

Item No. 6.2	Classification: Open	Date: 8 September 2011	Meeting Name: Dulwich Community Council
Report title:	Development Management planning application: Application 10-AP-3756 for: Listed Building Consent Address: 60 DULWICH VILLAGE, LONDON, SE21 7AJ Proposal: Demolition of late 20th century additions to allow the construction of a new extension to the side and rear at ground and lower ground floor levels to provide additional living accommodation; internal alterations.		
Ward(s) or groups affected:	Village		
From:	Head of Development Management		

RECOMMENDATION

- 1 Grant listed building consent.

BACKGROUND INFORMATION

- 2 This item is before Dulwich Community Council due to the number of letters of objection received to the scheme.

Site location and description

- 3 The existing Grade II listed building forms part of a pair of the semi detached houses with no.62. The dwelling is a modest mid-18th century house with an entrance and central stair case and two rooms in the lower ground, ground and first floor and within the original mansard roof.
- 4 Both houses at no 60 and 62 have had extensions over the last 250 years including two storey canted bay to the front elevation (19th century), two storey side extensions (19th century), ground floor side extensions (20th century) and basement rear extensions (20th century). These extensions have, on the whole, retained a sense of the original proportions and relate to the original scale of the architecture and the rooms.
- 5 The application site retains its substantial garden which extends to Boxall Road. The application site lies within the Dulwich Village Conservation Area

Details of proposal

- 6 Planning and listed building consent are sought to demolish the existing single storey rear kitchen extension and the raised 70's extension that sits alongside the front of the building and construction of a full width extension on the lower ground level of the property and rebuilding and extension of the existing upper ground/first floor extension. The extensions would be a very modern design and would measure as follows;

- 7 Ground floor
width 11.2m
length 3.7m from the rear most wall 7.4m deep from undercroft area
height single storey element 3.1m
- 8 First floor
width 4.8m
length 7.9m
height 4.1m to the front, increasing with the fall of the land at the rear to 5.9m

- 9 A roof terrace is proposed across part of the single storey roof, this has been reduced from the original submission and would be partially planted to provide a terrace area of approximately 14sqm, which would be approximately the same size as the existing extension, albeit a different shape.

Planning history

- 10 2/05/1978 Planning permission and listed building consent were granted for the erection of a first floor extension.
- 11 10-AP-0743 Permission granted for the removal and replacement of a Copper Beech tree in the front garden. (21/07/10).
- 12 10-AP-2238 and 10-AP-2239 Planning and listed building consent for the demolition of late 20th century additions and construction of a new extension on lower ground, ground and first floors to the side to provide additional residential accommodation. These applications were withdrawn on 18/08/2010.

Planning history of adjoining sites

62 Dulwich Village

- 13 December 1995 planning permission and listed building consent granted for alterations to the existing ground floor extension including a new bay window and 1 metre high balustrade to roof garden.
- 14 May 2006 Listed building consent granted for the opening up of a chimney breast in lower ground floor kitchen.
- 15 29/10/2009 Planning and listed building consent granted for alterations and replacing windows.

54 Dulwich Village

- 16 9701104 Erection of a single storey ground floor kitchen /dining extension to the rear of the property and ground floor infill extension.
- 17 98000590 Single storey ground floor kitchen / dining extension and single storey hall and infill extension.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 18 The main issues to be considered in respect of this application are:
- a) the impact of the proposed extension upon the existing listed building.

Planning policy

Core Strategy 2011

- 19 Strategic Policy 12 Design and conservation

Southwark Plan 2007 (July) - saved policies

- 20 3.17 Listed buildings

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

- 21 PPS 5 Planning and the historic environment

Principle of development

- 22 There are no objections in principle to works to a listed building subject to compliance with local and central government guidance.

Environmental impact assessment

- 23 Not required. No significant environmental impacts would arise.

Design issues

- 24 There are no objections in listed building terms to the demolition of the existing non original extensions.

Where the extension to a listed building is being considered, particular consideration is given to the scale and height of the proposal and national guidelines suggest that extensions and alterations should remain subservient and complementary to the heritage asset. In this case, the existing listed building extends to four floors including the lower ground floor and the mansard roof accommodation. Further, the substantial size of the site suggests that it can accommodate a sensitively designed extension.

- 25 The proposed development is arranged in two parts. The first is an extension to the lower ground floor that wraps itself around the north and east flanks of the existing building and largely is invisible when viewed from the street due to the slope across the site. This part of the scheme has been designed to echo the dimensions and proportions of the existing reception room of the listed building and includes the removal of an unsympathetic later addition on the boundary with No 62. Here the proposal has been designed as a lightweight glazed construction which will open up views through to the back wall of the existing listed building. In this scheme glass has been used as a device to separate the old from the new and where the roof of new extension meets the existing building, glass is used to connect the two and will allow light to wash across the existing historic building. The quality of the design will rely entirely on the choice of glass and this should be conditioned to ensure that it is not excessively reflective and allows clear and unencumbered views of the listed building. Glass technology is such that a non-reflective clear glass can and should be possible to use on this part of the design.
- 26 The second part of the scheme is an upper ground floor side extension that forms a new sitting room in the area of the existing extension and extends approximately 2m further into the garden but not to the rear edge of the lower ground floor extension below. This set-back at the upper floor of the extension is significant because it separates the upper part of the scheme from the lower ground floor and reduces its

dominance. This part of the scheme continues the theme of glass connecting the old to the new but takes on a more appropriate brick-faced construction on the more prominent north and east faces that are visible from the street. Here the scheme continues the theme of the pair of listed buildings with a confident but elegant extension at upper ground level that enhances the listed building through its marked contrast and takes on a design that suggests the qualities of a brick-built garden wall. The detailed design of this wall and its relationship to the listed building will be crucial to the quality of the design and should therefore be conditioned to ensure that the brick reveals at the windows are suitably deep, the angled faces of the brickwork are crisply executed, and the glass connections to the existing building are designed to preserve the architectural features of the original building.

- 27 The most significant change between the existing building and the proposed scheme is the inclusion of a high roof terrace over the lower ground floor extension that creates an external link between the sitting room to the music room. This is not a new feature to this listed building or indeed the pair of listed buildings. The existing building already has a terrace over the existing kitchen immediately adjacent to that at No 62. The proportions of the proposed lower ground floor extension result in an extension that is set-back 0.5m from the existing adjacent roof terrace. Further, the feature glass return on the roof means that the edge of the terrace is set back a further 750mm from the rear face of the proposed extension, in a further reduction of terrace there is the inclusion of a sedum roof 1 metre in depth. Therefore, the arrangement is such that the new terrace is set-back at least 2m from the rear face of the existing terrace.

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

- 28 Saved policy 3.17 states that development proposals involving a listed building should preserve the building and its features of special architectural or historic interest. Further that planning permission for proposals which involve an alteration or extension to a listed building will only be permitted where:
- i. There is no loss of important historic fabric; and
 - ii. The development is not detrimental to the special architectural or historic interest of the building; and
 - iii. The development relates sensitively and respects the period, style, detailing and context of the listed building or later alterations of architectural or historic interest; and
 - iv. Existing detailing and important later additional features of the building are preserved, repaired or, if missing, replaced.
- 29 The proposal meets all these requirements. The extension interfaces with the original listed building in a delicate and appropriate manner and preserves all its features of historic and architectural significance. The extension echoes the plan form of the original building in its proportions and its geometry and in that way it compliments this nationally important building. The rooms that are affected internally retain their original integrity and this extension offers the optimal use to this building.
- 30 The aesthetic of this proposal compliments this listed building in an appropriate manner. Glass is used sensitively to the rear of the property, preserving the significance of the original Georgian property by deliberately separating the new from the old. The glazed facade offers clear views through to the original building and the connection to the original building enhances its features by allowing the sunlight to bathe its principle features. In this way the contrast of styles and materials is not harmful but enhances the historical significance of the original building.
- 31 The proposal involves the modest internal re-organisation of this listed property. This is mainly on the lower ground floor where new partitions will be used to create a new toilet beneath the main entrance and to divide the rear-facing room to create a

separate TV room and utility room. Whilst such a division of a single room would not normally be considered appropriate, it appears to reinstate the plan form of the original dwelling and echoes the original arrangement of spaces at the lower ground floor. In this respect the proposal does not involve the loss of historic features of the heritage asset but will alter its setting in a nominal and fitting manner. Such a modest change can only be described as less than substantial harm to the heritage asset as set out in PPS5 - Planning for the Historic Environment

- 32 Policy HE 9.4 of PPS5 states that : *“Where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should:*

(i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and

(ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.”

- 33 This proposal will result in a marked improvement of this fine Georgian property. It complements the historic building and its pair appropriately. It does not involve the loss of any features of significance. Indeed the scheme enhances to appreciation of this heritage asset. In this way it improves the use and enjoyment of this property that should not only give this building a longer lease on life but embed a more appropriate use in the internal arrangement.

The Core Strategy, at Strategic Policy 12, also seeks the conservation and protection of historic and natural places. Development is expected to preserve or enhance the historic environment. It is considered that this proposal is compliant with this policy.

Conclusion on planning issues

- 34 Planning and listed building consent are sought for the extension of the existing Georgian house. The extensions due to their size and design have attracted considerable opinion from residents in Dulwich both in opposition and support. It is acknowledged that the proposed extensions are fairly large, but it is not considered that they would be harmful in terms of overlooking, privacy, loss of light or overshadowing. The issue is then around the design, materials and impacts of the extension to the existing listed building and to the Dulwich Village Conservation Area, this has been duly considered by officers and it is felt that extending the property in the form presented would be both sensitive and considered, and would not compromise the character or setting of the listed building or conservation area.
- 35 It is acknowledged that there are varying opinions on this matter, but taking account of all of the views expressed, officers are minded to recommend approval to the granting of both planning and listed building consent.

Community impact statement

- 36 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 above.

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

Consultations

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

Consultation replies

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

Summary of consultation responses

- 39 Impact to the listed building through insensitive alterations
Feel the changes will be an improvement

Human rights implications

- 40 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.
- 41 This application has the legitimate aim of providing an extension to a listed building. 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

None.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2292-60 Application file: 10-AP-3756 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: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5434 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Sonia Watson, Senior Planning Officer	
Version	Final	
Dated	23 August 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	n/a	
Strategic Director of Regeneration and Neighbourhoods	n/a	
Strategic Director of Environment and Leisure	n/a	
Date final report sent to the Community Council Team	26 August 2011	

APPENDIX 1

Consultation undertaken

Site notice date: 14/01/2011

Press notice date: 13/01/2011

Case officer site visit date: 3/3/2011 application site
8/3/2011, adjoining property 62 Dulwich Village, 12/5/2011 adjoining property 54
Dulwich Village

Neighbour consultation letters sent:

17/01/2011

Internal services consulted:

Conservation and design officer

Statutory and non-statutory organisations consulted:

The Georgian Society
The Council for British Archaeology
Twentieth Century Society
The Victorian Society
Ancient Monuments Society
Society for the Protection of Ancient Buildings

Neighbours and local groups consulted:

refer to planning report

Dulwich Society

APPENDIX 2

Consultation responses received

Internal services

Design and conservation comments within the officer report.

Statutory and non-statutory organisations

The Georgian Society - Following a full review and site visit of 4.2.2011. The Group has no objections, the proposals will not be damaging to the historic significance /character of the building or the conservation area.

The Council for British Archaeology - The Committee has considered an application for this site before and objected to the proposed design. This new proposal was more modest in terms of listed building and in terms of replacing the Elsom Pack and Roberts extension. The Committee therefore had no objections subject to conditions.

Neighbours and local groups

6 Woodyard Lane - Objects, the proposed development devalues what the previous extensions achieved and lacks any architectural sensitivity in terms of design, scale and use of materials. Amenity impacts to neighbours through light pollution.

66 East Dulwich Grove - Supports the application, extension will improve the view from the street.

Other comments as received as listed within the planning application reference 10/AP/3755