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## RECOMMENDATION

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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.

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<b>Applicant</b>	Mr Smart Johnn Smart Architects	<b>Reg. Number</b>	11/AP/3208
<b>Application Type</b>	S.73 Vary/remove conds/minor alterations	<b>Case Number</b>	TP/2154-17
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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#### **Planning Permission was GRANTED for the following development:**

Variation of Condition No. 2 of planning permission 11-AP-0225 dated 17.06.2011 (for Conversion of existing building from hostel (Sui Generis) into 4 No. self-contained flats (2x3 bedroom and 2x2 bedroom), extension of basement with lightwells to front and rear, erection of a single storey rear extension, loft extension, replacement of timber sash windows and installation of new windows to rear elevation; conversion of existing chapel into 4 bedroom single family dwelling house with extension of basement, replacement of timber windows, installation of windows and French doors to basement and installation of 6 No. rooflights; erection of front boundary wall and provision of 3 No. car parking spaces at the front) comprising:

Demolition of existing chapel and rebuild chapel within the same envelope to provide single family dwelling house, increase the chapel lightwell; alterations to chapel window configuration; alterations to the front garden area; delineation of private amenity space for the maisonettes and erection of new brick front garden wall

**At:** 18 GROVE PARK, LONDON, SE5 8LH

**In accordance with application received on** 29/09/2011 08:01:27

**and Applicant's Drawing Nos.** Design And Access Consented, Design and Access Minor Material Amendments, Project Details, heritage Statement\_ Background, Heritage Statement\_Policy, Indigo Tree Survey 02/02/12.

Existing: 026-301,026-302A, 026-303, 026-304, 026-305, 026-306, 026-307, 026-308 RevA, 026-309 Rev/A, 026-310, 026-320 Rev/A, 026-321 RevA, 026-322A, 026-323, 026-324, 026-330, 026-331, 026-332, 026-333, 026-334, 026-335, 026-336, 026-337, 026-338.

Proposed: 026-341/Rev/F, 026-342A, 026-343A, 026-344A, 026-345, 026-346, 026-347 Rev/B, 026-348 Rev/C, 026-349 Rev/B, 026-350B, 026-351, 026-352 Rev/C, 026-353, 026-354, 026-355 Rev/A, 026-356A, 026-358 Rev/B, 026-357 RevB, 026-359 RevB, 026-360 RevB, 026-370 Rev/A, 026-371 RevB, 026-372 Rev/C, 026-373, 026-374 Rev/A, 026-375 Rev/A, 026-380, 026-381 Rev/B, 026-382A, 026-383, 026-384 RevA, 026-385 Rev/A, 026-390, 026-391 Rev/A, 026-392, 026-393 RevA, 026-394, 026-395 RevA, 026-402, 026-406, 026-407, 026-409, 026-410

#### **Reasons for granting permission.**

This planning application was considered with regard to various policies including, but not exclusively:

#### **Strategic policies of the Core Strategy 2011**

Strategic Policy 1 Sustainable Development which requires developments to improve the places we live in and work in and enable a better quality of life for Southwark's diverse population.

Strategic Policy 2 – Sustainable transport: requires new developments to help create safe attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

Strategic Policy 5 – Providing new homes: requires that the housing needs of people who want to live in Southwark are met by providing as much housing as possible, whilst ensuring that land remains for other types of development.

Strategic Policy 7 Family Homes requires developments to provide more family housing with three or more bedrooms for people on all incomes to help make Southwark a place which is affordable for families.

Strategic Policy 11 Open Spaces and Wildlife protects important open spaces, trees and woodland from inappropriate development.

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.

Strategic Policy 13 – High environmental standards: Requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems.

#### Saved policies of the Southwark Plan 2007

3.2 Protection of Amenity (advises that permission would not be granted where it would cause a loss of amenity);

3.7 Waste Reduction (advises that developments should make adequate provision for the storage and collection of waste and recyclables);

3.12 Quality in Design (requires new development to achieve a high standard of architectural design);

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.

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) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site.

3.28 (Biodiversity) requires biodiversity to be taken into account in the determination of planning applications and the inclusion in developments of features which enhance biodiversity will be encouraged.

4.2 Quality of Residential Accommodation (states that planning permission will be granted for new residential developments provided that they achieve good quality living conditions, high standards of accessibility, including seeking to ensure that new housing is built to Lifetime Homes standard, privacy and outlook, natural sunlight and daylight, space, including green space, safety, and protection from pollution);

4.3 (Mix of dwellings) seeks to ensure that all major new-build development and conversions should provide for a mix of dwellings sizes and types to cater for the range of housing needs of the area.

5.2 Transport Impacts (states that permission will not be granted for developments that have an adverse affect on the transport network and that there is adequate provision for servicing, circulation and access;

5.3 Walking and Cycling (seeks to ensure that there is adequate provision for pedestrians and cyclists in and around the site);

5.6 (Car Parking) states that all developments requiring car parking should minimise the number of spaces provided.

#### Policies of the London Plan 2011

Policy 3.3 Increasing housing supply; Policy 3.4 Optimising housing potential; Policy 3.5 Quality and design of housing developments; Policy 6.13 Parking; Policy 7.4 Local character; Policy 7.5 Public realm; Policy 7.6 Architecture; Policy 7.8 Heritage assets and archaeology; Policy 7.19 Biodiversity and access to nature; Policy 7.21 Trees and woodlands

National Planning Policy Framework 27 March 2012, Section 12, Conserving and Enhancing the Historic Environment.

Particular regard was had to whether the scale and nature of the development as amended would be substantially different from the one which was approved. For the reasons that the amendments that arise would result in the replacement of the existing building with a building of identical footprint, height and massing, and of the same use as previously consented and same internal layout, and similar external design in relation to detailing such as windows and doors, it was considered that the development would be substantially the same. Particular regard was had to the implications on the tree removal, widening of the lightwell and enlargement of windows on the neighbouring amenity in terms of overlooking, where no material harm was considered to arise. It was therefore considered appropriate to grant planning permission 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 17/6/2014.

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:  
026-341/Rev/F, 026-342A, 026-343A, 026-344A, 026-345, 026-346, 026-347 Rev/B, 026-348 Rev/C, 026-349 Rev/B, 026-350B, 026-351, 026-352 Rev/C, 026-353, 026-354, 026-355 Rev/A, 026-356A, 026-358 Rev/B, 026-357 RevB, 026-359 RevB, 026-360 RevB, 026-370 Rev/A, 026-371 RevB, 026-372 Rev/C, 026-373, 026-374 Rev/A, 026-375 Rev/A, 026-380, 026-381 Rev/B, 026-382A, 026-383, 026-384 RevA, 026-385 Rev/A, 026-390, 026-391 Rev/A, 026-392, 026-393 RevA, 026-394, 026-395 RevA, 026-402, 026-406, 026-407, 026-409, 026-410

Reason:

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

- 3 A sample panel/s of the brickwork for all areas of new building/s to match the existing building/s in its bricks, pointing, mortar mix and module and shall be at least 1m square, shall be prepared on site and approved by the Local Planning Authority in writing before any work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order to preserve the character and appearance of the building and Conservation Area in accordance with saved policies 3.12 'Quality in Design', 3.13 'Urban Design' and 3.16 'Conservation Areas' of The Southwark Plan July 2007 and Strategic Policy 12 'Design and Conservation' of The Core Strategy (2011).

- 4 Detailed specifications and drawings (at 1:20 with 1:1 sections through the glazing bars) for all new timber doors and windows shall be submitted to and approved in writing by the local planning authority before any work is commenced on site. The development shall not be carried out otherwise than in accordance with the approved details.

Reason

In order to preserve the character and appearance of the building and Conservation Area in accordance with saved Policies 3.13 'Urban Design' and 3.16 'Conservation Areas' of The Southwark Plan 2007 and Strategic Policy 12 'Design and Conservation' of the Core Strategy (2011).

- 5 The cycle storage facilities as shown shall be provided before the units hereby approved are occupied and thereafter shall be retained and the space used for no other purpose.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car, in accordance with saved Policy 5.3 'Walking and Cycling' of The Southwark Plan 2007 and Strategic Policy 2 'Sustainable Transport' of the Core Strategy (2011).

- 6 The refuse storage facilities as shown shall be provided before the units hereby approved are occupied and thereafter shall be retained and the space used for no other purpose.

Reason

To ensure that satisfactory storage for waste is provided and retained for the benefit of the users and occupiers of the building in order to comply with saved Policy 3.7 'Waste Reduction' of The Southwark Plan 2007 and Strategic Policy 2 'Sustainable Transport' of the Core Strategy (2011).

- 7 Prior to commencement of development, detailed drawings [scale 1:50] of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority and the landscaping shall not be carried out otherwise than in accordance with any such approval given.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason

In the interests of streetscene and the character and appearance of the Conservation Area and in order that the Local Planning Authority may ensure that the design and details are in the interest of the special architectural qualities of the existing building around it in accordance with saved Policies 3.12 'Quality in Design', 3.13 'Urban Design' and 3.28 'Biodiversity' of The Southwark Plan 2007 and Strategic Policy 12 'Design and Conservation' of the Core Strategy (2011).

- 8 Notwithstanding the plans hereby approved, the existing timber windows to the front of the main building shall be retained unless prior written approval has been granted by the Local Planning Authority.

Reason

To preserve the character and appearance of the Grove Park Conservation Area in accordance with saved policies 3.12 'Quality in Design', 3.13 'Urban Design' and 3.16 'Conservation Areas' of The Southwark Plan 2007 and Strategic Policy 12 'Design and Conservation' of The Core Strategy (2011).

- 9 Unless it can be demonstrated that it is not feasible, the dwellings hereby permitted shall be constructed to achieve at least Code for Sustainable Homes level 4.

Reason:

In order to ensure that the development achieves an acceptable standard of sustainable design and construction in accordance with comply with Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 10 The works shall be carried out in accordance with the tree root diagram submitted with Indigo Tree Survey 02/02/12 and under the supervision of an arboriculturalist.

Reason

In the interests of preserving the health of the tree and to maintain the visual amenity of the site, in accordance with Policies 3.2 Protection of amenity, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.