

<b>Item No.</b>	<b>Classification:</b>	<b>Date:</b>	<b>Meeting Name:</b>
7.6	OPEN	12 February 2013	Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 12/AP/3538 for: Full Planning Permission  <b>Address:</b> HONOR OAK CREMATORIUM, BROCKLEY WAY, LONDON SE4 2LJ  <b>Proposal:</b> New abatement equipment and cooling plant to first floor flat roof.		
<b>Ward(s) or groups affected:</b>	Peckham Rye		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 21/11/2012		<b>Application Expiry Date</b> 16/01/2013	

## RECOMMENDATION

- 1 Grant planning permission, subject to conditions.

## BACKGROUND INFORMATION

- 2 This application has been brought before Planning Sub-Committee as the site is located on Metropolitan Open Land.

## BACKGROUND INFORMATION

### Site location and description

- 3 The application relates to Honor Oak Crematorium, which is a Grade II listed building set within the Camberwell New Cemetery.
- 4 Site Policies/Constraints  
 Site of Importance for Nature Conservation  
 Metropolitan Open Land  
 Air Quality Management Area  
 Suburban Density Zone - Middle  
 Peckham and Nunhead Action Area

### Details of proposal

- 5 It is proposed to install cooling plant at roof level on the single storey extension to the crematorium building. The plant will be 1.5m in height, 6.4m in length and 2.4m in width and will be located in a central position of the roof of the extension building.

### Planning history

- 6 12/AP/3540 - Related listed building consent application.

### Planning history of adjoining sites

7 None relevant.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

8 The main issues to be considered in respect of this application are:

- a) principle of development
- b) impact on neighbouring amenity
- c) design issues and impact on the Grade II listed building
- d) other issues

### **Planning policy**

#### Core Strategy 2011

- 9 12 'Design and Conservation'
- 11 'Open Spaces and Wildlife'
- 13 'High Environmental Standards'

#### Southwark Plan 2007 (July) - saved policies

- 10 3.2 'Protection of amenity'
- 3.12 'Quality in design'
- 3.17 'Listed Buildings'
- 3.25 'Metropolitan Open Land'
- 3.28 Biodiversity

#### London Plan 2011

- 11 7.8 Heritage Assets and Archaeology
- 7.17 Metropolitan Open Land
- 7.19 Biodiversity and Access to Nature

#### National Planning Policy Framework (NPPF)

- 12 The NPPF came into effect on 27 March 2012 and is a material planning consideration.  
Section 7 Requiring Good Design  
Section 11 Conserving and Enhancing the Natural Environment.  
Section 12 Conserving and Enhancing the Historic Environment

### **Principle of development**

- 13 Development on Metropolitan Open Land is assessed against saved policy 3.25 Metropolitan Open Land of the Southwark Plan. This allows development for cemeteries on MOL.

The proposal involves an alteration to an existing cemetery building and has no impacts on the openness of MOL.

As such, the proposal is compliant with saved policy 3.25.

The site is also designated as a site for importance for nature conservation. Saved policy 3.28 resists development that is harmful to nature conservation.

The introduction of a limited area of cooling plant on the roof of an existing building is not considered to have any significant impacts on the biodiversity of the wider cemetery site.

#### **Environmental impact assessment**

- 14 Not required.

#### **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

- 15 The nearest residential occupiers to the crematorium are located approximately 50m away at 1-18 Brockley Mews. Subject to conditions in relation to noise, it is not considered that the plant will have any detrimental impact on the amenity of these properties, having regard to noise or disturbance.

#### **Impact of adjoining and nearby uses on occupiers and users of proposed development**

- 16 None envisaged.

#### **Traffic issues**

- 17 Not relevant in this instance.

#### **Design issues and Impact on character and setting of the grade II listed building**

- 18 The equipment is concealed on a side/rear flat-roof (which is a later extension) and will not have a significant impact on the listed building's significance. Section 129 of the NPPF 2012 requires that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. The particular significance of this building lies in the Italianate tower, arched entrance and 7-bay loggia to the southeast, none of which will be visually or physically affected by this proposal.
- 19 Saved Policy 3.17 Listed buildings, requires that development proposals involving a listed building should preserve the building and its features of special architectural or historic interest. Planning permission will only be permitted where there is no loss of important historic fabric, and the development is not detrimental to the special architectural or historic interest of the building. This first-floor flat-roof is part of a post WWII extension to the Crematorium, and as such the installation and any servicing will not be impacting upon original historic fabric. Visually the installation will be concealed behind the existing brickwork parapet walls and will not be perceptible in the principal views of the building.
- 20 Section 134 of the NPPF 2012 requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. The crematorium clearly requires enhanced cooling equipment to allow the building to function at its optimum level, at the use for which it was designed. While it is always less than desirable to have plant fixed externally on a listed building, in this case it is well concealed and fixed to a later extension. The impacts arising have been mitigated for as much as reasonably possible, and accordingly the

proposal is considered acceptable in listed building terms.

### **Impact on trees**

21 None

### **Planning obligations (S.106 undertaking or agreement)**

22 Not relevant in this instance.

### **Other matters**

23 No other matters have been identified.

### **Conclusion on planning issues**

24 Having regard to the above the proposal is acceptable and the recommendation is to grant permission.

### **Community impact statement**

25 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

26 a) The impact on local people is set out above.

### **Consultations**

27 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

29 Details of consultation responses received are set out in Appendix 2.

### **Summary of consultation responses**

30 None

### **Human rights implications**

31 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

32 This application has the legitimate aim of providing plant. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2339-A Application file: 12/AP/3538 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5420 Council website: www.southwark.gov.uk

## APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Neighbour consultee list
Appendix 4	Recommendation

## AUDIT TRAIL

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Rónán O'Connor, Planning officer	
<b>Version</b>	Final	
<b>Dated</b>	15 January 2013	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance & Corporate Services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>	31 January 2013	

## APPENDIX 1

### Consultation undertaken

**Site notice date:** 11/12/12

**Press notice date:** 29/11/12

**Case officer site visit date:** 11/12/12

**Neighbour consultation letters sent:**  
12/12/12

**Internal services consulted:**  
Design and Conservation  
Environmental Protection

**Statutory and non-statutory organisations consulted:**  
None

**Neighbours and local groups consulted:**  
As per Appendix 3

**Re-consultation:**  
None

## **APPENDIX 2**

### **Consultation responses received**

#### **Internal services**

Design and Conservation - No objection

#### **Statutory and non-statutory organisations**

None

#### **Neighbours and local groups**

None

## APPENDIX 3

### Neighbour Consultee List for Application Reg. No. 12/AP/3538

<b>TP No</b>	TP/2339-A	<b>Site</b>	HONOR OAK CREMATORIUM, BROCKLEY WAY, LONDON SE4 2LJ
<b>App. Type</b>	Full Planning Permission		

<b>Date Printed</b>	<b>Address</b>
12/12/2012	13 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	14 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	12 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	10 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	11 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	18 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	19 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	17 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	15 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	16 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	3 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	4 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	2 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	1 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	8 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	9 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	7 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	5 BROCKLEY MEWS LONDON SE4 2DJ
12/12/2012	6 BROCKLEY MEWS LONDON SE4 2DJ