
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 R. Coles
Application Type Listed Building Consent
Recommendation Grant permission

Reg. Number 09-AP-2521

Case Number TP/2138-113

Draft of Decision Notice

Listed Building CONSENT was given to carry out the following works:

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.

At: 113 CAMBERWELL GROVE, LONDON, SE5 8JH

In accordance with application received on 11/11/2009

and Applicant's Drawing Nos. 9570/S(1)01, 9570/S(1)02, 9570/S(1)03, 9570/S(1)04, 9570/S(1)05, 9570/S(1)06, 9570/S(2)01 Rev A, 9570/S(2)02 Rev A, 9570/S(3)01, 9570/P(1)01 Rev C, 9570/P(1)02 Rev C, 9570/P(2)01 Rev E, 9570/P(2)02 Rev D, 9570/P(3)01, 9570/RE-S(1)03, 9549/RE-P(1)01, 9570/RE-P(1)02, 9570/RE-P(1)03, 9570/RE-P(2)01, 9570/RE-P(2)02, 9570/RE-P(2)03, 9549/RE-P(3)01, 9570/RE-P(3)02
Site plan, Design and Access Statement

Subject to the following condition:

- 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 A sample panel of brickwork and coping for the new two storey rear extension which is hereby approved showing the brick, pointing, bond and mortar shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the details in the interest of the historic character and appearance of the building in accordance with Policy 3.17 Listed Buildings of The Southwark Plan [UDP] 2007.

- 3 Detailed drawings of the proposed sash windows with cross sections to a scale 1:5 and 1:2 of glazing bars shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the details in the interest of the historic character and appearance of the building in accordance with Policy 3.17 'Listed Buildings' of The Southwark Plan [UDP] 2007.

- 4 All new internal works, finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policies 3.15 'Conservation of the Historic Environment' and 3.17 Listed Buildings of The Southwark Plan (UDP) July 2007.

- 5 The mortar mix ratio of lime-cement-sand in relation to this development shall be 1:1:6, and mortar joints shall

be flush, not recessed.

Reason:

To ensure that wall repairs and replacements preserve the character and appearance of the building in accordance with Policies 3.15 Conservation of the Historic Environment and 3.17 Listed Buildings of the Southwark Plan (UDP) July 2007.

- 6 All repairs to rainwater goods and new pipework runs shall be in cast iron and to match existing historic profiles and details. No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the building except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason:

To ensure the rainwater goods in detail and appearance relate sensitively to the special architectural or historic interest of the Grade II Listed Building in accordance with Policies 3.15 Conservation of the Historic Environment and 3.17 Listed Buildings of the Southwark Plan (UDP) July 2007.

- 7 Samples of the bricks, roof slate, Yorkstone and Portland stone to be used in the carrying out of this permission shall be made available for viewing on site and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policies 3.15 'Conservation of the Historic Environment' and 3.17 Listed Buildings of The Southwark Plan (UDP) July 2007.

- 8 Detailed drawings of the following:

- typical windows scale 1:5/10
- cornice and plaster mouldings scale 1:2/5

shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the window details are in the interest of the appearance of the building in accordance with Policies 3.15 Conservation of the Historic Environment and 3.17 Listed Buildings of the Southwark Plan (UDP) July 2007.

- 9 All new roof leadwork specification and detailing shall be in accordance with the Lead Sheet Association guidelines and the current BS 6915 Code of Practice.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policies 3.15 'Conservation of the Historic Environment' and 3.17 Listed Buildings of The Southwark Plan (UDP) July 2007.

- 10 The rooflight hereby permitted shall be of a conservation type and shall be fitted flush with the roof.

Reason:

To ensure that the rooflight has a low visual profile and is sympathetic within the Camberwell Grove Conservation area, in accordance with Policies: 3.15 'Conservation of the Historic Environment' and 3.16 'Conservation Areas' of the Southwark Plan (UDP) July 2007.

Reasons for granting listed building consent

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policy 3.17 Listed buildings of the Southwark Plan [July 2007].
- b] Planning Policy Statements [PPS] and Guidance Notes [PPG] PPG15 Planning and the Historic Environment.

Particular regard was had to the potential impact on the historic and architectural interest of the building that would result from the proposed development, where it was considered that the high quality of the proposed

restoration works that would follow from the proposed development would ensure that the scheme would preserve those features of special architectural or historic interest which the listed building possesses. It was therefore considered appropriate to grant listed building consent having regard to the policies considered and other material planning considerations.

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