

Item No. 6.2	Classification: Open	Date: 18 January 2012	Meeting Name: Camberwell Community Council
Report title:	Development Management planning application: Application 11-AP-2869 for: Conservation Area Consent Address: LAND TO THE REAR OF 34 GROVE PARK, LONDON, SE5 8LG Proposal: Demolition of garage.		
Ward(s) or groups affected:	South Camberwell		
From:	Head of Development Management		
Application Start Date 16 September 2011		Application Expiry Date 11 November 2011	

RECOMMENDATION

- 1 Grant Conservation Area Consent.

BACKGROUND INFORMATION

Site location and description

- 2 34 Grove Park is a large semi detached single family dwelling of three storeys plus basement and loft conversion, with a rear garden extending northwards by 30m. To the rear there is a brick and timber built garage with apex roof and timber doors accessing a communal driveway that runs from Grove Park, between nos. 83 and 85.
- 3 The ground level rises gently northwards and westwards from the rear of 34, and the occupants have levelled the land to the rear, which now stands approximately 1m higher than the rest of the garden. This level change results in the height of the garage when perceived from the main house, as being 6.5m to apex. From the higher level of garden to the rear the height of the structure is 5.5m. The depth of the raised piece of garden with garage is 11m from the rear garden boundary.
- 4 To the east of the site, construction is underway for the two storey five bedroom, property described in the planning history section of this report, planning application reference 08-AP-2467. This site is now known as 86 Grove Park and shall be referred to as such in this report. This site shares a boundary with the application site.
- 5 The application site is located within the Camberwell Grove Conservation Area. There is a piece of designated Borough Open Land to the rear (north) of the site, referenced OS110 on the Proposals Map April 2011. There are no listed buildings near to the site that would be affected by the development. The site is also located within the Urban Density Zone and Air Quality Management Area. The site has a Public Transport Accessibility Level (PTAL) of 2 indicating a relatively low access to public transport.

Details of proposal

- 6 The proposal is to demolish the existing garage on site to facilitate the erection of a two bedroom bungalow, concurrently assessed under planning application reference 11-AP-2868.

Planning history

- 7 05-AP-1621: Planning permission was refused on 09/11/05, for a roof conversion to form a new studio room with glass dormer to rear roof slope, and installation of Velux roof lights.

- 8 The reason for refusal was:

'The proposed dormer to the rear of the main roof, by reason of its position, size, design and appearance, would be an intrusive alteration, out of scale and character with this and neighbouring dwellings, as well as having a serious and adverse effect on the visual amenities of the locality and would also be contrary to policies E.4.2 & E.4.3 'Proposals affecting conservation areas' and E.2.3 'Aesthetic Control' of the Adopted Unitary Development Plan 1995 and Policies 3.11' Quality in design', 3.13 'Urban Design' and Policy 3.16 'Conservation Areas' of the Revised Draft Southwark Plan dated February 2005'.

- 9 05-AP-2406: Planning permission was refused on 13/01/06 for a roof conversion to form a new studio room with lead clad dormer to rear roof slope, and installation of Velux roof lights.

- 10 The reason for refusal was:

'The proposal, by reason of its size and detailed design would form an intrusive addition that will dominate the roof form and is harmful to the character and appearance of the property and to the Camberwell Grove Conservation Area generally. The proposal is unacceptable and contrary to Policies E.4.3 Proposals Affecting Conservation Areas and E.2.3 Aesthetic Control of the Southwark Unitary Development Plan 1995 and Policies 3.11 Quality in Design, 3.13 Urban Design and Policy 3.16 Conservation Areas of the Southwark Plan [revised Draft Including Pre-Inquiry and Final Changes] February 2005'.

- 11 06-AP-0485: Planning permission was granted on 21/07/06 for erection of new lead faced dormer to rear with glazed panels adjacent following slope of roof involving installation of velux roof light windows to flank roof slope, and formation of studio room and railings on the existing second floor flat roof.

Planning history of adjoining sites

- 12 08-AP-2467
Land to the rear of 31, 32, and 33 Grove Park.
Planning permission was granted on 25/02/09 for the construction of a 5 bedroom family house occupying basement, lower ground, ground and first floor levels with associated waste storage, 2 off street car parking spaces, and cycle storage. Removal of several trees and shrubs, inclusion of landscaping and installation of a green roof.
This scheme is in the process of being implemented and is near completion.

- 13 10-AP-1717
Land to the rear of 37/38 Grove Park
Planning permission was granted on 29/10/10 for erection of two, two storey dwelling houses, erection of a single garage and off street parking for two cars.

- 14 11-AP-0757
Land to the rear of 37/38 Grove Park
Planning permission was granted on 12/08/11 for a variation of condition 2 (drawing numbers) to allow for the construction of basements to the houses approved under reference 10-AP-1717.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 15 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-2868.

Planning policy

Core Strategy 2011

- 16 Strategic Policy 12 – Design and conservation

Southwark Plan 2007 (July) - saved policies

- 17 3.15 Conservation of the Historic Environment
3.16 Conservation Areas
3.18 Setting of Listed Buildings, conservation areas and World Heritage Sites

Camberwell Grove Conservation Area Appraisal

London Plan 2011

- 18 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)

- 19 PPS 5 Planning and the Historic Environment

Principle of development

- 20 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 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

- 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 it 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. This is assessed in the accompanying report for the planning application, reference 11-AP-2868.
- 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.
- 26 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 rear garden of 34 Grove Park and is largely hidden from the wider public view. Furthermore the success of this development is in the modest size of the proposal. The existing garage on site is constructed from brick and timber with a corrugated steel roof. It has no architectural merit and is in a poor state of repair. In light of this, and it's backland location, a condition requiring a contract for redevelopment to be submitted for approval prior to demolition is not considered necessary in this instance.
- 27 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 the character and appearance of the conservation area and has therefore been recommended for approval

Conclusion on planning issues

- 28 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 the Conservation Area, thereby justifying demolition of the existing building.

Community impact statement

- 29 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-2868 on this agenda.

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

Consultations

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

Consultation replies

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

Summary of consultation responses

- 32 Consultation responses are summarised in the report for 11-AP-2868.

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 demolishing a garage. 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

- 35 None

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2154-34 Application file: 11-AP-2869 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	24 November 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 Housing	No	No
Date final report sent to the Constitutional Team		5 January 2012

Consultation undertaken

- 35 **Site notice date:** 10/10/11
- 36 **Press notice date:** 06/10/11
- 37 **Case officer site visit date:** 03/11/11 (Accompanied by Michael Crowley Architect)
- 38 **Neighbour consultation letters sent:** 10/10/11

39 **Internal services consulted:**

Design and Conservation officer

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

English Heritage

Neighbours and local groups consulted:

- 41 FLAT 1 36 GROVE PARK LONDON SE5 8LG
FIRST FLOOR FLAT 80 GROVE PARK LONDON SE5 8LF
FLAT 2 33 GROVE PARK LONDON SE5 8LG
FLAT 2 36 GROVE PARK LONDON SE5 8LG
37 GROVE PARK LONDON SE5 8LG
82 GROVE PARK LONDON SE5 8LE
38 GROVE PARK LONDON SE5 8LG
FLAT 3 36 GROVE PARK LONDON SE5 8LG
FLAT 6 33 GROVE PARK LONDON SE5 8LG
FLAT 5 33 GROVE PARK LONDON SE5 8LG
SECOND FLOOR FLAT 80 GROVE PARK LONDON SE5 8LF
GROUND FLOOR FLAT 80 GROVE PARK LONDON SE5 8LF
FLAT 4 36 GROVE PARK LONDON SE5 8LG
FLAT 3 33 GROVE PARK LONDON SE5 8LG
FLAT 5 36 GROVE PARK LONDON SE5 8LG
FLAT 4 33 GROVE PARK LONDON SE5 8LG
83 GROVE PARK LONDON SE5 8LE
32 GROVE PARK LONDON SE5 8LG
87 GROVE PARK LONDON SE5 8LE
84 GROVE PARK LONDON SE5 8LE
FLAT 1 33 GROVE PARK LONDON SE5 8LG
35B GROVE PARK LONDON SE5 8LG
35C GROVE PARK LONDON SE5 8LG
35A GROVE PARK LONDON SE5 8LG
88 GROVE PARK LONDON SE5 8LE
85-86 GROVE PARK LONDON SE5 8LE
34 GROVE PARK LONDON SE5 8LG
79 GROVE PARK LONDON SE5 8LF
89 GROVE PARK LONDON SE5 8LE
31 GROVE PARK LONDON SE5 8LG
by email
80 GROVE PARK LONDON SE5 8LF
110 GROVE PARK LONDON SE5 8LE
12 GROVE PARK LONDON SE5 8LR

Re-consultation:

- 42 N/A

Consultation responses received

Internal services

- 43 Design and Conservation officer: Comments incorporated into report.

Statutory and non-statutory organisations

- 44 English Heritage: "The application should be determined in accordance with National and Local policy guidance and on the basis of your specialist conservation advice."

Neighbours and local groups

- 45 No objections to this application for Conservation Area consent, but representations in relation to redevelopment are set out in the report for 11-AP-2868