR
08/04/2011	67 CAMBERWELL CHURCH STREET LONDON SE5 8TR
08/04/2011	64-68 CAMBERWELL CHURCH STREET LONDON SE5 8JB
08/04/2011	8 CHAMBERLAIN COTTAGES CAMBERWELL GROVE LONDON SE5 8JD
08/04/2011	7 CHAMBERLAIN COTTAGES CAMBERWELL GROVE LONDON SE5 8JD
08/04/2011	76 CAMBERWELL CHURCH STREET LONDON SE5 8QZ
08/04/2011	FLAT ABOVE 69 CAMBERWELL CHURCH STREET LONDON SE5 8TR
08/04/2011	FLAT ABOVE 67 CAMBERWELL CHURCH STREET LONDON SE5 8TR
08/04/2011	11 CAMBERWELL GROVE LONDON SE5 8JA
08/04/2011	75 CAMBERWELL CHURCH STREET LONDON SE5 8TU
08/04/2011	13 CAMBERWELL GROVE LONDON SE5 8JA
08/04/2011	17 CAMBERWELL GROVE LONDON SE5 8JA
08/04/2011	15 CAMBERWELL GROVE LONDON SE5 8JA
08/04/2011	FLAT 36 MAYWARD HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 7NA
08/04/2011	FLAT 35 MAYWARD HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 7NA
08/04/2011	FLAT 37 MAYWARD HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 7NA
08/04/2011	200 BENHILL ROAD LONDON SE5 7LL
08/04/2011	FLAT 38 MAYWARD HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 7NA
08/04/2011	19 CAMBERWELL GROVE LONDON SE5 8JA
08/04/2011	7 CAMBERWELL GROVE LONDON SE5 8JA
08/04/2011	35 CAMBERWELL GROVE LONDON SE5 8JA
08/04/2011	9 CAMBERWELL GROVE LONDON SE5 8JA
08/04/2011	74 CAMBERWELL CHURCH STREET LONDON SE5 8QZ
08/04/2011	72 CAMBERWELL CHURCH STREET LONDON SE5 8QZ
08/04/2011	27 CAMBERWELL GROVE LONDON SE5 8JA
08/04/2011	29 CAMBERWELL GROVE LONDON SE5 8JA
08/04/2011	33 CAMBERWELL GROVE LONDON SE5 8JA
08/04/2011	31 CAMBERWELL GROVE LONDON SE5 8JA
08/04/2011	25 CAMBERWELL GROVE LONDON SE5 8JA
08/04/2011	SECOND FLOOR FLAT 78 CAMBERWELL CHURCH STREET LONDON SE5 8QZ
08/04/2011	67C CAMBERWELL CHURCH STREET LONDON SE5 8TR
08/04/2011	67D CAMBERWELL CHURCH STREET LONDON SE5 8TR
08/04/2011	GROUND FLOOR RIGHT 24 MAYWARD HOUSE BENHILL ROAD LONDON SE5 7NA
08/04/2011	GROUND FLOOR LEFT 24 MAYWARD HOUSE BENHILL ROAD LONDON SE5 7NA
08/04/2011	FLAT 23 CAMBERWELL GROVE LONDON SE5 8JA
08/04/2011	FIRST FLOOR FLAT 78 CAMBERWELL CHURCH STREET LONDON SE5 8QZ
08/04/2011	FIRST FLOOR AND SECOND FLOOR FLAT 82-84 CAMBERWELL CHURCH STREET LONDON SE5 8QZ
08/04/2011	SECOND FLOOR AND THIRD FLOOR FLAT 73 CAMBERWELL CHURCH STREET LONDON SE5 8TR
08/04/2011	67A CAMBERWELL CHURCH STREET LONDON SE5 8TR
08/04/2011	ST GILES CLUBS BENHILL ROAD LONDON SE5 7LL
08/04/2011	79 CAMBERWELL CHURCH STREET LONDON SE5 7LN
08/04/2011	GROUND FLOOR 73 CAMBERWELL CHURCH STREET LONDON SE5 8TR
08/04/2011	PART FIRST FLOOR 81 CAMBERWELL CHURCH STREET LONDON SE5 8RB
08/04/2011	DENTAL SURGERY 82 CAMBERWELL CHURCH STREET LONDON SE5 8QZ
08/04/2011	FLAT 1 80 CAMBERWELL CHURCH STREET LONDON SE5 8QZ
08/04/2011	65 CAMBERWELL CHURCH STREET LONDON SE5 8TR
08/04/2011	FLAT 2 80 CAMBERWELL CHURCH STREET LONDON SE5 8QZ
08/04/2011	FLAT 4 80 CAMBERWELL CHURCH STREET LONDON SE5 8QZ



08/04/2011 37 GILESMEAD 79 CAMBERWELL CHURCH STREET LONDON SE5 7LN  
08/04/2011 39 GILESMEAD 79 CAMBERWELL CHURCH STREET LONDON SE5 7LN  
08/04/2011 38 GILESMEAD 79 CAMBERWELL CHURCH STREET LONDON SE5 7LN  
08/04/2011 31 GILESMEAD 79 CAMBERWELL CHURCH STREET LONDON SE5 7LN  
08/04/2011 30 GILESMEAD 79 CAMBERWELL CHURCH STREET LONDON SE5 7LN  
08/04/2011 32 GILESMEAD 79 CAMBERWELL CHURCH STREET LONDON SE5 7LN  
08/04/2011 34 GILESMEAD 79 CAMBERWELL CHURCH STREET LONDON SE5 7LN  
08/04/2011 33 GILESMEAD 79 CAMBERWELL CHURCH STREET LONDON SE5 7LN  
08/04/2011 40 GILESMEAD 79 CAMBERWELL CHURCH STREET LONDON SE5 7LN  
08/04/2011 FLAT 8 MAYWARD HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 7NA  
08/04/2011 FLAT 7 MAYWARD HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 7NA  
08/04/2011 FLAT 9 MAYWARD HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 7NA  
08/04/2011 FLAT 11 MAYWARD HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 7NA  
08/04/2011 FLAT 10 MAYWARD HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 7NA  
08/04/2011 FLAT 3 MAYWARD HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 7NA  
08/04/2011 FLAT 2 MAYWARD HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 7NA  
08/04/2011 FLAT 4 MAYWARD HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 7NA  
08/04/2011 FLAT 6 MAYWARD HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 7NA  
08/04/2011 FLAT 5 MAYWARD HOUSE GLEBE ESTATE PECKHAM ROAD LONDON SE5 7NA  
20/06/1837 23 Graces Mews SE5 8JF  
20/06/1837 Via email

**Consultation responses received**

**Internal services**

- 76 Design and Conservation - no objection to the installation of the timber windows to the rear.
- 77 Environmental Protection Team - no objection to the proposed development subject to the imposition of conditions to restrict hours of use, restricted numbers and maximum noise generation.
- 78 Transportation Team - no objection to the proposed development with comments incorporated into the report.
- 79 Waste Management - no response at the time of writing.

**Statutory and non-statutory organisations**

- 80 Transport for London - no response received at the time of writing.

**Neighbours and local groups**

- 81 23 Graces Mews

Objects to the place of worship as there is already considerable parking pressure within the area and this would be increased if the application is approved, as would irresponsible parking.

- 82 39 Gilesmead, 79 Camberwell Church Street

No objection to the nursery but objects to the use as a church. The church will create significant noise which will be an intrusion for those living nearby. There is also an adequate provision for Christian worship within the area, and these create real noise nuisance. Consideration needs to be given to the need for an additional church within this area.

- 83 Occupier on Camberwell Church Street (no address provided)

Objects to the proposed place of worship use and considers that there is sufficient capacity provided at St Giles Church. There is a nightclub and church nearby and this has created problems arising from noise and disturbance.

- 84 Flat 5, 80 Camberwell Church Street

Objects to the development as there is concern that the proposed use will cause disturbance to the residents of the flats at 80 Camberwell Church Street. The main concern is with the use as a church with associated noise and disturbance on Sunday afternoons. The previous occupiers used the garden for parties which caused disturbance for neighbouring occupiers, there is concern that the proposed use will also cause further disturbance.

85 Flat 4, 80 Camberwell Church Street

Have serious concerns regarding noise levels and parking problems associated with the application. There are current problems with people parking on neighbouring properties and this would be worse if the application went ahead. The high number of church uses in the area has prevented other community uses and there are now too many to balance. There should be further noise assessment and a clause stating no use of the garden space for parties or services, no sound amplification within the building, and limitations of hours of use.