

Item No. 8	Classification OPEN	Decision Level PLANNING COMMITTEE	Date 18/10/2004
From Interim Development & Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (04-AP-1117) Erection of a two storey rear extension to existing shop to form a live/work unit.		Address 113A Grove Lane SE5 Ward South Camberwell	

1. PURPOSE

- 1.1 To consider the above application which is for Camberwell Community Council consideration due to the number of objections received.

2. RECOMMENDATION

- 2.1 Grant Planning Permission.

3. BACKGROUND

- 3.1 The application premises is located at the northern side of Grove Lane and opposite the corner of Champion Park, it is also located in the Camberwell Grove Conservation Area as designated in both UDPs . The existing site is currently a vacant dilapidated shop adjoining a listed georgian town house (113 Grove Lane) on one side and a small parade of shops on the other. Planning Permission was granted on 29/03/2004 for installation of new shop front. There is no other information on the case file relevant to this application.

- 3.2 This application is for erection of a two storey rear extension to existing shop to form a live/work unit.

4. FACTORS FOR CONSIDERATION

4.1 Main Issues

The main issues in this case are the principle of the proposed development/ use and the design of the two storey rear extension, including any affect on the amenity of adjoining neighbours

4.2 Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

Policy S.1.4 - Shops Outside Primary and Secondary Shopping frontages; N/A

Policy E.3.1 - Protection of Amenity: Complies.
Policy E.4.3 - Proposals Affecting Conservation Areas: Complies.

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

Policy 1.5 - Mixed-Use in Town Centres: N/A
Policy 1.7 - Live/Work Developments: N/A.
Policy 3.2 - Protection of Amenity: Complies.
Policy 3.18 - Setting of Listed Buildings and Conservation Areas: Complies, the would not adversely affect either the setting of the adjoining listed building and the Conservation Area.

4.3 Consultations

Site Notice: 03/09/2004

Press Notice: 05/08/2004

Consultees:

Conservation Team
Traffic Group
Public Protection
11, 113, 113A, 115 & 115A Grove Lane, SE5, 8BJ

Replies from:

Conservation Officer: No objection. Located in the Camberwell Grove Conservation Area and though this sits adjacent to a pair of two mid to early nineteenth century grade two listed houses, it is not listed itself. The scheme seeks to breathe life back into a shop, while introducing additional housing using a favourable design and materials that are sensitive to the traditional characteristics of the conservation area.

Traffic Group: No comments received.

Public Protection: C45 planning condition is required if planning permission is granted. The bathroom seems impracticable with the staircase directly over the bath.

115 & 115A Lane: Objection on grounds of light reduction and air to small garden.

113 Grove Lane: Objects on the grounds that the proposed development would materially alter the setting of this building and of the Character of the Conservation Area. Plan for protecting the side window of 115 does not make the front elevation at all attractive. Neither the front or rear elevations show much sympathy with the period of the adjacent listed buildings.

The Camberwell Society: objects on the following grounds:

The junction between this and the adjoining listed building is unacceptable and The unacceptable overlooking from the proposed first floor living spaces of the adjoining properties.

5 PLANNING CONSIDERATIONS

5.1 The Principle of the Proposed Development

The application site forms part of a small parade of 7 shops in total. They are

not designated as either in a secondary or primary shopping frontage in the adopted Unitary Development Plan (1995) or in the Draft Southwark Plan (schedule of Shopping Frontages). A survey of the small parade of shops show the following uses:

115 Grove Lane - Newsagent.
117 Grove Lane - Laundry.
117A Grove Lane - Indian Takeaway
119 Grove Lane - Bra/Brasserie
121 Grove Lane - Office? (Blind Drawn)
123 Grove Lane - Bar/Brasserie.

It is considered that the slight reduction in shopping provision caused by the proposal (currently 32.8 square metres of shopping floorspace) would not seriously impair the retail service provided to local residents and the replacement live/work unit is considered acceptable in this instance.

Live/Work Unit

- 5.2 The proposed total internal floor area for the live/work unit is (approximately) 76 square metres. The workspace has been demarcated on the ground floor as 23.78 square metres, including an adequately sized bathroom (4.5 square metres) and kitchen/ dining area (10.32 square metres). The first floor includes living space (13.23 square metres) and bed space (10.67 square metres). The live element of this proposal is considered acceptable and adequately sized. Although the proposed work element does not meet the standard 40 square metres as stipulated in the Southwark Plan it is considered acceptable in this instance. Mainly, because of the current small sized (shop floor space) that presently exists and the constraints of this particular proposal to meet the live/work (total of 85 sq. metres) criteria. Furthermore, it is accepted that a number of successful planning applications for similar live/work units have been granted planning permission without meeting this criteria (4 Grove Lane - 03-AP-1065).

Design of the Development

- 5.3 In its present state, the site sits alone at the bend of Grove Lane and detracts greatly from the adjoining Conservation Area. It is the aim of the proposal to remedy this situation by constructing an extension to the rear of the property which by its design, enhances both the architectural character of Grove Lane and the amenity of the area making a positive contribution to the Conservation locality.
- 5.4 The site is tightly abutted by a listed Georgian town house on one side and a small Victorian shopping parade on the other. A newsagent (115 Grove Lane) occupies the shop immediately adjoining with living accommodation above. The town house (113 Grove Lane) is a listed building used solely for residential purposes.
- 5.7 The proposed extension is designed so as not to dramatically impact onto the existing street scene. As a result the upper floor living quarters are set away from the front of the building and with respect to the rear of the proposal, great

care and attention has been paid to the creation of an elevation sympathetic to the adjacent listed building. A new rear elevation will create a huge improvement to a currently degraded and neglected facade, whilst retaining a rear private courtyard provide a new internal focus. The roof of the proposal has also been delicately designed so as not to obstruct light to the neighbouring window used to light a stairwell.

Affect on the amenity of adjoining neighbours

- 5.8 The visual amenity of adjoining neighbours will not be affected by the proposal. There will be no adverse impact on the day/sun lighting or outlook to adjoining properties. The design of the two storey rear extension and balustrade, including glazed roof area is considered to sit well within this Conservation Area, and is considered acceptable.
- 5.9 This proposal has been considered on its own planning merits and it is considered that this unusual live/work proposal, together with good design qualities should be granted planning permission.

6. EQUAL OPPORTUNITY IMPLICATIONS

6.1 None identified.

7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

7.1 None identified

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