

COMMUNITY COUNCILS
A voice for your community



Camberwell Community Council

Planning Agenda

DATE: Tuesday 25 October 2005	TIME: 7.00pm
PLACE: Southwark Town Hall Peckham Road SE5 8UB	

- 1. Welcome and introductions**
- 2. Apologies**
- 3. Notification of any items which the Chair deems urgent**
- 4. Disclosure of Members' interests and dispensations**
- 5. Planning Application for Decision:**

Item 1/1 34 Love Walk SE5 - Full Planning Permission

Item 1/2 18 Grosvenor Park SE5 ONH- Councils own development –
Reg 3.

Item 1/3 14 Grosvenor Park SE5 ONQ- Councils own development –
Reg 3.

- 6. Closing Comments by Chair**

ADDITIONAL INFORMATION

Camberwell Community Council Membership

Councillor Veronica Ward *Chair*

Councillor John Friary *Vice Chair*

Councillor Vicky Naish

Councillor Tony Ritchie

Councillor Ian Wingfield

Councillor Alison Moise

Councillor Dora Dixon-Fyle

Councillor Dermot McInerney

Councillor Peter John

Carers' Allowances

If you are a Southwark resident and have paid someone to look after your children, or an elderly dependant or a dependant with disabilities, so that you can attend this meeting, you may claim an allowance from the Council. Please collect a claim form from the clerk at the meeting.

Deputations

For information on deputations please ask the clerk for the relevant handout.

Exclusion of Press and Public

The following motion should be moved, seconded and approved if the Community Council wishes to exclude the press and public to deal with reports revealing exempt information.

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of information as defined in paragraphs 1-15, Access to Information Procedure Rules of the Constitution.”

Transport Assistance for Disabled Members of the Public

Members of the public with a disability who wish to attend Community Council meetings and who require transport assistance in order to access the meeting, are requested to call the meeting clerk at the number below to give his/her contact and address details. The clerk will arrange for a driver to collect the person and provide return transport after the meeting. There will be no charge to the person collected. Please note that it is necessary to call the clerk as far in advance as possible, at least three working days before the meeting.

Wheelchair access

The Southwark Town Hall is wheelchair accessible.

For further information, please contact the Community Council Development Officer:

Sharna Quirke

Phone: 0207 525 7385

E-mail: sharna.quirke@southwark.gov.uk

Council Website: www.southwark.gov.uk

Language Needs

If you want information on the Community Councils translated into your language please telephone 020 7525 7514. To inform us of any special needs or requirements, such as transport or signer/interpreter, please telephone 020 7525 7514

আপনি যদি আপনার ভাষায় কমিউনিটি কাউন্সিল সম্বন্ধে তথ্য চান তাহলে অনুগ্রহ করে 020 7525 0640 নম্বরে টেলিফোন করুন

কোন বিশেষ প্রয়োজন সম্বন্ধে যদি আমাদের জানাতে চান যেমন ট্রান্সপোর্ট অথবা সংকেত দ্বারা অনুবাদক/ইন্টারপ্রেটার তাহলে 020 7525 0640 নম্বরে টেলিফোন করুন

Bengali

Kendi dilinizde Toplum meclisleri hakkønda bilgi almak için 020 7525 7514'nolu telefonu arayønøz.

Özel gereksinimlerinizi bize bildirmek için 020 7525 7514'nolu telefonu çeviriniz.

Turkish

Haddii aad doonayso warbixin ku saabsan qoraalka Kawnsalkada Bulshada oo ku turjuman af Soomaali fadlan tilifoon u dir 020 7525 7514

Si aad noogu sheegto haddii aad leedahay baahi gaar ama wax gooni kuu ah sida gaadiid, af celiyaha dadka indha la' fadlan tilifooni 020 7525 7514

Somali

如果你需要有關社區委員會的訊息翻譯成中文，請致電提出要求，號碼：020 7525 0640

欲想通知我們你有的特別需求或需要，例如接送車輛或手語/傳譯員，請致電通知，號碼：020 7525 0640

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Se voce quiser informações nos conselhos comunitários traduzidas em sua □nautho por favor ligue para 020 7525 7514

Para-nos informar de quaisquer necessidades especiais ou requisitos , tipo trasporte, linguagem dos sinais/ intérprete, por favor ligue para 020 7525 7514.

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Si vous □nautho avoir l'information sur les Conseils de la Communauté (Community Councils) traduite en votre langue téléphonez SVP au 020 7525 7514

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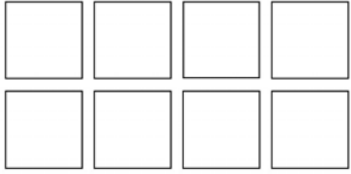
French

Si precisa información traducida a su idioma, sobre los concejos del Comunidad (Community Councils) por favor llame al número de teléfono 020 7525 7514 Si tiene necesidades o requisitos específicos, como es el transporte especial o un intérprete, por favor llame al número de teléfono 020 7525 7514

Spanish

Lati bẽre fun itumọ irohin nipa Council agbegbe re (Community Council) ni ede abini re, jowo pe telifoonu 020 7525 7514.

Lati je ki a mo nipa iranlowo tabi idi pato, gẹgẹbi oko (moto) tabi olutumọ, jowo pe telifoonu 020 7525 7514.



COMMUNITY COUNCILS
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Camberwell Community Council

Planning Meeting

Draft Minutes of the Camberwell Community Council Planning Meeting held on Tuesday 13th September 2005 at 7.00PM at Southwark Town Hall, Peckham Road, London SE5 8UB.

Present

Councillors: Veronica Ward (Chair), Dermot McInerney, Alison Moise, Ian Wingfield

Officers: Sharna Quirke (CCDO), David Berger (Legal) and Tim King (Planning)

The meeting opened at **7.05pm**

1. Introduction and welcome by the Chair

Councillor Ward began the meeting by welcoming people, introducing Members and officers. Cllr Ward informed the public of the rules and procedures that would be followed at the meeting.

2. Apologies

Apologies for absence were submitted on behalf of Councillors Tony Ritchie, John Friary.

3. Notification of any items the Chair deems urgent

There were none. The Chair did however decided to rearrange the agenda order on Cllr Wingfield's request, in case he had to leave early to attend another meeting.

4. Confirmation of minutes

RESOLVED: That the minutes of the Planning meeting held on 21 July 2005 be approved as a true and accurate recording of that meeting and be signed by the Chair.

5. Disclosure of Members' interests and dispensations

Councillor Ward declared that she is a member for the South Camberwell ward and Application item 1/1 is in that ward.

Councillor Moise declared she is a member of the Brunswick Park ward and Application item 1/2 is in that ward. Cllr Moise stated she had taken legal advice from the Borough Solicitor who informed her it is not prejudicial to hear an item in her ward. She also stated she had been contacted by the Applicant on the weekend immediately prior to the planning meeting requesting representation. Cllr Moise informed the Applicant she was unable to assist given the late notice and referred the Applicant to the Willowbrook Centre for independent advice.

Councillor Wingfield declared that he is a Member of the Brunswick Park ward and Application item 1/2 is in that ward. The Applicant had contacted Cllr Wingfield requesting representation. Cllr Wingfield replied via email stating he was unable to do so. Cllr Wingfield had previously stated his intention to act as ward councillor for this item on behalf of an objector. However the objector has since withdrawn his objections.

For the sake of simplicity however, Cllr Wingfield withdrew himself from this item.

RECORDING OF MEMBERS' VOTES

Council Procedure Rule 1.17 (5) allows a Member to record her/his vote in respect of any motions and amendments. Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection

The Committee considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda. In every case the planning officer introduced the item to Members

6. DEVELOPMENT CONTROL

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda be considered

2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified

ITEM 1 /2: 190 Southampton Way SE5 7EU - Full Planning Permission

Cllr Wingfield withdrew from the committee to act as a ward councillor on this item as noted under declared interests.

Proposal: (05-AP-0725)

Continued use of ground floor as a day nursery for children age 3 months to 4 years and increase in number of children from 12 to 20 (variation of conditions nos. 1 and 4 on permission ref 04/0320 granted 29/7/04).

Recommended: To grant temporary planning permission limited to one year to allow the Council to fully monitor the impact of people travelling to and from the premises to ensure that the use would be acceptable in terms of highway and pedestrian safety.

Procedure: The Council Planning Officer presented his report and described the nature of concerns of the various departments.

Councillors asked questions of the Planning Officer.

There were no objectors.

The Applicant was present she spoke outlining concerns that some issues had not been followed up from her last application. In particular she believed the monitoring by the Council Traffic group had not been done. She also argued there were some inaccuracies in the planning report in particular to the number of registered children and number of bedrooms in her home. She then answered Members' questions.

No supporters for the application were present

Councillor Wingfield made a statement acting as Ward Councillor.

Councillors asked questions of the Ward Councillor.

Members then debated the item and voted.

RESOLVED:

Grant

A motion was carried to grant the application subject to any conditions as stated in the report and for the reasons as outlined in the draft of decision notice.

The Applicant is reminded that the mode of travel to and from the nursery should be in accordance with those proposals previously submitted to the Council's Traffic group. Accordingly, the group will monitor the nursery's operation throughout the following twelve-month period.

Members have requested evidence of this monitoring be presented at the next application for this property in 12 months time.

Furthermore, Members have requested the Planning Department increase communication with the Applicant and clearly explain in writing, the implication of temporary permits and their impact on possible outcomes of future planning applications. This is to alleviate the Applicants concerns of what may occur in 12 months time when she goes through a third application process.

ITEM 1/1:

24 Grove Hill Road SE5 - Full Planning Permission

Proposal:

(05-AP-1058)

Formation of an additional residential flat involving extensions to first and second floors and erection of ground floor rear extension.

Recommended:

To grant planning permission.

Procedure:

The Council Planning Officer presented his report and described the nature of the concerns of the various departments and then answered the members questions.

No Objectors were present.

The Applicant was present and the Applicants Agent answered Members' questions.

No supporters for the application were present.

No Councillor acted as a Ward Councillor on this item.

Members then debated the item and voted.

RESOLVED:

Grant

A motion was carried to grant the application subject to any conditions as stated in the report and for the reasons as outlined in the draft of decision notice.

It was agreed that an additional condition be imposed:

3) Details of all proposed and replacement fenestration required as part of the approved scheme shall be submitted to the local planning authority for subsequent written approval there from and such consent must be achieved prior to any building works being commenced.

Reason: To ensure a satisfactory form of development.

The Chair thanked all those present for attending the meeting.

The meeting ended at **8.20pm**

CHAIR:

DATE:

	Classification Open	Date: 25 October 2005	Meeting Name: Camberwell Community Council
Report title:			
Ward(s) or groups affected:		All within Camberwell Community Council area	
From:		Strategic Director of Regeneration	

RECOMMENDATIONS

- 291 That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
- 291 That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
- 291 That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

- 291 The Council's powers to consider planning committee business detailed in Article 8 under Role and Functions of the Committee were agreed by the Constitutional Meeting of the Council on 24th February 2003. This function was delegated to the Planning Committee.

KEY ISSUES FOR CONSIDERATION

- 291 Members are asked to determine the attached applications in respect of site(s) within the Community Council boundaries.
- 291 Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
- 291 Applicants have the right to appeal to the Secretary of State for the Environment against a refusal of planning permission and against any condition imposed as part of permission. If the appeal is dealt with by public inquiry then fees may be incurred through employing Counsel to present the Council's case. The employment of Counsel is generally limited to complex inquiries or for very major proposals.

291 The sanctioning of enforcement action can also involve costs such as process serving, Court costs and of legal representation.

291 Where either party is felt to have acted unreasonably in an appeal involving a public inquiry or informal hearing the inspector can make an award of costs against the offending party.

291 All legal/Counsel fees and costs as well as awards of costs against the Council are borne by the Regeneration budget.

EFFECT OF PROPOSED CHANGES ON THOSE AFFECTED

291 **Equal opportunities considerations are contained within each item.**

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Borough Solicitor & Secretary

291 A resolution to grant planning permission shall mean that the Development & Building Control Manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the Committee and issued under the signature of the Development & Building Control Manager shall constitute a planning permission.

291 A resolution to grant planning permission subject to legal agreement shall mean that the Development & Building Control Manager is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Borough Solicitor and Secretary, and which is satisfactory to the Development & Building Control Manager. Developers meet the Council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the Borough Solicitor and Secretary. The planning permission will not be issued unless such an agreement is completed.

291 Section 70 of the Town and Country Planning Act 1990 requires the Council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Section 54A of the Town and Country Planning Act 1990 provides that where, in making any determination under the planning Acts, regard is to be had to the

development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently the Southwark Unitary Development Plan adopted by the Council in July 1995.

291 Section 106 of the Town and Country Planning Act 1990 introduced the concept of planning obligations. Planning obligations may take the form of planning agreements or unilateral undertakings and may be entered into by any person who has an interest in land in the area of a local planning authority. Planning obligations may only:

291 restrict the development or use of the land;

291 require operations or activities to be carried out in, on, under or over the land;

291 require the land to be used in any specified way; or

291 require payments to be made to the local planning authority on a specified date or dates or periodically.

Planning obligations are enforceable by the planning authority against the person who gives the original obligation and/or their successor/s.

291 Government policy on planning obligations is contained in the Department of the Environment's circular 1/97. Provisions of legal agreements must fairly and reasonably relate to the provisions of the Development Plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties, can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement Members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council Assembly Agenda 29 th May 2002	Constitutional Support Services, Southwark Town Hall, Peckham Road SE5 8UB	Beverley Olamijulo 020 7525 7222
Each application has a separate planning case file	Council Offices Chiltern Portland Street London SE27 3ES	The named case Officer as listed or Jim Sherry 020 7525 5437

APPENDIX 1

Audit Trail

<u>Lead Officer</u>	Deborah Holmes, Borough Solicitor & Secretary	
Report Author	Lyn Meadows, Assistant Borough Solicitor Chris Thompson, Community Councils Officer	
Version	Final	
Dated	11/02/03	
Key Decision	No	
<i>Officer Title</i>	Comments Sought	Comments included
Lyn Meadows Asst Borough Solicitor & Secretary	No	Yes
Paul Evans Strategic Director of Regeneration	No	No
Jim Sherry Interim Development & Building Control Manager	No	Yes

ITEMS ON AGENDA OF THE CAMBERWELL CC

on Tuesday 25 October 2005

Appl. Type Full Planning Permission
Site 34 Love Walk SE5

Reg. No. 05-AP-1261
TP No. TP/2071-A
Ward Brunswick Park
Officer Jason Traves

Recommendation GRANT

Proposal

Erection of a freestanding pole mounted CCTV camera to the front of 34 Love Walk

Item 1/1

Appl. Type Council's Own Development - Reg. 3
Site 18 Grosvenor Park SE5 0NH

Reg. No. 05-CO-0094
TP No. TP/1092-20
Ward Camberwell Green
Officer Jason Traves

Recommendation GRANT

Proposal

Retention of replacement upvc windows on the rear elevation only

Item 1/2

Appl. Type Council's Own Development - Reg. 3
Site 14 Grosvenor Park SE5 0NQ

Reg. No. 05-CO-0093
TP No. TP/1092-20
Ward Camberwell Green
Officer Jason Traves

Recommendation GRANT

Proposal

Retention of replacement upvc windows on the rear elevation at basement level

Item 1/3

Item No. 1	Classification OPEN	Decision Level CAMBERWELL COMMUNITY COUNCIL	Date 25/10/2005
From Interim Planning and Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (05-AP-1261) Erection of a freestanding pole mounted CCTV camera to the front of 34 Love Walk		Address 34 Love Walk SE5 Ward Brunswick Park	

PURPOSE

- 1 To consider the above application

RECOMMENDATION

- 2 To grant planning permission subject to conditions.

3 BACKGROUND

Background

- 3.1 The site is located on the south side of Love Walk that comprises of a 4 storey building which is occupied by King's College Hospital NHS Trust and is known as Jennie Lee House. An area of hardstanding fronts the building and is used as a car park area. The site is surrounded by mainly residential dwellings. The building is not listed however it is located within the Camberwell Grove Conservation Area.

Planning History

- 3.2 In November 2004 planning permission was granted for a change of use of Jennie Lee House from an elderly person's home (C2 Use Class) to offices (B1 Use Class) to provide additional office accommodation for hospital staff being relocated from Dulwich site.

Current application

- 3.3 Planning permission is sought for the erection of one freestanding pole mounted CCTV camera along Love Walk at the entrance to the existing car park at Jennie Lee House. The steel pole would measure 4.5m in height and the camera would sit on top of this. Its maximum width would be 0.1m. The base would measure 1m x 1m. The agents have advised that the proposal would enable improved security of the land and buildings associated with Jennie Lee House that is associated with King's College Hospital NHS Trust. The proposal seeks to achieve the hospitals responsibilities under the Secured Car Parks Award Scheme. Following further discussions regarding

the scheme the location and positioning of a new CCTV pole was queried. The agents advised that the principle of a building mounted camera was considered and dismissed as a viable option as pole mounted cameras provide a much greater field of view (including roads/pavements) that cannot be achieved by building mounted cameras. They also provide an additional level of security for King's College Hospital staff walking between the local King's College Hospital (NHS) buildings. It would also record footage that could be used by the police relating to car crime in the area.

4 FACTORS FOR CONSIDERATION

Main Issues

- 4.1 The main issues in this case are the appearance of the proposal within the streetscene, its impact on the conservation area and on the amenity of the adjoining properties.

Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

Policy E.2.3 'Aesthetic Control'

Policy E.3.1 'Protection of Amenity'

Policy E.4.3 'Proposals Affecting Conservation Areas'

The Southwark Plan [Revised Draft] February 2005

Policy 3.2 'Protection of Amenity'

Policy 3.11 'Quality in Design'

Policy 3.13 'Urban Design'

Policy 3.14 'Designing Out Crime'

Policy 3.16 'Conservation Areas'

Consultations

Site Notice: 11.07.2005 (expires 01.08.2005)
14.07.2005 (expires 04.08.2005)

Press Notice:

Consultees:

Metropolitan Police

Highways

Conservation and Design

Replies from:

Security by Design Officer:

No issues. A spiked collar would be a good idea to protect the camera.

The Camberwell Society: In principle welcomes proposal to improve security. However objects to following issue (i) Pole of camera would be too close to street and would constitute street clutter. Should be attached to a building ideally.

2 Evesham Walk: No objections

CCTV camera would improve security in the street. As camera has potential to be

directed into house assurances would be required about any privacy measures that would be put in place to accord with Data Protection Act. Specifically (i) who would monitor live "take" from CCTV (ii) who would have access to current and post CCTV films.

13 Evesham Walk: Objects

Ever-increasing amount of street furniture in Love Walk area. Resent the move towards ever-increasing surveillance.

15 Evesham Walk: Support

No additional comments provided.

5 PLANNING CONSIDERATIONS

Principle of development

- 5.1 The installation of CCTV camera is considered acceptable in an area where additional surveillance is required. The agents have advised in the supporting documentation that the proposal would enable improved security of the land and buildings associated with Jennie Lee House that is associated with King's College Hospital NHS Trust. The proposal seeks to achieve the hospitals responsibilities under the Secured Car Parks Award Scheme. This is considered acceptable.

Siting and Appearance

- 5.2 The proposed pole would be located within the car park area of the offices adjoining Love Walk. The camera would be contained within the property of the King's College NHS Trust and although bulky would be painted black to ensure it is not conspicuous.

Impact on the character and appearance of the conservation area

- 5.3 The bulk of the equipment, especially the design around the base of the pole would be considered prominent however justification has been provided to confirm the need for a pole based CCTV camera rather than using existing building or street furniture. The pole would be painted black to ensure it is not a conspicuous feature within the conservation area and would be considered acceptable.

6 EQUAL OPPORTUNITY IMPLICATIONS

- 6.1 None foreseen

7 LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 7.1 None foreseen

LEAD OFFICER	Anne Lippitt	Interim Head of Development & Building Control
REPORT AUTHOR	Jason Traves	[tel. 020 7525 5461]
CASE FILE	TP/2071-A	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5402]	

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	Kings College Hospital NHS Trust	Reg. Number	05-AP-1261
Application Type	Full Planning Permission	Case	TP/2071-A
Recommendation	Grant	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:
Erection of a freestanding pole mounted CCTV camera to the front of 34 Love Walk

At: 34 Love Walk SE5

In accordance with application received on 17/06/2005

and Applicant's Drawing Nos. OS/JLH/OS/001, site location plan, Photo A, B, C, D and 4 no. pages of technical information

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 by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The new free-standing pole hereby approved shall be painted black and maintained in this colour.

In order to preserve the character and appearance of the conservation area in accordance with Policy E.2.3 'Aesthetic Control' and E.4.3 'Proposals Affecting Conservation Areas' of the Southwark Unitary Development Plan (July 1995) and Policy 3.11 'Quality in Design' and 3.16 'Development in Conservation Areas' of the Southwark Plan [Revised Draft Unitary Development Plan] February 2005.

Reasons for granting planning permission.

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

- a] Policies E.2.3 'Aesthetic Control', E.3.1 'Protection of Amenity' and E.4.3 'Proposals Affecting Conservation Areas' of the Southwark Unitary Development Plan 1995
- b] Policies 3.2 'Protection of Amenity', 3.11 'Quality in Design', 3.13 'Urban Design' 3.14 'Designing Out Crime' and 3.16 'Conservation Areas' of The Southwark Plan [Revised Draft] February 2005.

Particular regard was had to the visual impact that would result from the proposed development but it was considered that this would be outweighed by the increased security of the residents and employees of the King's College Hospital that would follow from the proposed development. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Informative

A discrete form of surveillance equipment in this sensitive location would be considered in a more favourable manner.

Insert map item 1

Item No 2	Classification OPEN	Decision Level CAMBERWELL COMMUNITY COUNCIL	Date 25/10/05
From Interim Development and Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (05-CO-0094) Retention of replacement upvc windows on the rear elevation only		Address 18 Grosvenor Park SE5 0NH Ward Camberwell Green	

PURPOSE

- 1 To consider the above application

RECOMMENDATION

- 2 To grant planning permission

BACKGROUND

- 3 The site is located on the bend in Grosvenor Park and is in the Grosvenor Park Conservation Area. The site is occupied by an end terrace. The retrospective permission is to approve double glazed UPVC windows on the rear elevation. The Council's Scheme of Delegation does allow for minor Council own applications such as this to be determined At Community Council level and a similar application for no.14 Grosvenor Park is also on this agenda.

FACTORS FOR CONSIDERATION

Main Issues

- 4 The main issues in this case are design and impact tot he conservation area. No impacts are posed to neighbours or to the street scene.

Planning Policy

- 5 Southwark Unitary Development Plan 1995 [UDP]:
E.2.3 Aesthetic Control - Does not comply
E.3.1 Protection fo Amenity - Complies
E.4.3 Proposals Affecting Conservation Areas - Does not comply

The Southwark Plan [Revised Draft] February 2005
3.2 Protection of Amenity - Complies

- 3.11 Quality in Design - Does not comply
- 3.13 Urban Design - Does not comply
- 3.15 Conservation of the Historic Environment - Does not comply
- 3.16 Development in Conservation Areas - Does not comply

Consultations

- 6 Site Notice: 20/06/05 Press Notice: 23/06/05

Consultees:

Design, Conservation and Archaeology

Replies from:

- 7 The Grosvenor Tenants and Residents Association: objects on the grounds that the UPVC windows do not fit in with the conservation area.
Design and Conservation: Consider that windows should normally take a more traditional form. However, upon revisiting the assessment in light of the views expressed in a recent appeal decision relating to 57 Casino Avenue, (dated 1 September 2005, PINS ref: APP/A5840/A/05/1180953) the Design, Conservation and Archaeology team, on balance, now recommend approval. The Inspector concluded that the appeal should be allowed at Casino Avenue, thereby granting permission for UPVC windows on the rear elevation of a block of flats in a conservation area. The justification was that the windows were not visible from the conservation area, and therefore, did not detract from its special character or appearance.

PLANNING CONSIDERATIONS

- 8 Whilst the Authority is of the view that UPVC windows in conservation areas are undesirable in principle, this view is challenged by the Inspector's decision in which the abovementioned appeal was allowed. Subsequently, it would be onerous for the Authority to refuse retrospective permission and commence enforcement action. It would also be to the hardship of the residents. Therefore, it is pertinent to grant planning permission.
- 9 Though, notwithstanding the decision in appeal ref. No. APP/A5840, UPVC windows are still considered to be an inappropriate and unsympathetic modification in a conservation area in principle. The view remains that UPVC windows should be resisted in conservation areas. The Authority will look unfavourably on future applications both for retrospective work and work yet to be executed. The applicant and agent are strongly advised to research sites and seek preliminary advice to ensure that such a situation does not eventuate in the future. An appropriately worded informative is recommended.

EQUAL OPPORTUNITY IMPLICATIONS

- 10 No issues identified

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 11 No issues identified

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	Southwark Council	Reg. Number	05-CO-0094
Application Type	Council's Own Development - Reg. 3 (Council's Own Development)		
Recommendation	Grant	Case Number	TP/1092-20

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Retention of replacement upvc windows on the rear elevation only

At: 18 Grosvenor Park SE5 0NH

In accordance with application received on 13/05/2005

and Applicant's Drawing Nos. Supplementary Report

Schedule

- 1 The development hereby permitted shall be begun before the end of five years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990.

2 **Reasons for granting planning permission.**

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

- a] Policies of the Southwark Unitary Development Plan 1995
- b] Policies of The Southwark Plan [Revised Draft] February 2005.
- c] Planning Policy Guidance No. 5 Standards Controls and Guidelines for Residential Development.

Particular regard was had to the impact to the character and appearance of the Grosvenor Park Conservation Area that would result from the proposed development but it was considered that this would be outweighed by the findings in appeal Ref. No. APP/A5840/A/05/1180953 being 57 Casiano Avenue, Herne Hill SE24 which was allowed on the basis that modifications were acceptable as they were not visible in the conservation area. In light of this and the retrospective nature of the application as well as the hardship that would be borne if the Authority refused the application, it was considered appropriate and reasonable to grant planning permission.

Informative

Notwithstanding the decision by the Inspector to allow the appeal ref. No. APP/A5840 at 57 Casino Avenue Hertne Hill SE24, UPVC windows are still considered by the Authority to be an inappropriate and unsympathetic modification in a conservation area in principle. The view remains that UPVC windows should be resisted in conservation areas. The Authority will look unfavourably on future applications both for retrospective work and work yet to be executed. The applicant and agent are strongly advised to research sites and seek preliminary advice to ensure that such a situation does not eventuate in the future.

Insert Map 2

Item No 3	Classification OPEN	Decision Level CAMBERWELL COMMUNITY COUNCIL	Date 25/10/05
From Interim Development and Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (05-CO-0093) Retention of replacement upvc windows on the rear elevation at basement level		Address 14 Grosvenor Park SE5 0NQ Ward Camberwell Green	

PURPOSE

- 1 To consider the above application

RECOMMENDATION

- 2 To grant planning permission

BACKGROUND

- 3 The site is located on the bend in Grosvenor Park and is in the Grosvenor Park Conservation Area. The site is occupied by an end terrace. The retrospective permission is to approve double glazed UPVC windows on the rear elevation. The Council's Scheme of Delegation does allow for minor Council own applications such as this to be determined at Community Council level and a similar application for no.18 Grosvenor Park is also on this agenda for determination.

FACTORS FOR CONSIDERATION

Main Issues

- 4 The main issues in this case are design and impact to the conservation area. No impacts are posed to neighbours or to the street scene.

Planning Policy

- 5 Southwark Unitary Development Plan 1995 [UDP]:
E.2.3 Aesthetic Control - Does not comply
E.3.1 Protection of Amenity - Complies
E.4.3 Proposals Affecting Conservation Areas - Does not comply

The Southwark Plan [Revised Draft] February 2005

- 3.2 Protection of Amenity - Complies
3.11 Quality in Design - Does not comply

- 3.13 Urban Design - Does not comply
- 3.15 Conservation of the Historic Environment - Does not comply
- 3.16 Development in Conservation Areas - Does not comply

Consultations

- 6 Site Notice: 20/06/05 Press Notice: 23/06/05

Consultees:

Design, Conservation and Archaeology

Replies from:

- 7 The Grosvenor Tenants and Residents Association: objects on the grounds that the UPVC windows do not fit in with the conservation area.
Design and Conservation: Consider that windows should normally take a more traditional form. However, upon revisiting the assessment in light of the views expressed in a recent appeal decision relating to 57 Casino Avenue, (dated 1 September 2005, PINS ref: APP/A5840/A/05/1180953) the Design, Conservation and Archaeology team, on balance, now recommend approval. The Inspector concluded that the appeal should be allowed at Casino Avenue, thereby granting permission for UPVC windows on the rear elevation of a block of flats in a conservation area. The justification was that the windows were not visible from the conservation area, and therefore, did not detract from its special character or appearance.

PLANNING CONSIDERATIONS

- 8 Whilst the Authority is of the view that UPVC windows in conservation areas are undesirable in principle, this view is challenged by the Inspector's decision in which the abovementioned appeal was allowed. Subsequently, it would be onerous for the Authority to refuse retrospective permission and commence enforcement action. It would also be to the hardship of the residents. Therefore, it is pertinent to grant planning permission.
- 9 Though, notwithstanding the decision in appeal ref. No. APP/A5840, UPVC windows are still considered to be an inappropriate and unsympathetic modification in a conservation area in principle. The view remains that UPVC windows should be resisted in conservation areas. The Authority will look unfavourably on future applications both for retrospective work and work yet to be executed. The applicant and agent are strongly advised to research sites and seek preliminary advice to ensure that such a situation does not eventuate in the future. An appropriately worded informative is recommended.

EQUAL OPPORTUNITY IMPLICATIONS

- 10 No issues identified

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 11 No issues identified

LEAD OFFICER Anne Lippitt Interim Development and Building Control
Manager
REPORT AUTHOR Jason Traves Planning Officer [tel. 020 7525 5460]
CASE FILE TP/1092-20
Papers held at: Regeneration Department, Council Offices, Chiltern, Portland Street
SE17 2ES [tel. 020 7525 5402]

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	Southwark Council	Reg. Number	05-CO-0093
Application Type	Council's Own Development - Reg. 3 (Council's Own Development)		
Recommendation	Grant	Case Number	TP/1092-20

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Retention of replacement upvc windows on the rear elevation at basement level

At: 14 Grosvenor Park SE5 0NQ

In accordance with application received on 13/05/2005

and Applicant's Drawing Nos. Supplementary Report

Schedule

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 **Reasons for granting planning permission.**

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

- a] Policies of the Southwark Unitary Development Plan 1995
- b] Policies of The Southwark Plan [Revised Draft] February 2005.
- c] Planning Policy Guidance No. 5 Standards Controls and Guidelines for Residential Development.

Particular regard was had to the impact to the character and appearance of the Grosvenor Park Conservation Area that would result from the proposed development but it was considered that this would be outweighed by the findings in appeal Ref. No. APP/A5840/A/05/1180953 being 57 Casano Avenue, Herne Hill SE24 which was allowed on the basis that modifications were acceptable as they were not visible in the conservation area. In light of this and the retrospective nature of the application as well as the hardship that would be borne if the Authority refused the application, it was considered appropriate and reasonable to grant planning permission.

Informative

Notwithstanding the decision by the Inspector to allow the appeal ref. No. APP/A5840 at 57 Casino Avenue Hertne Hill SE24, UPVC windows are still considered by the Authority to be an inappropriate and unsympathetic modification in a conservation area in principle. The view remains that UPVC windows should be resisted in conservation areas. The Authority will look unfavourably on future applications both for retrospective work and work yet to be executed. The applicant and agent are strongly advised to research sites and seek preliminary advice to ensure that such a situation does not eventuate in the future.

Insert map 3

MEMBERS & EXTERNAL DISTRIBUTION LIST
MUNICIPAL YEAR 2005/06

COUNCIL: CAMBERWELL COMMUNITY COUNCIL

**NOTE: Original held by Constitutional Support Unit; amendments to
 Sharna Quirke 020 7252 7385)**

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Councillor Vicky Naish	1		
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		Dated:	25 October 2005

