
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 & Mrs Noton	Reg. Number	10-AP-3756
Application Type	Listed Building Consent	Case Number	TP/2292-60
Recommendation	Grant permission		

Draft of Decision Notice

Listed Building CONSENT was given to carry out the following works:

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.

At: 60 DULWICH VILLAGE, LONDON, SE21 7AJ

In accordance with application received on 23/12/2010

and Applicant's Drawing Nos. 100 Rev 00, 200 rev 0, 201 rev 00, 202 rev 1ST, 204 rev 0, 209 rev 1ST, 210 rev 11, 211 rev 10, 212 06, 212 rev 07, 300 rev 1ST, 301 rev 1ST, 302 rev 1ST, 310 rev 09, 311 rev 07, 312 rev 08, 313 rev 08; 314 rev 08; 410 rev 03
Design and Access Statement
photosheet 900
illustration

Reasons for granting listed building consent.

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

Saved Southwark Plan 2007

a] Policies 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 3.17 (Listed buildings) which seeks that development proposals involving a listed building should preserve the listed building and its features of special architectural or historic interest.

Core Strategy 2011

b] Policies Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces and conservation of heritage assets.

c] Planning Policy Statements [PPS] and Guidance Notes [PPG] PPS5 Planning and the historic environment.

Particular regard was had to:

- objections to the impact upon the listed building including the loss of historic fabric and alteration to historic layout, where it was considered that the proposed development would preserve the listed building.

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 works on site, a Method Statement(s) and Schedule of Works shall be submitted to the Local Planning Authority for approval in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

- Demolition of internal partitions
- Support, protection and repair of existing supporting walls and foundations

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of

the listed building in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.17 Listed Buildings of The Southwark Plan 2007.

3 Prior to the commencement of works on site, the following sections and detailed drawings at a scale of 1:5/10 to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

- the facades;
- parapets;
- roof edges;
- junctions with the existing building; and
- heads, cills and jambs of all openings,

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with policy SP12 Design & Conservation of the Core Strategy and saved policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan (UDP) July 2007.

4 1:20 or 1:10 Scale details of the new plumbing installation in the lower ground floor to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority and work shall then be carried out in accordance with the details approved. All repairs to rainwater goods and new pipework runs to be in cast iron and to match existing historic profiles and details. No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless approved by the Local Planning Authority in writing before commencement of the works on site.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with policy SP12 Design & Conservation of the Core Strategy and saved policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan (UDP) July 2007.