
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 S. Yiend Dulwich College	Reg. Number	12/AP/3692
Application Type	Conservation Area Consent	Case Number	TP/2084-C
Recommendation	Grant permission		

Draft of Decision Notice

Conservation Area Consent was GIVEN to demolish the following:

Demolition of existing college science building.

At: DULWICH COLLEGE, DULWICH COMMON, LONDON, SE21 7LG

In accordance with application received on 15/11/2012 08:02:29

and Applicant's Drawing Nos. EXL00101, EXL00201, EXL00301, EXL10102, EXL20102, EXL20202, EXL20301, EXL20401, EXL30102, Full Planning and Conservation Area Consent document (containing Design and Access and Heritage Statement), Structural Engineering Stage D Report, Addendum to structural report dated 10th January 2013.

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 Prior to the 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.

Reason:

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 Dulwich Village Conservation Area in accordance with the NPPF 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and saved policy 3.16 'Conservation Areas', of The Southwark Plan 2007.

Reasons for granting conservation area consent.

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

Southwark Plan 2007 (saved policies)

3.16 Conservation Areas (requires developments to preserve or enhance the character or appearance of the conservation area)

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.

London Plan (2011)

Policy 7.8 Heritage assets and archaeology

National Planning Policy Framework (2012)

Section 12: Conserving and enhancing the historic environment

In light of the neutral contribution the existing building makes to the character and appearance of the conservation area, its limitations in term of accessibility and structural stability and because a suitable replacement scheme has been put forward, it was considered that the demolition of the existing building would preserve the character and appearance of this part of the conservation area, and the setting of listed buildings, subject to a condition for a valid contract for constructing the replacement building.