
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	MRP Capital Ltd	Reg. Number	12/AP/3804
Application Type	Conservation Area Consent	Case Number	TP/2732-162
Recommendation	Grant permission		

Draft of Decision Notice

Conservation Area Consent was GIVEN to demolish the following:

Demolition of the existing building.

At: 160-162 RYE LANE, LONDON, SE15 4NB

In accordance with application received on 23/11/2012

and Applicant's Drawing Nos. GA-SL-01 REV A, EX-P-L00 REV A, EX-P-L01 REV A, EX-P-L02 REV A, EX-E-01 REV A, EX-E-02 REV A, EX-D-L00, EX-D-L01, EX-D-L02, Addendum to Design and Access Statement (November 2012); Heritage Statement;

Reasons for granting conservation area consent

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

Strategic policies of the Core Strategy 2011:

Strategic Policy 12: Design and Conservation which requires the highest possible standards of design for buildings and public spaces and Strategic Policy 13 'High Environmental standards' seeks that all development is carried out in accordance in accordance with sustainable principles.

Saved policies of the Southwark Plan 2007

Policy 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, Policy 3.16 'Conservation area' seeks acceptable development within conservations and 3.18 Policy 3.18 - 'Setting of listed buildings, conservation areas, and world heritage sites' which seeks to protect views into conservation areas.

National Planning Policy Framework(NPPF)

The NPPF came into effect on 27 March 2012. It aims to strengthen local decision making and reinforce the importance of up-to-date plans. The policies in the NPPF are material considerations to be taken into account in making decisions on planning applications. The NPPF sets out the Governments commitment to a planning system that does everything it can do to support sustainable growth and a presumption in favour of sustainable development.

12) Section 12 Conserving and enhancing the historic environment

Particular regard was had to the potential impact upon the character and appearance of the Rye Lane conservation area that would result from the proposed demolition of the two buildings. It was considered however that the demolition would result in 'less than substantial harm' to the significance of the designated heritage asset (the conservation area) and should be weighed against the public benefits of the proposed replacement buildings. The proposed replacement building will be of a good-quality design which will serve to preserve the character and appearance of this part of the conservation area and would benefit the streetscape. It will also provide an additional residential units. The proposal, therefore, provides substantial planning benefits. It was therefore considered appropriate to grant conservation area consent 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 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 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 Rye Lane Conservation Area in accordance with The National Planning Policy Framework 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.

- 3 Prior to the commencement of demolition a Method Statement(s) and Schedule of Works for the demolition and site clearance should be submitted for approval in writing by the local planning authority. Thereafter, demolition and site clearance shall be carried out in strict accordance with the approved Method Statement(s) and Schedule of Works. The Method Statement(s) shall include details of the measures to be taken to protect those walls which are to be retained - including any structures required for shoring purposes.

Reason

To maintain the character and appearance of the Rye Lane Conservation Area in accordance with The National Planning Policy Framework 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.