

Item No. 8	Classification: Open	Date: 26 February 2013	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		Liverpool Grove, Thrale Street, West Square Conservation Areas	
Ward(s) or groups affected:		Faraday and Cathedrals	
From:		Head of Development Management	

RECOMMENDATION

1. That the Borough, Bankside and Walworth Community Council notes and provides comments to planning committee on the results of the public consultation upon, and the subsequent amendments made to, the draft appraisals for the Liverpool Grove, Thrale Street and West Square Conservation Areas appended at (Appendices A - C) of this report.

BACKGROUND INFORMATION

2. On the 8 December 2012 the Borough, Bankside and Walworth community council considered a report on the Liverpool Grove, Thrale Street, West Square Conservation Areas. The community council resolved to defer the item as councillors had specific queries on the West Square proposals and requested that officers attend a future meeting to present the report and respond to any questions.
3. The original report considered by the community council is attached at Appendix 1 to this report.

KEY ISSUES FOR CONSIDERATION

Further Information Concerning West Square

4. This report is before you again for comment on the draft Liverpool Grove, Thrale Street and West Square Conservation Area Appraisals. The decision whether to formally adopt the Appraisal will be taken by the Planning Committee. The following is a response to the points raised at the Walworth, Borough and Bankside Community Council meeting held on 8 December 2012, specifically on the West Square Conservation Area Appraisal.
5. A Conservation Area Appraisal (CAA) is a document that describes the historic and architectural significance of the area and is a material consideration for planning applications in the conservation area. It describes the historic features and characteristics and spaces which give the area its character and its setting. English Heritage (EH) recommends that every Conservation Area has a CAA.
6. The West Square Conservation Area includes a large proportion of properties that are listed in their own right by English Heritage including the Albert Triangle

properties, the properties around West Square itself and the Imperial War Museum to mention a few.

7. A CAA is not a Conservation Area Management Plan which sets out the way development pressures and neglect will be managed to ensure that the conservation area retains the qualities which led to its designation. A management plan is produced following the adoption of an appraisal.
8. This CAA is one of a suite of documents before the community council and part of a programme of preparing CAAs for all our conservation areas. The West Square Conservation Area is one of Southwark's most historic areas. It was designated in 1971 and has not benefitted from a CAA until now.
9. The draft West Square CAA was considered by the main statutory bodies in London including EH and the GLA. They both commended the appraisal and made comment which related mainly to the location of boundaries which may need adjustment in due course. Their findings are included in the original report at paragraph 5.
10. The main points raised by the Albert Triangle and a group of residents based around the area to the east of St George's Road are summarised in the report but are mainly two-fold:
 1. The council's dismissal of the 'House Extensions in the Albert Triangle' (1986). This document has been superseded by events and planning legislation. The document was drawn up in 1986 and relies on Town and Country Planning General Development Order 1977 which was revoked by the Town and Country Planning General Development Order 1988.

This is addressed in paragraph 29 of the original report

The 'House Extensions in the Albert Triangle' document has been overtaken by a number of events since it was published in 1986:

- The properties in the Albert Triangle were listed by EH in 1989. This means that these properties have to be treated on a case-by-case basis and they fall under separate statute the Planning (Listed Building) Act 1990 and national and rules and regulations set out in the national Planning Policy Framework all of which supersede this guidance.
- The GPDO has been replaced and relates to the Planning Act which specifically excludes all listed buildings.
- The Inspector stated that the guidance was no longer relevant in the appeal decision at 5 Colnbrook Street where the Inspector states *'the guide has not been reviewed or updated to take into account that the buildings have been listed or that there have been changes in legislation and advances in conservation philosophy. Although it promotes good practice in terms of some aspects of house extensions in the triangle it is significantly out of date and I cannot give this guide weight in the assessment of this appeal.'*

2. The specific exclusion of mansard extensions in the conservation area appraisal.

This is addressed in paragraph 28 of the original report.

The guidance relating to mansards in the CAA is consistent with all the council's suite of CAAs. As noted by the residents, mansards have been permitted in the area but these do not necessarily mean that these decisions (sometimes determined on appeal) set a precedent for the whole area. The fact that these properties are listed underscores that each will be considered in their own right on a case-by-case basis. Indeed the CAA simply describes the feature of the butterfly roof as a historic characteristic of the area.

This CAA does not specifically preclude mansards and where these are found to be acceptable a solution has been found which follows EH guidance and preserves the historic feature of the valley gutter when viewed from the rear.

11. In conclusion:

- The CAA is consistent with existing adopted CAAs elsewhere in Southwark;
- It follows national guidance and defines the significance of this historic area; and
- The majority of properties in question are listed in their own right and therefore doubly significant worthy of preservation and considered on a case-by-case basis

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Report to Borough and Bankside Community Council (26/1/12)	Chief executive's Dept. 160 Tooley Street London, SE1 2QH	Tracy Chapman Tel: 020 7525 2289
Report to Walworth Community Council (16/2/12)	Chief executive's Dept. 160 Tooley Street London, SE1 2QH	Tracy Chapman Tel: 020 7525 2289
Equality Impact Assessments (EqIA) for Liverpool Grove, Thrale Street and West Square Appraisals	Chief executive's Dept. 160 Tooley Street London, SE1 2QH	Tracy Chapman Tel: 020 7525 2289

APPENDICES

No.	Title
Appendix 1	Liverpool Grove, Thrale Street, West Square Conservation Areas Report (and Appendices A, B and C) to Borough, Bankside and Walworth Community Council 8 December 2012

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Tracy Chapman, Senior Design and Conservation Officer	
Version	Final	
Dated	31 January 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Finance Director	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	31 January 2013	