

Item No. 7.4	Classification: OPEN	Date: 10 December 2013	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Council's own development Application 13/AP/3006 for: Listed Building Consent Address: CHURCH OF ST PETER, LORDSHIP LANE, LONDON SE22 8LD Proposal: Works to repair boundary wall to churchyard along Lordship Lane including iron railings; rebuild loose stone gate posts to original design in adjusted locations for vehicular access to site; removal of modern fall gate and installation of three turn down bollards.		
Ward(s) or groups affected:	College		
From:	Head of development management		
Application Start Date 09/09/2013		Application Expiry Date 04/11/2013	
Earliest Decision Date 23/10/2013			

RECOMMENDATION

- 1 Grant listed building consent.

BACKGROUND INFORMATION

- 2 This application has been referred to Planning Committee for determination as the application site is located on Metropolitan Open Land (MOL). It is annotated open space parcel 86 in the Adopted Southwark Plan (Churchyard).

Site location and description

- 3 The application site is a late 19th century Church of St Peter and St Peter's Parish Hall which are Grade II listed. They stand in a prominent location on the busy South Circular Road at the junction of Lordship Lane and Dulwich Common. The site lies in the north-eastern corner of the Dulwich Wood Conservation Area which incorporates Dulwich Common and Dulwich Park, designated Metropolitan Open Land (MOL). The character of the area is one of open recreational space including playing fields, a golf course, allotments and formal gardens, interspersed with trees and woodlands. An avenue of trees on the western side forms part of the Metropolitan Green Chain Walks which links to adjoining Boroughs and the Thames Path.
- 4 The northern gate pier had been demolished and the adjoining railings damaged, while the southern pier, wall and railing were accidentally demolished.
- 5 The site is located within a Green Chain Park, Air Quality Management Area, Suburban Density Zone-South, Dulwich Wood Conservation Area, Metropolitan Open Land as identified by the Development Plan.
- 6 **Listing of the Church of St Peter:** Church. 1873-75 and 1885. By Charles Barry Jnr.

Tower completed 1885 when the west part of the nave was begun. Recently restored. MATERIALS: Kentish ragstone with ashlar dressings and steeply pitched slated roofs; lavish polychrome interior. STYLE: Geometric Gothic. PLAN: 6-bay nave, aisles with lean-to roofs, apsed chancel. Tower to north east. Geometrical Gothic style. EXTERIOR: gabled entrance in west end of north elevation. Windows are mainly cusped lancets, in triplets to aisles, single to apse with trefoils above, the central one larger; pairs of leaded windows to clerestory. Large traceried west window with stained glass, c1891. Tall buttressed tower with slender slated broach spire has blind arcading above gabled entrance on north face; groups of 3 tall louvred bell openings to each face beneath spire. INTERIOR: Have marble columns to nave arcades, coloured brickwork and terracotta diapering. Open timber roof with some painting, especially to chancel. Choir vestry and organ chamber (to right of chancel) now a private chapel (organ relocated to west end). Pews recently dismantled and interior now open-plan. Floor rebuilt in concrete with steps up from lower nave to aisles. FITTINGS: Victorian fittings include metal light brackets, pulpit, font, reredos.

- 7 **Listing of the Church of St Peter's Parish Hall:** Parish hall. After 1897. Probably by Charles Barry Jnr. Kentish ragstone with ashlar dressings; steeply pitched tiled roof with louvred fleche for bell with copper spirelet. 3 bays, each with cusped triplet windows; single-storey. 2-bay later extension to east. Open timber roof. Now used for storage. INTERIOR: not inspected. Included for group value with the Church of St Peter (qv).

Details of proposal

- 8 Works to repair the boundary wall to the churchyard along Lordship Lane including iron railings; rebuild lose stone gate posts to original design in adjusted locations for safe vehicular access to site; removal of modern fall gate and installation of three turn down bollards.

Planning history

Reg. No.	Appeal No.	Description	Summary
	APP/A5840/C/03/1108758	Breach of planning control the laying of compacted hardcore as new hardstanding without the benefit of planning permission	Appeal allowed in part
	APP/A5840/C/03/1108759	Breach of planning control the erection of two walls without the benefit of planning permission	Appeal allowed in part
	APP/A5840/C/03/1108760	Contravention of Listed Building Consent for (i) the erection of a wedge shape roof constructed with corrugated metal near the southern end of the Hall (ii) fitting of a fascia board measuring 4m x 1.5m located on the eastern side of the unauthorised roof	Appeal dismissed and the Listed Building Notice upheld
	APP/A5840/C/03/1108760	Contravention of Listed Building Consent for (i) alterations or demolition to the gate pier on the south side of the Lordship Lane entrance, (ii) alterations or demolition of approx 3m of ragstone wall immediately adjoining above pier, including the removal of decorative iron railings that surrounded the wall, (iii) alterations or demolition of pier to the North side of Lordship Lane entrance together with approx 1.5m decorative metal railings that	Appeal dismissed and the Listed Building Notice upheld

09/EN/0535		(1) erection of wedged shaped roof construction of corrugated metal near the southern end of the hall and supporting structure associated with said roof (11) fitting of fascia board measuring 4m x 1.5m and located on the eastern side of the unauthorised metal roof.	Pending negotiations
09/EN/0536		The laying of new surfacing materials (hardstanding)	Pending submission of planning application
09/EN/0537		(1) alteration or demolition to the gate pier located on the South Side of Lordship lane entrance (11) Alteration or demolition of approximately 3 metres of the ragstone wall immediately adjoining the pier described in (1); and (111) a alteration or demolition to the gate pier located on the North Side of Lordship Lane together with 1.5 metres decorative metal railings which previously surmounted the adjoining boundary wall.	Subject to the outcome of 13-AP-3006 and 13-AP-3111
09/EN/0538		Erection of x 2 walls without listed building consent	Subject to the outcome of 13-AP-3006 and 13-AP-3111
13/AP/3006		Works to repair boundary wall to churchyard along Lordship Lane including iron railings; rebuild lose stone gate posts to original design in adjusted locations for safe vehicular access to site; removal of modern fall gate and installation of 3rd turn down bollards.	This application has been referred to Planning Committee for determination as the application site is located on Metropolitan Open Land (MOL).
13/AP/3111		Works to repair boundary wall to churchyard along Lordship Lane including iron railings; rebuild loose stone gate posts to original design in adjusted locations for vehicular access to site; removal of modern fall gate and installation of three turn down bollards.	This application has been referred to Planning Committee for determination as the application site is located on Metropolitan Open Land (MOL).

Planning history of adjoining sites

- 10 None relevant to this application.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- a) The impact of the proposal on the listed building

Planning policy

Core Strategy 2011

- 12 Section 12 Conserving and enhancing the historic environment

Southwark Plan 2007 (July) - saved policies

- 13 The Council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town

centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Policy 3.15 - Conservation of the Historic Environment

Policy 3.16 - Conservation Areas

Policy 3.17 - Listed Buildings

London Plan 2011

- 14 Policy 7.6 Architecture
- Policy 7.8 Heritage Assets and Archaeology

National Planning Policy Framework (NPPF)

- 15 Section 7 - Requiring good design
- Section 12 - Conserving and enhancing the historic environment

Principle of development

- 16 The principle of carrying out works to a listed building is generally acceptable provided that it complies with Policy 3.17 Listed Buildings. The proposal should:
 - i) not result in the loss of any important historic fabric
 - ii) not be detrimental to the special architectural or historic interest of the building
 - iii) relate sensitively and respect the period, style, detailing and context of the listed building or later alterations of architectural or historic interest
 - iv) preserve, repair or, if missing, replace existing detailing and important later additional features of the building
- 17 The proposal seeks Listed Building Consent to repair the boundary wall to the churchyard along Lordship Lane including iron railings, to rebuild loose stone gate posts to original design and bollards. The principle of this development is considered acceptable provided the proposal has due regard for the character, appearance and special interest of the Grade II Listed buildings and Dulwich Wood Conservation Area.

Impact on character and setting of a listed building and/or conservation area

- 18 Section 12, paragraph 129 of the NPPF (2012) requires Local Planning Authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal.
- 19 The principal design of the boundary wall is not to alter as the main purpose of the project is its repair. It is proposed to use salvaged or matching materials, such as Kentish rag stone, Bath stone, lime mortar and cast iron railing panels.
- 20 The stone piers to the south gate way will be reinstated to their original design using mainly salvaged materials from the site. It is however proposed to widen the gap between the two piers to provide safe vehicular access to the site. This will be achieved by reinstating the northern pier approximately 500mm to the north-west of its original position. This will result in the loss of a cast iron railing panel so that the original relationship between the pier and railing remains unchanged.
- 21 The lost southern pier is to be moved 250mm further south-east, resulting in the exiting wall terminating in the centre of the gate post pier rather at the corner. This is a minor alteration to the relationship between the pier and the wall.

- 22 The proposed works will significantly improve the appearance of the site and the wall by replacing the lost stretches of stonework and iron railings. The enlarged opening / vehicular access from Lordship Lane are not considered to have a negative impact on the appearance of the boundary or the listed buildings.
- 23 The iron railings will be carefully restored and where the panels have been lost, new railings will be cast to match the existing in order to complete the wall. New cast elements will be largely kept in one area, and existing salvaged ironwork moved to a new location in order to create a consistent appearance over the wall elevation. As such, the significant features would be safeguarded.
- 24 It is considered that the nature of the proposals is entirely complimentary to the listed building. The works to repair boundary wall to churchyard along Lordship Lane including iron railings; rebuild loose stone gate posts to original design in adjusted locations for safe vehicular access to site; removal of modern fall gate and installation of three turn down bollards have been sensitively considered. No original features were affected or lost by the proposed works.
- 25 Furthermore, the character and appearance of the Grade II Listed buildings have been accounted for within this proposal. The proposal is considered contextually sympathetic, and would preserve the character and setting of the church and church hall, and the important fabric and architectural and historic interest of the boundary wall and railings themselves.

Other matters

- 26 No other matters identified.

Conclusion on planning issues

- 27 It is considered that the scheme has due regard to the property's listed building status. The proposal preserves the setting of the buildings and the boundary treatments and their features of special architectural or historic interest; as such it is recommended that listed building consent be granted.

Community impact statement

- 28 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.

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

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: none

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

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

Consultation replies

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

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 altering a listed building. 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/2315-L Application file: 13/AP/3006 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 5451 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Neil Loubser, Senior Planner	
Version	Final	
Dated	28 November 2013	
Key Decision	None	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Corporate Services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		28 November 2013

APPENDIX 1

Consultation undertaken

- 36 **Site notice date:** 20/09/2013
- 37 **Press notice date:** 19/09/2013
- 38 **Case officer site visit date:** 20/09/2013
- 39 **Neighbour consultation letters sent:** None

Internal services consulted:

- 40 Design and Conservation Team

Statutory and non-statutory organisations consulted:

- 41 Ancient Monuments Society
Council for British Archaeology
The Society for the Protection of Ancient Buildings
The Victorian Society

Neighbours and local groups consulted:

- 42 None

Re-consultation:

- 43 N/A

APPENDIX 2

Consultation responses received

Internal services

- 44 Design and Conservation Team - Support this application with their comments incorporated in the body of this report

Statutory and non-statutory organisations

- 45 No comments or objections received from the above-mentioned consultees.

Neighbours and local groups

- 46 N/A