

Item No. 2	Classification OPEN	Decision Level Planning Committee	Date 18/10/04
From Interim Development & Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (04-AP-1105) Erection of a rear extension at ground floor and basement level		Address 101 Camberwell Grove SE5 Ward Brunswick Park	

PURPOSE

- 1 To consider the above application which is for determination by Planning Committee.

RECOMMENDATION

- 2 Grant planning permission.

BACKGROUND

- 3 Committee Members should note that this application was deferred by the Camberwell Community Council on 4th October whose Members also resolved to pass the application to Planning Committee for determination.
- 4 The subject property at 101 Camberwell Grove is a Grade II Listed Building and within the Camberwell Grove Conservation Area. The dwelling forms part of a row of three storey terraces that have basement and loft accommodation. The property has a 130 sq.m amenity area to the rear, as well as a small garden area to the front. The neighbourhood is characterised by similar terrace-style dwellings, with some more modern, higher density residential buildings directly to the east, as well as a few small business uses within the terrace buildings along Camberwell Grove.
- 5 There have been a number of minor internal and external alterations carried out on the property as follows :-
 - Listed Building Consent was granted in 1992 for the demolition of existing ground floor rear extension, external and internal alterations and erection of rear extension.
 - Planning permission was granted in 1992 for the erection of a rear extension.
 - Listed Building Consent was granted in 1999 for the reinstatement of brick arches to 8 windows on the front of the house, currently fitted with concrete lintels.
 - Listed Building Consent was granted in 1999 for a rear basement and ground floor extension to replace existing rear brick structure.

- Listed Building Consent was granted in 2002 for the repositioning of front step to one level to be in line with front door.

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A Planning Enforcement Investigation was carried at the property in November, 2003 in relation to discrepancies in scale between the rear extension scheme approved in 1999 and the extension that was being constructed, as well as the permitted use of the property.

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This pending planning application seeks permission for a rear extension involving a basement level extension to create a laundry room and additional storage, and a ground floor extension to create a 'boot room' and WC. The proposal is similar to that granted planning permission in 1999 and replaces a previous single storey rear addition, however differs on the following grounds :-

- The projection of the extension along the southern flank boundary will increase from 3.9 metres to 4.4 metres.
- The height of the boundary wall will increase from 3.8 metres to 4.3 metres.
- The projection of the basement level extension (underground) will increase from 1.8 metres to 2.35 metres.
- The basement level extension will span the full width of the property compared to the previously approved extension that was setback from the northern flank boundary (underground).

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Materials to match the existing dwelling will be used, and the new openings to the rear and northern flank elevations will be similar in style and materials to those on the existing rear elevation.

FACTORS FOR CONSIDERATION

Main Issues

- 9 The main issues in this case are the impact on the character and appearance of the Listed Building and Conservation Area, together with the amenity of the adjoining dwellings.

Planning Policy

- 10 Southwark Unitary Development Plan 1995 [UDP]:
 E.2.3 Aesthetic Control - *complies, matching materials and finishes are to be used for the extension to complement the existing built form.*
 E.3.1 Protection of Amenity - *complies, the privacy, outlook and sunlight access of the neighbouring residences will not be significantly reduced by the proposal.*
 E.4.1 Conservation Areas - *complies, the complementary form of the extension will maintain the character of the CA.*
 E.4.3 Proposals Affecting Conservation Areas - *complies, the complementary form of the extension will maintain the character of the CA and the extension is single storey and not visible from the street frontage.*
 Standards, Controls and Guidelines for Residential Development SPG - *complies*
 Conservation Areas SPG - *complies*

- 11 The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004
 3.11 Quality in Design - *complies, matching materials and finishes are to be used for the extension to complement the existing built form.*
 3.13 Urban Design - *complies, the proposal is not dominant in the streetscene and will not impact upon the overall appearance of the neighbourhood.*
 3.2 Protection of Amenity - *complies, the privacy, outlook and sunlight access of the neighbouring residences will not be significantly reduced by the proposal.*
 3.15 Conservation of the Historic Environment - *complies, the complementary form of the extension will maintain the character of the CA and the extension is single storey and not visible from the street frontage.*
 3.17 Listed Building Consent - *complies, no key features of the LB will be masked or removed as a result of the proposed extension.*
 3.18 Setting of Listed Buildings and Conservation Areas - *complies, the form of the extension will complement the original character of the Listed Building and the extension is single storey and not visible from the street frontage.*
 Residential Design Standards SPG - *complies*
 Heritage Conservation SPG - *complies*

Consultations

- 12 Site Notice: 2/7/04 Press Notice: 8/7/04

- 13 Consultees:
 Flats 1-5, 97 Camberwell Grove SE5 8JH
 99, 101, 101A, 103, 105, 105A Camberwell Grove, SE5 8JH
 7 and 8 Grace Mews, SE5 8JF

14 **Replies from:**

Dr Andrea Malizia - 99 Camberwell Grove (23/7/04 and 1/10/04)

- There is no detail in the application about the effects of the planned works on the communal drainage, and there is inadequate protection for the sewer that lies beneath the works.
- A substantial amount of the works have already been carried out, starting almost two years ago, without planning approval or neighbourly communication.
- Concerned that the work will cause subsidence and damage to my extension.
- The proposed work does not respect the original designs.
- A party wall agreement is required, with 4-5 inch cracks already caused in the external brickwork.

G C A Tanner & Mrs S M Tanner - 107 Camberwell Grove (29/7/04)

- We are impressed with the design of the proposed extension, which is in character with the Georgian terrace house of which it would form part.
- However, it is probably notable larger than the former extension and therefore we oppose this application.
- You will find discrepancies between the two sets of dimensions, the built structure being much larger than the drawings show.
- The extension will intrude significantly on the present outlook from neighbouring houses and gardens of the terrace on both sides of no. 101.

- The extension would set a precedent. Whilst a number of nearby terraces have large extensions, these would mostly have been built before the terrace was listed and became part of a Conservation Area.
- There has been considerable building activity at no. 101 for several years without planning approval.

Mr and Mrs Patrick Haighton - 103 Camberwell Grove (30/7/04)

- We do not object to Dr Spoto's building project, provided that it is not just imposed without consideration of other interests and concerns, and that it can be sensitively integrated with its surroundings.
- We object to the size of the new building along the boundary and the consequent extension of the garden wall (party wall).
- The new building is not a replacement of the existing extension, which was built without planning permission by the previous owners.
- The extended garden wall would curtail our light and outlook, and impose upon our garden.
- Discrepancies between the measurements on the drawings and the actual built form.

Vinycomb - 7 Grace Mews (9/7/04)

- The proposed building works have our full consent and support.
- We are very much looking forward to the completion, as our full and unimpeded view of the rear of 101 Camberwell Grove will be hugely improved.
- The proposed works appear much more in keeping with the building, rather than the inappropriate first floor access to the garden that was there before.

PLANNING CONSIDERATIONS

15 Conservation Area and Listed Building Impacts

The property at 101 Camberwell Grove is a Listed Building and as such contributes to the special character of the Conservation Area in which it is set. The proposed improvements to the rear elevation will not affect the appearance of the dwelling in the streetscape and will only be partially visible from the residential properties directly to the north, south and east. In addition, the proposed extension complements the architectural character of the existing dwelling by using matching materials and window styles.

The specific impacts of the proposed extension on the Listed Building have been addressed by the Council's Conservation Officer as part of the Listed Building Consent Application, which concludes that the improvements are considered acceptable in terms of materials and there is no substantial loss of historic fabric.

With respect to the use of the property for business purposes, the proposed drawings notate that the basement level extension is to be used as a utility room and garden store. It is assumed that these rooms would be ancillary to the use of the property for residential purposes and therefore complementary to the established residential character of the neighbourhood.

16 Amenity and Aesthetics

There is currently a 1.5-3.8 metre high party wall along the rear flank boundary between nos. 101 and 103 Camberwell Grove that is covered by Wysteria and Jasmine vines. There is a single ground floor window on the rear elevation of no. 103 that is setback from the party wall by approximately 1 metre. Whilst the proposed extension will result in a 0.5 metre increase in the height and length of the wall, this alteration will not significantly reduce the amount of sunlight currently afforded by this window, which is currently partially shaded by the existing party wall and established plantings. In addition, the orientation of the rear elevation, which faces east, and the proposed extension, which is to the north, the ground floor window at the rear of no. 103 would have the maximum available access to sunlight during much of the day from the east and south.

The larger portion of the rear extension is at basement level and therefore below ground level and not encroaching into the open space at the rear of the dwelling. The proposed extension also replaces an existing rear extension and will therefore not further impact upon the function of the rear amenity area which is currently approximately 130 sq.m in size.

It is considered that the proposed extension will be an improvement to the existing rear elevation, where there was previously a smaller, but uncomplimentary addition. The proposal reflects the architectural style of the original dwelling and uses matching materials to create a more aesthetically pleasing elevation that will not appear out of place in the Conservation Area. In addition, the ground floor portion of the extension spans only 2 metres across the 6.4 metre wide rear elevation, with open metal railings providing a safety barrier to the basement level below, and therefore will leave the majority of the original rear elevation of the dwelling visible. This view is seconded by the occupiers of 7 Grace Mews, directly to the rear of the subject property.

With regards to the loss of light to the adjoining residential properties, a report has been submitted by Ian Smith & Associates, which summarises that the proposed removal and addition of sections of the party wall will not have an adverse affect on the light level within adjacent rooms of no. 103. In addition, the rear elevation of the subject dwelling faces slightly north of east, the proposed extension is located to the north of the rear windows of no. 103, and the additional height is at the eastern end of the party wall. Therefore, there will be no affect on the level of sunlight to these windows given their open aspect onto the rear garden and almost due east orientation, allowing the sun to rise directly in front of the windows, unobstructed by any alterations proposed for the extension to no. 101 Camberwell Grove.

EQUAL OPPORTUNITY IMPLICATIONS

17 None

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

18 None

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CASE FILE

TP/2138-101

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