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| Item No. 6.2 | Classification: Open | Date: 8 September 2011 | Meeting Name: Camberwell Community Council |
| Report title: | Development Management planning application: Application 11-AP-1677 for: Conservation Area Consent Address: SOUTHWARK TRAINING CENTRE, MAUDSLEY HOSPITAL CAMPUS, DENMARK HILL, LONDON, SE5 8AZ Proposal: Demolition of the existing Southwark Training Centre to allow for the erection of a part three, part four storey learning centre with associated landscaping, cycling and parking facilities, and removal of eight trees. | | |
| Ward(s) or groups affected: | Brunswick Park | | |
| From: | Head of Development Management | | |
| Application Start Date 24 May 2011 | | Application Expiry Date 19 July 2011 | |

RECOMMENDATION

- 1 Grant Conservation Area Consent.

BACKGROUND INFORMATION

Site location and description

- 2 The application site comprises a vacant two storey hexagonal building relating to Maudsley Hospital, fronting onto Grove Lane, and also accessed via walkways leading from Windsor Walk and Denmark Hill from Kings College hospital campus. The previous use of the building was as a training centre for staff and users of the hospital, and provided 1147sqm of floorspace within D1 Use Class (non-residential institution). It sits within a landscaped area with car park with 18 spaces, on its northern edge. The site has a generally unkempt appearance, due to a temporary fence facing onto Grove Lane, and unmanaged lawns and pathways.
- 3 Kings College and Maudsley Hospital campuses are to the south and west of the site, with Lyndhurst Primary School to the north. Two and three storey residential properties are on the east side of Grove Lane, 83 being a grade II listed building. The site is located within the Camberwell Grove Conservation Area.
- 4 The site is located within the Urban Density Zone and Air Quality Management Area, has a Public Transport Accessibility Level (PTAL) of 4. The site is within a Controlled Parking Zone (CPZ).

Details of proposal

- 5 SLAM (South London and Maudsley NHS Trust Charitable Funds) wish to demolish the existing two storey Southwark Training Centre, and replace it with a new four storey building, of 1550sqm floorspace within the same use class, D1 (non residential institutions, with an ancillary cafe within A1 Use class.

- 6 The proposed replacement building is described in the accompanying officer's report, also on this agenda, for 11-AP-1676.
- 7 Documents submitted in support of the Conservation Area Consent application are as follows:
- 8
- Demolition Statement
 - Design and Access statement

Planning history

- 9 10-EQ-0181: A pre-application proposal was submitted in respect of a masterplan for the redevelopment of the Maudsley Hospital campus. Advice was that whilst this document would have no formal weight in planning terms, it would be used to provide an overall strategy for the redevelopment of each parcel of land that comes forward for the site. The advice provided by officers highlighted that the piecemeal development of the Maudsley has led to poor permeability in and around the site. Opportunities for the site were therefore seen to be improving circulation and providing a hierarchy of clearly defined spaces, Windsor Walk being mentioned as one of the routes into the campus. A commitment to reinforcing boundaries fronting Grove Lane, Love Walk, Windsor Walk and De Crespigny Park was highlighted, as well as a desire that each individual parcel coming forward for redevelopment should be capable of being developed independently of the others. Four storeys was seen as an appropriate height for development provided that this is balanced by a proportionate public realm. The aim of the Masterplan would be to improve permeability across the campus, and visibility of mental health issues, it was therefore seen important to develop a palette of facade materials carefully chosen to reflect the character and appearance of the sub-area of the conservation area, the dominant material being brick.
- 10 10-AP-2907: Screening opinion issued on 29/10/10, which concluded that an Environmental Impact Assessment would not be required for the site.
- 11 11-AP-1676: Accompanying planning application.

Planning history of adjoining sites

- 12 United reform church proposal, 11-AP-1561 (Full planning) and 11-AP-1562 (Conservation area consent). Planning permission was granted with a Grampian condition to exempt future occupants from obtaining car parking permits, was made on 21st July 2011. The development was for demolition of existing church building and perimeter hardstanding and steel fence and erection of 8 x 3 bedroom apartments in four-storey block along Grove Lane, with 3 storey 4-bed house on corner (Use Class C3) and erection of 2-storey church and community hall building on Love Walk (Use Class D1).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 13 The main issue to be considered in respect of this application is the acceptability of the demolition of the existing building in terms of the impact on the character and appearance of the conservation area and whether any harm will be outweighed by the merits of the replacement development as described in report reference 11-AP-1676.

Planning policy

Core Strategy 2011

- 14 Strategic Policy 12 – Design and conservation

Southwark Plan 2007 (July) - saved policies

- 15 3.15 Conservation of the Historic Environment
3.16 Conservation Areas
3.17 Listed Buildings
3.18 Setting of Listed Buildings, conservation areas and World Heritage Sites

Camberwell Grove Conservation Area Appraisal

London Plan 2011

- 16 Policy 7.4 Local character
Policy 7.8 Heritage assets and archaeology
Policy 7.6 Architecture

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

- 17 PPS 5 Planning and the Historic Environment

Principle of development

- 18 The principle of the demolition of a building in a conservation area is only acceptable if there is a proposal to replace it with a building which will make more of a positive contribution to the appearance and character of the area.

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

- 19 The context, while entirely within the Camberwell Grove Conservation Area, is very varied in terms of character and urban grain. The site faces onto Grove Lane, the western side of which is notable for its larger scale buildings that often sit in some isolation and set-back from the street frontage; the eastern side in comparison is generally one of consistent Georgian and Victorian terraces fronting onto the streetscape. Maudsley Campus itself is a self-contained block within the conservation area and is a collection of hospital/academic buildings of varying architectural quality; the Camberwell Grove Conservation Area Appraisal notes that the existing building is not a 'key unlisted' building that makes a positive contribution to the area.
- 20 The Maudsley Campus is currently developing a new masterplan, which the re-development of this site should carefully consider. This includes for 'boulevards' running east-west across the campus, and these would be to the north and south of the site with openings onto Grove Lane. That to the north remains as the eastern vehicular entrance to the campus, and that to the south is to be de-marked by an avenue of trees; both routes also facilitate pedestrian access points.
- 21 Saved 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. Planning proposals that have an adverse effect on the historic environment will not be permitted. The character and appearance of conservation areas should be recognised and respected

in any new development within these areas.

- 22 Saved Policy 3.16 Conservation areas states that within conservation areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of a conservation area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the conservation area.
- 23 The demolition of the existing building is not viewed as problematic in any way, as this is not of an architectural quality that makes a positive contribution to the conservation area. The replacement building is considered to be of an high architectural quality, unobtrusive and simple in style, and of a contemporary design that it is considered to be an enhancement to the general townscape.
- 24 Strategic Policy 12 – Design and conservation of Core Strategy 2011, requires that development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in. We will do this by:
1. Expecting development to conserve or enhance the significance of Southwark's heritage assets, their settings and wider historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens, world heritage sites and scheduled monuments.
- 25 Policy HE7.2 of PPS5 requires that in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.
- On this site, it is considered that the consistency and quality of the Grove Lane frontage/streetscape is the particular nature of the conservation area's significance, and this includes the mature trees on/around the site. While the quality of the proposed building is the largest issue, this does sit within the 'campus', and the boundary treatment and landscaping/trees will be vital to reduce any conflict with the heritage assets significance.
- 26 As such, there would be benefits from the demolition and redevelopment that would outweigh the results of the demolition, and as the proposed replacement development is considered to preserve or enhance the character and appearance of the conservation area and has therefore been recommended for approval.
- 27 The demolition statement states that the following measures will be incorporated:
- a further bat survey to be undertaken prior to demolition.
 - The scheme will subscribe to the Considerate Constructors Scheme.
 - Minimum of 2m hoardings to the boundaries of the site. Temporary signage to be displayed thereon to warn of any potential hazards on site.
 - Noise control measures.
 - Re-use of temporary plant and materials, and re-use of materials arising from demolition.
- 28 The proposal is therefore in accordance with policy 3.16 Conservation Areas

Conclusion on planning issues

- 29 The existing building is not a key unlisted building in the conservation area and will be replaced by a more distinguished development which will preserve and enhance the

Conservation Area, thereby justifying demolition of the existing building.

Community impact statement

30 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 issues relevant to particular communities/groups likely to be affected by the proposal have been identified in the accompanying report for Planning application 11-AP-1676 on this agenda.

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

Consultations

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

Consultation replies

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

Summary of consultation responses

Summarised within 11-AP-1676.

Human rights implications

33 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.

34 This application has the legitimate aim of providing a new training centre facility within D1 use. 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

35 N/A.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|--|--|---|
| Site history file: TP/2511-C Application file: 11-AP-1677 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 5405 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 | Susannah Pettit, Planning Officer | |
| Version | Final | |
| Dated | 16 August 2011 | |
| Key Decision | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments Sought | Comments included |
| Strategic Director of Communities, Law & Governance | No | No |
| Strategic Director of Regeneration and Neighbourhoods | Yes | Yes |
| Strategic Director of Environment and Leisure | No | No |
| Date final report sent to Community Council Team | | 26 August 2011 |

APPENDIX 1

Consultation undertaken

Site notice date: 17/06/2011

Press notice date: 16/06/11

Case officer site visit date: 25/06/11 (unaccompanied)

Neighbour consultation letters sent:

16/06/11

Internal services consulted:

Design and Conservation Team

Statutory and non-statutory organisations consulted:

English Heritage

Neighbours and local groups consulted:

Re-consultation:

N/A

APPENDIX 2

Consultation responses received

Internal services

Design and Conservation: Comments incorporated into report.

Statutory and non-statutory organisations

English Heritage: Happy to let Local Planning Authority deal with the application.

Neighbours and local groups

No objections in relation to the CAC application, but objections to redevelopment are summarised in 11-AP-1676.