

Item No. 7.1	Classification: OPEN	Date: 10 May 2016	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 16/AP/0135 for: Full Planning Permission Address: 181 CAMBERWELL ROAD, LONDON, SE5 0HB Proposal: Change of use of ground and basement floors from a public house to a place of worship.		
Ward(s) or groups affected:	Faraday		
From:	Director of Planning		
Application Start Date 14/01/2016		Application Expiry Date 10/03/2016	
Earliest Decision Date 11/02/2016			

RECOMMENDATION

1. To grant planning permission subject to conditions

BACKGROUND INFORMATION

Site location and description

2. The site concerns the ground floor and basement of the building only. The building has a further two storeys above ground floor that are currently in an unauthorised residential use, but are not the subject of this application. During consultation the site was referred to as 181 Camberwell Road the development proposal has been subsequently amended to reflect the fact that the change of use is limited to the ground and basement floor. It is not considered that anyone would have been prejudiced, or that any prejudice arises to any consultee as a result of the amendment. This is because the alteration relates to a reduced site compared to the possible perception that the entire building might be permitted as a place of worship.
3. The building has a footprint of about 176 square metres and runs alongside New Church Road with a short frontage onto Camberwell Road. Historic maps show that at one time it was an end of terrace property, however at some stage in the 1970s the remainder of the terrace was cleared and the existing Kenyon House council housing development constructed. Kenyon House is set back from the road resulting in a large blank flank wall on the south side of this building. Some flats in Kenyon house share a party wall with this building.
4. New Church Road has a mixture of uses including take away food and taxi offices with flats above. It is not a protected shopping frontage. The site is on the southern limit of the Aylesbury action area.

Details of proposal

5. The proposal is to change the use of the ground floor to a place of worship.

6. Planning history

14/EN/0113 Enforcement case in respect of an unauthorised change of use opened March 2014.

May 2014 application invited.

No application received and complaints made about noise.

October 2014 decision made to enforce on amenity grounds, not on parking congestion or principle of use.

4 November 2014 Planning Enforcement Notice served in respect of unauthorised change of use from public house to place of worship. Reasons

A planning application has been invited for a change of use, but no application has been made. Consequently there has been no scope for the planning authority to control hours of operation, sound insulation and access to the building by way of planning condition. In the absence of these controls the unauthorised use is unacceptable for the following reasons:-

i) The unauthorised use results in significant noise, both at the weekend and evenings, which is considered to be above that caused by the average public house and on occasion continues beyond 23:00 the usual terminal hour of a public house. Noise from within the premises harms the amenity of adjoining neighbours contrary to Strategic Policy 13 High environmental standards of the Core Strategy 2011 and saved policies 2.2 Community Facilities and 3.2 protection of amenity.

ii) The unauthorised change of use has resulted in significant internal works as fittings from the previous use have been removed. No test of the sound insulating quality of the building has been carried out post these works, particularly on the party wall. No assessment of the scope to improve the attenuation of sound that might be achieved by internal work directed to this purpose has been undertaken. Noise from within the premises harms the amenity of adjoining neighbours contrary to Strategic Policy 13 High environmental standards of the Core Strategy 2011 and saved policies 1.10 Small scale shops and services outside the town and local centres and protected shopping frontages, 2.2 Community Facilities, 3.2 protection of amenity.

iii) The ground floor and basement of the building appear from officer visits to the site to only be accessible from a door toward the rear of the premises in New Church Road, rather than the door situated in the angled frontage of the building on Camberwell Road. This has resulted in increased footfall and noise from those accessing the premises taking place further down New Church Road than was previously the case when the authorised use took place, this has generated noise nearer to the residential properties at the rear of this site and harmed their amenity contrary to Strategic Policy 13 High environmental standards of the Core Strategy 2011 and saved policies 2.2 Community Facilities, 3.2 protection of amenity.

30 March 2015 Enforcement Notice upheld on appeal in respect of time of compliance. The planning merits were not tested, as the appellant failed to put together a case in time.

23 April 2015 Appellant forwarded a petition to the Council in respect for support for an appeal application (application for planning permission) signed by persons at the following addresses:

Kenyon House:

Flats 3, 5, 7, 9, 10, 12

Rooms above church: 4, 7 and 8

179 Camberwell Road

A report submitted with the petition claimed that others were willing to sign the petition as well, but also acknowledged that some people had signed because they thought it was reasonable for the church to stay, but more sound proofing should be provided.

It appeared to the Council that if the issue of sound insulation was addressed the reasons for enforcement might be reviewed in a further application. Therefore notwithstanding the enforcement notice a further application was invited. At the same time the occupier agreed not to use any amplification, microphones instruments or recorded music. No continuing complaint in respect of noise was made.

June 2015 15/AP/2369 application for change of use made but invalid because of insufficient documentation.

January 2016 start of current application

Planning history of adjoining sites

7. The upper floors of the building (which are not part of this application) were originally in residential use ancillary to a public house. They are now solely used for a residential purpose and comprise a nine bedroom house of multiple occupation. Although the nature of the use both authorised and unauthorised is residential. It is considered that the character of the residential occupation is materially different and has resulted in different material impacts. At the time of writing this report it is understood that the house of multiple occupation is unauthorised and no planning application has been made in respect of it. An application to licence the house of multiple occupation with the Council has been made which is resulting in improvement of the living conditions.
8. If a planning application were made for the house of multiple occupation further conditions in addition to those of the licence could be considered in respect of the residential use. That has not occurred so separate consideration as part of an enforcement case will be given to enforcing against the use of the upper storeys of the building.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

9. The main issues to be considered in respect of this application are:
 - a) Loss of a public house
 - b) Harm to amenity
 - c) Transport impacts

Planning policy

10. National Planning Policy Framework 2012 (the Framework)
Core Planning principles;
Section 4 Promoting sustainable transport
Section 8 Promoting healthy communities
11. London Plan July 2015 consolidated with alterations since 2011
3.16 Protection and enhancement of social infrastructure
4.8 Supporting a successful and diverse retail sector and related facilities and services
6.13 Parking
7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
7.2 An inclusive environment
12. Core Strategy 2011
SP 1 Sustainable development
SP 2 Sustainable transport
SP 3 Shopping leisure and entertainment
SP 4 Places for learning enjoyment and healthy lifestyles
SP 13 High environmental standards
13. Southwark Plan 2007 (July) - saved policies
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.

1.10 Small scale shops and services outside the town and local centres and protected shopping frontages
2.2 Community Facilities
3.2 Protection of amenity
5.2 Transport Impacts
5.8 Other parking
14. New Southwark Plan Consultation version
Weight can not be given to this document at this stage, because it is in the process of

consultation rather than adoption. It may indicate a possible direction for future planning policy. It is included in the report for information and because some objectors make reference to it.

Two potential policies are ;

DM34 Pubs

i) Planning permission will not be granted for development that results in the loss of a pub unless the retention of a pub is financially unviable, as demonstrated through evidence of suitable marketing for a continuous period of at least 18 months.

ii) Alterations that do not lead to the loss of a pub but that do lead to loss of cellarage or changes to a pub that make it unviable will not be permitted.

iii) Where a change of use is acceptable, development must retain the design, character and heritage value of the building where it makes a positive contribution to street scene and local character.

iv) The registration of a pub as an Asset of Community Value will be treated as a significant material consideration.

Reasons;

The number of pubs across London has been declining, while the number of cafés and restaurants have been growing. Many pubs have been demolished, whilst others have been converted into new homes while retaining their existing structure. A number have changed into other commercial uses and have lost their appearance and usage as a public house. Nevertheless there is still a market for pubs given the right management and sales offer. They provide a positive economic role in contributing to the vibrancy and vitality of shopping areas. Many pubs make a strong contribution to the historic character of an area, particularly through the features of the building itself and by historical and cultural connection to the local area. Pubs that have been designated as Assets of Community Value are recognised by local residents and the council as having an important place and role within our communities.

DM40 Flexible community uses

i) Planning permission will be granted for proposals for new community facilities to meet local need that are available for use by all members of the community;

ii) Development must retain community facilities except where there is no demand. This needs to be demonstrated by a marketing exercise for 18 months.

Reasons;

Southwark's population is diverse, and displays significant contrasts in characteristics. We have a role to play in facilitating social interaction and creating healthy, inclusive communities. We need to ensure that everyone has access to a variety of good quality community facilities, which promote healthier lifestyles and enable people to meet their day to day needs. Community facilities will be incorporated into larger developments, or planned as stand alone facilities, and will often be designed to facilitate opportunities for interaction between members of the community who might not otherwise come into contact with each other. The provision of community and health facilities often provides wider benefits to the local community, including the creation of jobs and encouraging new businesses to locate near to the facility. An example of this could be locating chemists or pharmacies near to walk-in health centres, or a gym or fitness centre with

a day-care facility near to a hospital.

Principle of development

15. There are two broad policy considerations that relate to the change; firstly policy intended to retain services and public houses, secondly that to retain or provide community facilities.
16. Retention of a Public House
The NPPF refers to retention of Public Houses in villages in section 3. However, of greater relevance in section 8 paragraph 70 it states:

To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

The NPPF treats both a public house and a place of worship as a community facility.

The London Plan in policy 4.8 makes reference to preventing "...the loss of retail and related facilities that provide essential convenience and specialist shopping or valued local community assets, including public houses,..."

That policy protection is currently articulated in policy 1.10 of the Southwark Plan:

Policy 1.10 Small scale shops and services outside the town and local centres and protected shopping frontages

Outside town centres, local centres and protected shopping frontages, development will only be permitted for a proposal for a change in use between A use classes or from A use classes to other uses, when the applicant can demonstrate that:

- i The proposed use would not materially harm the amenities of surrounding occupiers; and
- ii. The use that will be lost is not the only one of its kind within a 600m radius and its loss would not harm the vitality and viability of nearby shops or shopping parades; or
- iii. The premises have been vacant for a period of at least 12 months with demonstrated sufficient effort to let, or have not made a profit over a two year period.

If amenity concerns are mitigated or satisfied a key current test is whether a similar use is within a 600 metre radius. Both the Nags Head and Red Lion, both on Camberwell road are within 600 metres of this site. Element ii of the policy test is satisfied.

Camberwell road has no apparent problem with vacancy in commercial units, both on visual inspection and by reference to the Councils 2015 retail study, which acknowledges that although the frontage is not protected it has scope to be a secondary frontage in which a greater diversity of use might be allowed. In a small shopping frontage or in an area where only pockets of services exist, the loss of one unit can often harm the vitality and viability of the remaining units as the footfall to the area reduces. Camberwell Road is not such an area due to the extent of the commercial floor space along it. It is not assessed that any impact on nearby shops

and restaurants have resulted from the change. The current policy is therefore satisfied by discharging elements i and ii. There is no need to address marketing.

At this stage future planning policy cannot be predicted. Any attempt to try to assume or predict future policy would have to give substantial weight to the current position and take account of policy in respect of community facilities.

17. Community Facilities

The NPPF recognises a place of worship as a community facility. The London Plan in policy 3.16 identifies places of worship as part of social infrastructure and seeks to require that provision is made to meet the needs of a growing and diverse population.

This in turn is articulated in policy 2.2 of the Southwark Plan.

Policy 2.2 Provision of new community facilities

Planning permission will be granted for new community facilities provided:

- i. Provision is made to enable the facility to be used by all members of the community; and
- ii. The facility is not detrimental to the amenity of present and future occupiers of the surrounding area in compliance with Policies 3.2 and 5.2; and
- iii. Where developments will generate more than 20 vehicle trips at any one time a transport assessment will be required in compliance with Policies 3.3 and 5.2.

It is acknowledged that there is a significant demand for community facilities and space that can be used for community facilities. If amenity concerns are addressed there is a general presumption in favour of granting permission, but not necessarily overriding other planning policy.

This policy approach will in a broad sense be continued by policy DM40 if it is adopted in its current form.

At present if concerns in respect of amenity are satisfied in principle the change of use is acceptable. In the future the policy in respect of retention of public houses maybe strengthened, but the form that might take is not settled. Protection of public houses is desirable because they are community facilities. A place of worship is also a community facility. There is therefore no principle objection to a community facility in a different form and therefore no policy objection to the change of use.

Whilst not close to this site the issue of loss of a public house has recently been considered by two different planning inspectors although in each instance the change was to a largely residential development not a place of worship. The two appeal decisions are;

- i) APP/A5840/W/15/3130032, Aardvark, 351 Rotherhithe Street, London, SE16 5LJ (15/3/16)
- ii) APP/A5840/W/15/3132683, The Clipper, 562 Rotherhithe Street, London SE16 5EX (15/3/16)

Both Inspectors termed the loss of a public house as loss of a community asset. They each considered the presence of other bars or public houses within 600 metres to be relevant to deciding whether an impact on community assets results. They were reluctant to consider matters such as groups served by a public house or whether it

had a particular facility such as a meeting room. Internal arrangements and aspects of character could alter with a change of management and would not require planning permission and therefore carry little weight.

In planning terms there is a reluctance, to look in too great a detail as to character of a community asset when considering if other similar uses exist nearby. As such, the overall principle of the change of use is deemed acceptable, subject to amenity and transport impacts, these elements will be addressed within the main body of the report.

Environmental impact assessment

18. Not required for a development of this scope and scale.

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

19. Places of worship and public houses are both uses with the potential to have an impact on adjoining occupiers, due to noise from the premises and from people accessing and egressing the premises.
20. The Council originally received a repeated complaint in respect of noise from the place of worship. The extent of the noise was not measured, but on some occasions it occurred late at night. A planning enforcement notice was served in respect of harm to amenity arising from noise. An attempt to appeal the notice was made, but failed on technical grounds. Despite the failed appeal the Council received representations from some neighbours that in summary supported an attempt by the place of worship to improve sound proofing and make a planning application. The Council contacted the original complainant who confirmed that there had been some improvement in terms of noise from the place of worship. The apparent local support and improvement in amenity resulted in an application being considered.
21. A noise assessment was carried out initially in October 2015 and has been revised in April 2016. The conclusion of that assessment is that a negative impact on amenity will not arise from noise from a place of worship. The report identifies measures to improve sound insulation and setting a filter to limit sound from any public address system within the premises. It is recommended that the additional insulation recommended to the ceiling is applied to both ceiling and party wall and a condition is imposed on the permission requiring that work to be completed within three months.
22. The Council's Environmental Protection team have considered the first report. The noise assessment does not confirm that the sound insulation would meet our standard of NR20 for this type of building. There is no assessment for the plant noise. The standard of 35dB(A) is the top end of the 'Good' standard, we would recommend 30dB(A) in bedrooms. The two standards of noise protection 35dB(A) and 30dB(A) relate to a day and night time standard. The Council's Environmental Health Officer's concern is that only the day time level of protection has been sought. This point has been put to the applicant and their noise consultant. They have submitted further details of sound break out from the building showing why the proposed use for the majority of the day is unlikely to consistently produce noise above the background level of the area.
23. The report uses a noise measure from another place of worship as a bench mark. That measure is not from the current occupier, but it shows the potential a place of worship

has to produce a high level of sound pressure across a range of frequencies. The report considers internal sound transmission through the building, which it seeks to manage through upgraded sound insulation.

24. The revised report in particular considers data for outbreak sound that would be discerned in the street or if a nearby window in a building were open. This compares sound likely to emanate from the site with background noise levels for the site. The report considers a measure that combines a range of frequencies and considers how that range would be discerned by the human ear db(A), on that basis outbreak sound from 07:00 to 23:00 would be acceptable.
25. Officers remain concerned though that a place of worship can have a propensity to emit low frequency sound which particularly as back ground noise levels fall away in the evening could become more noticeable. The background noise levels recorded on the site indicate that after 9:00pm low frequency noise could be discernable. That assessment correlates with the initial complaint received in connection with the premises of noise at night. It is therefore proposed to apply a condition limiting hours of use to 9:00pm. Use as a place of worship beyond that hour is considered to have the potential to be harmful to amenity.
26. Two further conditions are proposed to preserve amenity and limit noise impact, firstly that prior to any public address or system of amplification being used on the premises that it is subject to a noise filter set by the Councils environmental health officer that will limit the sound pressure the system can emit so as not to harm residential amenity.
27. The second condition relates to access to the site. When in use as a public house there appear to have been three distinct elements or bars, within the building, resulting in doors from both Camberwell Road and New Church Road. The unauthorised use as a place of worship has mainly used an entrance on New Church Road as its primary access. A planning condition is recommended to make the Camberwell Road entrance the primary one and doors in New Church Road for emergency use only. Camberwell Road is the main road where background noise levels will be highest if doors on New Church Road are not in regular use noise is likely to be less prevalent on the quieter side street. These recommended conditions taken together with the sound insulation proposed are considered to provide sufficient protection to residential amenity.

Transport issues

28. The church at the present time is relatively small attracting 30 to 50 worshippers. It is well served by public transport, due to its proximity to bus stops on Camberwell Road. The planning statement accompanying the application states that 90% of church members use public transport to get to the site with three coming by private car. Three cars on New Church Road may have some impact for those on that road but this is likely to be modest because of the small number. The applicant has been asked to assess the maximum capacity of the site potentially they believe it could hold 100 people, but would need further internal rationalisation to achieve this.
29. The immediate area is one of parking pressure in the week being within a controlled parking zone. The presence of a taxi office on New Church Road may also contribute to this. The bay opposite the site in New Church Road can be used on a parking meter. It is acknowledged that parking in relation to use as a place of worship will occur at

different times compared to a public house, but it is not considered that a place of worship this size will have a substantially different transport impact to that of a public house. If a place of worship is more actively used parking pressure may increase, but similarly if a public house is more actively used that can lead to parking pressures well.

30. During the enforcement investigation the site was visited by car on a Sunday without any parking difficulty.

Design issues

31. No external alterations are proposed to the building. The building is in a poor state of repair in parts. Objectors have made the point that a 1930s public house interior has been lost. It is the case that the bar and much of the panelling flooring and furniture have been removed. The building had no heritage designation and no permission was required for the internal work to be carried out. To use the Camberwell Road entrance as the main entrance some further internal works will be required.
32. The Council is required to determine from time to time which parts of their area are of special architectural or historical interest. This area has not been selected and the building has not been listed. There is therefore no planning or design basis to oppose this application as the internal works are not subject to planning control.
33. Objectors have referred to the poor state of signage for the place of worship which consists of poorly maintained banners hung on the exterior of the building. If planning permission is granted the place of worship will have deemed consent for formal signage of nationally specified size set out in the Town & Country Planning Control of Advertisement Regulations 2007. It would be reasonable to require well maintained signage in conformity with these regulations.

Sustainable development implications

34. There has been a concern that the proposed change of use was harmful to the local environment primarily due to noise and disturbance arising from it and therefore not sustainable. Having made a planning application and proposed a level of sound insulation an opportunity to regulate the use has arisen. By limiting hours, requiring insulation and controlling how the building is entered, environmental harm can be overcome.
35. A public house and a place of worship can each provide social benefits, but not necessarily to everyone. Neither a public house, or a place of worship seek to exclude people from the premises, both for different reasons seek to encourage people to enter, but they have certain inalienable characteristics that mean that the manner of the community use each provide will be different. Planning decisions need to be taken on the basis as to whether the social benefits arising from the development are sufficient for it to be considered sustainable. In this instance it is considered that the social benefits of the proposed use are sufficient for it to be considered sustainable.

Other matters

36. Flood risk,
The site lies within flood zone 3. a place of worship is considered a less vulnerable use than that of a public house in terms of flood risk. To this extent the NPPF flood risk test

is satisfied. However, the building does have a basement, formerly used as a cellar rather than a bar. It is therefore considered necessary to limit use of the basement to storage only and not to have worship or other activities take place within it that would in practice increase the sites vulnerability to flooding.

37. Refuse

There is a current issue on the site relating to the residential use above and its refuse disposal. This results in overfilled and overflowing refuse bins being left on New Church Road. To avoid this condition it is recommended that the place of worship store all refuse within the site and not on the public highway.

38. Community Infrastructure Levy

The application is for change of use rather than additional floorspace. It is retrospective as the unauthorised use as a place of worship has commenced. It is assessed that the building ceased to be a public house (authorised use) in March 2014. Community Infrastructure Levy is only liable if a building has not had an authorised use for six months within the last three years. At present that is not considered to be the case and a liability for the levy does not arise.

Conclusion on planning issues

39. The loss of a public house is clearly a matter of concern generally and to those individuals who have objected to this application. There is planning policy in place to manage the loss of such premises. That policy in its current form has been complied with. It is not considered possible to impose any further restriction that might be within a planning policy that is only at a consultation stage.

40. In addition to policy seeking to protect public house use, regard has to be had to policy seeking to promote and approve use as a community facility.

41. In addition regard needs to be had to the rights to practice ones religion and the inequality that new faith groups face in locating faith premises in comparison to more established faith communities.

42. In an earlier assessment of this issue as part of enforcement action it was concluded that in an unauthorised form this use harmed amenity to an unacceptable degree. Since that assessment was made, the Council has received a noise impact assessment as part of this application and has the opportunity to condition the use of this building. It is considered that subject to conditions planning permission can be granted for the change of use sought.

Community impact statement

43. 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 the ability of a new faith community to use the

land as a place of worship.

c) The likely adverse or less good implications for any particular communities/groups are the ability of a congregation with a protected characteristic to continue to use the land as a place of worship. There is an acknowledged pressure on demand for community facilities of a variety of forms including use as a place of worship. New faith groups tend to have a high black and minority ethnic membership and are disadvantaged in their ability to access land for their purposes in comparison to more established faith groups. Regard has been had to that inequality throughout this process both in reaching the previous recommendation for enforcement action and now when recommending a grant of planning permission.

Consultations

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

Consultation replies

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

Summary of consultation responses

46. Sixteen objections received not all from the immediate locality so roads of the address are included for information.

Objections received:

47. Ward Member

The site is clearly unsuitable, as has been shown from the recent enforcement notice with regard to noise. The application paperwork does not address this area of significant concern, by only citing the noise output of another church, entirely unrelated to this building, its soundproofing needs or the particular practice of worship. The siting of the current public house is on a main road, but backs onto a housing estate. This means it is a significantly different location from those in previously commercial units around it. There is inadequate provision for car parking, according to local residents, which suggests that, as is typical, this is addressing a need of worshippers from outside of the Borough. I see no evidence in the application of showing local demand or need for the church on this particular site. There is a saturation of similar evangelical churches nearby in more appropriate locations. With a view to the building works that are happening locally to the pub (Aylesbury & Edmund St), it would be entirely inappropriate to sanction additional traffic and parking in the area. Residents report an inability to park their cars locally on Sundays in an area which has a CPZ. I am concerned that the consultation has not gone any wider, and I do not believe that the church have attempted to engage with any other community partners. There is no evidence that they intend to use the new space for the wider benefit of the community, which would be the case with a public house. I do not have confidence in the applicants to keep to the letter of any consent awarded. There is evidently work being undertaken, with rubbish improperly being disposed of. It is accruing outside the building, and worship is still being advertised despite an enforcement order. There have also been anecdotal allegations to me about small fires and unsafe practices.

48. Camberwell Road
Concern about extent of consultation of this application, Non compliance with enforcement notice, similar conversions in the vicinity, use as a church more inclusive, building waste left in the street, no proposal to improve external appearance, or address advertising on the exterior of the building, Noise impact assessment not based on actual noise from this premises on a Sunday, considers that the church does have a detrimental impact on parking in the area on a Sunday. Does not accept that only three cars relating to the church use arise.
49. Elmington road
Historically significant public house that should be listed as an asset of community value.
50. Lomond Grove
Loss of a local amenity (public house) failure to encourage a lively high street, loss of historic pub facade and signage. Saturation of places of worship. Problems of traffic congestion and parking on New Church Road
51. Cameron House, Comber Grove
Objection that newly established faith premises are not open to all.
52. Benhill Road
Objects to the retrospective change of use and loss of historic interior
53. Benhill road
Disregard of enforcement notice, removal of interior, noise pollution, insufficient parking provision, inappropriate refuse disposal and unsafe accommodation standards
54. Peckham Road
More pubs less churches
55. Bushey Road SE5
Noise and parking problems, limits building to one subsection of the community
56. Stowage London SE8
Loss of CAMARA recorded 1930's public house interior. No information in respect of viability or otherwise of use of the site as a public house. Importance of Public houses to local communities. Non compliance with draft policy DM27.
57. The Firs London SE26
Lack of viability information, loss of an asset to the local community, loss of historic interior.
58. Langton Road London NW2
Loss of a unique historic public house and community space.
59. South East London branch of CAMARA
Loss of historic interior, value of public houses to the community
60. Camberwell Station Road
Large number of places of worship in Camberwell, unsightly appearance, parking difficulty, noise and extensive hours of operation.

61. Appleshaw House Champion Hill
Southwark saturated with places of worship, objects to retrospective application.
62. Frankfurt Road, Herne Hill
Loss of a traditional element of social fabric, change considered to be one to a private concern

Human rights implications

63. 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.
64. This application has the legitimate aim of providing a place of worship. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life and the right to manifest ones religious beliefs are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2064-C Application file: 16/AP/0135 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 7007 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Gavin Blackburn, Senior Enforcement Officer	
Version	Final	
Dated	5 April 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic director, finance and governance	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and modernisation	No	No
Director of regeneration	No	No
Date final report sent to Constitutional Team		27 April 2016

APPENDIX 1

Consultation undertaken

Site notice date: 19/01/2016

Press notice date: n/a

Case officer site visit date: n/a

Neighbour consultation letters sent: 18/01/2016

Internal services consulted:

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

Flat 1 Kenyon House Elmington Estate SE5 7HY
First Floor And Second Floor Flat 179 Camberwell Road SE5 0HB
Flat 11 Kenyon House Elmington Estate SE5 7HY
Flat 10 Kenyon House Elmington Estate SE5 7HY
9a New Church Road London SE5 7JH
1 New Church Road London SE5 7JH
First Floor Flat 15 New Church Road SE5 7JH
7a New Church Road London SE5 7JH
Flat 12 Kenyon House Elmington Estate SE5 7HY
Flat 7 Kenyon House Elmington Estate SE5 7HY
Flat 6 Kenyon House Elmington Estate SE5 7HY
Flat 9 Kenyon House Elmington Estate SE5 7HY
Flat 8 Kenyon House Elmington Estate SE5 7HY
Flat 3 Kenyon House Elmington Estate SE5 7HY
Flat 2 Kenyon House Elmington Estate SE5 7HY
Flat 5 Kenyon House Elmington Estate SE5 7HY
Flat 4 Kenyon House Elmington Estate SE5 7HY
9 New Church Road London SE5 7JH
Flat B 179 Camberwell Road SE5 0HB
Flat A 179 Camberwell Road SE5 0HB
177 Camberwell Road London SE5 0HB
Flat C 179 Camberwell Road SE5 0HB
Flat B 175 Camberwell Road SE5 0HB
Flat A 175 Camberwell Road SE5 0HB
Living Accommodation Corrib Bar SE5 0HB

Flat C 175 Camberwell Road SE5 0HB
175 Camberwell Road London SE5 0HB
3 New Church Road London SE5 7JH
19 New Church Road London SE5 7JH
7 New Church Road London SE5 7JH
5 New Church Road London SE5 7JH
11 New Church Road London SE5 7JH
179 Camberwell Road London SE5 0HB
17 New Church Road London SE5 7JH
15 New Church Road London SE5 7JH
1 Madeleine Terrace London Se5 8qf
43 Bentley House Peckham Rd SE5 7NB
142 Elmington Road London SE5 7RA
56 Frankfurt Road London SE24 9NY
25 Appleshaw House London SE5 8DW
69 Camberwell Station Road 44 Woodrow Court Se5 9AZ
232 Burrage Road London SE18 7JU
22 Langton Road London Sw9 6uy
Flat 1 165 Camberwell Road SE50HB
Flat 8 The Firs London Se26 5eh SE26 5EH
34 Stowage London SE8 3EF
Labour Member For Faraday Ward XYZ
118 Benhill Road London SE5 7LZ
Flat 2, 160 Benhill Road Camberwell SE5 7LZ
23 Cameron House Cameron House se50uj
39 Chester Court 39 Chester Court SE5 7HS

Re-consultation: N/A

APPENDIX 2

Consultation responses received

Internal services

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

Statutory and non-statutory organisations

None

Neighbours and local groups

Flat 1 165 Camberwell Road SE50HB
Flat 2, 160 Benhill Road Camberwell SE5 7LZ
Flat 8 The Firs London Se26 5eh SE26 5EH
Labour Member For Faraday Ward XYZ
1 Madeleine Terrace London Se5 8qf
118 Benhill Road London SE5 7LZ
142 Elmington Road London SE5 7RA
23 Cameron House Cameron House se50uj
232 Burrage Road London SE18 7JU
25 Appleshaw House London SE5 8DW
34 Stowage London SE8 3EF
43 Bentley House Peckham Rd SE5 7NB
56 Frankfurt Road London SE24 9NY
69 Camberwell Station Road 44 Woodrow Court Se5 9AZ