
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	Southwark London & Maudsley NHS Foundation Trust	Reg. Number	11-AP-1677
Application Type	Conservation Area Consent		
Recommendation	Grant permission	Case Number	TP/2511-C

Draft of Decision Notice

Conservation Area Consent was GIVEN to demolish the following:

Demolition of the existing Southwark Training Centre to allow for the the erection of a part three, part four storey learning centre with associated landscaping, cycling and parking facilities, and removal of eight trees.

At: SOUTHWARK TRAINING CENTRE, MAUDSLEY HOSPITAL CAMPUS, DENMARK HILL, LONDON, SE5 8AZ

In accordance with application received on 24/05/2011

and Applicant's Drawing Nos. 001 Rev F, 002 F, 003 F, 004 F, 005 F, 006 F, 009 F, 010 F, 011 F, 012 F, 013 F, 014 F, 020 F, 030 F, 031 F, 032 F, 033 F, 040 F, 041 F, 042 F, 043 F, 044 F, 050 F, 051 F, 070 F, 071 F, 072 F, 073 F, 074 F, 075 F, 090 F, 091 F, 110 F

Planning & Heritage Statement, Full Travel Plan, Transport Assessment, Arboricultural Impact Assessment, Bat Detector Survey, BREEAM Report, Community Uses Statement, Demolition Method Statement, Ecological Assessment, Sustainability Assessment, Historic Environment Assessment, Summary Report, S106 Planning Obligations Statement, Site Waste Management Plan, Statement of Community Involvement

Reasons for granting Conservation Area Consent

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

a] Saved Policies of the Southwark Plan [July 2007].

3.16 Conservation Areas (requires developments to preserve or enhance the character or appearance of the conservation area)

3.18 Setting of Listed Buildings, conservation areas and World Heritage Sites. (requires new developments to preserve or enhance the immediate or wider setting of a listed building, conservation area or World Heritage Site, and important views of a listed building).

b] Core Strategy policies:

Strategic Policy 12 – Design and conservation; Strategic Policy 13 – High environmental standards

b] Policies of the London Plan [2011].

Policy 5.3 Sustainable design and construction; Policy 7.4 Local character; Policy 7.5 Public realm; Policy 7.6 Architecture; Policy 7.8 Heritage assets and archaeology;

c] PPS1 Delivering Sustainable Development, PPS 5 Planning for the Historic Environment.

Particular regard was had to the heritage importance of the building to be demolished, but it was considered that it does not make a positive contribution to the conservation area and its replacement is of a higher quality which will preserve or indeed enhance the character and appearance of the Conservation Area. It was therefore considered appropriate to grant conservation area consent for the demolition of this building, 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 by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:
001 Rev F, 009 F, 010 F, 011 F, 012 F, 013 F, 014 F, 020 F, 040 F, 041 F, 042 F, 043 F, 044 F, 050 F, 051 F, 070 F, 071 F, 072 F, 073 F, 074 F, 075 F, 090 F, 091 F, 110 F

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 The works of demolition or alteration by way of partial demolition hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works for which consent is hereby granted, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the local planning authority.

Reason

In order to ensure that the site is not left undeveloped for a detrimental period of time, and in order to preserve and enhance the character and appearance of the conservation area, in accordance with SP 12 Design and Conservation of the Core Strategy 2011, and saved policy 3.16 Conservation Areas of the Southwark Plan 2007.