

135c Kennington Park Road



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Claire Cook
 Scale 1/1250
 Date 12/7/2007

Southwark
 Council

Item No. 3	Classification OPEN	Decision Level Walworth Community Council	Date 23.7.2007
From Interim Head of Development & Building Control		Title of Report DEVELOPMENT CONTROL	
Proposal (07-AP-1192) Erection of a two storey rear extension to provide additional living accommodation		Address 135C KENNINGTON PARK ROAD, LONDON, SE11 4JJ Ward Newington	

PURPOSE

- 1 To consider the above application which is for Community Council consideration due to a request by a ward Member.

RECOMMENDATION

- 2 Grant listed building consent subject to conditions.

BACKGROUND

Site location and description

- 3 The application site is a rectangular shaped site located on the southeast side of Kennington Park Road, midway between Kennington Park Place and Braganza Street. The site is currently occupied by a Grade II listed terrace dating from the 18th century, the element of the building known as No. 135C dates back to 1873. The portion of the terrace occupied by No. 135C is a two storey element which formed a rear extension to the original terrace dwellinghouse. Access to the flat is provided from a first floor hallway, with access to private amenity space provided by a ground floor door to the rear garden.
- 4 The existing flat is approximately 32sqm in floor area over the two floors. The southwest flank walls of the building has six exterior windows and one single door. Windows are located in the southeast (rear) or northeast (boundary flank) walls.
- 5 The site is located in the Kennington Park Road Conservation Area and a Grade II listed building.

Details of proposal

- 6 The proposal is for a two storey rear extension to the existing two storey flat at the rear of the terrace building. The proposed rear extension would have a depth of 3.15m at both ground and first floor levels. The width of the extension would approximately match the width of the existing rear wall at 3.05m. The height of the rear extension would measure 5.45 at the top of the parapet wall. Two new windows will be located in the southwest flank wall of the new extension. The proposed extension would provide a new lounge and an additional bedroom, resulting in the existing one bedroom flat being extended to a two bedroom flat. Approximately 15.5sqm of floor area will be provided.

Planning history

- 7 A separate planning application (07-AP-1191) has been submitted for this proposal and is being considered on the same agenda, the application is item 2.

07-AP-0663 - 135C Kennington Park Road - Erection of a two storey rear extension to increase living accommodation
Refused - 11/05/2007

07-AP-0663 - 135C Kennington Park Road - Erection of a two storey extension to existing rear outlet to increase living accommodation
Granted Listed Building Consent - 18/05/2007

03-AP-0475 - 135A Kennington Park Road - External and internal alterations including replacement sash windows at ground level (front elevation, new rear door at ground floor level, realignment of internal partitioning and general refurbishment
Granted - 25/04/2003

Planning history of adjoining sites

- 8 06-AP-0321 - 137 Kennington Park Road - Replacement of front windows, replacement of rear door and other minor external alterations, internal alterations and refurbishment
Granted - 28/4/2006

06-AP-0320 - 137 Kennington Park Road - External alterations including replacement timber sliding sash windows, replacement of security bars at basement level with painted white mild steel bars and replacement of rear door with glazed soft wood doors.
Granted - 04/12/2006

There is no planning history for 133 Kennington Park Road

FACTORS FOR CONSIDERATION

Main Issues

- 9 The main issues in this case are:
- a] The principle of the development in terms of land use and conformity with strategic policies; and
 - b] The impact of the development on the Conservation Area and the Listed Building

Planning Policy

- 10 At its meeting on 28th March 2007 the Council resolved to adopt the emerging Southwark Unitary Development Plan [Modifications version March 2007] subject to consultation on revised wording in respect of policies 4.1, 4.2 and 4.4 prior to formal adoption in June 2007. Whilst the 1995 Unitary Development Plan remains the statutory development plan until such time as the emerging plan is formally adopted, the Council will give predominant weight to the 2007 plan policies in determining pending applications unless material considerations indicate otherwise.

Emerging Southwark Plan - Modifications Version [March 2007]

Policy 3.16 - Conservation Areas
Policy 3.17 - Listed Buildings
Policy 3.18 - Setting of Listed Buildings, Conservation Areas and World Heritage

Southwark Unitary Development Plan 1995 [UDP]

Policy E.4.1 - Conservation Areas
Policy E.4.4 - Protection of Buildings of Special Architectural and Historical Interest (Listed Buildings)
Policy E.4.6 - Proposals Affecting Listed Buildings

Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]

PPG 15 - Planning and the Historic Environment

Consultations

Site Notice:

04/06/2007

Press Notice:

07/06/2007

Internal Consultees

None

Statutory and non-statutory consultees

None

Neighbour consultees

None

Re-consultation

None

Consultation replies

Internal Consultees

Not applicable

Statutory and non-statutory consultees

Not applicable

Neighbour consultees

137 Kennington Park Road objects to the proposal due to its impact on the architecture of the existing house.

PLANNING CONSIDERATIONS

Principle of development

- 11 There is no objection in principle to an extension of the existing residential use of this premises as it would not result in any change of use of the existing site nor any increase in the number of units that occupy the site. Therefore the main issue is the impact the proposal will have on the character and appearance of the listed building.

Environmental impact assessment

- 12 Not required due to the small scale of the proposal.

Design issues and impact on character and setting of a listed building and/or conservation area

- 13 The subject site is located in the Kennington Park Road Conservation Area and the terrace is a Grade II building.
- 14 The extension has been designed to replicate proportions, detailing and materials of the existing building. It is considered that the extension of the rear building would not detract from the character and appearance of the building and the external appearance of the materials would not result in any harm to the Conservation Area or the Listed building. An objection has been raised by a local resident to the proposal on the grounds that it would harm the architecture of the listed building, however, it is considered that the proposal will not have a negative impact on this listed building.

Planning obligations [S.106 undertaking or agreement]

- 15 None required

Conclusion

- 16 The proposed two-storey rear extension is not considered to result in a development which would harm the listed building or the conservation area and it is considered that the development would be consistent with policies 3.16 (Conservation Areas), 3.17 (Listed Buildings) and 3.18 (Setting of Listed Buildings, Conservation Areas and World Heritage) of the Emerging Southwark Plan - Modifications version [March 2007] and policies E.4.1 (Conservation Areas), E.4.4 (Protection of Buildings of Special Architectural and Historical Interest (Listed Buildings)) and E.4.6 (Proposals Affecting Listed Buildings) of the Southwark Unitary Development Plan 1995 [UDP].

COMMUNITY IMPACT STATEMENT

- 17 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] In respect to the listed building application there are no issues relevant to particular communities/groups likely to be affected by the proposal.

c] There are no likely adverse or less good implications for any particular communities/groups.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 18 None

LEAD OFFICER	David Stewart	Interim Head of Development and Building Control
REPORT AUTHOR	Devon Rollo	Planning Officer [tel. 020 7525 5410]
CASE FILE	TP/1375-135	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]	

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 Ms D. Summers
Application Type Listed Building Consent
Recommendation Grant

Reg. Number 07-AP-1192
Case Number TP/1375-135

Draft of Decision Notice

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

Erection of a two storey rear extension to provide additional living accommodation

At: 135C KENNINGTON PARK ROAD, LONDON, SE11 4JJ

In accordance with application received on 25/05/2007

and Applicant's Drawing Nos. 0241/00 Rev A, 0241/01, 0241/02, 0241/03, 0241/04, 0241/05 B, 0241/06 A, 0241/07 A, 0241/08 A, 0241/09 A and Dessign and Access Statement

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 under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

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

Reason

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.12 Quality in Design; 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The emerging Southwark Plan - Modifications March 2007.

- 3 Samples of the facing brick to be used, which should be second-hand stocks to match, as well as 1:5/10 section detail-drawings through the new windows to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.12 Quality in Design; 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The emerging Southwark Plan - Modifications March 2007.

Reasons for granting planning permission.

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

- a] Policies 3.16 (Conservation Areas), 3.17 (Listed Buildings) and 3.18 (Setting of Listed Buildings, Conservation Areas and World Heritage) of the emerging Southwark Unitary Development Plan [Jan.2007].
- b] Policies E.4.1 (Conservation Areas), E.4.4 (Protection of Buildings of Special Architectural and Historical Interest (Listed Buildings)) and E.4.6 (Proposals Affecting Listed Buildings) of The Southwark Unitary Development Plan 1995

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Informative

Please note that the application for full planning permission 07-AP-0663 for the proposal has been refused. Therefore this listed building consent cannot be lawfully implemented.