

| Item No. | Classification | Decision Level | Date |
|--|-----------------------|--|-------------|
| 5 | OPEN | PLANNING COMMITTEE | 27.07.04 |
| From Development and Building Control Manager | | Title of Report DEVELOPMENT CONTROL | |
| Proposal (04-AP-0510) Erection of 5 storey building fronting Dog Kennel Hill adjoining Walcot House. Providing school accommodation on the ground floor consisting of 4no. classrooms, dining hall, parents' room and art/DTroom together with five floors of residential accommodation consisting of 12 x 2 bed residential units. | | Address Land at Dog Kennel Hill Primary School, Dog Kennel Hill SE22 Ward South Camberwell | |

PURPOSE

1. To consider the above application.
2. The application needs to be reported to the Planning Committee because it is on a Council owned site, involves a school extension and objections have been received from surrounding residents.

RECOMMENDATION

3. Grant planning permission subject to a legal agreement to require the provision of 35% affordable housing and to exclude future residents from obtaining a parking permit for the Controlled Parking Zone in surrounding streets.

BACKGROUND

4. The application site is a mainly two storey and ridged roofed Southwark primary school on the eastern side of Dog Kennel Hill to the south of the junction with Grove Hill Road. More specifically the application relates to the school caretaker's house, which is two storey with a steep pitched ridged roof ridge to the south east of the school fronting Dog Kennel Hill on the crown of the hill.
5. To the south of the house is a four storey block of flats with a steeply pitched roof and roof accommodation known as Walcot House which is part of the East Dulwich Estate. Opposite the site across Dog Kennel Hill is two storey housing although there are taller flats to the rear of these houses. To the northwest there are predominantly two storey houses and the boundary to the Camberwell Road Conservation area runs along the north side of Grove Hill Road to the north of the main school buildings.
6. In December 2003 the Planning Committee resolved to grant outline planning

permission subject to a legal agreement requiring affordable housing for a 3/4 storey block of 17 flats on land adjacent to 6 Dog Kennel Hill. At the last Committee meeting on 6th July 2004 the Council refused planning permission for a seven storey block of 23 flats (on excessive density grounds and impact on MOL) and approved a six storey block of 19 flats on this site. A current planning application is also lodged with the Council for the redevelopment of the adjacent East Dulwich Estate to the south which as currently proposed involves the demolition of Walcot house and its replacement with a 5/6 storey building.

7. In September 2003 an application for a 7 storey building comprising a school extension and 18 flats was submitted to the Council although this was later withdrawn by the applicant.
8. This application, which is the subject of this report, is to demolish the school caretaker's house and to erect a 630sqm L shaped single storey school building with four storeys of flats above the section of the building fronting Dog Kennel Hill (5 storeys in total). The school extension will provide a new dining hall and kitchen, 4 small classrooms, a parent's room, an art and design room, a store and toilets. The school extension will project slightly forward of the flats towards Dog Kennel Hill and substantially beyond the flats to the rear where it will have a mono pitched roof.
9. The residential part of the development will provide 12 two bedroomed flats and will consist of three brick storeys with a metal clad top storey. There will be an external liftshaft which will be terracotta rendered on the northern side of the building. The upper first second and third residential floors extend two third of the depth of the school extension and the fourth floor is smaller being restricted in rear projection and set away from the southern boundary of the site with Walcot House. The applicant is Hexagon Housing association.
10. This application was originally submitted with a six storey residential building above the school extension containing 15 flats. However, a storey has been removed from the building and the elevations and the lift shaft modified following concerns expressed by officers over the appearance of the building.

FACTORS FOR CONSIDERATION

11. Main Issues

The main issues in this case are whether building a block of flats on a school site is acceptable in principle, the appearance of the proposed development and the impact on the surrounding townscape, the impact of the amenities of surrounding residents and traffic and parking issues.

12. Planning Policy

Southwark Unitary Development Plan 1995 [UP]:

E.2.3 Aesthetic Control - Complies; building has an acceptable appearance.

E.3.1 Protection of Amenity - Proposal complies with Building Research Establishment (BRE) rule of thumb guidelines with regard to the adjacent residential properties.

H.1.2 Replacement of Housing Accommodation - complies: school care takers house

replaced by new flats.

H.1.5 Dwelling Mix of New Housing - development exclusively two bedroomed which is considered acceptable in this location.

H.1.7 Density of New Residential Development: does not comply.

H.1.8 Standards for New Housing - Complies

E.2.1 Layout and Building Line - Complies; respects building lines in surrounding streets.

C.1.3 Retention of Existing Community Facilities and Public Buildings - no loss of educational floorspace.

C.2.2 Health Social and Educational Facilities - development will benefit local people without significant loss of amenity.

E.2.4 Access and Facilities for People with Disabilities - The scheme includes a lift to all floors.

H.1.4 Affordable Housing - Complies; applicant is a housing association and it is likely that all the accommodation will remain affordable in future. A legal agreement will be necessary to ensure that the proportion remains at least 25%

T.1.3 Design of Development and Conformity with Council Standards and Controls - conflicts as no parking is provided but this considered acceptable having regard to the location of the site and that future occupants will be exempted from obtaining parking permits.

Supplementary Planning Guidance:

1 Design and Layout of Development - 5 Standards, Controls and Guidelines
flats are adequately sized and have a reasonable outlook.

The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004

Policy-3.11 Quality in Design: general form of development acceptable after revisions.

Policy-3.2 Protection of Amenity: Proposal will have an acceptable relationship with surrounding residential properties.

Policy 4.2: Residential Design Standards: the development will provide a satisfactory standard of living accommodation and will not have an acceptable impact on surrounding residential properties. .

Policy 5.6 Parking: no parking provided but site has good public transport accessibility and cycle parking is provided.

13. **Consultations**

Site Notice: 16.04.03

Press Notice: 08.04.04

Consultees:

Traffic , Conservation, Aborigiculturalist, Education, Housing,
East Dulwich Estate Tenants Association.

1-13 odds, 13A, 10-24 evens Grove Hill Road SE5;

1-12 Karen Court, Grove Lane; 197-203 odds, 160-170 consec, Grove Lane SE5;

31,33 Langford Green SE5; 1-10 Seavington House, London SE5;

1-6 consec, 1a Dog Kennel Hill; 1-36 Walcot House; 1-24 Whitney House.

Replies from:

Conservation: a proposed six storey building is too tall and the liftshaft is

overdominant. The reduction to five storeys and the modifications to the liftshaft have modified the scheme to the extent that it is unobjectionable

Traffic: no objection raised to level of parking provision but amount of cycle provision needs to be increased slightly.

In response to the original consultation for a 6 storey building on this application 4 letters were received from the following properties:

13,18 Grove Hill Road; 211b Camberwell Road; 23 Walcot House;

One letter supports the scheme and the others object on the following grounds: proposed building is too tall for surrounding townscape.

- building design will make it an eyesore
- the already bad parking situation in the area will be worsened by this development.
- balconies to the flats will overlooking the school playground which will be detrimental to the security of the school children.

Camberwell Society: the proposed tower block constitutes an overdevelopment of the site and is unsympathetic and domineering in relation to the school and council flats on Dog Kennel Hill

In response to the consultation on the building revised to 5 storeys letters have been received from 211b Camberwell Grove; 162 Grove Lane; 15 Birdsell House, 14 Grove Hill Road and 20 Whitney House:

- increased traffic problems which will not be solved by exempting residents from parking permits.
- loss of view and daylight and sunlight.
- concern that a school and a residential use can be effectively combined.

PLANNING CONSIDERATIONS

Acceptability of development in principle.

14. The proposal results in the loss of the school caretaker's house and garden area. As no school playground or educational buildings are being lost and the proposal provides a substantial new building for the school then it is considered to comply with UDP Policy concerning educational uses.
15. The proposed residential accommodation is one corner of the school site close to an existing block of flats on the East Dulwich Estate so it is not felt that the introduction of residential use here will prejudice the operation of the school. There will be balconies on the rear elevation of the flat block which could overlook the school but these will not be adjacent to the school play ground being isolated by the ground floor of the extension. This situation is not considered to be significantly different from many situations where housing is located next to a school and is not felt to be sufficient reason to refuse planning permission.

Appearance and townscape

16. The reduction of the scheme to five storeys in height is considered to result in a scheme which has a size and general appearance which is in keeping with the surrounding street scene. The elevation design of the building has also been modified to give it a more satisfactory appearance. This is a varied streetscene and a modern building of the proposed design is considered to be acceptable providing a transition between the school buildings and flats on the Dog Kennel Hill Estate.

Impact on surrounding residents

17. The proposed block of flats has been reduced on the upper floors to achieve a satisfactory relationship with Walcot House to the south. Walcot House has an imperforate flank wall facing the development site. Most of the rear elevation of this building contains high level walkway access and stairwells to the flats and not the main habitable room windows. However, there are four habitable room windows from ground to third floor level in the section of the building nearest to the site.
18. As a result of the 5-6m isolation of Walcot House from the boundary and the cutback of the building at fourth floor level the relationship between the habitable room windows in Walcot House and the application building complies with the rule of thumb guidelines in the Building Research Establishment Guide to Daylight and Sunlight. Therefore the proposed building will not have an undue detrimental impact on the levels of daylight and sunlight to these flats.
19. Side facing windows are proposed to the flats on the southern side of the block of flats at ground to fourth floor level, which could overlook the East Dulwich Estate. However, these windows have been designed so that the side facing panels will be obscure glazed and the will be clear glazed panels facing to the front and rear. This will prevent any windows window overlooking with and undue loss of privacy to properties on the Dog Kennel Hill Estate. A planning condition will be required to ensure that the glazing is obscured.

Acceptability of residential accommodation.

20. All of the proposed flats are considered to be adequately sized and have room sizes, which comply with UDP Standards. Only two bedroomed units are to be provided but given that the flats are to be built and retained by a housing association this is considered to adequately address the housing needs of the Borough. No formal outside amenity area is proposed but the majority of the flats have balconies.
21. The residential density of the scheme is 468 habitable rooms per hectare (hrh) which is in excess of the acceptable range of 174 to 210 hrh in the adopted UDP. It is however within the acceptable density range of the second draft UDP the site being in an urban density zone where the acceptable range is between 300 and 700hrh. The site is very small and given that the proposal is acceptable in townscape terms and provides satisfactory accommodation then the scheme is considered acceptable in terms of the amount of accommodation provided on the site.

Traffic and parking issues

22. The site is on several bus routes and is close to Denmark Hill giving good public transport accessibility. No parking will be provided but given the site's accessibility to public transport this is considered to be acceptable.
23. There is at present a Controlled Parking Zone (CPZ) on Grove Lane but it does not extend up to outside the site but does include the north side of Grove Hill Road although one is proposed for the area to the south of the site. Until a CPZ is introduced, it would not be possible to prevent future residents of this development from parking in those streets to the south of the site.
24. The best way of minimizing parking stress in the area would be to exclude the future occupiers of this development from obtaining a parking permit in any CPZ in Grove Lane, Denmark Hill or Grove Hill Road. This restriction would need to be included in a legal agreement and would require the developer to fund the changing of the traffic order. Cycle parking is included within the development so it would be quite possible for future residents to occupy the site and not have a car. A condition is required to ensure that adequate cycle parking is provided.

EQUAL OPPORTUNITY IMPLICATIONS

25. School extension and affordable housing provided which will improve access to these facilities for Borough residents.

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

26. A mixed use development is being provided in a location with good access to public transport.

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| CASE FILE | TP/2134-G | |
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