
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	Ms P Burns London Fire Brigade	Reg. Number	12/AP/2977
Application Type	Conservation Area Consent	Case Number	TP/228-B
Recommendation	Grant permission		

Draft of Decision Notice

Conservation Area Consent was GIVEN to demolish the following:

Demolition of existing station and ancillary structures.

At: DOCKHEAD FIRE STATION, 8 WOLSELEY STREET, LONDON, SE1 2BP

In accordance with application received on 11/09/2012

and Applicant's Drawing Nos. 06(00)AP001; JB_J26015E3/A.01A/0401/RevP1, JB_26015E3/A.01A/0402/RevP1, Outline Demolition Plan.

Reasons for granting conservation area consent.

This application for conservation area consent was considered with regard to various policies including, but not exclusively:

- a) Saved Policies 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites; of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.
- b) Policy 7.8 Heritage assets and archaeology of the London Plan 2011.
- c) Section 12: Conserving and enhancing the historic environment of The National Planning Policy Framework 2012.

Particular regard was had to the effect of the development the character and appearance of the St Saviours Dock Conservation Area where it was considered that the character and appearance would be preserved by the scheme. Conservation area consent was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning 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 Prior to commencement of demolition works, a valid construction contract (under which one of the parties is obliged to carry out and complete the works of redevelopment of the site for which planning permission was granted simultaneously with this consent) shall be entered into and evidence of the construction contract shall be submitted to for approval in writing by the Local Planning Authority.

Reasons

As empowered by Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to maintain the character and appearance of the St Saviours Dock Conservation Area in accordance with The NPPF 2012, 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.