

<b>Item No.</b>	<b>Classification:</b>	<b>Date:</b>	<b>Meeting Name:</b>
7.7	OPEN	12 February 2013	Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 12/AP/3540 for: Listed Building Consent		
	<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 area.		
<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 listed building consent.

### BACKGROUND INFORMATION

- 2 This application is being reported to Planning Subcommittee as it falls on Metropolitan Open Land. As this listed building is owned by the Council, the final decision on the application is made by the Secretary of State.

### 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 of 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 is located in a central position of the roof of the extension building.

#### Planning history

- 6 12/AP/3538 - Related planning application for these works.

## **Planning history of adjoining sites**

- 7 None relevant.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 8 The main issue to be considered in respect of this application is:

a) Impact on the Grade II listed building

### **Planning policy**

#### Core Strategy 2011

- 9 12 'Design and Conservation'

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

- 10 3.17 'Listed Buildings'

#### London Plan 2011

- 11 7.8 Heritage Assets and Archaeology

#### National Planning Policy Framework (NPPF)

- 12 The NPPF came into effect on 27 March 2012 and is a material planning consideration.

Section 12 Conserving and Enhancing the Historic Environment

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

- 13 There are no objections to this proposal, which 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 SE, none of which will be visually or physically affected by this proposal.
- 14 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 not perceptible in the principal views of the building.
- 15 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 servicing 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. As such, the impacts arising have been mitigated for as much as reasonably possible, and accordingly the application is considered to be acceptable.

### **Conclusion on planning issues**

- 16 Having regard to the above the proposal is acceptable and the recommendation is to grant listed building consent.

### **Community impact statement**

- 17 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.
- 18 a) The impact on local people is set out above.
- 19 b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as
- 20 c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are

### **Consultations**

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

### **Consultation replies**

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

### Summary of consultation responses

- 23 None

### **Human rights implications**

- 24 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.
- 25 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/3540  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: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5420 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

## 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>	28 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:**

**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**

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

None

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

None

## APPENDIX 3

### Neighbour Consultee List for Application Reg. No. 12/AP/3540

<b>TP No</b>	TP/2339-A	<b>Site</b>	HONOR OAK CREMATORIUM, BROCKLEY WAY, LONDON SE4 2LJ
<b>App. Type</b>	Listed Building Consent		

<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