

<b>Item No.</b> <b>3</b>	<b>Classification</b> OPEN	<b>Decision Level</b> PLANNING COMMITTEE	<b>Date</b> 05/05/04
<b>From</b> Interim Development and Building Control Manager		<b>Title of Report</b> DEVELOPMENT CONTROL	
<b>Proposal</b> (03-CO-0136 ) Erection of a temporary building for Class B1 office use.		<b>Address</b> R/O 9 Blenheim Grove, SE15. <b>Ward</b> The Lane	

## 1. PURPOSE

- 1.1 To consider the above application, which requires Committee determination as it is a Council's Own Development and two letters of objection have been received.

## 2. RECOMMENDATION

- 2.1 Grant planning permission for a temporary period.

## 3. BACKGROUND

- 3.1 The subject site is located on the southern side of Blenheim Grove opposite Peckham Rye Train Station. The site is situated within the Holly Grove Conservation Area and contains a two-storey building that is grade 2 listed.

Planning records indicate that number 9 was initially residential while 9A was used as a coach and car works until 1973 when planning permission was granted to convert 9 into offices and later (1974) 9A into offices for a maximum period of five years. In 1978 permission was obtained for the continued use of the buildings as offices. Planning permission was refused in 2001 for the removal of 9A, and alterations to 9, in order to construct five residential dwellings on the site.

A carport structure previously stood at the rear of number 9 in close proximity to the southern boundary of the site. This structure has now been removed.

This application proposes to locate a temporary building at the rear of number 9 where the carport structure once stood, on an open yard that is surrounded by a reasonably high boundary wall. This measures 3m in width, 9.6m in length and stands approximately 2.6 metres in height. It includes two separate office areas, a small kitchen area and WC. It is understood that this will be used to provide additional office accommodation for the Council's Housing Department.

## 4. FACTORS FOR CONSIDERATION

### 4.1 Main Issues

The main considerations in this application are the impact of the temporary building on the character and appearance of the listed buildings and the Holly Grove Conservation Area, and whether any amenity impacts would arise for neighbours from activity association with the additional offices or from overshadowing/overlooking from the temporary building.

## 4.2 Planning Policy

### Adopted Unitary Development Plan

Grade 2 listed building within the Holly Grove Conservation Area.  
Within Regeneration Area.

Policy R.2.1 'Regeneration Areas': complies, the proposal would provide accommodation for employment.

Policy E.2.3 'Aesthetic Control': does not comply; the proposal does not preserve or enhance the character and appearance of the conservation area or the historic character of the listed building; however, on balance, the harm is not considered to be so severe as to justify refusal provided that building is removed after a two year period.

Policy E.3.1 'Protection of Amenity': as above in terms of the visual impact, but the activity associated with the small area of additional offices is not considered to be harmful to the amenities of neighbours. Location and size of the building would not have significant impacts on neighbours in terms of overshadowing/privacy.

Policy E.4.1 'Conservation Areas': does not comply, as above.

Policy E.4.6 'Proposals affecting Listed Buildings': does not comply, as above.

Policy E.2.4 'Access and facilities for people with disabilities': does not comply as there are no details of ramped access, but this can be controlled by condition.

SPG 1 'Design and Layout of Development': does not comply, as above.

### Draft Southwark Plan [2nd Deposit April 2004]:

Grade 2 listed building within the Holly Grove Conservation Area  
Cross River Transit Consultation Zone

Policy 3.11 – 'Quality in Design': does not comply, as above.

Policy 3.13 – 'Urban Design': does not comply, as above.

Policy 3.2 – 'Protection of Amenity': does not comply, as above.

Policy 3.15 – 'Conservation of the Historic Environment': does not comply, as above.

Policy 3.16 - 'Development in Conservation Areas': does not comply, as above.

Policy 3.18 - 'Setting of Listed Buildings and Conservation Areas': does not comply, as above.

## 4.3 Consultations

Site Notice: 05/02/04

Press Notice: 25/03/04

### Consultees:

All Saints Vicarage, Blenheim Grove SE 15

11 Blenheim Grove SE 15

1, 1a & 1b Chourmert Road SE 15

### **Replies from:**

Traffic Group – No objection.

Conservation Officer – Detrimental impact on setting of the listed building and on vistas from Blenheim Grove.

### 1b Choumert Grove – Objects:

- Visual impact of the temporary building when viewed from neighbouring properties, the street and train station.
- Additional noise, waste and change in character.
- Increase in office accommodation in a residential area.

### 1a Choumert Grove – Objects:

- Adverse impact upon the character associated with the listed building and conservation area.

## **5 PLANNING CONSIDERATIONS**

### **Impact on the appearance of the property**

- 5.1 The proposed temporary building is to be located to the rear of a Grade II listed building which falls within the Holly Grove Conservation Area. As such, in determining the application, there is a requirement to give special attention to preserving and enhancing the character and appearance of both the building and the conservation area.
- 5.2 It would be only partially visible from a street side perspective and is located in a rear yard which is largely screened by a high boundary wall. The building is single storey and of the usual utilitarian appearance of a building of this type.
- 5.3 It is considered that the proposal, given its appearance and relationship with the listed building, and because it would be partly visible in views within the conservation area, would have a detrimental impact on the setting of the host building and the conservation area. This harm is raised in comments by the Council's Conservation Officer and in the letters of objection received. The development is considered to be contrary to the Council's policies for conservation areas and listed buildings.

- 5.4 However, it is considered that there are special circumstances in this case which allow an exception to be made to usual policies. It is proposed to retain the temporary building for a period of only two years. The installation of a building of this type will not require any significant works to be carried out in the rear yard and as such, it can be entirely removed at the end of the two years. On balance, it is therefore considered that the harm caused is not sufficient to justify a refusal of permission in this case.

### **Impact on the amenity of adjacent properties and surrounding area**

- 5.5 The scale, height and massing of the proposed temporary building allows it to remain subordinate to the surrounding buildings and will not overshadow or overlook any neighbouring properties. It is largely screened from neighbours by the boundary wall.

- 5.6 One letter of objection raises the impact of the increase in Class B1 office accommodation and how this will affect the character of the area and amenities of neighbours. In response, the existing lawful use of the main buildings is for office purposes, and it is not considered that that this small increase in office accommodation (approximately 30 sq m) will generate any significant increase in activities on the site.

## **6. EQUAL OPPORTUNITY IMPLICATIONS**

- 6.1 None.

## **7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS**

- 7.1 None.

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