
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 J Smart Bespoke Home Ltd	Reg. Number	12/AP/2635
Application Type	Conservation Area Consent	Case Number	TP/2135-93
Recommendation	Grant permission		

Draft of Decision Notice

Conservation Area Consent was GIVEN to demolish the following:

Demolition of 14 existing lock-up garages (to facilitate redevelopment with 8 dwellings)

At: LAND TO THE REAR OF OF 93, GROVE LANE LONDON SE5

In accordance with application received on 09/08/2012 12:01:32

and Applicant's Drawing Nos. 00018-001 Rev A, 018-005 Rev A, 018-010 Rev B, 018-011 Rev A, 018-020 Rev C, 018-101 Rev E, 018-106 Rev E, 018-107 Rev A, 018-110 Rev G, 018-111 Rev F, 018-112 Rev H, 018-120 Rev B, 018-121 Rev D, 018-122 Rev D, 018-123 Rev E, 018-124 Rev G, 018-130 Rev D, 018-131 Rev D, 018-133 Rev C, 018-134 Rev A, 018-136, 018-150 Rev F, 018-151 Rev G, 018-152 Rev I, 018-195 Rev A

Design and Access Statement
Heritage Statement

Reasons for granting Conservation Area Consent.

This Conservation Area Consent application was considered with regard to various policies including, but not exclusively:

a] 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.

b] Saved policies of the Southwark Plan [2007]:

Policy 3.16 (Conservation areas) states that there will be a general presumption in favour of retaining buildings that contribute positively to the character and appearance of the conservation area and notes that consent will be granted for schemes in conservation areas provided that they meet specified criteria in relation to conservation area appraisals and other guidance, design and materials.

c] National Planning Policy Framework (NPPF) 2012

The demolition of the garages is acceptable as they are without intrinsic merit, and their demolition will facilitate a redevelopment that will enhance the Camberwell Grove Conservation Area. 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 conditions:

- 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 The works of demolition hereby permitted shall not be begun until contracts have been entered into by the developer to ensure that the demolition is, as soon as possible, followed by the erection of the building permitted by the planning permission of 12-AP-2634 and the Local Planning Authority have given their agreement in writing to those contracts.

Reason:

In order to prevent premature demolition of the existing buildings on the site and in the interests of the character and appearance of the conservation area and the setting of the nearby listed buildings, in accordance with saved policy 3.16 'Conservation Areas' of the Southwark Plan (UDP) July 2007 and strategic policy 12 'Design and Conservation' of the Core Strategy 2011.