

Item No. 3	Classification OPEN	Decision Level Planning Committee	Date 12/1/05
From DEVELOPMENT & BUILDING CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (03-AP-2130) 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 conditional Listed Building Consent.

BACKGROUND

- 3 Members should note that this application was deferred for a site visit to view the rear of the property. A site visit is scheduled to take place on January 11th, 2005.

An additional plan was also received, as requested by Members on October 18th, that illustrates the line of the existing and proposed boundary wall between nos. 101 and 103 Camberwell Grove (Dwg. 966-05).

PLANNING CONSIDERATIONS

- 15 Refer to previous report for a detailed assessment of the proposal against Council's UDP Policies.

Previous report considered by Committee on October 18th, 2004

Item No.	Classification	Decision Level	Date
	OPEN	Planning Committee	18/10/04
From	Title of Report		
Chris Colville	DEVELOPMENT CONTROL		
Proposal (03-AP-2130)	Address		
Retention of ground and basement rear extensions, raising of existing boundary wall to number 103 and installation of railings to the rear basement lightwell (retrospective variation to previous Listed Building Consent dated 23/07/1999).	101 Camberwell Grove SE5. Ward Brunswick Park		

1. PURPOSE

- 1.1 To consider the above application which is for Listed Building Consent.

2. RECOMMENDATION

- 2.1 Grant conditional Listed Building Consent.

3. BACKGROUND

- 3.1 Members should note that this application was deferred by Camberwell Community Council on 4th October whose Members also resolved to pass the application to Planning Committee for determination. The application building dates from the late 18th century and forms one of four houses to this part of the terrace. Comprising three storeys, basement and attic with slate mansard and dormers set behind a coped parapet the building is grade II listed and located within the Camberwell Grove Conservation Area.
- 3.2 The application seeks Listed Building Consent for modification to a rear ground floor extension and the basement vaults following an Enforcement complaint dated 11 November 2003. Listed Building Consent was granted on 23 July 1999 for the creation of a rear basement and ground floor extension (subject of complaint) which replaced an existing rear brick structure.
- 3.3 Works have already begun and involve the following changes to the consented scheme:

- enlargement of the basement vaults;
- lengthening of the rear extension by 300mm;
- cladding of the pitched roof to the rear extension in natural slate;
- enlargement of a window opening to the approved extension;
- raising of the metal balustrade to the rear lightwell; and
- raising of the boundary wall with number 103.

4. FACTORS FOR CONSIDERATION

4.1 Main Issues

The main issue in this case is the impact on the special interest of this grade II listed building and the character and appearance of the Camberwell Grove Conservation Area.

4.2 Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

Policy E.2.3 'Aesthetic Control' - complies

Policy E.4.3 'Proposals Affecting Conservation Areas' - complies

Policy E.4.6 'Proposals Affecting Listed Buildings' - complies

Draft Southwark Plan [agreed for Deposit March 2004]:

Policy 3.15 'Conservation of the Historic Environment' - complies

Policy 3.16 'Development in Conservation Areas' - complies

Policy 3.17 'Listed Building Consent' - complies

PPG15 - Planning & the Historic Environment (September 1994)

In accordance with guidance provided in paragraphs 3.12 - 3.15

4.3 Consultations

Site Notice:

24/11/2003

Press Notice:

25/11/2003

Consultees:

Adjoining occupiers: nos. 99 & 103 Camberwell Grove

Replies from:

103 Camberwell Grove

- object to the size of the extension above ground level as it is out of scale with the terrace as a whole;

- concerned that the boundary wall should be properly reconstructed, with suitable foundations at basement level to suit the change between a 1800mm garden wall and 3500mm load bearing one;

- concerned that the finishing materials used should match or blend with the existing vernacular; and

- object to the use of the basement of the house for business purposes.

99 Camberwell Grove

- concerned that the proposed structure is too large and not in keeping with the character of the terrace.

5 PLANNING CONSIDERATIONS

- 5.1 The proposed works are confined to the rear of the building and involve minor modifications to the consented scheme dated 23 July 1999 (LBS Reg No. 9900905).
- 5.2 The basement vaults have been enlarged from an approved depth of 1800mm to 2200mm to form a garden store. This aspect of the proposal is considered acceptable as the vaults do not constitute historic fabric. They were excavated and formed under the original consent. Drawing number 03B has been annotated to show that the vaults will be used as a garden store and laundry/heating room and not for business purposes.
- 5.3 The length of the consented rear extension at ground level (boot room) has increased by 300mm from 4350 mm to 4650mm. This is considered minor in nature and will not be of detriment to the character of this building. The remaining works at ground level include enlargement of window WN1 to the return wall and raising of the party wall to 103. These elements are considered acceptable on the basis that the window frame has been formed in timber and all new brickwork will match existing adjacent. The use of natural slate to the main roof is considered more in keeping with the main building. A Party Wall Agreement is in place to ensure that adequate underpinning takes place to the boundary wall between 101 and 103 Camberwell Grove.
- 5.4 A section of the existing boundary wall has been raised from 1.6 to 3.8 metres and extended by 0.9 metres to support the new extension. This aspect of the proposal is acceptable in listed building terms on the basis that like-for-like brickwork is to be used. An application for planning permission is required for this element as it would sit more than 2 metres above ground level. Suggest that an informative is attached to the consent requesting that an application is submitted.
- 5.5 The height of the approved metal balustrade to the rear basement lightwell has increased from 900mm to 1200mm. This aspect of the proposal is considered acceptable subject to the metal work being finished in black.

6. EQUAL OPPORTUNITY IMPLICATIONS

- 6.1 None foreseen

7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 7.1 None foreseen

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CASE FILE	TP/2138-101	
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