

<b>Item No.</b> 6.2	<b>Classification:</b> Open	<b>Date:</b> 24 November 2011	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 11-AP-1664 for: Conservation Area Consent  <b>Address:</b> 300 LORDSHIP LANE, LONDON, SE22 8LY  <b>Proposal:</b> Demolition of the existing garages.		
<b>Ward(s) or groups affected:</b>	Village		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 16 June 2011		<b>Application Expiry Date</b> 11 August 2011	

## RECOMMENDATION

- 1 Grant Conservation Area Consent, subject to conditions.

## BACKGROUND INFORMATION

- 2 This application has been referred to Dulwich Community Council due to the number of objections received to the parent application 11/AP/1495.

### Site location and description

- 3 The application site refers to the backland garage area located to the rear of and accessed from 300 Lordship Lane, East Dulwich, London. The existing dwelling at 300 Lordship Lane is a two storey dwelling with roof accommodation accommodating two self contained flats. To the side of the dwelling is a long access route to a large area accommodation single storey garages. The section of the site where the garages are located lies within the Dulwich Village Conservation Area however no buildings on site are listed.
- 4 To the west, south and east the site is bounded by the rear garden ground of the dwellings on Beauval Road, Woodward Road and Lordship Lane respectively. To the north the application site is bounded by another garage site accessed from Milo Road. The area is largely characterised by residential use. There are several large mature trees within the properties surrounding the application site.

### Details of proposal

- 5 Conservation Area Consent is sought for the demolition of the existing garages in order to facilitate the redevelopment of the site to provide two dwellings to the rear of 300 Lordship Lane (both being two storeys) and refurbishment of the existing front building on Lordship Lane with ground floor rear and side extensions and alterations to elevations.

## Planning history

Reg. No.	Type	Description	Status	End Date
06/EQ/0562	ENQ	Proposed development - 5 mews houses to the rear of 300	REC	15/09/2006
06/EQ/0662	ENQ	Proposed development	REC	25/09/2006
10/AP/0306	FUL	Demolition of existing garages and redevelopment to provide 4 semi-detached dwellings on ground and first floors and elevational/internal alterations to 300 Lordship Lane.	WDN	20/05/2010
10/AP/0307	CAC	Demolition of existing garages to the rear of 300 Lordship Lane.	WDN	20/05/2010
11/AP/1495	FUL	Erection of two residential dwellings to the land at the rear of 300 Lordship Lane (both being two storeys) and refurbishment of the existing front building, with ground floor rear and side extensions and alterations to elevations. Demolition of the existing garages.	REG	Recommended for approval.
11/AP/1664	CAC	Demolition of the existing garages.	REG	Recommended for approval.

- 7 Planning permission was refused in 1984 for the change of use of the garages to a builders/storage yard with the use of 300 Lordship Lane as office space. Permission was again refused in 1988 for the use of garages 2,3 and 4 for general motor repairs.
- 8 Planning permission was refused in 1986 for the redevelopment of the garage area to provide four two-storey dwellings.
- 9 Permission was granted in 1988 for the extension of the ground floor flat at 300 Lordship Lane.

## Planning history of adjoining sites

- 10 None of relevance.

## KEY ISSUES FOR CONSIDERATION

### Summary of main issues

- 11 The main issues to be considered in respect of this application are:
- a) The principle of the development in terms of land use and conformity with strategic policies.
  - b] The impact of the demolition on the character and setting of the Dulwich Village Conservation Area.

## Planning policy

### Core Strategy 2011

SP12 - Design and Conservation

### Southwark Plan 2007 (July) - saved policies

- 12 Policy 3.15 - Conservation of the Historic Environment  
Policy 3.16 - Conservation Areas  
Policy 3.18 - Setting of Listed Buildings, Conservation Areas and World Heritage Sites.

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

PPS5 - Planning for the Historic Environment

**Principle of development**

- 13 There are no objections to the principle of demolition as there is the provision of a satisfactory replacement building and there will be no conflict of use.

**Environmental impact assessment**

- 14 The proposed development lies outwith the scope of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 and as such will not warrant the completion of an environmental impact assessment.

**Impact of proposed development on amenity of adjoining occupiers and surrounding area**

- 15 The proposed demolition will have no adverse impact on the visual or residential amenity of the area. The main impacts of the redevelopment have been set out in the report for planning application 11/AP/1495.

**Impact of adjoining and nearby uses on occupiers and users of proposed development**

- 16 The main impacts of the redevelopment have been set out in the report for planning application 11/AP/1495.

**Traffic issues**

- 17 No impact.

**Design issues**

- 18 No objections are raised to the demolition of the garages. The proposed redevelopment by virtue of its high standard of design and use of traditional materials that will help the development to contextualise with the surrounding open nature of the site will ensure that there will be no significant adverse impact on the Dulwich Village Conservation Area. Securing the use of high quality materials by way of planning condition will ensure that the development will contribute positively to the area and will enhance the setting of the backland site within the conservation area.

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

- 19 The proposal will preserve the special historic and architectural character of the Dulwich Village Conservation Area.

**Impact on trees**

- 20 The main impacts of the redevelopment have been set out in the report for planning application 11/AP/1495.

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

21 Not required.

### **Sustainable development implications**

22 No impact.

### **Other matters**

23 No other matters have been identified that are of relevance

### **Conclusion on planning issues**

24 The proposed demolition is considered acceptable in terms of the visual amenity of the area and the context of the replacement buildings. The proposed development is acceptable within the context of the surrounding conservation area and complies with all relevant saved policies of The Southwark Plan 2007 (July) and the Core Strategy 2011 (April). Given the above it is recommended that conservation area consent be granted subject to conditions.

### **Community impact statement**

25 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) There are no issues relevant to particular communities/groups.

c) There are no likely adverse or less good implications for any particular communities/groups.

### **Consultations**

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

### **Consultation replies**

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

#### Summary of consultation responses

Design and Conservation - No objection.

English Heritage - No objection.

Neighbour Consultation responses have been set out in the report for the parent application 11/AP/1495.

### **Human rights implications**

- 28 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.
- 29 This application has the legitimate aim of providing residential accommodation. 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**

- 30 N/A

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2315-300 Application file: 11-AP-1664 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 5365 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

## APPENDICES

No.	Title
Appendix 1	Consultation undertaken and consultee list
Appendix 2	Consultation responses received

## AUDIT TRAIL

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Terence McLellan, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	17 October 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	N/A	N/A
Strategic Director of Regeneration and Neighbourhoods	N/A	N/A
Strategic Director of Environment and Leisure	N/A	N/A
<b>Date final report sent to Constitutional Team</b>	24 November 2011	

**Consultation undertaken**

**Site notice date:** 27/06/2011

**Press notice date:** 30/06/2011

**Case officer site visit date:** 17/08/2011

**Neighbour consultation letters sent:** 29/06/2011

**Internal services consulted:**

Design and Conservation

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

English Heritage

**Neighbours and local groups consulted:**

As detailed in Appendix 3

**Re-consultation:**

Not required.

**Consultation responses received**

**Internal services**

Design and Conservation - No objection.

**Statutory and non-statutory organisations**

English Heritage - No objection.

**Neighbours and local groups**

As set out in 11/AP/1495



## APPENDIX 2

### Consultee list

#### List of consultations and notifications for application 11-AP-1664

<b>TP No</b>	TP/2315-300	<b>Site</b>	300 LORDSHIP LANE, LONDON, SE22 8LY
<b>App. Type</b>	Conservation Area Consent		
<b>Date Started</b>	16/06/2011	<b>Target Decision Date</b>	
		<b>Stat. Expiry Date</b>	11/08/2011

#### Statutory Consultations

Date Printed	Consultee	Date Created
23/06/2011	Conservation & Design Team	21/06/2011
23/06/2011	English Heritage	22/06/2011

#### Neighbour Notifications

Date Printed	Address	Date Created
29/06/2011	97 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	42 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	46 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	95 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	89 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	91 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	93 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	48 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	THE SURGERY 306 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	304A LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	304B LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	52 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	44A WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	44B WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	50 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	308 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	FIRST FLOOR FLAT 302 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	SECOND FLOOR FLAT 302 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	GROUND FLOOR FLAT 302 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	GROUND FLOOR FLAT 327 LORDSHIP LANE LONDON SE22 8JH	27/06/2011
29/06/2011	GROUND FLOOR FLAT 300 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	FIRST FLOOR AND SECOND FLOOR FLAT 300 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	FIRST FLOOR FLAT 327 LORDSHIP LANE LONDON SE22 8JH	27/06/2011
29/06/2011	325 LORDSHIP LANE LONDON SE22 8JH	27/06/2011
29/06/2011	298 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	329 LORDSHIP LANE LONDON SE22 8JH	27/06/2011
29/06/2011	296 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
20/06/1837	via email	22/07/2011