

COMMUNITY COUNCILS
A voice for your community



Nunhead and Peckham Rye Community Council Agenda

Date: Tuesday 1 November 2005
Time: 7.00 PM
Place: St Mary Magdalene Primary School, 48 Brayards Road, SE15 3RA
(Map on page 5)

**PLEASE NOTE THERE WILL BE NO FORMAL BREAK AT THIS MEETING, HOWEVER
REFRESHMENTS WILL BE AVAILABLE THROUGHOUT**

APPENDICES INDEX ON PAGE 15

1. Introduction and welcome [*Chair*]
2. Apologies
3. Disclosure of Members' interests and dispensations
4. Items of business that the Chair deems urgent

Matters from the previous meeting (7.05pm)

5. Minutes to be agreed from 20 September 2005 (General) and 10 October 2005 (Planning) Community Council meetings
(See pages 6 to 14 inclusive)

Community Slot (7.10pm)

6. Street Leaders – John Gorsuch
7. Nunhead Community Forum – Chris Wilson
8. Unicorn Theatre – Carmen Morris-Coulson or Chris Moxon

Deputations (7.25pm)

9. St Mary's Conservation Area
(See Appendix 1. Lance Penman will be available to answer members' questions)
10. Evelina Road Parking Restriction
(See Appendix 2)

Main Business: Making 21st century Peckham work for you (8.05pm)

11. Report back on the Peckham Controlled Parking Zone (CPZ) – Nicky Costin,

representing the decision maker, Gill Davies, Strategic Director for Environment and Leisure. (See Appendix 3)

12. The Peckham Area Action Plan – a representative from Planning Policy
13. Southwark's Transport Strategy: the Local Implementation Plan (LIP) – Sally Crew or Juliet Reid

Public Question Time (9.00pm)

Members of the public are invited to raise issues not already covered on the agenda

Members Decisions (9.10pm)

Members to announce any decisions made during the meeting, as well as school governor appointments and local parking decisions made at a closed session prior to the meeting.

Closing Comments by the Chair (9.15pm)

Upcoming meetings

Date, Meeting Type & Time	Venue
Monday 28 November 2005 6pm Planning meeting	Room A2, Southwark Town Hall, Peckham Road, SE5 8UB
Monday 16 January 2006 6pm Planning meeting	Room A2, Southwark Town Hall, Peckham Road, SE5 8UB
Tuesday 24 January 2006 7pm General meeting	Venue to be confirmed
Tuesday 7 March 2006 7pm General meeting	Venue to be confirmed
Monday 13 March 2006 6pm Planning meeting	Room A2, Southwark Town Hall, Peckham Road, SE5 8UB

ADDITIONAL INFORMATION

Nunhead and Peckham Rye Community Council Membership

Councillor Robert Smeath *Chair*
Councillor Fiona Colley *Vice Chair*
Councillor Alfred Banyan
Councillor Mick Barnard
Councillor Mark Glover
Councillor Aubyn Graham
Councillor Alun Hayes
Councillor Andy Simmons
Councillor Dominic Thorncroft

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

St Mary Magdalene Primary School is wheelchair accessible.

For further information, please contact the Nunhead and Peckham Rye Community Council clerk:

Louise Shah
Phone: 0207 525 0640
E-mail: louise.shah@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 57514. To inform us of any special needs or requirements, such as transport or signer/interpreter, please telephone 020 752 57514

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 hakkında bilgi almak için 020 7525 7514'nolu telefonu arayınız.

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

Chinese

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

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

Portuguese

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

Pour nous informer de tout besoin ou condition spéciale, telles que le transport ou le signataire / interprète, téléphonez SVP au 020 7525 7514

French

Si precisa información sobre los departamentos sociales (Community Councils) traducida a su idioma, por favor llame al número de teléfono 020 7525 7514

Si tiene necesidades o requisitos específicos, como es transporte especial o un intérprete, por favor llame al número de teléfono 020 7525 7514

Spanish

Lati bēre 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.

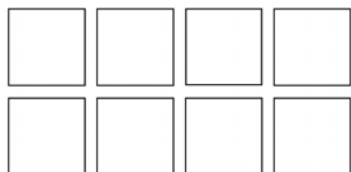
Yoruba

INSERT:

- Map to venue

INSERT:

- Takenote Minutes Agreement Form – 20 September 2005
- Takenote – 20 September 2005



COMMUNITY COUNCILS
A voice for your community



Nunhead and Peckham Rye Community Council

Planning Meeting

Minutes of the Nunhead and Peckham Rye Community Council Planning Meeting held on Monday October 10 2005 in Room A2 of Southwark Town Hall, Peckham Road, SE5 8UB

The meeting opened at **6.07pm**

PRESENT

Councillors: Robert Smeath (*Chair*), Fiona Colley (*Vice Chair*), Mick Barnard and Andy Simmons.

Officers: Louise Shah (CCDO), Nagla Sheik (Legal) and Alison Brittain (Planning).

1. INTRODUCTION

Councillor Smeath welcomed attendees and asked Members and Officers to introduce themselves.

2. APOLOGIES

Absence: Councillors Thorncroft and Glover sent their apologies.

3. NOTIFICATION OF ANY OTHER ITEMS THE CHAIR DEEMS URGENT

The Planning Officer brought Members attention to the addendum report.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Cllr Simmons said that he would be speaking in his ward councillor capacity.

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.

DEVELOPMENT CONTROL (SEE PAGES 1 TO 15 OF AGENDA plus addendum)

ITEM 1/1: 50 Copleston Road, SE15 – Full Planning Permission

Proposal: (04-AP-0077)

Erection of a rear extension to existing place of worship (Class D1) to provide additional accommodation.

Recommendation: Grant

The Planning Officer (PO) introduced the item, describing the proposal, site and feedback from consultation. She explained that the item had come before the committee twice before in different guises. This version has a reduced rear, a maximum depth of 5 metres, but for the most part if a little over 4 metres deep.

The gallery does not require planning permission, it can allow more seating but this is not for members to consider. In its current format the proposals do not increase seating but as the proposals were always intended to make the space 'work better' rather than provide extra seating this is not an issue. The PO said that the proposed extension is modest and within the new religious building's policy; it also has a spacious garden and is not close to neighbours.

Cllr Barnard asked the PO who signed the petition. The PO said she would check the file.

The Objector (representing two other residents of Copleston Road Residents Group) then spoke for up to three minutes. He stated that the adjoining neighbours (numbers 48 and 52) were both present. He questioned the disability provisions since the applicant repeatedly mentioned these in the media but the plans made no mention of them. He also commented on the level of soundproofing stating that what the report requires (page 13, point 47) is insufficient. He said no serious provisions had been made and played two sound samples taken from outside the patio and also upstairs bedroom of the neighbouring property. He also asked members to note Luisa Villar's letter of 13/02/04 requesting soundproofing. He did say the plans have significantly improved since first submitted however.

Members asked the Objectors whether they would be happy with the application if these issues were addressed (yes, but not for matters reserved) and also why out of 80 plus residents only 17 responded (as people are now fed up of deferrals and are happy for those directly affected to deal with the case.)

The Applicant (Reverend Green of the Church) then spoke for three minutes, his main points of which were:

- Have been on the site for 20 years without complaint, until this refurbishment was proposed

- Had never heard of the residents groups before, but still, through discussions have addressed the concerns they previously raised, hence the revised plans
- When the application was first submitted disability access was not a law; as he understood it the application would need to be resubmitted in order to address these fully. They had planned on getting the initial permission so that they could start work, then applying for access adaptations afterwards.
- If noise has been a problem why have the noise team not been contacted?

Members asked the Applicant questions regarding who was to blame for stalling the process (Rev. Green said they did not consider it negatively as they have worked with residents in order to come to a compromise), about disability access and also soundproofing.

A supporter of the application (who runs community groups in the church) then spoke for up to three minutes stating that the application has been lingering for three years and also that the noise samples could have come from anywhere, inside the church perhaps.

Cllr Simmons then spoke in his capacity as Ward Councillor for up to three minutes. His main points were that many people have concerns, dialogue has not always been free flowing which has hindered the process (which should be a lesson for the future), people have made complaints to the noise team in the summer when windows have been opened, so air conditioning should be installed. Also, insulation should be placed appropriately. Finally Cllr Simmons requested a limit on the capacity of the building so that if there is a new congregation they are clear on this.

Councillors then asked the PO questions regarding disabled access (advised it would be better for remedial work to come as a separate application and as this is an existing building they may not be immediate) and also soundproofing (the extension has no bearing on what the building is used for, it was purpose built and conditioning this would be an over-use of a condition to compensate for an existing problem and therefore not proper). Councillors also asked the PO about conditioning the extension, air conditioning chiller units and glazing in the extension (2 areas of glazed brick and a V-lux window). The PO advised that a limit on the congregation could not be conditioned.

Councillors then made their decision as follows:

Decision: **AGREED** to **GRANT** the application with the following conditions:

- i) To check soundproofing requirements before approving (including requirements for the glazed bricks)
- ii) To fix shut the window in the extension

Plus the following informative: That the committee would encourage DDA compliance

The meeting ended at **6.42pm**

CHAIR:

DATE:

APPENDICES:

Appendix	Title	Pages
1	St Mary's Conservation Area report	16 - 34
2	Evelina Road petition from Nunhead Business Association	35
3	Letter to Bellenden Residents' Group from Nicky Costin re: CPZ Peckham	36 & 37
4	Old Kent Road Gas Works Site Draft Planning Brief – policy and consultation information	38 & 39
5	School Governor appointments general information	40 & 41
6	School Governor appointments cover sheet	42
7	School Governor application forms CLOSED AGENDAS ONLY	43 to 47

Appendix 1

Item No	Classification	Committee PLANNING COMMITTEE	Date --/--/2005
From HEAD OF PLANNING AND REGENERATION	Title of Report ST MARY'S ROAD CONSERVATION AREA, PREVIOUSLY: ST MARY MAGDALENE, PECKHAM CONSERVATION AREA		
Proposal Proposed conservation area designation and statement for the area in and around St Mary's Road.	Ward Nunhead and Peckham Rye		

1. PURPOSE

- 1.1 To confirm the designation of St Mary's Road Conservation Area following public consultation and to report on the results of the consultation which took place following the decision to authorize the Conservation Area.

2. RECOMMENDATION

- 2.1 That the committee confirm the designation of St Mary's Road Conservation Area (Referred to as the St Mary Magdalene, Peckham Conservation Area in the committee report of 19 April 2005) (Annex 1) agreeing that St Mary's Road Conservation Area is of both architectural and historic interest to an extent that meets the criteria for designation as a conservation area.
- 2.2 That the committee note the public consultation including a public meeting and letters of comment.

3 BACKGROUND

- 3.1 The Conservation Area was designated by the planning committee on 19 April 2005 on the recommendations of Officers in order to protect the existing fabric of the area which was identified as meriting protection under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. See the planning report, accompanied by the Conservation Area Statement, for further information (Annex 1).
- 3.2 The planning report also states that a full Conservation Area Appraisal would be

prepared during consultation for approval. However, due to the very vigorous and effective organisation of the opposition to the designation it was felt that further work on the appraisal should not go forward unless the designation is confirmed.

4 CONSULTATION

4.1 Following approval of the Conservation Area by the Planning Committee on the 19th April 2005, consultation was carried out with local residents to assess local views of the. Letters were sent to all residents asking for their comment on the proposed designation and inviting them to attend a public meeting to discuss the designation.

4.2 The principal reasons for opposing the designation which was put forward by all the objectors was that conservation area status would restrict the parish of St Mary Magdalene in its intention to redeveloped their church. It was said that it is not justifiable to use the process of conservation area designation to protect one particular building (in this case St Mary Magdalene Conservation Area).

4.3 Below are a list of the letters receive in response to the designation of the Conservation Area:

- Nunhead Residents Association Not opposed to the designation, but object to reason for designation and the lack of consultation prior to designation.
- Heather Smith, 8 Citron Terrace, Nunhead Lane Object to designation of a Conservation Area that is “not known to be of any particular historic or architectural interest” and object to the limits the designation would impose on the redevelopment of St Mary Magdalene Church.
- Bill Morris, 59 Bellenden Road Support designation due to “extraordinary architectural heritage” of several important C20 building in close proximity and in order to prevent demolition of St Mary Magdalene Church.
- The Twentieth Century Society Support designation to protect St Mary Magdalene Church.
- Suzanne Banks, 57 Mayow Road Opposed because they support the redevelopment of St Mary Magdalene Church
- Paul Banks 57 Mayow Road Opposed. Area of mixed character with no special architectural or historical interest.
- Neil and Hilary Fenton Opposed because they support the redevelopment of St Mary Magdalene Church and the area is of mixed character with no special architectural or historical interest. All buildings of interest are already listed.
- Diocese of Southwark Opposed as the area has no conservation merits other than the “vistas that are substantially dependent upon the interplay between those buildings that are listed and the trees”.
- Doris Busby, 1 Barforth Road Opposed because they support the redevelopment of St Mary Magdalene Church and the area is of mixed character with no special architectural or historical interest.

- Roger and Rosie Adams 123 Walter Road, Opposed because they support the redevelopment of St Mary Magdalene Church and the area is of mixed character with no special architectural or historical interest.
- Eleanor Orr, 35 Kitto Road Opposed because they support the redevelopment of St Mary Magdalene Church and the area has been so changed since the war that there is no consistent character to retain.
- Roger Orr, 35 Kitto Road Opposed because the buildings in the Conservation Area are too inconsistent and would support the redevelopment of St Mary Magdalene Church because is impractical for its current use.
- Michael Hartley, 4a Queens Road and considers that the area has been designated for “the preservation of a single building”.
- St Mary’s Community Centre, St Mary’s PCC Object because the area is of mixed character with no special architectural or historical interest, the area has been much changed since the war and the boundary is not a logical one. Also it was not justified to designate the Conservation Area in order to prevent demolition of St Mary Magdalene Church.
- Kaye Nightingale, 41 Carden Road, Opposed because they support the redevelopment of St Mary Magdalene Church and the area is of mixed character with no special architectural or historical interest.
- Roy Nightingale 41 Carden Road. Opposed because they support the redevelopment of St Mary Magdalene Church and object to the lack of consultation prior to designation.
- Jamie Thurlow, 6 Hathway House, Gibson Road, Opposed because they support the redevelopment of St Mary Magdalene Church and object to designation of the Conservation Area in order to prevent demolition of St Mary Magdalene Church.

4.4 Letters requesting comments from members of the public were sent to all residents of the St Mary’s Road Conservation Area were sent out on the 31 May 2005. There were no responses from any of the residents of the Conservation Area but 19 were received for the surrounding street. Of the 17 who wrote 2 were in favour (the Twentieth Century Society and a member of the Twentieth Century Society)and 14 against (all members or representatives of St Mary Magdalene Church).

4.5 The main issue raised by both the supporters and opponents of the designation was the protection of St Mary’s Church from demolition.

4.6 Public Meeting At the public consultation meeting 30 to 40 people attended, almost all of who were members of St Mary’s Church. All the principal points raised related to the previous planning application for the redevelopment of the Church. The extent to which the redevelopment of the church may be affected by the designation was the principal objection. One resident of the conservation area spoke in favour of the designation, but all the others that spoke were vigorously opposed to it. (Annexe 2 contains notes of this meeting made by Council Officers).

4.7 Only one request on how the proposed designation should be amended was made. This was from someone who asked that the conservation area be known as the St

Mary's Road Conservation Area rather than the St Mary Magdalene, Peckham Conservation Area. This was agreed to.

- 4.8 Planning application for the redevelopment of St Mary Magdalene Church This application was withdrawn in February 2005 following advice that it would be refused. The reasons for refusal would have been design and traffic issues. Public consultation on the planning application resulted in one supporter for proposal and 7 objectors and 1 supporter.

5 CONCLUSIONS

- 5.1 It is the view of the Conservation and Design Team that the designation of St Mary's Road Conservation Area is justified by the historic and architectural character of the area.
- 5.2 Though it has been correctly pointed out that this area has a mix of buildings from the 19th and 20th centuries, this is not unusual in conservation areas and does not preclude it from having an appearance, which incorporates these different buildings into a locally distinctive character.
- 5.3 Though the designation was initially carried out with the prime motive of protecting one building, this is not an unreasonable action as the process of designation is devised partly to protect against demolition of buildings that contribute positively to the character and quality of their environment. The approval of this Conservation Area should be seen separately from the decision to grant consent for any future application to redevelop St Mary Magdalene Church. If the designation is justified on the grounds that the area has an environment with a character worth protecting then any future proposals must be justified under these conditions. Future redevelopment will not be ruled out but it must be justified by a proposal, which takes full account of the quality of the surrounding townscape.
- 5.4 It has been agreed with the applicants that the planning application to redevelop St Mary Magdalene will be brought for consideration by member and not determined under delegated powers, therefore members will have the opportunity to approve or refuse this application irrespective of whether St Mary's Road remains a conservation area and this report should not be regarded as a decision on the planning application.
- 5.5 The decision to designate before consultation (as agreed in the designation report of 19 April 2005) was not in any way an attempt to avoid consultation nor did it prevent consultation from determining the final decision to maintain this conservation area or from altering the content of the Conservation Area Appraisal.
- 5.6 There has been a clear obligation to produce conservation area appraisals since 1997 when the English Heritage guidance leaflet "*Conservation Area Appraisals*" was published. The appraisal, when it is completed, will be important for providing a sound basis for consistent judgements on development in the Conservation Area.
- 5.7 It is therefore recommended that the proposed designation be confirmed and that the conservation area appraisal be drafted on the basis of the conservation area

statement, subject to amendments that might be recommended by the Planning Committee.

7 LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

7.1 The conservation area initiatives proposed in this report will contribute to sustainability by promoting respect and care for historic buildings and heritage areas in Southwark.

8. EQUAL OPPORTUNITY IMPLICATIONS

8.1 No equal opportunity implications arise from this report.

9. RESOURCE IMPLICATIONS

9.1 Consulting the public on the draft appraisal and the proposed conservation area will not result in resource implications on the staffing of the planning department. Considering the results of the consultations and their impact on the architectural and historic character of the area will require specialist conservation expertise, which can be accommodated into the present staffing provision.

9.2 Other financial implications will, in due course, be the cost of publishing the Conservation Area Appraisal and Design Guide, which can be met within the Regeneration Department's revenue budgets. The cover price of the document will be fixed to cover production costs.

LEAD OFFICER: Julie Greer, Principal Design and Conservation Officer.

REPORT AUTHOR: Lance Penman, Senior Urban Design Officer.

CASE FILE: TP/

Papers held at: Council Offices, Chiltern, Portland Street, London SE17 2ES (tel no 020 7525 5402)

Please contact: Lance Penman (020)7525 5406.

Annexe 1

Item No	Classification	Committee	Date
		PLANNING COMMITTEE	19/4/2004
From	Title of Report		
HEAD OF PLANNING AND REGENERATION	ST MARY MAGDALENE, PECKHAM CONSERVATION AREA		
Proposal	Ward		
Proposed conservation area designation and statement for the area in and around St Mary's Road.	Nunhead and Peckham Rye		

1. PURPOSE

- 1.1 To propose that the designation of St Mary Magdalene, Peckham Conservation Area be approved for public consultation, together with an outline Conservation Area Statement for the area.

2. RECOMMENDATION

- 2.1 That the committee approve the designation of St Mary Magdalene, Peckham Conservation Area. This will be followed by a period of 6 months public consultation, the results of which will be resubmitted to committee for consideration of the confirmation of the designation.

3 BACKGROUND

- 3.1 The area immediately surrounding St Mary Magdalene's Church has been suggested as a possible conservation area by the Design and Conservation team following concerns about potential development in the area with issues raised by the C20 society, and local residents. In particular, concern has been expressed about the proposed demolition and redevelopment of St Mary Magdalene Church. An application to this end was recently withdrawn, although a resubmission is expected.
- 3.2 The proposed St Mary Magdalene, Peckham Conservation Area would comprise the northern parts of St Mary's Road up to Queen's Road and includes some buildings in Dundas Road, Belfort Road, and Gauntrey Road. The extent of the area is shown in Appendix 1 of the attached Conservation Area Assessment.

- 3.3 The present designation and statement for the St Mary Magdalene, Peckham Conservation Area forms part of an on-going exercise, which, in line with government advice, will in due course see the adoption of appraisals for every conservation area.
- 3.4 Designation of a conservation area imposes certain duties on planning authorities. These duties are two-fold; first, to formulate and publish from time to time proposals for the preservation and enhancement of conservation areas in their district and submit them for public consultation; secondly, in exercising its planning powers to pay special attention to the desirability of preserving or enhancing the character of appearance of the conservation areas. The formal adoption of these appraisals will satisfy these obligations.

4. FACTORS FOR CONSIDERATION

4.1 Main Issues.

The main issues in this case are

5.7.1 The Character and Appearance of the Area.

5.7.2 The St Mary's Road is a predominantly residential area first developed in the mid nineteenth century with its historic character developed by the addition of some important contributions made by several good quality twentieth century buildings.

5.7.3 The area includes within its boundaries five grade II listed building and one grade II* listed building.

5.8 Content of the Conservation Area Statement

5.8.1 The text of the attached statement is intended to give a brief assessment of the character on the area and to provide an outline guideline for development of area.

5.8.2 This document is not a full Conservation Area Appraisal, this will be drafted for the approval of Committee following the six-month consultation period, and will provide a comprehensive description of the character of the area, an outline of the history of the built environment and some detailed guidelines to future development within the Conservation Area as well as a guidance to residents on what approach should be taken to minor alterations to building such as the installation of satellite dishes.

5.8.3 The Committee is recommended to agree the wording and approve the document for public consultation.

5.9 Southwark Unitary Development Plan [UDP] Policy:

5.9.1 UDP policy E.4.1 (Conservation Areas) is as follows: "Where appropriate, the Council will designate new conservation areas and extend existing conservation areas. The Council will seek to preserve and enhance the character and appearance of conservation areas. The Council will prepare guidelines to identify their special qualities. Identification of the special architectural and historic qualities of an area will

be based on detailed analysis of the area. This will include the architectural and historic quality, character and coherence of the buildings and the contribution they make to the special interest of the area”.

- 5.9.2 The UDP is currently under review. The emerging plan, also known as “The Southwark Plan”, is supported by a number of supplementary planning guidance documents relating to different themes – including design and heritage conservation – and for different areas.
- 5.9.3 The action proposed in this report complies fully with current UDP policy and the new draft Southwark Plan and supplementary guidance documents. The most relevant policies are listed in Conservation Area Statement.

6 CONCLUSIONS

- 6.1 It is considered that the St Mary’s area is of both architectural and historic interest to an extent that eminently meets the criteria for designation as a conservation area.
- 6.2 There has been a clear obligation to produce conservation area appraisals since 1997 when the English Heritage guidance leaflet “*Conservation Area Appraisals*” was published. The appraisal, when it is completed, will be important for providing a sound basis for consistent judgements on development in the Conservation Area.
- 6.3 It is therefore recommended that the proposed designation and the draft conservation area statement be approved for public consultation.

6. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 6.1 The conservation area initiatives proposed in this report will contribute to sustainability by promoting respect and care for historic buildings and heritage areas in Southwark.

6 EQUAL OPPORTUNITY IMPLICATIONS

- 7.1 No equal opportunity implications arise from this report.

8 RESOURCE IMPLICATIONS

- 8.1 Consulting the public on the draft appraisal and the proposed conservation area will not result in resource implications on the staffing of the planning department. Considering the results of the consultations and their impact on the architectural and historic character of the area will require specialist conservation expertise, which can be accommodated into the present staffing provision.
- 8.2 Other financial implications will, in due course, be the cost of publishing the Conservation Area Appraisal and Design Guide, which can be met within the Regeneration Department’s revenue budgets. The cover price of the document will be fixed to cover production costs.

9 CONCURRENT REPORT OF THE BOROUGH SOLICITOR AND SECRETARY – LEGAL ISSUES

- 9.1 This report recommends the designation of the St Mary Magdalene, Peckham Conservation Area and the approval of the text of the Conservation Area Appraisal for the area.
- 9.2 The Council has powers under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to determine which parts of its area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and to designate them as conservation areas.
- 9.3 The Council adopted its Unitary Development Plan in July 1995, and by virtue of Section 54A of the Town and Country Planning Act 1990, any determination under the Planning Acts must be in accordance with the plan, unless material considerations indicate otherwise. The plan policies, therefore, have special status in deciding planning applications and have considerable weight in the determination of planning appeals.
- 9.4 The Secretary of State for the Environment (in Planning Policy Guidance Note 12 – Development Plans and Regional Planning Guidance) has said that he believes that planning guidance, which supplements the statutory plan, can be helpful to those preparing planning applications. Such guidance must be issued separately from the plan and its status made clear. While supplementary planning guidance (SPG) does not have the status of plan policies, it may be taken into account as a material consideration when development control decisions are made. PPG 12 states that the weight accorded to it will increase if it has been prepared in consultation with the public and has been the subject of a Council resolution.
- 9.5 Members should be aware that when they consider the results of consultation, the Council must be prepared to give genuine consideration to the views expressed in making its decision. This does not mean that the authority is bound to act on the views expressed by the consultees, nor that members should not reach their own conclusions on the basis of all the information available to them.

LEAD OFFICER: Julie Greer, Principal Design and Conservation Officer.
REPORT AUTHOR: Lance Penman, Senior Urban Design Officer.
CASE FILE: TP/
Papers held at: Council Offices, Chiltern, Portland Street, London SE17 2ES (tel
no 020 7525 5402)
Please contact: Lance Penman (020)7525 5406.

St Mary Magdalene, Peckham
CONSERVATION AREA

CONSERVATION AREA STATEMENT - APRIL 2005

INTRODUCTION

Proposed Conservation Area: St Mary Magdalene, Peckham

Purpose

The purpose of this statement is to provide an outline assessment and description of the character of the proposed St Mary Magdalene, Peckham Conservation Area and to identify local individuality of style and quality that distinguish this environment in order that the justification for the Conservation Area designation can be considered.

The designation of the St Mary Magdalene, Peckham Conservation Area will help protect the quality of the built environment by providing additional legislative protection of the buildings and the surrounding streetscene. It will provide a clear indication of the Council's resolve to its preserve or enhance its historic and architectural character. It is intended to assist and guide all those involved in development and change in the area. Once adopted by the Council, it will be a material consideration when assessing the design of development proposals.

The statutory definition of a Conservation Area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Conservation Areas are normally centred on listed buildings and pleasant groups of other buildings, open space, or an historic street pattern. A town space or features of archaeological interest may also contribute to the special character of an area. It is, however, the character of areas, rather than individual buildings, that such a designation seeks to preserve or enhance. The most recent legislation dealing with Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act, 1990 (Sections 69 to 78). Guidance to the legislation is given in *Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15)*, published by the Departments of the Environment and National Heritage in September 1994.

Planning legislation requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In doing this the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous but at the same time to ensure that any new development accords with its special architectural and visual qualities.

This statement has been prepared following guidance given by English Heritage in their note "Conservation Area Appraisals".

The St Mary Magdalene, Peckham Conservation Area

Location

The *proposed* St Mary Magdalene, Peckham Conservation Area is centred on the northern parts of St Mary's Road up to Queen's Road and includes some buildings in Dundas Road, Belfort Road, and Gauntrey Road. The extent of the area is shown in the attached map in Appendix 1.

Topography and Skyline

The area rises up hill from Queens Road towards St Mary Magdalene's Church and continues to rise further along to the south, as it approaches Eveline Road.

Most of the buildings in the Conservation Area are nineteenth century houses and most of these have three storeys. These are all residential and consist of a mix of terraced houses and some semi-detached villas. St Mary's Road. The twentieth century

residential developments in the area are chiefly represented by four blocks. Two of these are interwar blocks: Sassoon House and Frobisher Place (formally the Pioneer Health Centre) are distinctive modernist buildings and are both listed. 19 – 37 St Mary's Road is a utilitarian is a post war building of three storeys and the latest block is Lime Tree House, which was built in the last ten years.

The other two substantial buildings with a major impact on the character of the proposed area are both twentieth century buildings, they are St Mary Magdalene Church and The Telephone exchange.

Planning History

Unitary Development Plan Policies

1.3.1 The Unitary Development Plan for the London Borough of Southwark was adopted in 1995. There are three policies in the Plan that relate to the conservation, protection and enhancement of areas of character, buildings, ancient monuments, historic areas, parks and gardens of environmental quality, architectural interest and historical importance.

1.3.2 POLICY E.4.1: Conservation Areas

1.3.3 "Where appropriate, the Council will designate new Conservation Areas and extend existing Conservation Areas. The Council will seek to preserve and enhance the character and appearance of Conservation Areas. The Council will prepare guidelines to identify their special qualities. Identification of the special architectural and historic qualities of an area will be based on detailed analysis of the area. This will include the architectural and historic quality, character and coherence of the buildings and the contribution which they make to the special interest of the area."

POLICY E.4.2: Proposals Affecting Conservation Areas

"Conservation Area Consent for demolition in Conservation Areas will not normally be granted except where certain conditions are met. These conditions are as follows:

- i) Consent will not normally be given for the redevelopment of, or partial demolition of buildings, or part of buildings which make a positive contribution to the character or appearance of the Conservation Area;
- ii) There are acceptable and detailed plans for the site of the building to be demolished or partially demolished. Demolition is not to be undertaken before a contract for the carrying out of the works of redevelopment has been made, and planning permission has been granted for the development."

POLICY E.4.3: Conditions for Planning Permission in Conservation Areas

"Planning permission for proposals affecting Conservation Areas will not normally be granted except where certain conditions are met. These conditions are as follows:

- i) The design of any new development or alteration demonstrates that a high priority has been given to the objective of positively preserving or enhancing the character or appearance of the Conservation Area;
- ii) Proposals should pay special regard to historic building lines, scale, height, and massing, traditional patterns of frontages, vertical or horizontal emphasis, plot widths and detailed design e.g. the scale and spacing of window opening, and the nature and quality of materials;
- iii) Schemes should be drawn up in detail (outline applications will normally not be accepted);
- iv) Drawings of the proposals should show the proposed development in its setting and indicate any trees to be retained, lost or replaced,
- v) A proposal for a site adjacent to or outside a Conservation Area will be unacceptable if it would have a significant adverse impact on the character and appearance of the Conservation Area;

- vi) The proposed use will not adversely affect the character or appearance of the Conservation Area.”

THE SECOND DRAFT DEPOSIT SOUTHWARK PLAN

The Unitary Development Plan is currently under review. A second draft of the new plan is now complete and will be taken to public enquiry in April 2005. The new draft Unitary Development Plan, also known as “The Southwark Plan”, strengthens some of the powers of the Council to protect the Setting of Listed Buildings and Conservation Areas.

POLICY 3.18 – SETTING OF LISTED BUILDINGS AND CONSERVATION AREAS

Permission will not be granted for developments that would adversely affect:

- i. The setting of a listed building; or
- ii. An important view(s) of a listed building; or
- iii. The setting of the Conservation Area; or
- iv. Views into or out of a Conservation Area.

Permission will not be granted for outline applications for sites affecting the setting of a Conservation Area.

Historical Background

2.1 Origins & Archaeology

The proposed Conservation Area lies outside the Peckham archaeological priority zone.

There is no known prehistoric or Roman settlement in the area, although antiquarian discoveries of Roman artefacts suggests some Roman activity, probably associated with Asylum Road/Hollydale Road area to the west, which is considered to be the broad location of the Roman road south to Lewes. Archaeological investigations have produced evidence of the Roman road, some 200m south of St Mary Magdalene church (GLSMR LO13571, LO16131). There is no evidence of medieval archaeology, indeed the cartographic evidence suggests that in recent times, the area was still open countryside until the mid 19th-century.

19th Century

At the beginning of the nineteenth century the area was still rural and appears to have been occupied by market gardens. Development grew up around the first St Mary Magdalene’s Church, which was built in 1841 and was the parish church for Nunhead and much of east Peckham. The residential houses grew up first around small mid nineteenth century villas on St Mary’s Road, between the church and Queens Road.

By the 1870’s almost all of the proposed Conservation Area was developed as a quiet suburb of London, but open field remained to the South.

20th century

In the 1920’s and 30’s redevelopment took place where some of the Victorian housing gave way to the first two blocks of flats and the Telephone Exchange. The biggest area of redevelopment was in the area around the Pioneer Health centre and Sassoon House which were intended as parts of a larger housing and social services development on the east side of St Mary’.

Bombing damage during World War II lead to further redevelopment, most notably as a result of the destruction of St Mary Magdalene’s Church which was rebuilt in 1961 with the present church. Other new development after the war included more flats and a number of prefabs. Most of the prefabs have now been demolished and only two remain within the proposed Conservation Area.

THE CHARACTER AND APPEARANCE OF THE AREA3

Broad context

The dominant character of the area remains residential. The Street is a quiet urban area

away from the busier streets on Queens Road with many Victorian villas and some substantial terraced houses and a number of low-rise blocks of flats. Though nineteenth century buildings still dominate much of the area all of the largest buildings are twentieth century buildings and these also have an important impact on the character of the area without altering its predominantly residential character.

The area has some typical and good examples of residential development in the hundred years from the mid-nineteenth century to the post-war era.

3.2 Local Materials and Details

3.2.1 The dominant building materials in the area remains the yellow stock bricks and natural slate tiled roofs of the nineteenth century housing. The principal exceptions are the white render of the inter-war flats and copper clad, steeply pitched roof of St Mary's Church, which is the most visible of its finishing materials and dominated all views to the central island in the middle of the Conservation Area.

3.2.2 The street scene of the area includes some very poor quality paving, which is partly very patched asphalt partly a mix of modular paving with brick edgings and partly some earlier 400X600 concrete flags many of which are now very badly damaged. The street is however unusually free of signage and other street clutter, only the lampposts and a few trees interrupt the footway.

3.2.3 Building boundaries in the area take inconsistent and varied forms and are a mix of low walls, hedges, wooden fences and railings. There remains an openness to the area with a number of buildings that have boundaries defined only by a change in surface treatment including the Church, which has cobbles within its own small precinct.

4 Important buildings

4.1 Listed Buildings

4.1.1 There are six listed buildings within the proposed conservation area:

4.1.2 2 St Mary's Road (Charlton House) is a grade II listed, 2 storey, three bay, 1845 house. It is in yellow stocks and has a steeply pitched slate roof with eaves.

4.1.3 4 - 6 St Mary's Road are grade II listed yellow stock brick house with gabled frontage to 6 St Mary's Road and link building connecting to 2 St Mary's Road. Built in 1845.

4.1.4 152 Queens Road is a grade II listed yellow stock brick, detached 2 storey, 3 bay house, built in 1845.

4.1.5 156-158 Queens Road are a pair of grade II, 2 storey houses with setback colonnaded inner section. These were also built in 1845.

All of the above listed buildings have a similar build style with yellow stock bricks, similar detail of window corncicing, pitched roofs with eaves, porches and colonnaded linking loggia and with cast iron columns.

4.1.6 Sassoon House Grade II listed, five-storey block of flats, by Maxwell Fry in the internationalist style. The flats are an early example of high quality social housing intended to form part of a larger estate of social housing and facilities based around the Pioneer Health Centre. Built in 1934.

4.1.7 Frobisher Place formally known as the Pioneer Health Centre This Grade II* listed building was built as a medical and recreation Centre in 1934-35. A three-storey building with an early example of full height glazing to each floor.

For further details see the list descriptions in Annexe 2.

4.2 Key Unlisted Buildings and Building Groups

4.2.1 The variety of good quality nineteenth century houses predominate in the are and they almost without exception contribute positively to the appearance of the area, but amongst the best of these are: 32 – 36 St Mary's Road and 18-20 St Mary Road

4.2.2 St Mary Magdalene's Church is the perhaps the most prominent landmark in the

Streetscape. Its island location and its design emphasise its central importance to all view into the Conservation Area. The building designed by Potter and Hare who are known for their post war churches and St Mary's is a good example of their work. The Church is currently being considered for listing with the support of the C20 Society. The building has a concrete frame structure forming a steeply pitched ribbed roof. The low walls are red brick and surmounted by high copper clad roofs that dominates the appearance of the building. The church has a cruciform plan form with the ridges of the nave, chancel and transepts sloping up to a central narrow spire with bell frame included. The church provides a major landmark that is prominent from almost all parts of the proposed Conservation Area.

- 4.2.3 The other inter-war building is the telephone exchange that is a very bulky modern building with some art deco and neo-Georgian details. The telephone exchange has a strong and distinctive presence on St Mary's Road, but it does contrast rather unsympathetically with its nineteenth century neighbours.
- 4.2.4 On Belfort Road from numbers 1-4 and 12-31 are three storey Victorian terraced houses with basements. All have pitched slate roofs with eaves, yellow stock brick (some now painted), bay windows and 24 to 32 are decorated in an Italianate or Gothic style.
- 4.2.5 32, 34 and 36 St Mary's Road opposite Sassoon House are three late Victorian Arts and Crafts houses. 32 and 34 are a pair of two storey houses plus basements and 36 has three storeys plus basement, All are yellow brick with red brick detailing, slate pitched roofs (except 36 which has clay tiles) and gabled bays onto the street frontage with painted bargeboards.

5 POTENTIAL DEVELOPMENT

- 5.1 The potential for redevelopment in the area is limited, but some important sites that are likely to be redeveloped and may arise in the near future. These include the disused petrol station on the eastern corner of St Mary's Road and Queens Road and the two remaining prefabs. Demolition of these should not be permitted unless the proposed buildings are of exemplary quality that respond appropriately to the character of the Conservation Area. Such building should be of outstanding contemporary style or refer sensitively to the best of the nineteenth and twentieth century buildings in the area.



0 25m 50m 75m



St Mary Magdalene Peckham Proposed conservation area

Proposed conservation area boundary



Produced by graphics & mapping,
regeneration department May 2005

© Crown Copyright. London Borough of Southwark LA086541 2005

Annexe 2

Public consultation meeting to discuss the designation of St Mary Magdalene Conservation Area

13 July 2005

This meeting was held with the objective of obtaining the views of members of the public who live within the boundary of the Conservation Area. The designation of the Conservation Area and the Appraisal will then in the revised form be presented to the Planning Committee for confirmation

Those who attended the meeting included:

Council officers: Lance Penman (Senior Urban Design Officer)
Steve Riches (Junior Urban Design Officer)
Councillors: Cllr Fiona Colley
Cllr Dominic Thorncroft

Of the members of the public there were approximately 40-50 people. All of those who spoke except 1 were representatives of St Mary's Church.

An introduction and PowerPoint presentation was made by Lance Penman on the principles of Conservation Area designation the qualities of this Conservation Area and the implication of designation.

Comments and observation on the designation and the draft appraisal were then requested from the public.

Representatives of the Church of St Mary Magdalene then asked that they be allowed to make a presentation to the meeting and this was agreed.

The presentation described the churches concerns about the need to redevelop their building the problems with the existing building, the growing needs of the parish and some of the history of its community life and their feeling that the planning department was seeing the building as more important than the community that used it.

Following the presentation very few comments were made on suggested amendments to the details of the designation and the appraisal, however it was asked that:

- The Conservation Area be renamed "St Mary's Road Conservation Area"
- The boundary should be extended to include the garden of The Children's Home.

Lance Penman agreed that these two amendments should be included in the report to the Planning Committee.

One person (a resident of the Pioneer Health Centre) spoke, welcoming the designation of the Conservation Area.

The principal of the designation was objected to by members of the church on the grounds that the quality of the area did not merit designation as a Conservation Area and that the buildings were too diverse to determine any distinguishable character to the area and that the consultation on the designation had been inadequate.

For the rest of the meeting most discussions revolved around the discussion of the proposal for the redevelopment of St Mary Magdalene Church. The principal cause of dissatisfaction were:

- That the poor condition of the existing building was not taken into consideration in the planning process.
- That the community interests of the parish was not taken sufficient account of.
- That the architecture of the existing church was not of good quality and was said to look more like a swimming baths.
- That the means by which consultation had taken place for the planning application had been underhand in its involvement of the Twentieth Century Society and with an unnamed person who had be circulating and email objecting to the proposal.
- The designation of the Conservation Area had been carried out principally as a result of the councils opposition to the redevelopment of St Mary's Church
- That there had been insufficient consultation before the initial presentation of the Conservation Area Designation to the Planning Committee on the 19 April 2005.

Cllr Thorncroft spoke criticising the actions of council officers agreeing with the parishes objections to the way consultation had been carried out and that this was another example of the failings within the planning department that had been noted recently. He also asked if it was possible to take this application to the Planning Committee or the Neighbourhood Committee.

Lance Penman said that at a previous meeting held on the 15 June (at which Cllr Thorncroft, Cllr Colley, Lance Penman, Julie Greer, Seamus Lalor and representative of the parish including the parish priest were present) it had been agreed by Seamus Lalor that this case would go to Planning Committee.

Cllr Thorncroft asked if there was any reason why the application should not be determined at the neighbourhood committee.

Lance Penman said that would be something that would be decided by Development Control managers.

Cllr Thorncroft said that he intended to raise with the executive the lack of consultation involved in the designation of this Conservation Area.

Notes Taken by: Lance Penman

Recorded notes from the proposed St. Mary's Road Conservation Area
Community Consultation

13 July 2005

Those who attended the meeting included:

Council officers:	Lance Penman (Senior Urban Design Officer) Steven Riches (Junior Urban Design Officer)
Councillors:	Cllr Fiona Colley Cllr Dominic Thorncroft
Public	40 to 50 members of the public (vast majority identified themselves as being affiliated with the St. Mary's Parish)

Major concerns expressed about process:

Why was the St. Mary's Parish not specifically notified of the "so called" open committee meeting where it was decided to designate the St. Mary's Road Conservation Area? Attendees requested a response to this inquiry in writing.

It was suggested by several attendees that planning meetings were kept secret so that no objections could be heard from the Parish.

Accusation that the approach to planning was underhanded for the purposes of interfering with the Parish's desire for a new church i.e. attempt to list building, attempt to designate a conservation area without community consultation.

Attendees questioned the reasoning behind the area being designated as a conservation area?

Several attendees felt that the area lacked any sort of cohesive quality in terms of architecture and built form. As such they considered a conservation area designation inappropriate.

The view was expressed that a "handful of questionable listed buildings" of random architectural styles did constitute a good reason to designate an entire area.

Request to change the name of the conservation area to St. Mary's Road Conservation area.

Comments and concerns regarding church proposal:

A view was expressed that the planning department had put a physical building before the needs of the community.

One objection to the design of the new church.

One soft objection from a Parish member to the demolition of the existing church.

Vast majority felt the design of the proposed church is good and a considerable improvement on the existing church.

Vast majority felt that the existing church was of poor building quality and design.

View was expressed that the current arrangement of having church activities split between two locations was a danger to Sunday School children who currently needed to be escorted back and forth between buildings due to traffic dangers.

Why was the decision made to have the planning approval for the proposal go to the planning committee as opposed to the Local Peckham Council?

Attendees made a specific request that the parish planning application go to the local Peckham Council.

A gentleman identifying himself as not affiliated with St. Mary's Parish expressed frustration concerning the meetings almost exclusive focus on the St. Mary's Church proposal.

Attendees accused the design review element of the planning process as being autocratic and questioned Lance Penman's credibility as a design officer

Attendees requested a set of design guidelines that would satisfy his objections to the proposal for the new building

Comments from Council member

Councillor Dominic Thorncroft expressed bafflement at the suggestion that he participated in a meeting with Lance Penman and others where it was decided that the parish planning application would be heard at planning committee.

Councillor Dominic Thorncroft criticized the planning process and planning department with regard to the parish planning application. Councillor Thorncroft added that this was another example of the planning departments recent shortcomings.

Additional Comment

Frustration was expressed regarding the fact that planning documents related to conservation area designation could not be retrieved from our website.

Notes taken by Steven Riches

INSERT: Appendix 2

- **Evelina Road petition as presented by Nunhead Business Association (only available in hard copies)**

Appendix 3

Bellenden Residents' Group
c/o Eileen Conn
60 Nutbrook Street
London
SE15 4LE

Parking Services
Direct Line - 020 7525 2021
Fax - 020 7525 2164
Our ref – cpz/b/10/4/nu60co
Your ref -

22nd October 2005

Dear Bellenden Resident's Group

RE: CPZ Peckham – from Bellenden Residents' Group

Thank you for your email correspondence to Councillor Richard Thomas dated 29 September 2005 regarding Peckham B CPZ.

Your inquiry has been passed to me for consideration as Business Unit Manager for Parking, CCTV and Street Metal Works Services.

In relation to your initial comment, I'm sorry that you were misinformed that Councillor Thomas would be making a decision on the report relating to Peckham B Controlled Parking Zone. In fact under the terms of our constitution, such decisions are always taken by a chief officer.

I note the Bellenden Residents' approval of the motion passed by Nunhead and Peckham Rye Community Council on 20 September 2005 and we will be referring to this in our final report.

In reference to your request for a business plan for Peckham B CPZ I would like to highlight the section of Southwark' emerging parking policy document (Parking and Enforcement Plan) that states that the Borough takes a firm view that the parking account should be managed on a borough-wide basis. No CPZ is a local, self-contained area – they should all fit into a bigger picture with wider interests. Residents benefit from controls not only in the areas where they live, but also in areas through which they travel and in destination areas for trips. In this policy context, no significance can be attached to the balance of income and expenditure for an individual zone.

Your second point requests information of the statistical breakdown of response rates for the recent consultations. Whilst I appreciate your interest in this, it would be inappropriate to provide this to you at this stage, whilst discussion is still underway. Under section 22 of the Freedom of Information Act these figures are exempt as they are for future publication.

Your third point asks for consideration of a reduction in hours of control on weekdays and Saturdays in order to stimulate local commerce. Whilst we acknowledge your comment we certainly do not consider this would be appropriate for Peckham B Controlled Parking Zone and have received representations to the contra with requests for longer hours of control.

Southwark's parking policy identifies Peckham as a town centre area and under this category a regime of *"all day controls during business hours 6 (and possibly 7) days"* per week are considered most appropriate *"to manage parking in the interests of the local business community as well as residents."*

In terms of precedent, you may be interested to know that there are no CPZs within the Borough that finish earlier than 6.30pm.

Your final request is to assure a formal review process after 12 months of operation. We currently have a two year programme that sets out the timescale for future reviews of existing CPZs and areas identified as appropriate for consultation on new zones. It is not possible to allocate such resources as would be required for a full scale review of B CPZ, due to demands elsewhere in the Borough. However, we do have the resources to deal with local hotspots or fine tuning parking issues and currently process approximately forty on a quarterly basis. In that context we would be happy to make small scale zone amendments that require minor consultation exercises.

Yours sincerely

Nicky Costin
Business Manager
Parking, CCTV and Street Metal work Services

Cllr Richard Thomas
Cllr Andy Simmons
Cllr Aubyn Graham
Cllr Mark Glover
Cllr Robert Smeath
Gill Davies, Environment & Leisure Director
Russell Profitt, Peckham Programme
Tim Walker, Parking Services
Daniel Cairncross, Parking Services
Louise Shah, Community Council
Sumit Chadha, Chair Peckham Town Centre Management Group
Martin Bonehill, PTCMG
Tim Guest, Director PTCMG

INSERT: Appendix 4

- **Old Kent Road Gas Works Site Draft Planning Brief
(available as a report on web page)**

Appendix 5

APPOINTMENT OF LEA REPRESENTATIVE GOVERNORS

1. Purpose

- 1.1 To consider the appointment of representatives to serve as LEA governors.

2. Recommendations

2.1 That the Community Council appoints individuals to serve as School Governors.

The attached appendix lists:

(i) Any governors wishing to be appointed for a further term of office at their current school and who have sustained their membership through appropriate attendance at governing body meetings during their previous term.

(ii) Current vacancies in primary schools within the Community Council's area. Any specific requirements by the schools concerned are listed.

(iii) Applications from new candidates for governorship, selected from the applications received by the Governor Development Service (GDS) in accordance with any expressed preference by the candidate, stated skills requirement or recommendation by a specific governing body and/or proximity to the school in question.

There are two types of application form:- (i) issued by GDS to local residents, and (ii) issued by the School Governors' One Stop Shop which specifically recruits candidates with management experience from large organisations who are interested in serving in Southwark. Both forms are of equal status and GDS contacts all applicants before submitting them to the Community Council.

3. GDS will provide at least two candidates for each vacancy where sufficient applicants are available. Members who wish to view the entire list of applicants currently held in advance of the meeting are invited to contact Kathy Brabston or Nicole Galea in GDS on 020 7525 5109 / 5252.

4. Factors for consideration

- 4.1 The Council previously made governors' appointments using the following working principles:-

i. Nominees should be sought from as wide a field as possible. All potential nominees will be asked to complete a self nomination form. Those seeking re-nomination are also asked to complete the form.

ii Where a self-nominee is not already known to the appointing panel or to officers of the LEA, the Governor Development Service will establish personal contact with the individual before the nomination is submitted to the panel.

-2-

iii Appointments should be made according to at least one of the following criteria:

- The applicant has given evidence of interest and involvement in the social and/or educational community in Southwark.
- The applicant's skills and experience would benefit the school [particularly where a school is in special measures etc].
- The applicant is specifically requested by a governing body, particularly where there are no other suitable nominees.
- Any preferences expressed by the applicant to serve as a governor of a particular school or in a specific geographical area.

Report author: David Lister
Head of Governor Development
John Smith House
144-152 Walworth Road
London
SE17 1JL

Contact
020 7525 5109

Dated: 12.9.05

Appendix 6

LEA GOVERNOR APPOINTMENTS - NUNHEAD AND PECKHAM RYE COMMUNITY COUNCIL

For consideration on 1st November 2005

1. Candidates for REAPPOINTMENT

<u>Name</u>	<u>Primary School</u>
-------------	-----------------------

Nil	
-----	--

2. Governor Vacancies [1 per school unless otherwise stated]

<u>School</u>	<u>School's requirements</u>
---------------	------------------------------

Hollydale Primary	The school needs a governor with commitment, who understands educational matters and who will strengthen the governing body in meeting the strategic responsibilities of target setting, monitoring the children's achievement and attainment, and seek to raise standards further.
-------------------	---

3. Applicants

Miss Jo Morgan	Has excellent experience with one of the main examining bodies. She understands many aspects of education and some of the challenges facing young people in working towards their vocation. Miss Morgan wishes to serve on the governing body in the capacity as LEA appointed Governor.
----------------	--

Application form attached.

DISTRIBUTION LIST**MUNICIPAL YEAR 2005/06****COUNCIL: NUNHEAD AND PECKHAM RYE COMMUNITY COUNCIL****NOTE:** Original held by Constitutional Support Unit; amendments to Louise Shah (Tel: 020 7525 0640)

<u>OPEN</u>	<u>COPIES</u>	<u>OPEN</u>	<u>COPIES</u>
To all Members of the Community Council:		Southwark Community Care Forum	1
Cllr Robert Smeath (Chair)	1	32-36 Rye Lane	
Cllr Fiona Colley (Vice-chair)	1	London SE15 5BS	
Cllr Alfred Banya	1		
Cllr Mick Barnard	1	Mr Martin Bonehill (R. Woodfall Ltd)	1
Cllr Mark Glover	1	Southwark Chamber of Commerce	
Cllr Aubyn Graham	1	183 Rye Lane	
Cllr Dominic Thorncroft	1	London SE15 4TP	
Cllr Andy Simmons	1		
Cllr Alun Hayes	1	Geoffrey Banister	1
		Audit Commission	
<u>LIBRARIES</u>		222A Camberwell Road	
Libraries	6	London SE5 0ED	
Local Studies Library	1		
		Valerie Shawcross	1
<u>PRESS</u>		GLA Building	
Southwark	1	City Hall	
Evening Standard	1	Queens Walk	
South London Press	1	London SE17 2AA	
		<u>TRADE UNIONS</u>	
<u>MEMBERS OF PARLIAMENT</u>		John Mulrenan, UNISON Southwark Branch	1
Tessa Jowell MP	1	Roy Fielding, GMB/APEX	1
Harriet Harman MP	1	Alan Milne TGWU/ACTS	1
		Tony O'Brien, UCATT	1
Constitutional Support Officer	215		
Cllr Abdul-Rahman Olayiwola	1		
Rachel Prosser (Legal)	1		
Nunhead and Peckham Rye Area Housing Office		TOTAL DISTRIBUTION	248
Tracy John	1		
		Dated: Monday 24 October 2005	
<u>EXTERNAL</u>			
Pat Tulloch	1		
S.A.V.O.			
Cambridge House			
64 Camberwell Road			
London SE5 0EN			