

Dulwich Community Council Planning Agenda

Thursday January 7, 2010
at 7.00pm

Dulwich Grove United Reform Church, East Dulwich Grove,
London SE22 8RH

Membership

Councillor James Barber
Councillor Toby Eckersley
Councillor Robin Crookshank Hilton
(Vice-Chair)
Councillor Michelle Holford
Councillor Kim Humphreys
Councillor Jonathan Mitchell
Councillor Lewis Robinson
Councillor Richard Thomas
Councillor Nick Vineall (Chair)

Reserves

INFORMATION FOR MEMBERS OF THE PUBLIC

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Contact Beverley Olamijulo

on 020 7525 7234 or email: beverley.olamijulo@southwark.gov.uk
Webpage: www.southwark.gov.uk/YourCouncil

Members of the committee are summoned to attend this meeting

Annie Shepperd

Chief Executive

Date: December 22 2009



Dulwich Community Council Planning

Thursday January 7 2010

7.00pm

Dulwich Grove United Reform Church, East Dulwich Grove,
London SE22 8RU

Order of Business

Item No.	Title	Page No.
1.	INTRODUCTION AND WELCOME [CHAIR]	
2.	APOLOGIES	
3.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
4.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	MATTERS FROM PREVIOUS MEETING(S)	
5.	MINUTES OF THE PREVIOUS MEETING	1 - 6
	To approve the Minutes of the meeting held on November 10 2009	
	MAIN BUSINESS	
	DULWICH COMMUNITY COUNCIL MEMBERSHIP	
	Councillor Nick Vineall (Chair)	Councillor Robin Crookshank Hilton (Vice-Chair)
	Councillor James Barber	Councillor Toby Eckersley
	Councillor Michele Holford	Councillor Kim Humphreys
	Councillor Jonathan Mitchell	Councillor Lewis Robinson
	Councillor Richard Thomas	
6.	DEVELOPMENT CONTROL ITEMS	7 - 40

DATE OF DESPATCH: DECEMBER 22 2009

ADDITIONAL INFORMATION

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

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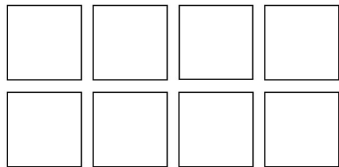
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COMMUNITY COUNCILS
A voice for your community



Dulwich Community Council Planning Meeting

(Minutes to be formally agreed at the next meeting)

Minutes of Dulwich Community Council Planning meeting on Tuesday November 10 2009 at 7.00pm held at Dulwich Library, 368 Lordship Lane, London SE22 8NB

Present

Councillor, Robin Crookshank Hilton (Vice Chair), In the Chair
Councillors, James Barber, Toby Eckersley, Jonathan Mitchell and Richard Thomas.

Officers present:

Sonia Watson, planning officer
Gavin Blackburn, legal officer
Beverley Olamijulo, constitutional officer (community councils)

1. Introduction and welcome by the Chair

The Chair introduced himself and welcomed those present at the meeting and asked officers and members to introduce themselves.

2. Apologies for absence

Apologies for absence were submitted on behalf of Cllrs, Michelle Holford, Lewis Robinson and Nick Vineall.

3. Disclosure of Members' interests and dispensations

None were disclosed.

4. Items of business that the Chair deems urgent

There were no urgent items of business.

5. Minutes of the previous meeting (see pages 1 – 4)

The Minutes of the planning meeting held on September 7 2009 were agreed as an accurate record of the proceedings which the chair signed.

Recording of Members' votes

Council Procedure Rule 1.9 (4) allows a Member to record her/his vote in respect of any Motions and amendments.

Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

The Community Council considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda.

6. DEVELOPMENT CONTROL (see pages 5– 47)

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

The Chair decided to vary the order of the agenda items.

Item 6/4 – Recommendation: Grant – 325 Lordship Lane, London SE22 8JH (See pages 39 – 47)

Proposal: Extensions at basement and ground floor level, rear dormer window extension; front rooflight and conversion to form 4 self contained flats.

The planning officer introduced the report, circulated plans of the scheme and responded to Members' questions.

Members were advised that this was the fourth submission for this site, following 3 previous refusals and an appeal. Officers considered that the application had now overcome the previous reasons for refusal and was recommended for approval.

Members expressed concern about the lack of parking in regard to the proposal and the potential to provide a car club space. Officers advised that there were no policies which could be used to insist that a car club space be provided, further that transport officers did not support this view.

Cllr Eckersley asked about the rear extension and its depth compared with the adjoining property. Officers advised that the extension was a relatively minor increase.

No objectors were present at the meeting.

The applicant was present to respond to questions from Members.

Cllr Thomas raised concerns about the access to the amenity space to the rear and whether this was useable, accessible space.

Officers advised that the garden was accessed by a side gate where the cycle storage area would be located and that the amount of amenity space was acceptable.

Further concern was expressed by Cllr Thomas about the installation of a gate beyond the cycle storage area which would restrict all but the garden flat from accessing the garden.

Officers advised that this could be implemented without the benefit of planning permission and an additional condition could be added requiring the amenity space to be retained for the benefit of all residents.

Members further debated on this item.

RESOLVED: That planning permission be granted subject to an additional condition regarding the use of the rear garden.

Additional condition;

The communal garden to the rear of the site shall be retained as a communal amenity space for the benefit of the occupiers of all of the units for the duration of the use.

Reason

To ensure that all of the residents have access to outdoor amenity space in accordance with Policies 3.2 Protection of amenity and 4.2 Quality of residential accommodation of the Southwark Plan 2007 and Supplementary Planning Document - Residential Design Standards (2008).

Item 6/3 – Recommendation: grant – Dulwich Hamlet School, Dulwich Village, London SE21 7AL (See pages 32 – 38)

Proposal: Revision of approved scheme 08-AP-3090. Increasing the pitch of the approved ground floor skylight, to improve self cleaning potential of the glass. Alteration of an existing opening on the east elevation of the kitchen block to create a window into the kitchen office.

The planning officer introduced the report, circulated plans of the scheme and responded to Members' questions.

A local resident was present to observe proceedings.

There were no objectors present at the meeting.

RESOLVED: That planning permission be granted.

Item 6/2 – Recommendation: grant – 16 – 18 Upland Road, London SE22 9EE (See pages 22 – 31)

Proposal: Change of use of building from Financial and Professional (Use Class A2) to 6no. self-contained flats (Use Class C3), creation of lightwells at front and rear, erection of single-storey rear extension and first floor rear extension, alteration of shop front to windows at ground floor level and erection of boundary wall to front.

The planning officer introduced the report, circulated plans of the scheme and responded to Members' questions.

Representations were heard from the objectors citing the reasons for objecting as overdevelopment of the site, noise problems, concern for refuse collection, which at 10 - 12 was always overflowing, and impact of the first floor extension.

Members further debated on this item.

RESOLVED: That planning permission be refused on the following grounds:

1. The applicant has failed to demonstrate that the loss of an active ground floor use would not result in harm to the vitality and viability of the local shops in the area which provide a valuable amenity to local residents. The proposal is therefore considered to be contrary to Policy 1.10 part ii of the Southwark Plan 2007.
2. The proposal, by reason of the location of the bin, recycling and cycle storage immediately behind the front boundary wall, together with the detailed design of the front elevation in particular the single ground floor window to no. 16 Upland Road, would fail to respond positively to its surroundings. The inappropriate design of the front elevation and the cluster of storage in front of the building would represent an incongruous feature within the street detrimental to the visual amenity of adjoining properties and other people in the local area. As such the proposal is contrary to Policy 3.2 Protection of Amenity, 3.7 Waste Reduction, 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.
3. The proposed accommodation represents a cramped and over converted development offering a poor standard of accommodation for future residents by reason of the undersized studio unit the limited depth of the front light well with the cluster of structures in front resulting in a poor level of light and ventilation to the basement dwellings, the lack of private outdoor space and the high density arising from the number of proposed habitable rooms within the building., adversely affecting the amenity of neighbouring occupiers and of future occupiers of the

building by virtue of noise transmission The proposal is therefore contrary to Policies 3.2 Protection of Amenity, 3.11 Efficient Use of Land, 3.12 Quality in Design, 4.1 Density and 4.2 Quality of Residential Accommodation of The Southwark Plan 2007 and the Residential Design Guidance in the Supplementary Planning Document 2008.

Item 6/1 – Recommendation: grant – 52 Lordship Lane, London SE22 8HJ (See pages 11 – 19)

Proposal: Variation of condition 7 of planning permission reference: 07-AP 2843 to extend opening hours of wine bar from 10:00-23:00 on Monday-Thursday, 11:00-00:00 on Friday and Saturday and 11:00-22:30 on Sunday to: 10:00-00:30 on Monday-Thursday, 10:00-02:00 on Friday and Saturday and 12:00-00:30 on Sunday and public holidays.

The planning officer introduced the report, circulated plans of the scheme and responded to Members' questions.

Officers advised that no objections had been received from Environmental Protection.

Neither the applicant nor any objectors were present at the meeting.

Members expressed concern about the problems arising from a number of late night uses currently operating along Lordship Lane.

Members were also concerned that existing conditions associated with this premises had already been breached. Members noted that the permission for the use was granted only last year and with an acknowledgement that the use would be immediately behind residential properties the conditions on the hours of operation and land to the rear were aimed at limiting the impacts of the proposed use on these properties. It was noted that where planning permission had been granted for similar uses in the area conditions existed to control the hours of operation.

RESOLVED: That the planning application to extend the hours be refused for the following reason:

The proposed extension of hours along this section of Lordship Lane would result in an unacceptable increase in noise and disturbance to the occupiers of the adjoining residential properties by reason of the occupants entering and leaving the premises at hours when the area would normally be quieter. The proposal is therefore considered contrary to Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

7. Planning Enforcement Update Report (See pages 48 – 57)

Officers introduced the report and briefed Members on the enforcement notices set out on page 51 of the agenda.

Members welcomed the report and hoped the information relating to 17 Chesterfield Grove will be available at the next planning meeting.

The meeting closed at 10.02 p.m.

CHAIR:

DATE:

Agenda Item 6

Item No. 6	Classification: Open	Date: 7 January 2010	Meeting Name: Dulwich Community Council
Report title:		Development Control	
Ward(s) or groups affected:		All within [Village, College and East Dulwich] Community Council	
From:		Strategic Director of Regeneration and Neighbourhoods	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

- 4 The council's powers to consider planning business are detailed in Article 8 which describes the role and functions of the planning committee and Article 10 which describes the role and functions of community councils. These were agreed by the constitutional meeting of the Council on May 23 2007 and amended on January 30 2008. The matters reserved to the planning committee and community councils Exercising Planning Functions are described in part 3F of the Southwark council constitution 2007/08. These functions were delegated to the planning committee.

KEY ISSUES FOR CONSIDERATION

5. Members are asked to determine the attached applications in respect of site(s) within the borough.
6. Each of the following items is preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. The draft decision notice will detail the reasons for any approval or refusal.

7. Applicants have the right to appeal to the First Secretary of State against a refusal of planning permission and against any condition imposed as part of permission. If the appeal is dealt with by public inquiry then fees may be incurred through employing Counsel to present the Council's case.
8. The sanctioning of enforcement action can also involve costs such as process serving, Court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal involving a public inquiry or informal hearing the inspector can make an award of costs against the offending party.
10. All legal/Counsel fees and costs as well as awards of costs against the Council are borne by the Regeneration and Neighbourhoods budget.

EFFECT OF PROPOSED CHANGES ON THOSE AFFECTED

11. Equal opportunities considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Legal and Democratic Services

12. A resolution to grant planning permission shall mean that the Head of Development Control is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the Committee and issued under the signature of the Head of Development Control shall constitute a planning permission. Any additional conditions required by the Committee will be recorded in the Minutes and the final planning permission issued will reflect the requirements of the Community Council.
13. A resolution to grant planning permission subject to legal agreement shall mean that the Head of Development Control is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Strategic Director of Legal and Democratic Services, and which is satisfactory to the Head of Development Control. Developers meet the Council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the Strategic Director of Legal and Democratic Services. The planning permission will not be issued unless such an agreement is completed.

14. Section 70 of the Town and Country Planning Act 1990 as amended requires the Council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan and the determination shall be made in accordance with the plan unless material considerations indicate otherwise.
15. The development plan is currently the Southwark Plan (UDP) 2007 adopted by the council in July 2007 and the London Plan (consolidated with alterations since 2004) published in February 2008. The enlarged definition of “development plan” arises from s38(2) of the Planning and Compulsory Purchase Act 2004. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. Section 106 of the Town and Country Planning Act 1990 introduced the concept of planning obligations. Planning obligations may take the form of planning agreements or unilateral undertakings and may be entered into by any person who has an interest in land in the area of a local planning authority. Planning obligations may only:
 1. restrict the development or use of the land;
 2. require operations or activities to be carried out in, on, under or over the land;
 3. require the land to be used in any specified way; or
 4. require payments to be made to the local planning authority on a specified date or dates or periodically.

Planning obligations are enforceable by the planning authority against the person who gives the original obligation and/or their successor/s.

17. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligations must also be such as a reasonable planning authority, duly appreciating its statutory duties, can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement Members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council Assembly Agenda May 23 2007 and Council Assembly Agenda January 30 2008	Constitutional Support Services, Southwark Town Hall, Peckham Road SE5 8UB	[Beverley Olamijulo, Community Council officer] 020 7525 7234
Each application has a separate planning case file	Council Offices Chiltern Portland Street London SE17	The named case Officer as listed or Gary Rice 020 7525 5447

APPENDIX 1

Audit Trail

<u>Lead Officer</u>	Deborah Collins, Strategic Director of Communities, Law & Governance	
Report Author	Principal Planning Lawyer Constitutional Support Officer	
Version	Final	
<u>Dated</u>	Aug 26 2009	
<u>Key Decision</u>	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Legal and Democratic Services	Yes	Yes
Strategic Director of Regeneration and Neighbourhoods	No	No
Head of Development Control	No	No

ITEMS ON AGENDA OF THE DULWICH CC
on Thursday 07 January 2010

Appl. Type Full Planning Permission
Site 549 LORDSHIP LANE, LONDON, SE22 8LB

Reg. No. 09-AP-2419
TP No. TP/2315-549
Ward College
Officer Sonia Watson

Recommendation GRANT PERMISSION

Item 1/1

Proposal

Refurbishment and conversion of the existing building to provide 5 residential units (3 x1 bedroom and 2 x 2 bedroom flats) with external alterations, including cycle parking and associated car parking accessed from Lordship Lane.

Appl. Type Listed Building Consent
Site 549 LORDSHIP LANE, LONDON, SE22 8LB

Reg. No. 09-AP-2420
TP No. TP/2315-549
Ward College
Officer Sonia Watson

Recommendation GRANT PERMISSION

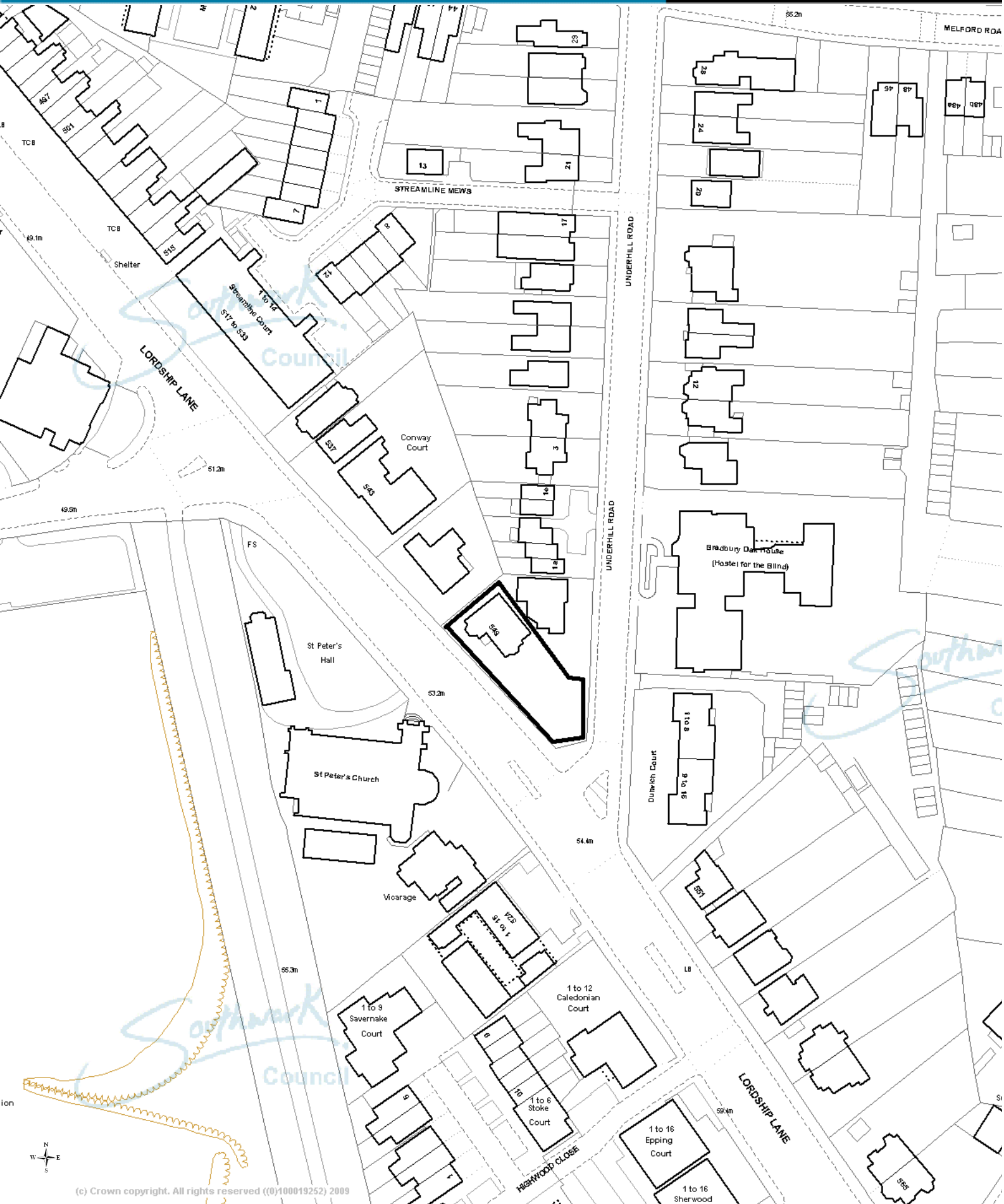
Item 1/2

Proposal

Refurbishment and conversion of the existing building to provide 5 residential units (3 x1 bedroom and 2 x 2 bedroom flats) with external alterations, including cycle parking and associated car parking accessed from Lordship Lane.

Ordnance Survey

Date 21/12/2009



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Item No. 1.1	Classification OPEN	Decision Level Dulwich Community Council	Date 7/01/2010
From Head of Development Management		Title of Report DEVELOPMENT MANAGEMENT	
Proposal (09-AP-2419) Refurbishment and conversion of the existing building to provide 5 residential units (3 x1 bedroom and 2 x 2 bedroom flats) with external alterations, including cycle parking and associated car parking accessed from Lordship Lane.		Address 549 LORDSHIP LANE, LONDON, SE22 8LB Ward College	
Application Start Date 29/10/2009		Application Expiry Date 24/12/2009	

PURPOSE

- 1 For consideration by Dulwich Community Council due to the number of objections received.

RECOMMENDATION

- 2 Grant planning permission, subject to conditions.

BACKGROUND

Site location and description

- 3 The application site is located on the visually prominent corner of Lordship Lane (the South Circular Road at this point) and Underhill Road. On the opposite side of Lordship Lane is the Church of St. Peter, which is a Grade II Listed Building.
- 4 The red line boundary of the listed building is shown on the attached plan and includes land to the south of the building forming part of the title of the White Gothic House.
- 5 549 Lordship Lane was built in 1873 by Charles Drake of the Patent Concrete Building Company and is constructed of mass concrete walls with render, artificial stone dressings and a slate roof. It is a two storey house with attic and has a projecting bay and porch facing onto Lordship Lane. The only vehicular access to the site is from Lordship Lane. The building is one of the very earliest concrete buildings and is listed Grade II.

Details of proposal

- 6 Planning permission and listed building consent are sought for the refurbishment of the existing building and its conversion into 5 separate residential flats. The refurbishment works are fairly extensive due to the existing damage sustained over the years to this much neglected building. The proposed conversion follows the natural divide of the property as the hallway splits the house in half. Two flats are provided on each floor with the fifth flat occupying the top floor. It is proposed to provide 3 one bedroom units (2 on the ground floor and 1 on the first floor) and 2 two

bedroom units one on the first floor and one on the second floor.

- 7 Three parking spaces are provided via a crossover from Lordship Lane and cycle parking is provided within the communal garden area which surrounds the house to the front and the side.

Planning history

- 8 In 1958 there was a refusal to allow redevelopment for a petrol station and in 1959 refusal for redevelopment for 10 flats in three blocks.
- 9 On 19th December 1989 an outline planning permission was granted for the demolition of the house and erection of a part two and part three storey nursing home for 20 people. In February 1994 an application for demolition and erection of 9 flats was withdrawn.
- 10 On 8th April 1994 the building was Listed Grade II (following an application from Southwark's Conservation Officer for spot listing). The description of the listed building was as follows: "House, 1873 by Charles Drake of the Patent Concrete Building Company. Mass Concrete walls, rendered, with artificial stone dressings and slate roof with cresting. Two storeys and attics. L - shaped plan, with projecting ground floor bays and porch in angle. Rendered stacks on outside flank of both wings. All window sashes under pointed arches, those to the ground and first floors with foliate capitals. In the projecting wing to left, a 3-light canted bay has two lights on the first floor over and one in the attic. To the right are two windows on the ground floor and one on the first. Between these ascending compositions the door is set under a gabled porch, within pointed arch with round columns. Panelled door. Principal interiors have elaborate cornices and ceiling roses."
- 11 In July 1994 planning permission was granted for the conversion of the house to 5 flats and demolition of extensions.
- 12 On the 8th September 1994 a similar application was granted permission but with the construction of an additional building for 4 flats.
- 13 On 6th March 1995 Listed Building Consent was granted (to Strollmoor Ltd) for the demolition of the two storey rear extension, with conditions requiring details of materials and repairs to be made. On 25th April 1995 the details of artificial slate (Eternit) roofing were refused.
- 14 In March 1997 the agents for the new (and present) owner contacted the Council. On 14th April 1997 a planning application and listed building application was received for the demolition of the existing building and redevelopment of the site for a three-storey block of 10 x two bedroom flats. These applications were withdrawn in May 1997 in order to prepare detailed information to address the requirements of PPG15.
- 15 On 27th November 1997 the two applications were re-submitted, for the demolition and redevelopment for a single three storey block of 10 two-bedroom flats and a Listed Building application for demolition of the Grade 2 Listed Building. The block of flats would have 12 parking spaces but minimal amenity space.
- 16 On 13th March 1998 a site visit was held with the agents and officers of the Council and English Heritage, including their surveyor. The extensive work to stabilise the building was inspected and the building was found to be structurally sound but in need of interior and external repairs. The building was not found to be beyond repair and a number of urgent repairs were recommended by English Heritage officers to the agents present. Discussions were unsuccessful.

- 17 On 11th June 1998 the Council refused an applications for Listed Building Consent for the demolition of No.549 Lordship Lane, London SE22, (a Listed Grade II building) for the following reason:
- 1.The proposal would result in the unacceptable demolition of a Listed Building, without a convincing case being made for demolition.
 - 2.The proposal would result in a cramped form of development with inadequate amenity space for occupiers and poor external landscaping and appearance,
- 18 On 12th April 2000 planning permission (Reg. No. 9901958) was granted for the conversion of the building into five flats and the construction of a new two-storey building for four flats.
- 19 The owners commenced construction of a building now known as White Gothic House sometime in late 1999/2000. It is the Council's view that neither the 1994 or 2000 planning permisssions were implemented and that the White Gothic House is unauthorised. There will be an enforcement appeal which will determine the lawfulness of White Gothic House in 2010.
- 20 On 13th July 2001 permission (Reg. No. 0100767) was granted for details of landscaping and boundary fencing required by conditions of permission granted in April 2000.
- 21 On 2/11/2007 planning permission (Reg No. 07AP0704) was refused for the demolition of the existing building and redevelopment of the site for the construction of a new building containing 5 residential units together with associated parking. The reasons for refusal were as follows;
1. The proposed new building would be of a poor design quality which would not be considered an adequate replacement for the existing Listed Building and would not contribute the same level of quality to the streetscape and setting of the conservation area opposite.
 2. The proposal would result in the unacceptable demolition of a Listed Building, without a convincing case made for demolition
- 22 On 2/11/2007 the associated listed building consent application (Reg. No. 07AP0705) was refused for the demolition of the Grade II listed building for the following reason;
- The proposal would result in the unacceptable demolition of a Listed Building, without a convincing case made for demolition.
- 23 08-AP-2554 Planning permission was refused on 08/04/2009 for the demolition and rebuilding of the original building to provide 5 self contained flats with off street parking. The proposal was refused for the following reasons;
- The proposed new building would be of a poor design quality, which would not be considered an adequate replacement for the existing Listed Building and would not contribute the same level of quality to the streetscape, as demonstrated by the lack of detailing on the submitted plans and the lack of accuracy of the new build to match the original building.
 - The proposal would result in the unacceptable demolition of a Grade II Listed Building, without a convincing case made for demolition contrary to the tests set out in PPG 15 Planning and the Historic Environment and Policy 3.17 Listed Buildings of the Southwark Plan 2007.
 - In the absence of an arboricultural survey it has not been possible to assess the

impact of the proposed development on the existing trees within the site particularly the trees subject of a Tree Preservation Order fronting onto Underhill Road.

- 24 An associated listed building application (08-AP-2545) was also refused on 8/04/2009.
- 25 Planning permission was granted (09-AP-0792) on 18/06/2009 for the refurbishment, repair and the conversion of the property to provide 5 self-contained units (2 x 2 bedroom and 3 x 1 bedroom), together with 5 off street parking spaces (including 1 disabled space), refuse and cycle storage. This permission was for a slightly larger area of land, which was required to provide access to the site from Underhill Road.
- 26 An associated listed building application (09-AP-0793) was also granted on 18/06/2009.
- 27 The red line boundary for the current application has been reduced to bring the access back to the original entrance position via Lordship Lane. The current parking area fronting the White Gothic House does not form part of this development

Planning history of adjoining sites

- 28 There is a current enforcement case regarding the new dwelling at the side of no 549, (White Gothic House), as detailed in paragraph 18 of this report.

FACTORS FOR CONSIDERATION

Main Issues

- 29 The main issues in this case are:
- a] the principle of the development in terms of land use and conformity with strategic policies.
 - b] the impact of the proposed works on the adjoining occupiers.
 - c] the quality of the accommodation provided
 - d] the impact of the proposed works on the existing listed building
 - e] The acceptability of the alteration to the vehicular access to the site which differs from the earlier 2009 scheme, as it has a reduced site area and reuses the existing crossover on Lordship Lane as opposed to the previous 2009 application which provided a crossover from Underhill Road

Planning Policy

- 30 Southwark Plan 2007 [July]
- 3.2 Protection of amenity
 - 3.4 Energy efficiency
 - 3.7 Waste management
 - 3.11 Efficient use of land
 - 3.12 Quality in design
 - 3.13 Urban design
 - 3.15 Conservation of the historic environment
 - 3.17 Listed Buildings
 - 3.18 Setting of listed buildings, conservation areas and world heritage sites

Statutory and non-statutory consultees

- 42 English Heritage - Raise no objections
- 43 Dulwich Society - Raise no objections
- 44 London Borough of Lewisham - Raise no objections
- 45 East Dulwich Society - No response received.
- 46 Transport for London - The site is located on the A205 Lordship Lane, which forms part of the Transport for London Road Network (TLRN).
- Three parking spaces are proposed (two regular spaces and one for disabled users) for five flats. This is within London Plan and Southwark Plan standards, and as such is welcomed by TfL. We would however require that any future residents of the site are restricted from applying for a residents parking permit.
 - It is noted that iron gates are proposed at the existing crossover point on Lordship Lane. It is unclear whether these gates are existing or not. TfL would very much prefer that gates are not provided at accesses directly from the TLRN, as these would necessitate vehicle stopping on the South Circular to open them. However, it is understood that this is a listed building and as such, if retention of the gates is a requirement, we would require a condition to be imposed on any consent requiring the gates to be kept chained open at all times.
 - The footway and carriageway on the TLRN (A205 Lordship Lane and its red route return) must not be blocked during the construction and maintenance of the proposal. Temporary obstructions during the construction must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians, or obstruct the flow of traffic.
 - No skips or construction materials shall be kept on, or loaded / unloaded from the footway or carriageway of the TLRN at all times.

Subject to the above, TfL feel the proposal would not result in an unacceptable impact on the Transport for London Road Network (TLRN).

Neighbour consultees

- 47 19 Bradbury Oak House Underhill Road - Writes in support of the application.
- 48 4 letters of objection have been received for flat nos. 1, 2, 4 and 5 White Gothic House. The objections are raised for the same issue; The landlord promised that the land to the side would be available for residents of White Gothic House as an amenity and parking area once the main house was made secure.

Re-consultation

- 49 Not required.

PLANNING CONSIDERATIONS**Principle of development**

- 50 There are no objections in principle to the conversion of the existing building to provide self contained flats. The renovation of the building is welcomed and its reuse as a residential building is supported by the policies and objectives of the Southwark Plan.

Environmental impact assessment

51 Not required for a site of this size.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

52 White Gothic House

Objections have been received from residents of this property regarding the potential loss of land for parking and as amenity space. The two adjoining sites are currently fenced off. Notwithstanding the ongoing enforcement issue with this property, planning permission was granted in 1994 and 2000 for the redevelopment of the no. 549, the adjoining land and land occupied by the White Gothic House for the provision of 9 residential units, associated parking and amenity space. There was never a physical boundary proposed between the two properties.

53 It is the Council's view that neither consent has been implemented. Setting aside the issue of whether the construction of the White Gothic House is lawful, the site has since been sold and is now in two separate ownerships. The amenity land and car parking proposed in the 1994 and 2000 planning permissions has never been implemented and the area is fenced off and overgrown. If this latest application for planning permission is granted and implemented, the owners/occupiers of the White Gothic House will retain their current level of car parking and amenity.

54 Further the extant permissions granted in June 2009 (09-AP-0792) and (09-AP-0793) would have resulted in the same proportion of car parking spaces and amenity land being provided to these residents. The space in front of White Gothic House appears to be used for parking as it is accessed via gates on Underhill Road. If this permission is granted the car parking area for the White Gothic House is considered to be adequate. This is because, although the amenity space will be less than the Council would normally seek, it will remain at the same level of provision that is physically provided on site at present.

55 The existing listed building house lies in close proximity to the adjoining building White Gothic House. If following the enforcement notice appeal the White Gothic House is retained the close relationship between the two buildings will remain. It is accepted only a small gap separates them. Whilst this is not a desirable situation, if the building is immune from enforcement action the most that can be done is to try to minimise the impacts upon existing and future residents of these buildings. The north elevation of 549 Lordship Lane lies within the closest proximity to the rear boundary of White Gothic House at 1 metre. The proposal would limit the openings within this elevation, to two new bathroom windows at ground and first floor levels and so mitigate any impacts from overlooking and mutual loss of privacy. There is a second floor window in the gable at the side, which will be a bedroom to the top floor flat, however this is the only window to this room and as an existing opening it would not be reasonable to insist that this be obscure glazed or fixed shut.

56 In addition White Gothic House will benefit from improved health and safety as the unsafe listed building will be repaired and the rubbish cleared up from adjoining land, improving the general amenity for occupants of the Gothic House.

547 Lordship Lane

57 This block of purpose built flats lies to the north of the site. The flank elevation of the building faces the north west elevation of 549. No new openings are proposed within this elevation, therefore there would be no increase in levels of overlooking from the first floor.

58 Overall, the development is considered to comply with Policy 3.2 Protection of

Amenity of the Adopted Southwark Plan 2007.

Impact of adjoining and nearby uses on occupiers and users of proposed development

- 59 The proposal is for a residential use of the site which would not conflict with the existing use of the area.

Traffic issues

- 60 As access to the parking spaces is being sought from the A205 which forms part of the South Circular, Transport for London were consulted. In their opinion provided the access gates are kept open, both the level of parking provided and the access are acceptable.

- 61 The proposal does represent a reduction of 2 off street parking spaces when compared with the earlier scheme. The Southwark Plan provides for maximum levels of off street parking to be provided with new residential developments. The site is within an area with a public transport accessibility level of 3 which is a medium level where the maximum car parking provided would be 1 space per dwelling. The three spaces including the one disabled bay are considered sufficient for the level of development proposed and should ensure that the proposal does not give rise to an unacceptable increase in on street parking on the adjoining roads.

- 62 The cycle parking area appears to provide space for 5 cycle spaces, but it is not clear whether the bicycles are to be kept undercover. A total of 1.1 spaces are required for a scheme of 5 units, therefore 6 cycle spaces are required. There is ample space to accommodate the cycle storage. As such, it is considered that the details for the number and type of storage should be a condition of any planning permission. Overall, the proposal is considered to comply with Policies 5.3 Walking and Cycling, 5.6 Car Parking and 5.7 Parking Standards for disabled people and the mobility impaired of the Adopted Southwark Plan 2007.

Design issues / Impact on character and setting of a listed building and/or conservation area

- 63 The proposed repair and conversion of this Grade II listed concrete house, believed to be designed by Charles Barry Junior, is very welcome, particularly as the building has been on the English Heritage Buildings At Risk Register since its inception and the building is in an advanced stage of deterioration. The loss of timber joists, the attic floor, the roof rafters, purlins ceiling collars leave the building exposed to the elements and the deterioration of the fabric continues.

- 64 The proposed new work and conversion to flats is also welcome as it retains nearly the entire original plan form layout with some minor modifications and retains all of the original chimney breasts. It is also intended to repair many of the features to their original design by carefully sifting through fragments of the remains of plaster, artificial stone ornament, and sections of joinery.

- 65 There is no objection to the use of the proposed historic carriageway entrance for access to the ancillary car park for the proposed restored and converted listed building. Drawing no.PA617.001 states that the conserved iron entrance gates will be locked open in place. A condition to reserve the detailed design of the gates and their fixing open to comply with possible traffic comments should be attached to any permission. Details of all of the proposed boundary treatment should also be required by condition, particularly the space between the listed building and White Gothic House and the new railings to the dwarf wall and the restored pedestrian gates. The conservation of the stone pillars and the concrete walls should also be part of a method statement for this element of the scheme.

- 66 There is no objection to the siting and extent of hard surfacing as the bulk of the car parking is detached from the immediate setting of the listed building and its impact is lessened by its proximity to the established trees, which are mainly the subject to TPOs (4). The retention of a large expanse of lawn and the use of resin bound gravel will maintain an informal garden setting to the listed building and be sympathetic to its character. A landscape planting plan, details of the cycle racks, bin storage area and sample of resin bound gravel should also be conditioned to ensure the quality of setting of this important listed building is maintained.
- 67 The proposal is considered to comply with the guidance given in PPG15 'Planning and the Historic Environment' and with the Council's policies 3.17 Listed Buildings and 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of the Adopted Unitary Development Plan.

Impact on trees

- 68 The proposal would retain the existing trees on the site and offer the potential to plant new trees as part of the landscaping around the building. It is considered that subject to conditions to protect these trees during the course of construction, the proposal should not damage the existing trees.

Planning obligations [S.106 undertaking or agreement]

- 69 The proposed development is under the threshold for contributions to be made under the Council's S106 Supplementary Planning Document.

Other matters

- 70 The proposal would provide a total of 5 self contained flats: these will comprise 3 one bedroom units (2 on the ground floor and 1 on the first floor) and 2 two bedroom units one on the first floor and one on the second floor.
- 71 The overall flat sizes would exceed the minimum floorspace standards, with the smallest unit being 47.8 sq metres. The units have good outlook and ventilation having windows onto two or more different elevations.
- 72 The flats will have access to a large communal garden area to the front and the side of the property, although there is a limited area to the rear of the site due to the subdivision of the land previously.
- 73 The first floor flat (unit 4) has a kitchen without a window. As this is due to a new partition installation it is considered that this could be opened up further to enable this room to achieve natural light and ventilation. It is considered that this could be achieved by an amending condition. On balance, the standard of accommodation proposed is considered to comply with supplementary planning document 'New Residential Development'.

Conclusion

- 74 This application and the associated listed building application seek to rescue this prominent corner house, which has remained on the Buildings at Risk register for many years. The Council has resisted the pressure for its demolition in the belief that the building could be saved and reused.
- 75 The objections from the White Gothic House are noted but given the length of time that has passed since its construction and the continued subdivision of the land it is not considered that the plans for no. 549 and adjoining land would be detrimental to general level of amenity currently enjoyed by the residents of White Gothic House. Overall the plans proposed for no 549 will improve the environment around White Gothic House and the immediate surrounds.

- 76 There are some outstanding matters that need to be resolved but it is considered that these matters can be addressed by conditions. The refurbishment and reuse of this property together with the surrounding landscaping would contribute to the improvement of the overall street scene on this part of Lordship Lane. It is therefore recommended that planning permission be granted.

COMMUNITY IMPACT STATEMENT

- 77 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 78 The existing building represents an important part of local history and its retention and reuse would enable future residents of the borough to enjoy and appreciate it.

HUMAN RIGHTS

- 79 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
- 80 The rights potentially engaged by this application, including a right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal whatever the outcome of the Council's enforcement action concerning the Gothic White House.

LEAD OFFICER Gary Rice Head of Development Management
 REPORT AUTHOR Sonia Watson Team Leader - Development
 Management [tel. 020 7525 5434]

CASE FILE TP/2315-549
 Papers held at: Regeneration and neighbourhoods dept.
 tel.: 020 7525 5403 email:planning.enquiries@southwark.gov.uk

Neighbour Consultee List for Application Reg. No. 09-AP-2419

TP No	TP/2315-549	Site	549 LORDSHIP LANE, LONDON, SE22 8LB
App. Type	Full Planning Permission		

Date Printed	Address
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09/11/2009	522 LORDSHIP LANE LONDON SE22 8LD
09/11/2009	547A LORDSHIP LANE LONDON SE22 8LB
09/11/2009	547C LORDSHIP LANE LONDON SE22 8LB
09/11/2009	1A UNDERHILL ROAD LONDON SE22 0BT
09/11/2009	1B UNDERHILL ROAD LONDON SE22 0BT
09/11/2009	1C UNDERHILL ROAD LONDON SE22 0BT
09/11/2009	522C LORDSHIP LANE LONDON SE22 8LD
09/11/2009	FLAT 33 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH

09/11/2009 FLAT 38 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 5 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 7 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 9 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 1 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 11 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 13 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 15 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 19 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 20 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 28 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 23 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 31 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 18 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 26 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 30 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 37 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 1 WHITEGOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 FLAT 3 WHITEGOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 FLAT 10 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 12 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 13 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 14 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 9 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 2 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 3 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 5 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 15 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 2 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 4 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 6 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 8 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 6 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 1 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 6 WHITEGOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 ST PETERS VICARAGE 522A LORDSHIP LANE LONDON SE22 8LD
09/11/2009 547B LORDSHIP LANE LONDON SE22 8LB
09/11/2009 1D UNDERHILL ROAD LONDON SE22 0BT
09/11/2009 1E UNDERHILL ROAD LONDON SE22 0BT
09/11/2009 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 10 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 12 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 14 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 16 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 17 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 2 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 21 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 24 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 25 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 29 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 3 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 32 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH

09/11/2009 FLAT 34 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 36 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 4 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 6 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 8 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 22 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 27 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 35 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 2 WHITEGOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 FLAT 4 WHITEGOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 FLAT 1 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 11 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 16 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 3 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 5 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 7 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 4 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 3A 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 c/o 11 Ferrings London SE21 7LU
09/11/2009 11 Bassano Street East Dulwich London SE22 8RU
09/11/2009 1 WHITE GOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 2 WHITE GOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 3 WHITE GOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 4 WHITE GOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 5 WHITE GOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 6 WHITE GOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU

RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Ms L. Norris HOLTOP	Reg. Number 09-AP-2419
Application Type	Full Planning Permission	
Recommendation	Grant permission	Case Number TP/2315-549

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Refurbishment and conversion of the existing building to provide 5 residential units (3 x1 bedroom and 2 x 2 bedroom flats) with external alterations, including cycle parking and associated car parking accessed from Lordship Lane.

At: 549 LORDSHIP LANE, LONDON, SE22 8LB

In accordance with application received on 29/10/2009 08:06:19

and Applicant's Drawing Nos. PA 617.001 Rev A, 617.010, 617.011, 617.012, 617.013, 617.014, 617.015, 617.020, 617.021, 617.022, 617.023, 617.030, 617.031, 10596/A3/01, 10596/A3/02, 10596/A3/03, 10596/A3/04, 10596/A3/05, 10596/A3/06, Design and Access Statement, Report on Structure Schedule of Repair and Conversion Work August 2008

Subject to the following condition:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans, with the exception of the change required by condition 13: 617.020, 617.021, 617.022, 617.023, 617.030, 617.031, 10596/A3/01, 10596/A3/02, 10596/A3/03, 10596/A3/04, 10596/A3/05 and 10596/A3/06.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 A sample panel (no smaller than 1m x 1m) of the repaired original Drake pebble dash external render and colour to be used in the carrying out of this permission shall be placed on site for inspection and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of external elevations of the building and in the interest of the appearance of the building in accordance with Policy 3.12 Quality in Design and 3.17 Listed buildings of the Southwark Plan 2007

- 4 A sample of the resin gravel to the driveway and parking area to be used in the carrying out of this permission shall be placed on site for inspection and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of external elevations of the building and in the interest of the appearance of the building in accordance with Policy 3.12 Quality in Design and 3.17 Listed buildings of the Southwark Plan 2007

- 5 The dwellings hereby permitted shall not be occupied before details of the arrangements for the storing of domestic refuse have been submitted to (2 copies) and approved by the local planning authority and the facilities approved have been provided and are available for use by the occupiers of the dwellings. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

- 6 Detailed drawings of a landscaping scheme (2 copies), including provision for the planting of suitable trees and shrubs, showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved by the Council before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

In order that the Local Planning Authority may be satisfied with the details of the scheme in accordance with Policy 3.12 'Quality in Design' and 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 7 The development hereby permitted shall not be occupied until the landscaping approved, either as part of this consent or by subsequent approval, has been carried out.

Reason

In order that the Local Planning Authority may be satisfied with the details of the scheme in accordance with Policy 3.12 'Quality in Design' and 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 7 Details of the facilities to be provided for the secure storage of 6 bicycles shall be submitted to (2 copies) and approved by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 9 No meter boxes, flues (including balanced flues), vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevation[s] of the building[s] without the prior written approval of the Local Planning Authority.

Reason

In order that the Local Planning Authority may be satisfied with the external appearance of the building and in the interest of the appearance of the building in accordance with Policy 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

- 10 Details of the means by which the existing trees on the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be submitted (2 copies) to and approved by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area in accordance 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 11 The whole of the car parking shown on the drawings hereby approved, or approved subsequently in

accordance with any condition of this permission, shall be made available, and retained for the purposes of car parking for vehicles of residents of the development and no trade or business shall be carried on there from.

Reason

To ensure the permanent retention of the parking areas, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of the adjoining properties in accordance with Policy 5.2 Transport Impacts of The Southwark Plan 2007.

- 12 Details of the means of enclosure for all site boundaries shall be submitted to and approved by the local planning authority and the development shall not be carried out otherwise than in accordance with any approval given. The development hereby permitted shall not be occupied until the works approved pursuant to this condition have been carried out.

Reason

In order that the amenity of the adjoining residential units are not compromised and in accordance with Policy 3.2 'Protection of Amenity' , 3.12 Quality in design and 3.17 Listed buildings of the Southwark Plan 2007.

- 13 Notwithstanding the layout of the proposed first floor flat, (no. 4) detailed on drawing PA 617.021 of the approved plans the kitchen area should demonstrate a larger opening into the living/dining area such that is sufficient to allow light and natural ventilation into this room.

Reason

To provide a better quality living environment for future residents of this unit in accordance with Policy 4.2 Quality of residential accommodation of the Southwark Plan 2007 and the Supplementary Planning Document Residential Design Guidance (2008).

- 14 The second floor bedroom window on the north east elevation of the building shall be obscure glazed and only the top half of the sash window shall be openable and the window shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at the White Gothic Lodge from undue overlooking in accordance with Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 15 The gates to the access road shall be chained open and retained as such for the duration of the use of the access road for vehicular traffic.

Reason

In order to ensure the free flow of traffic along the A205 and prevent congestion in accordance with Policy 5.2 Transport Impacts of the Southwark Plan 2007.

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

Southwark Plan [July 2007]

- 3.2 Protection of amenity
- 3.4 Energy efficiency
- 3.7 Waste management
- 3.11 Efficient use of land
- 3.12 Quality in design
- 3.13 Urban design
- 3.15 Conservation of the historic environment
- 3.17 Listed Buildings
- 3.18 Setting of listed buildings, conservation areas and world heritage sites
- 4.1 Density of residential development
- 4.2 Quality of residential accommodation
- 5.3 Walking and cycling
- 5.6 Car parking
- 5.7 Parking standards for disabled people and the mobility impaired

London Plan [2004]

- 4B.10 London's built heritage

4B.11 Heritage Conservation

Planning Policy Statements [PPS] and Guidance Notes [PPG]

PPS 1 Delivering Sustainable Development

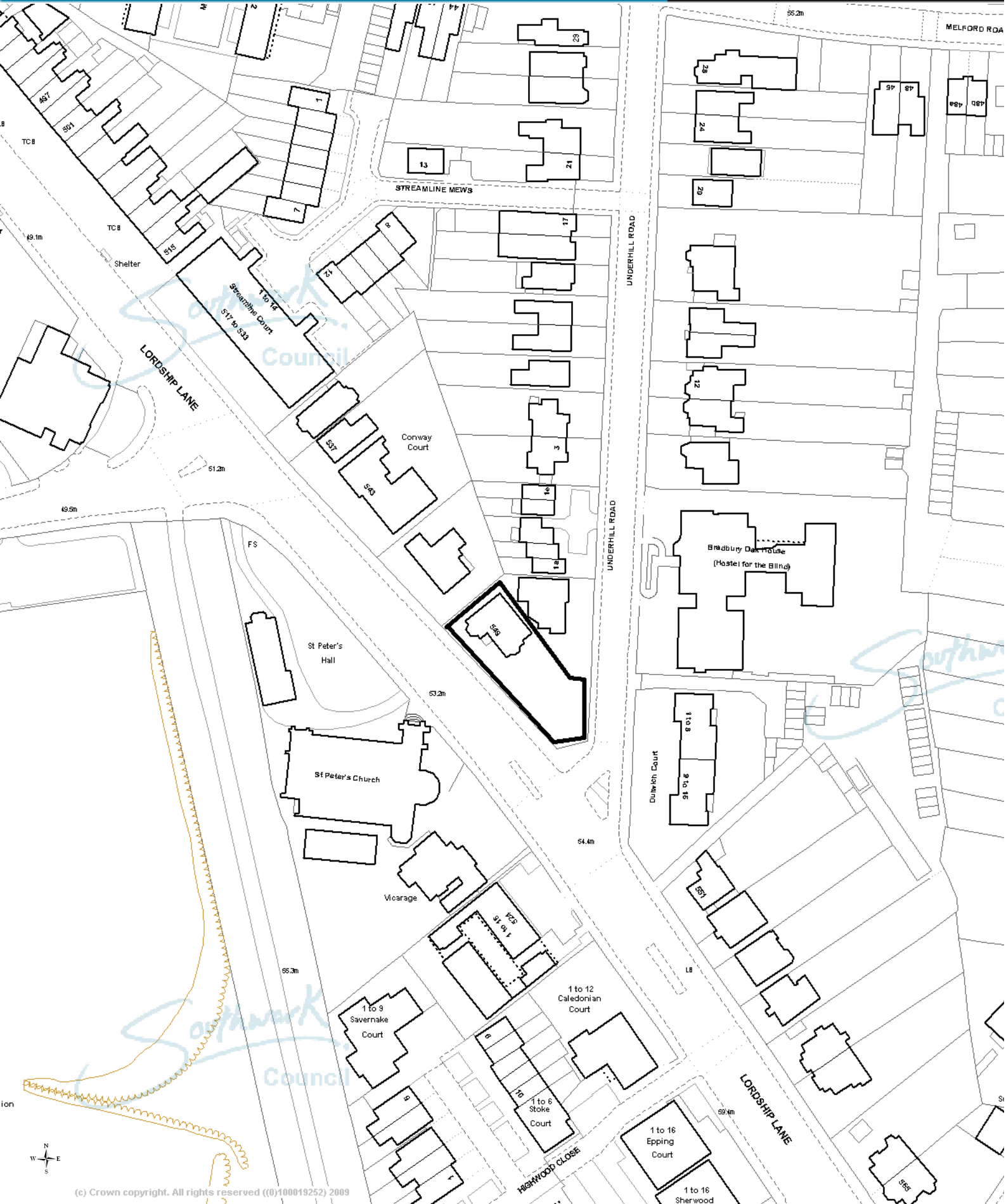
PPS 3 Housing

PPG 15 Planning and the Historic Environment

Particular regard was had to the impacts on the amenities of nearby residential occupiers in terms of overlooking and privacy. Regard was also had as to whether the proposed works would preserve this Grade II listed building and its special features of architectural and historical interest. Given the history of the site and its current state of disrepair it was considered the works would preserve the building. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Ordnance Survey

Date 21/12/2009



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Item No. 1.2	Classification OPEN	Decision Level Dulwich Community Council	Date 7/01/2010
From Head of Development Management		Title of Report DEVELOPMENT MANAGEMENT	
Proposal (09-AP-2420) Refurbishment and conversion of the existing building to provide 5 residential units (3 x1 bedroom and 2 x 2 bedroom flats) with external alterations, including cycle parking and associated car parking accessed from Lordship Lane.		Address 549 LORDSHIP LANE, LONDON, SE22 8LB Ward College	
Application Start Date 29/10/2009		Application Expiry Date 24/12/2009	

PURPOSE

- 1 For Dulwich Community Council to consider the above application for listed building consent, as three objections have been received to the corresponding planning application.

RECOMMENDATION

- 2 Grant listed building consent.

BACKGROUND

Site location and description

- 3 The application site is located on the visually prominent corner of Lordship Lane (the South Circular Road at this point) and Underhill Road. On the opposite side of Lordship Lane is the Church of St. Peter, which is a Grade II Listed Building.
- 4 549 Lordship Lane was built in 1873 by Charles Drake of the Patent Concrete Building Company and is constructed of mass concrete walls with render, artificial stone dressings and a slate roof. It is a two storey house with attic and has a projecting bay and porch facing onto Lordship Lane. The only vehicular access to the site is from Underhill Road. It is one of the very earliest concrete buildings and Listed Grade II.

Details of proposal

- 5 Planning permission and listed building consent are sought for the refurbishment of the existing building and its conversion into 5 separate units. The refurbishment works are fairly extensive due to the existing damage sustained over the years to this much neglected building. The proposed conversion follows the natural divide of the property as the hallway splits the house in half. Two flats are provided on each floor with the fifth flat occupying the top floor. It is proposed to provide 3 one bedroom units (2 on the ground floor and 1 on the first floor) and 2 two bedroom units one on the first floor and one on the second floor.

- 6 Three parking spaces are provided via a crossover from Lordship Lane and cycle parking is provided within the communal garden area which surrounds the house to the front and the side.

Planning history

- 7 Refer to application 09/AP/2419 which is also on the agenda.

Planning history of adjoining sites

- 8 Refer to application 09/AP/2419 which is also on the agenda.

FACTORS FOR CONSIDERATION

Main Issues

- 9 The main issues in this case are:
- a] the impact of the proposed works upon the listed building and its setting.

Planning Policy

- 10 Southwark Plan 2007 [July]
3.17 Listed Buildings
3.18 Setting of listed buildings, conservation areas and world heritage sites

- 11 London Plan 2008 consolidated with alterations since 2004
4B.10 London's built heritage
4B.11 Heritage Conservation

Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]
PPG15 Planning and the Historic Environment

Consultations

- 12 Site notice date: 16/11/2009 Press notice date: 12/11/2009

- 13 Neighbour consultation letters sent:
09/11/2009

- 14 Case officer site visit date:
16/11/2009

- 15 Internal consultees
N/A

Statutory and non-statutory consultees

- 16 The Victorian Society
English Heritage
The Dulwich Society
The Peckham Society
The East Dulwich Society

- 17 Neighbour consultees
See separate list.

18 Re-consultation
N/A

Consultation replies

19 Internal consultees
N/A

20 Statutory and non-statutory consultees
English Heritage - Raise no objections.

Dulwich Society - Raise no objections.

East Dulwich Society - No response received.

The Victorian Society - No response received.

21 Neighbour consultees
No responses were received.

22 Re-consultation
N/A

PLANNING CONSIDERATIONS

Principle of development

23 There are no objections raised to the principle of the refurbishment of this Grade II listed building. The renovation of the building is welcomed and its reuse as a residential building is supported by the policies and objectives of the Southwark Plan and of PPG15 Planning and the Historic Environment.

24 The building is currently on the Buildings at Risk Register and the proposed works will enable it to be removed from the register.

Design issues

25 The proposed new work and conversion to flats is also welcome as it retains nearly the entire original plan form layout with some minor modifications and retains all of the original chimney breasts. It is also intended to repair many of the features to their original design by carefully sifting through fragments of the remains of plaster, artificial stone ornament, and sections of joinery.

Impact on character and setting of a listed building and/or conservation area

26 The proposed repair and conversion of this Grade II listed concrete house, believed to be designed by Charles Barry Junior, is very welcome, particularly as the building has been on the English Heritage Buildings At Risk Register since its inception and the building is in an advanced stage of deterioration. The loss of timber joists, the attic floor, the roof rafters, purlins ceiling collars leave the building exposed to the elements and the deterioration of the fabric continues.

27 The Structural report noted major issues in terms of remedial works required, these included:

- Concrete walls severely cracked and some walls have fractured and rotated;

- Substantial vertical cracking;
- Diagonal fracturing, which is a sign of severe vertical displacement, and is likely to be a result of subsidence;
- Roof collapse;
- Vandalism and neglect has lead to the deterioration of the fabric, in particular the damage to the porch and bays;
- Subsidence due to mature trees.

The proposed methodology for the repair to the concrete construction includes:

- Underpinning the property to ensure that the foundations are deeper than the original footings.
- Stitching the walls with stainless steel reinforcing bars set in resin mortar.
- New timber joists and boards throughout.
- New rafters and roof purlins instated where necessary. Felt, battens and re-using and replacing slates to match.

- 28 It is noted that the proposals include replicated window details to be double glazed sash windows. The principle of double glazing for windows in listed buildings is usually resisted. Details of these windows would need to be assessed carefully to see whether they do replicate the originals and this matter should be fully reserved.
- 29 There is no objection to the use of the proposed historic carriageway entrance for access to the ancillary car park for the proposed restored and converted listed building. Drawing no.PA617.001 states that the conserved iron entrance gates will be locked open in place. A condition to reserve the detailed design of the gates and their fixing open to comply with possible traffic comments should be attached to any permissions. Details of all of the proposed boundary treatment should also be attached, particularly the space between the listed building and White Gothic House and the new railings to the dwarf wall and the restored pedestrian gates. The conservation of the stone pillars and the concrete walls should also be part of a method statement for this element of the scheme.
- 30 There is no objection to the siting and extent of hard surfacing as the bulk of the car parking is detached from the immediate setting of the listed building and its impact is lessened by its proximity to the established trees, which are mainly the subject to TPOs (4). The retention of a large expanse of lawn and the use of resin bound gravel will maintain an informal garden setting to the listed building and be sympathetic to its character. A landscape planting plan, details of the cycle racks, bin storage area and sample of resin bound gravel should also be attached to any consent conditions to ensure the quality of setting of this important listed building is maintained.

The proposal is considered to comply with the guidance given in PPG15 'Planning and the Historic Environment' and with the Council's policies 3.17 Listed Buildings and 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of the Adopted Unitary Development Plan.

Impact on trees

- 31 The trees form an important part of how this building is viewed and the retention of the trees along Underhill Road is welcomed. The landscaping of the area around the

house to provide usable gardens would also improve the setting of this listed building.

Conclusion

- 32 This application and the associated planning application seek to rescue this prominent corner house, which has remained on the Buildings at Risk register for many years. The Council has resisted the pressure for its demolition in the belief that the building could be saved and reused. There are some outstanding matters that need to be resolved but it is considered that these matters can be addressed by conditions. The refurbishment and reuse of this property together with the surrounding landscaping would contribute to the the overall street scene on this part of Lordship Lane. It is therefore recommended that listed building consent be granted.

COMMUNITY IMPACT STATEMENT

- 33 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 34 The existing building represents an important part of local history and its retention and reuse would enable future residents of the borough to enjoy and appreciate it.

LEAD OFFICER Gary Rice Head of Development Management
REPORT AUTHOR Sonia Watson Team Leader - Development
Management [tel. 020 7525 5434]

CASE FILE TP/2315-549
Papers held at: Regeneration and neighbourhoods dept.
tel.: 020 7525 5403 email:planning.enquiries@southwark.gov.uk

Neighbour Consultee List for Application Reg. No. 09-AP-2420

TP No	TP/2315-549	Site	549 LORDSHIP LANE, LONDON, SE22 8LB
App. Type	Listed Building Consent		

Date Printed	Address
09/11/2009	522 LORDSHIP LANE LONDON SE22 8LD
09/11/2009	547A LORDSHIP LANE LONDON SE22 8LB
09/11/2009	547C LORDSHIP LANE LONDON SE22 8LB
09/11/2009	1A UNDERHILL ROAD LONDON SE22 0BT
09/11/2009	1B UNDERHILL ROAD LONDON SE22 0BT
09/11/2009	1C UNDERHILL ROAD LONDON SE22 0BT
09/11/2009	522C LORDSHIP LANE LONDON SE22 8LD
09/11/2009	FLAT 33 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009	FLAT 38 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009	FLAT 5 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009	FLAT 7 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009	FLAT 9 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH

09/11/2009 FLAT 1 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 11 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 13 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 15 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 19 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 20 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 28 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 23 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 31 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 18 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 26 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 30 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 37 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 1 WHITEGOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 FLAT 3 WHITEGOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 FLAT 10 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 12 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 5 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 6 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 7 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 8 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 13 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 14 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 9 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 2 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 3 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 5 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 15 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 2 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 4 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 6 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 8 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 9 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 10 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 11 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 13 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 1 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 16 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 3 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 6 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 1 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 6 WHITEGOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 ST PETERS VICARAGE 522A LORDSHIP LANE LONDON SE22 8LD
09/11/2009 547B LORDSHIP LANE LONDON SE22 8LB
09/11/2009 1D UNDERHILL ROAD LONDON SE22 0BT
09/11/2009 1E UNDERHILL ROAD LONDON SE22 0BT
09/11/2009 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 10 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 12 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 14 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 16 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 17 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH

09/11/2009 FLAT 2 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 21 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 24 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 25 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 29 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 3 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 32 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 34 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 36 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 4 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 6 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 8 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 22 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 27 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 35 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 2 WHITEGOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 FLAT 4 WHITEGOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 FLAT 1 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 11 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 16 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 3 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 5 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 7 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 4 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 3A 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 12 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 14 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 15 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 2 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 4 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 178 Peckham Rye London SE22 9QA
09/11/2009 11 Bassano Street East Dulwich London SE22 8RU
09/11/2009 c/o 11 Ferrings London SE21 7LU
09/11/2009 Flat 1 WHITE GOTHIC HOUSE LORDSHIP LANE LONDON SE22 OBU
09/11/2009 Flat 2 WHITE GOTHIC HOUSE LORDSHIP LANE LONDON SE22 OBU
09/11/2009 Flat 3 WHITE GOTHIC HOUSE LORDSHIP LANE LONDON SE22 OBU
09/11/2009 Flat 4 WHITE GOTHIC HOUSE LORDSHIP LANE LONDON SE22 OBU
09/11/2009 Flat 5 WHITE GOTHIC HOUSE LORDSHIP LANE LONDON SE22 OBU
09/11/2009 Flat 6 WHITE GOTHIC HOUSE LORDSHIP LANE LONDON SE22 OBU

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Ms L. Norris HOLTOP	Reg. Number 09-AP-2420
Application Type	Listed Building Consent	
Recommendation	Grant permission	Case Number TP/2315-549

Draft of Decision Notice

Listed Building CONSENT was given to carry out the following works:

Refurbishment and conversion of the existing building to provide 5 residential units (3 x1 bedroom and 2 x 2 bedroom flats) with external alterations, including cycle parking and associated car parking accessed from Lordship Lane.

At: 549 LORDSHIP LANE, LONDON, SE22 8LB

In accordance with application received on 29/10/2009 08:06:19

and Applicant's Drawing Nos. PA 617.001 Rev A, 617.010, 617.011, 617.012, 617.013, 617.014, 617.015, 617.020, 617.021, 617.022, 617.023, 617.030, 617.031, 10596/A3/01, 10596/A3/02, 10596/A3/03, 10596/A3/04, 10596/A3/05, 10596/A3/06, Design and Access Statement, Report on Structure Schedule of Repair and Conversion Work August 2008

Subject to the following condition:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: 617.020, 617.021, 617.022, 617.023, 617.030, 617.031, 10596/A3/01, 10596/A3/02, 10596/A3/03, 10596/A3/04, 10596/A3/05 and 10596/A3/06.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 Details of the new double glazed windows shall be provided (2 copies) at a scale of 1:5 prior to the commencement of any work on site. Such details shall be approved by the Local Planning Authority and implemented as approved.

Reason

The proposed new double glazed window units need to replicate the originals, further detail is required for the Local Planning Authority to assess whether the double glazed units as proposed would satisfactorily match the original windows in accordance with Policy 3.17 Listed Buildings of the Southwark Plan 2007.

- 4 Details of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any work on site. Such details shall be implemented as approved.

- Details of the internal doors to flats and in partitions, (2 copies);
- Drawings 1:20 (2 copies) of the main entrance door and ironmongery and the rear external doors;
- New partitions should be scribed around the original/reinstated cornice or skirtings;
- A schedule to show the retention and replication of internal cornices, ceiling roses and fireplaces in rooms with bays;
- A schedule to demonstrate the restoration of the Acanthus leafed Gothic window and door heads and its reproduction in artificial stone.

- Detailed drawings of the restoration of the entrance porch to a scale of 1:10 (2 copies) showing missing gabled open porch with round concrete columns, slate roof, pierced decorative bargeboard and pyramidal finials.
- Detailed drawings (2 copies) of the staircase to a scale of 1:10, with sections 1:5, to match details from photographic evidence;
- Detailed drawings of chimney stacks (1:5) (2 copies) to match original detail with clay chimney pots.
- Detailed elevational drawings to a scale of 1:10 , and sections 1:5, showing the replicated decorative joinery on windows, doors and bargeboards from site evidence.

Reason

In order to safeguard the special architectural or historic interest in the building in accordance with Policy 3.17 Listed Buildings of The Southwark Plan 2007.

- 5 The roof shall be re-roofed using matching Welsh slates and any alternative slate shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approval given.

Reason

In order to safeguard the special architectural or historic interest in the building in accordance with Policies 3.17 Listed Buildings and 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of The Southwark Plan 2007

- 6 New partitions shall be scribed around the original/reinstated cornice or skirtings prior to occupation of the residential units and shall be retained in perpetuity.

Reason

In order to safeguard the special architectural or historic interest in the building in accordance with Policy 3.17 Listed Buildings of The Southwark Plan 2007.

- 7 All rainwater goods shall be renewed in cast iron to match the original style prior to occupation of any of the residential units and shall be retained in perpetuity.

Reason

In order to safeguard the special architectural or historic interest in the building in accordance with Policy 3.17 Listed Buildings of The Southwark Plan 2007.

Reasons for granting listed building consent

This application was considered with regard to various policies including, but not exclusively:

- a] Policy 3.17 Listed Buildings of the Southwark Plan [July 2007].
- b] Policies 4B4 London's Buildings: Retrofitting and 4B11 London's built heritage of the London Plan [2004].
- c] Planning Policy Statements [PPS] and Guidance Notes [PPG] - PPG 15: Planning and the historic environment.

Particular regard was had to the impact of the proposed works on the historic interest, character and appearance of the interior and exterior of this listed building. It was considered that the works were acceptable in terms of the Council's, and national policies with regard to the preservation of an important building in the historic townscape. The refurbishment and conversion of the building will secure the long term future of the listed building, which is on the Listed Building at Risk register. Subject to the details secured by condition, the proposal is considered to preserve the historic character and appearance of the listed building.

DISTRIBUTION LISTMUNICIPAL YEAR 2009/10**COUNCIL: DULWICH COMMUNITY COUNCIL**

NOTE: Original held by Constitutional Support Unit; amendments to Beverley Olamijulo
(Tel: 020 7525 7234)

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Cllr Robin Crookshank Hilton (Vice Chair)		GLA Building	
Cllr James Barber		City Hall	
Cllr Toby Eckersley		Queen's Walk	
Cllr Michelle Holford		London SE17 2AA	
Cllr Kim Humphreys			
Cllr Jonathan Mitchell		<u>TRADE UNIONS</u>	
Cllr Lewis Robinson		Euan Cameron, UNISON Southwark Branch	1
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