

<b>1</b>	<b>Classification</b> OPEN	<b>Decision Level</b> CAMBERWELL COMMUNITY COUNCIL	<b>Date</b> 17/03/2010
<b>From</b> Fennel Mason		<b>Title of Report</b> DEVELOPMENT MANAGEMENT	
<b>Proposal</b> (09-AP-2521)  Demolition and reconstruction of two storey rear extension, including amendments to works approved under ref. 08-AP-3030 dated 16/2/2009 (for repair, restoration and alteration of 113 Camberwell Grove, including works to railings and balustrades, replacement/alterations and new windows and doors, alterations/repairs to roofing materials, and alterations to front paving, and internal alterations), to railings and balustrades, windows and doors, and basement entrance design.		<b>Address</b>  113 CAMBERWELL GROVE, LONDON, SE5 8JH  <b>Ward</b> Brunswick Park	
<b>Application Start Date</b> 20/11/2009		<b>Application Expiry Date</b> 15/01/2010	

## PURPOSE

- 1 To consider the above application

## RECOMMENDATION

- 2 To grant Listed Building Consent

## BACKGROUND

### Site location and description

- 3 The site is located on the eastern side of Camberwell Grove. It comprises a mid-terraced building of four storeys in height above basement. The building forms part of a terrace of 7, late 18<sup>th</sup> century listed properties, all of which are situated within the Camberwell Grove conservation area. The application building is 3 storeys, with basement and attic storey, and is constructed in yellow stock brick with slate mansard behind a parapet. Numbers 105-115 have concrete lintels which have replaced the brick arches following war damage. The premises are divided into a basement flat, and a flat above at ground, 1st, 2nd and 3rd floors.
- 4 The building has existing rear extensions, one of two storey at ground and first floor, and a rear extension at lower ground, ground and first floor levels. The latter extension has a roof terrace enclosed by an existing brick wall with balustrades and with access formed by a pair of french doors onto the terrace.
- 5 The terrace forms part of a terrace of Grade II listed properties (including attached railings) from Nos. 97 - 117 Camberwell Grove. 91, 93 and 95 Camberwell Grove are also Grade II listed (not railings). Opposite the site is a similar terrace of Grade II listed buildings. To the rear, the site adjoins a commercial building (Invicta House).

### **Details of proposal**

- 6 The proposal is for the repair, restoration and alteration of 113 Camberwell Grove, including works to railings and balustrades, replacement/alterations and new windows and doors, alterations/repairs to roofing materials, and alterations to front paving.
- 7 Subsequent to the previous planning permission (08-AP-3030) and associated Listed Building Consent (08-AP-3031) being granted (further details below), the development works began. It was made apparent during these construction works that the existing two storey rear toilet block was originally poorly constructed, with half brick thick external walls and exposed softwood timber wall plates, and according to the structural engineer is in a dangerous condition.
- 8 As such, it is proposed to demolish and rebuild this rear extension, rather than retaining it as per the approved plans. Amendments from the approved scheme relates to both the proposed rebuilding of the WC extension with minor alterations, and changes to the approved scheme including:
- 9 - minor change to the size of the lower ground floor rear window and the rear first floor window within the WC extension.
- the reconfiguration of the basement area.
- change to the railing design associated with the rear terrace.
- 10 The application was reconsulted for a period of 14 days to allow for wider consultation of the entire terrace, being 89a to 123 (odds) Camberwell Grove.
- 11 An associated full planning application (09-AP-2520) is associated with this application.

### **Planning history**

- 12 Planning permission (08-AP-3030) and associated Listed Building Consent (08-AP-3031) were both granted 16 February 2009 for the repair, restoration and alteration of 113 Camberwell Grove, including works to railings and balustrades, replacement/alterations and new windows and doors, alterations/repairs to roofing materials, and alterations to front paving.

### **Planning history of adjoining sites**

- 13 None relevant.

## **FACTORS FOR CONSIDERATION**

### **Main Issues**

- 14 The main issues in this case are:
- a] the principle of the development in terms of land use and conformity with strategic policies.
- b] Impacts on the building or its setting or any features of special architectural or historic interest which it possesses.

### **Planning Policy**

- 15 Southwark Plan 2007 [July]  
3.17 Listed buildings
- 16 Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]

### **Consultations**

- 17 Site notice date:  
8 December 2009
- Press notice date:  
8 December 2009
- Neighbour consultation letters sent:  
8 December 2009
- Case officer site visit date:  
An accompanied site visit was undertaken on 8 December 2009
- 18 Internal consultees  
Design and Conservation
- 19 Statutory and non-statutory consultees  
None
- 20 Neighbour consultees  
Refer to Appendix 1
- 21 Re-consultation  
16 February 2010 for a period of 14 days

### **Consultation replies**

- 22 Internal consultees  
Design and Conservation - comments incorporated into report.
- 23 Neighbour consultees  
Refer to objections listed under full application LBS Reg 09AP2520.

### **PLANNING CONSIDERATIONS**

#### **Design and Conservation including impacts on conservation area and listed building**

- 24 Given the poorly constructed modern two storey extension, which was constructed using half brick thick external walls and is supported on insufficiently stable foundations, the principle of re-building a rear service wing is considered to be acceptable, particularly as the applicant's engineer's report states "the present structure may be regarded to be dangerous".
- 25 The proposal to extend the width of the new extension to allow for modern cavity construction is acceptable as it would only increase the overall volume marginally. The change from a sloping roof to a parapet with a Portland Stone coping is also acceptable.
- 26 The extension would also have a reduced size window to the first floor, but would still have a proportional 6/6 pane timber sash window, and the balcony railings are also proposed to be removed, which are both considered to be acceptable alterations to the previously approved plans.
- 27 Overall the detailed design of the proposed extension and the proposed materials (London stock, Flemish bond, flush pointing with lime mortar, segmental gauged brick arches) would result in an extension which improves on the appearance of the

modern post war extension and which would be sympathetic to the building's character and appearance. The proposals would therefore be in keeping with policy 3.17 'Listed Buildings' of The Southwark Plan [UDP] 2007. A condition to have a sample panel of brick work approved in writing to show the brick, pointing, bond and mortar should be attached to the associated Listed Building Consent (09-AP-2521) decision notice. It is also recommended that for the avoidance of doubt, the conditions that had been imposed on the original listed building consent should be re-imposed, as the granting of this consent would have the effect of permitting all of the works shown on the plans, including those approved previously. The same mitigation of impacts is required in relation to details of the scheme as a whole.

- 28 A concern raised in response to consultation is that the drawings show a low brick wall separating the front garden with 115 Camberwell Grove, with concern raised that it would be out of place. However, this aspect was approved within the previous application, and therefore it would not be reasonable to refuse the application on this basis. The impact on the listed building had been considered as part of that application where it was felt that the works would preserve the listed building and its setting.
- 29 For the reasons explored above, it is recommended that the scheme be approved subject to conditions on detailing and materials, for the reasons that the proposed works would preserve the special architectural or historic interest of the building and would not harm the character and appearance of the conservation area.

### **Conclusion**

- 30 It is recommended that the scheme be granted listed building consent subject to conditions in relation to materials and detailing, for the reason that the proposed works would preserve the special architectural or historic interest of the building.

### **COMMUNITY IMPACT STATEMENT**

- 31 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.

### **SUSTAINABLE DEVELOPMENT IMPLICATIONS**

- 32 There are no sustainable development implications associated with this development.

### **HUMAN RIGHTS**

- 33 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. This application has the legitimate aim of providing additional residential accommodation. The rights potentially engaged by this application, including a 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.

LEAD OFFICER	Gary Rice	Head of Development Management
REPORT AUTHOR	Fennel Mason	Planning Officer -Development Management [tel. 020 7525 5470]
CASE FILE	TP/2138-113	
Papers held at:	Regeneration and neighbourhoods dept. tel.: 020 7525 5403 email:planning.enquiries@southwark.gov.uk	

## Neighbour Consultee List for Application Reg. No. 09-AP-2520

<b>TP No</b>	TP/2138-113	<b>Site</b>	113 CAMBERWELL GROVE, LONDON, SE5 8JH
<b>App. Type</b>	Full Planning Permission		

<b>Date Printed</b>	<b>Address</b>
08/12/2009	105B CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	119 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	11-14 GRACES MEWS LONDON SE5 8JF
08/12/2009	111A CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	111 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	78 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	80 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	88 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	90 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	113 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	121 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	FLAT 1 117 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	FLAT 3 117 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	BASEMENT FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	FIRST FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	3 STONE VILLAS 76 CAMBERWELL GROVE LONDON SE5 8RL
08/12/2009	2 STONE VILLAS 76 CAMBERWELL GROVE LONDON SE5 8RL
08/12/2009	TOP FLOOR 84 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	BASEMENT FLAT 84 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	THIRD FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	BASEMENT FLAT 117 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	107 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	GARDEN FLAT 111 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	82 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	86 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	9 GRACES MEWS LONDON SE5 8JF
08/12/2009	109 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	10 GRACES MEWS LONDON SE5 8JF
08/12/2009	BASEMENT AND GROUND FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	FLAT 2 117 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	FLAT 4 117 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	1 STONE VILLAS 76 CAMBERWELL GROVE LONDON SE5 8RL
08/12/2009	GROUND FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	SECOND FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	GROUND FLOOR FLAT B 84 CAMBERWELL GROVE LONDON SE5 8RF
08/12/2009	THIRD FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	SECOND FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH
08/12/2009	BASEMENT FLAT 113 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010	Flats B & C 111 Camberwell Grove London SE5 8JH
16/02/2010	Flat B 111 Camberwell Grove London SE5 8JH
16/02/2010	105B CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010	119 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010	93 CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010	111A CAMBERWELL GROVE LONDON SE5 8JH
16/02/2010	111 CAMBERWELL GROVE LONDON SE5 8JH

16/02/2010 103 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 113 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 123 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 121 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 ROOM 1 123 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 ROOM 2 123 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 ROOM 4 123 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 ROOM 6 123 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FLAT 1 117 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FLAT 1 97 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FLAT 3 117 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FLAT 3 97 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 BASEMENT FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FIRST FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FLAT C 95 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FLAT 1 89A CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FLAT B 95 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FLAT 2 89A CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FLAT 3 89A CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 THIRD FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FLAT D 95 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 BASEMENT FLAT 117 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 107 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 GARDEN FLAT 111 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 101 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 109 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 91 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 99 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 ROOM 3 123 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 ROOM 5 123 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 BASEMENT AND GROUND FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FLAT 2 117 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FLAT 2 97 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FLAT 4 117 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FLAT 4 97 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FLAT 5 97 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 GROUND FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 SECOND FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FLAT A 95 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 FLAT E 95 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 THIRD FLOOR FLAT 115 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 SECOND FLOOR FLAT 105 CAMBERWELL GROVE LONDON SE5 8JH  
16/02/2010 BASEMENT FLAT 113 CAMBERWELL GROVE LONDON SE5 8JH