
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 J Smart John Smart Architects Ltd	Reg. Number	11/AP/3590
Application Type	Conservation Area Consent	Case Number	TP/2154-17
Recommendation	Grant permission		

Draft of Decision Notice

Conservation Area Consent was GIVEN to demolish the following:

Demolition of existing chapel and provision of a building within the same envelope to provide single family dwelling house.

At: 18 GROVE PARK, LONDON, SE5 8LH

In accordance with application received on 28/10/2011 12:01:26

and Applicant's Drawing Nos.

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 Rev/B, 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

Heritage Statement

Reasons for granting conservation area consent

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

Strategic policies of the Core Strategy 2011

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.

Saved policies of the Southwark Plan 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).

Policies of the London Plan 2011

Policy 7.4 Local character; Policy 7.6 Architecture; Policy 7.8 Heritage assets and archaeology;

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

Particular regard was had to the heritage importance of the building to be demolished, where it was considered that it does not make a positive contribution to the character and appearance of the conservation area, and as there is a replacement building proposed which would be of a high standard which would 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 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 Following demolition works, the site shall be cleared of rubble and demolition products, unless the demolition is immediately followed by the redevelopment of the site in accordance with the scheme referenced as 11AP3590.

Reasons

To ensure that the site is left in a tidy condition following the demolition of the existing building, in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.15 Conservation of the Historic Environment, 3.16 Conservation Areas, and 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of The Southwark Plan 2007.