
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 C. Matthews	Reg. Number	11-AP-2869
Application Type	Conservation Area Consent		
Recommendation	Grant permission	Case Number	TP/2154-34

Draft of Decision Notice

Conservation Area Consent was GIVEN to demolish the following:

Demolition of garage.

At: LAND TO THE REAR OF 34 GROVE PARK, LONDON, SE5 8LG

In accordance with application received on 26/08/2011

and Applicant's Drawing Nos. GP34/1, GP34/2, GP34/3 Rev C, GP34/4, GP34/5 B, GP34/6, GP34/7, GP34/8, GP34/9, GP34/10, GP34/11
Design and Access statement, Sustainability Assessment.

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 2011 policies:

Strategic Policy 12 – Design and conservation: Requires development to achieve the highest standard of design for buildings and public spaces, and to help create attractive and distinctive spaces.

c] Policies of the London Plan [2011].
Policy 7.4 Local character; Policy 7.6 Architecture; Policy 7.8 Heritage assets and archaeology;

d] 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 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 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 under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:
GP34/1, GP34/3 Rev C, GP34/5 B, GP34/7, GP34/9, GP34/11

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