

# Walworth Community Council Planning Meeting

Wednesday 2 June 2 2010

7.00 pm

Thurlow Lodge Community Hall, 1 Thurlow Street, London SE17 2US

## Membership

Councillor Martin Seaton (Chair)  
Councillor Neil Coyle (Vice-Chair)  
Councillor Catherine Bowman  
Councillor Patrick Diamond  
Councillor Dan Garfield  
Councillor Lorraine Lauder MBE  
Councillor Darren Merrill  
Councillor Abdul Mohamed  
Councillor Helen Morrissey

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Members of the committee are summoned to attend this meeting

**Annie Shepperd**

Chief Executive

Date: 24 May 2010



## Order of Business

**Item Title**  
**No.**

1. INTRODUCTION AND WELCOME
2. APOLOGIES

**Item No. Title**

**3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

Members are asked to declare any interest or dispensation and the nature of that interest or dispensation which they may have in any of the items under consideration at this meeting.

**4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

The Chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.

**5. MINUTES (PAGES 3 - 5)**

To confirm as a correct record the Minutes of the meeting of the Committee held on 12 January 2010.

**6. DEVELOPMENT CONTROL ITEMS (PAGES 6 - 54)**

**Item 6.1-** (10-AP-0415) – Cambridge House 131-139 Camberwell Road  
London SE5 7JZ

Recommendation: Grant planning permission, subject to conditions.

**Item 6.2 -** (10-AP-0419) – Cambridge House 131-139 Camberwell Road  
London SE5 7JZ

Recommendation: Grant listed building consent, subject to conditions.

Date: Monday 24 May 2010

## **INFORMATION FOR MEMBERS OF THE PUBLIC**

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**CONTACT:** Alexa Coates, Principal Constitutional Officer, Tel: 020 7525 7385 or email: [alexa.coates@southwark.gov.uk](mailto:alexa.coates@southwark.gov.uk)  
Website: [www.southwark.gov.uk](http://www.southwark.gov.uk)

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### Yoruba



## WALWORTH COMMUNITY COUNCIL

MINUTES of the Walworth Community Council held on Tuesday January 12 2010 at 7.00 pm at the Thurlow Lodge Community Hall, Wendover, Corner of Thurlow Street and Albany Road, SE17 2UZ .

*(to be agreed at the next meeting)*

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**PRESENT:** Councillor Lorraine Lauder MBE (Chair)  
Councillor Paul Bates  
Councillor Jelil Ladipo  
Councillor Caroline Pidgeon

**OFFICER SUPPORT:** Becky Baker (Planning Officer)  
Gavin Blackburn (Legal Officer)  
Gerald Gohler (Constitutional Officer)

### 1. INTRODUCTION AND WELCOME

The Chair welcomed Council Members, residents and officers.

### 2. APOLOGIES

There were apologies from Cllrs Gurling, McNeill, Mohamed (Vice-Chair), Salmon and Seaton.

### 3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

### 4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

### 5. MINUTES OF THE LAST MEETING HELD ON JULY 30 2009

Cllr Pidgeon asked for the spelling of "Guinness" under 7.2. to be corrected.

Members **AGREED** the minutes of the planning meeting held on July 30

2009, including the above amendment, as an accurate record of the proceedings.

The Chair duly signed the minutes.

## 6. DEVELOPMENT CONTROL ITEMS

**Item 1/1** - (09-AP-1796) - 3 HARMSWORTH STREET, LONDON, SE17 3TJ: *Conversion of dwelling into 3 one bedroom, self-contained flats, and associated elevational alterations.*

The planning officer presented the report and explained the reasons behind the recommendation:

1. Subject to the applicant (or their successors in title) first entering into an appropriate legal agreement (at no cost to the Council) by no later than 2<sup>nd</sup> February 2010, planning permission be granted subject to the S106 and conditions.
2. In the event that the requirements of Recommendation 1 are not met by 2<sup>nd</sup> February 2010, the Head of Development Management be authorised to refuse planning permission for the reasons set out under paragraph 80.

The Planning Officer also drew Members' attention to the addendum which had been circulated.

Members asked questions of the Planning Officer regarding room size, recycling and waste container storage, cycle parking and sound insulation.

There were no objectors.

The applicant's representative spoke in support of the planning application.

Members asked questions of the applicant's representative.

There were no statements made by local supporters of the application, or by Members speaking in their capacity as ward members.

Members then discussed the planning application.

**AGREED:** That planning permission be granted, subject to the conditions outlined in the report and the addendum, AND subject to the following additional conditions:

- That the Section 106 agreement restrict the maximum number of parking permits allocated to the building to one
- That details of additional sound insulation of sufficient performance standard between the ground and first floor be submitted
- That details of sufficient recycling container storage to be submitted

**7. EPILOGUE**

The Chair thanked everyone for attending.

The meeting finished at 8.10pm

**CHAIR:**

**DATED:**

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 2 June 2010	<b>Meeting Name:</b> Walworth Community Council
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All within Walworth community council area	
<b>From:</b>		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. These functions were delegated to the planning committee.

## KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate -
6. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the First Secretary of State and any directions made by the Mayor of London.
7. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.



8. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.
9. Each of the following items are 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. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
10. 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.
11. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
12. 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.
13. All legal/Counsel fees and costs as well as awards of costs against the council are borne by the regeneration and neighbourhood's budget.

### **Community Impact Statement**

14. Community Impact considerations are contained within each item.

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Strategic Director of Communities, Law & Governance**

15. A resolution to grant planning permission shall mean that the development & building control manager 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 development & building control manager 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 planning committee.
16. A resolution to grant planning permission subject to legal agreement shall mean that the development & building control manager 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 development & building control manager. 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 & democratic services. The planning permission will not be issued unless such an agreement is completed.

17. 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, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.
18. 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).
19. Section 106 of the Town and Country Planning Act 1990 as amended 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:
  - I. restrict the development or use of the land;
  - II. require operations or activities to be carried out in, on, under or over the land;
  - III. require the land to be used in any specified way; or
  - IV. 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.

20. 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 obligation 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**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Council Assembly Agenda June 27 2007 and Council Assembly Agenda January 30 2008	Constitutional Team Communities, Law & Governance 2 <sup>nd</sup> Floor 160 Tooley Street PO Box 64529 London SE1 5LX	Alexa Coates 020 7525 7385
Each planning committee item has a separate planning case file	Council Offices, 5th Floor 160 Tooley Street, London SE27 3ES	The named case Officer as listed or Gary Rice 020 7525 5437

**AUDIT TRAIL**

<b>Lead Officer</b>	Deborah Collins, Strategic Director of Communities, Law & Governance	
<b>Report Author</b>	Nagla Stevens, Principal Planning Lawyer Kenny Uzodike, Constitutional Officer	
<b>Version</b>	Final	
<b>Dated</b>	March 21 2008	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	Yes	Yes
Strategic Director of Regeneration and Neighbourhoods	No	No
Head of Development Management	No	No

**ITEMS ON AGENDA OF THE WALWORTH CC**  
**on Wednesday 02 June 2010**

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**Appl. Type** Full Planning Permission  
**Site** CAMBRIDGE HOUSE, 131-139 CAMBERWELL ROAD LONDON, SE5 7JZ

**Reg. No.** 10-AP-0415  
**TP No.** TP/2064-131  
**Ward** Faraday  
**Officer** Becky Baker

**Recommendation** GRANT SUBJECT TO GOL/SOS DIRECTION

***Item /1***

**Proposal**

Extensions at ground and first floor level to rear of terraced Grade II listed buildings fronting Camberwell Rd, and extensions and alterations to the rear of the site including installation of lift to No. 133, construction of stairs and addition of single storey glazed link to the rear at ground floor level to No. 135, extension of rear extension at second floor level to No. 137, and erection of single storey rear extension at ground floor level along full length of boundary at No. 139. Scheme also includes alterations to the Addington Square buildings and frontage, including two storey glazed entrance foyer to the rear of the Addington Square entrance, installation of mezzanine floor and external alterations to the Gilroy Hall fronting Addington Square, external alterations to Addington Square elevations, and part one/part two storey extension to the rear of Gilroy Hall. In addition, erection of part two, part single storey extensions for office accommodation at the rear of the site.

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**Appl. Type** Listed Building Consent  
**Site** CAMBRIDGE HOUSE,131-139 CAMBERWELL ROAD LONDON, SE5 7JZ

**Reg. No.** 10-AP-0419  
**TP No.** TP/2064-131  
**Ward** Faraday  
**Officer** Becky Baker

**Recommendation** GRANT SUBJECT TO GOL/SOS DIRECTION

***Item /2***

**Proposal**

Extensions at ground and first floor level to rear of terraced Grade II listed buildings fronting Camberwell Rd, and extensions and alterations to the rear of the site including installation of lift to No. 133, construction of stairs and addition of single storey glazed link to the rear at ground floor level to No. 135, extension of rear extension at second floor level to No. 137, and erection of single storey rear extension at ground floor level along full length of boundary at No. 139. Scheme also includes alterations to the Addington Square buildings and frontage, including two storey glazed entrance foyer to the rear of the Addington Square entrance, installation of mezzanine floor and external alterations to the Gilroy Hall fronting Addington Square, external alterations to Addington Square elevations, and part one/part two storey extension to the rear of Gilroy Hall. In addition, erection of part two, part single storey extensions for office accommodation at the rear of the site.

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# CAMBRIDGE HOUSE, 131-139 CAMBERWELL ROAD, LONDON, SE5 7JZ

Ordnance Survey

Date 20/5/2010



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<b>Item No.</b>  <b>1</b>	<b>Classification:</b>  OPEN	<b>Date:</b>  2 June 2010	<b>Meeting Name:</b>  Walworth Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 10-AP-0415 for: Full Planning Permission  <b>Address:</b> CAMBRIDGE HOUSE, 131-139 CAMBERWELL ROAD LONDON, SE5 7JZ  <b>Proposal:</b> Extensions at ground and first floor level to rear of terraced Grade II listed buildings fronting Camberwell Rd, and extensions and alterations to the rear of the site including installation of lift to No. 133, construction of stairs and addition of single storey glazed link to the rear at ground floor level to No. 135, extension of rear extension at second floor level to No. 137, and erection of single storey rear extension at ground floor level along full length of boundary at No. 139. Scheme also includes alterations to the Addington Square buildings and frontage, including two storey glazed entrance foyer to the rear of the Addington Square entrance, installation of mezzanine floor and external alterations to the Gilroy Hall fronting Addington Square, external alterations to Addington Square elevations, and part one/part two storey extension to the rear of Gilroy Hall. In addition, erection of part two, part single storey extensions for office accommodation at the rear of the site.		
<b>Ward(s) or groups affected:</b>	Camberwell Green		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 26/02/2010		<b>Application Expiry Date</b> 23/04/2010	

## RECOMMENDATION

- Grant planning permission subject to any direction by the Secretary of State, as the application has received an objection from one of the statutory amenity societies

## BACKGROUND INFORMATION

### Site location and description

- The site is located on the eastern side of Camberwell Rd, and to the south of Addington Square. The site has an area of 0.156ha. The site contains a group of 5 Grade II Listed Georgian houses and is located at the entrance to the Addington Square Conservation Area, made even more prominent by their location on the corner and the more open southerly aspect of Addington Square. Also on the site are a varied collection of other buildings including an unlisted house of unknown age and Victorian Hall fronting onto Addington Square (Gilroy Hall) as well as a war-time and post-war modern buildings located to the rear of the site.
- The Camberwell Rd frontage terrace of five listed buildings is comprised of a raised ground floor above a lower ground floor level, plus a first and second floor level. Nos.

131, 133, 135 and 137 have mansard roof extensions. There are rear extensions to a number of the properties. The buildings are set back from the street frontage and contain gardens, each one different from the others, some with pebbled/glass mosaic detailing and other grassed or artificial grass. At the northern edge of the site there is a side extension of one storey above semi basement.

- 4 The levels between the terraced buildings and the various extensions to the rear, and the buildings fronting Addington Square, are complex and are negotiated by a number of stairs. The terraced building provide for mainly cellular accommodation including offices and meeting spaces, and there appears to have been considerable intervention over the years since 1889 into the plan form of the building although many original features and elements of the plan form remain. A spine corridor has resulted in the loss of some of the internal plan form. Of the five original staircases, three remain from basement to fourth floor, although one is altered.
- 5 The Addington Square frontage contains the main entrance to the site. Gilroy Hall provides the main focus of this elevation, comprising a hall constructed to back edge of pavement with a double height single storey and pitched roof above.
- 6 The rear elevations have been much altered (circa 1911). There is an accumulation of buildings and extensions at the rear of the site which appear to have been constructed as the need arose for additional accommodation to serve Cambridge House. These include a series of single storey buildings at the rear of Gilroy Hall and adjoining the side of 2 Addington Square, and the playground associated with the Butterfly Nursery. There is an existing single storey extension to the rear of No. 139, a two storey extension to the rear of 137, and a three storey shallow depth extension to the rear of 133.
- 7 There are four trees in a courtyard at the rear of the site. These comprise a fig, plum, privet and a sycamore. The courtyard serves as a nursery play area and informal outdoor space for Cambridge House. There are five trees within the front gardens along the Camberwell Rd frontage, and there are two notable street trees on the Addington Square frontage.
- 8 The applicant has provided a list of the community groups that are based at or which use the facilities at Cambridge House. They state that there are currently over 45 projects, groups or organisations using the facilities. There is a range of office based work, activities including events/conferences, smaller events/seminars, religious and non-faith meetings, education and training, day care and one to one consultations. Some projects are run directly by Cambridge House whilst others are run by organisations that rent office space from Cambridge House, and others are community groups supported by Cambridge House.
- 9 The activities/groups include the Butterfly Nursery which is a 48 place nursery for children from young babies to pre-school children, after school clubs for children and young people with moderate to severe learning difficulties and/or behavioural problems, 'Nineteen Plus' for adults with moderate to severe learning difficulties some of whom also have physical disabilities, Action for Blind People, and Southwark Mind. There is a footfall of over 1000 people a week.
- 10 The existing floor area is 1884sqm gross internal floor space including 1415sqm office, 191 education/training, and 248sqm D1 use (this presumably includes the community use within the hall).
- 11 The site forms part of the Addington Square Conservation Area. It is in the Aylesbury Action Area and within a public transport accessibility zone. It is also in the air quality management area. Camberwell Rd is part of the Transport for London road network. The site is within the North Camberwell Controlled Parking Zone (CPZ) which presently operates between 08:30 - 18:30 Mon - Fri. It has a high PTAL of 5/6.

- 12 There is no existing on-site car parking. There are 14 existing cycle parking spaces.
- 13 To the east of the site are Nos 2 and 3 Addington Square, which comprise two storeyed terraced buildings. No 2 is a house, whilst No. 3 appears to be commercial at ground floor level. No. 2 has a back garden adjoining Cambridge House, from which it is separated by the flank wall of an outbuilding in the grounds. The kitchen to No. 2 is located in the back addition at ground floor level, with a window facing the flank wall and separated from it by a lightwell. The window in the back elevation of the main part of the house serves the living room/dining room which is a through-room which benefits also from light from the windows facing Addington Square.
- 14 Beyond No. 2 to the east are properties fronting Kitson Rd which include a mix of what appears to be a storage yard/commercial use (upholsterer's workshop at 3 Addington Square) and which extends to the south of No. 2, and residential terraced houses.
- 15 To the south of the site, along Camberwell Rd, is a further series of terraced houses some of which are divided into flats. No. 141 immediately to the south has a basement flat which opens out at the rear to a garden which shares a boundary wall with No. 139.

#### **Details of proposal**

- 16 This proposal is for extensions at ground and first floor level to rear of terraced Grade II listed buildings fronting Camberwell Rd, and extensions and alterations to the rear of the site including installation of lift to No. 133, construction of stairs and addition of single storey glazed link to the rear at ground floor level to No. 135, extension of rear extension at second floor level to No. 137, and erection of single storey rear extension at ground floor level along the full length of the boundary at No. 139.
- 17 The scheme also includes alterations to the Addington Square buildings and frontage, including two storey glazed entrance foyer to the rear of the Addington Square entrance, installation of mezzanine floor and external alterations to the Gilroy Hall fronting Addington Square, external alterations to Addington Square elevations, and part one/part two storey extension to the rear of Gilroy Hall. In addition, erection of part two, part single storey extensions for office accommodation at the rear of the site.
- 18 The works include removing the part two staircases and the full length staircase in No. 135, replacing the full length staircase with a modern large one and a lift. It is also proposed to develop an additional extension to the rear of Nos 133 and 135 to improve circulation, and a further storey is to be added to the existing rear extension at 137. A number of the later additions to the internal plan form are proposed, the door is to be reinstated to the front elevation of 131, and alterations are proposed to the room layouts.
- 19 The applicant has identified a number of issues which have prompted the current applications for full planning permission and listed building consent, as follows:
- Accessibility, especially for people with physical disabilities, as only a small part of the ground floor is wheelchair accessible.
  - Legibility of the existing layout – spaces are difficult to navigate and make it hard for groups to move around the buildings easily, and many of the workspaces are cramped, poorly serviced and inflexible.
  - Environment – poor insulation means that many of the buildings are too hot or too cold, and are not energy efficient.
  - Quality – the applicant considers that few of the spaces reflect the values of Cambridge House and the aspiration that third sector services can and should be provided from first rate premises. The historic fabric is perceived as an inconvenience rather than being valued as the setting of the work of high value and historical continuity that Cambridge House carries out with a view that its success is despite,



rather than supported by, its buildings.

- 20 The scheme would provide for a new entrance to Addington Square with an improved reception and foyer. The single storey new buildings to the rear of Gilroy Hall and adjacent to No. 141 would provide for open plan 'flexible office space' and would overlook a new courtyard created in the centre of the site. The nursery would be re-provided at ground floor level, with access to the courtyard space which would be provided with soft play and active play areas. The courtyard would be for the exclusive use of the nursery at specified times of the day. It would also have an indoor play area.
- 21 The floor level of Gilroy Hall would be lowered, and a mezzanine floor would be installed within it. The ground floor would be provided with WCs at its eastern end, and the remainder of the space would remain as an open plan large space. The upper level would be able to be subdivided into three meeting rooms. The existing rendered extensions in front of Gilroy Hall would be removed.
- 22 There would be a first floor of new office space above the new building to the rear of Gilroy Hall. This part of the building was originally proposed to be positioned closer to 2 Addington Square than is now the case, the plans having been amended during the course of the application in response to concerns that were raised by the occupier of No. 2 about impacts on sunlight, daylight and sense of enclosure arising from the proximity of the building.
- 23 The proposed building adjacent to 141 Camberwell Rd would accommodate new office space. The ground level of the new building would be slightly lower than the ground level of the garden to 141. The height of the existing boundary wall would be maintained as existing, being around 1.420m to 1.67m above the garden level of 141 (levels vary slightly along the garden). There would be a trellis erected on top of the boundary wall, much as there is existing, The trellis would be 1.5m high (total screening height of boundary wall plus trellis 2.9m). The building itself would be set back in from the boundary wall and would have a height of 2m above the garden level of 141. It would then have a pitched roof inclining into the application site reaching a maximum height of 2.3m above the garden level, the maximum height occurring at a distance of 1.3m away from the boundary. This scheme has been amended from the applicant's pre-application submission with which they consulted surrounding occupiers, which showed a much higher building along the boundary. The existing rear extension adjoining No. 141 would be retained as existing, with the new building comprising a separate building constructed to a lower height than the existing rear extension.

#### Floor area and employee numbers/capacity

- 24 The proposed floor area would be 2657sqm gross internal floor space including 1841sqm office, 400 education/training, and 278sqm D1 use, (net additional floor space 773sqm).
- 25 Existing employee numbers are stated as being 38 full time and 46 part time, compared with proposed 150 full time and 100 part time.
- 26 The applicant has stated that the maximum capacity for Gilroy Hall would be 100-150 people on the mezzanine floor and 30 people on the ground floor (as the ground floor would be used as office space).

#### Proposed hours of use

- 27 Office - Mon - Fri 08:00am - 18:00, Sat 08:00 - 13:00, Sun/Bank Holidays - not at all  
Education - Mon - Thur 08:00am - 22:00, Fri 08:00 - 24:00, Sat 08:00 - 24:00,  
Sun/Bank Holidays - 08:00 - 22:00  
Nursery - Mon - Fri 08:00 - 18:00, Sat, Sun and Bank Holidays - not at all  
The applicant has confirmed that the hours for the Hall will be as per the Education use. They state that these are also the current hours.

Transport/servicing/access

- 28 There would be 24 cycle spaces provided for at the Camberwell Road frontage, within the front lightwells to the terraced buildings (Dwg 12B). Additional cycle storage could be provided for on the Addington Square frontage for visitors. Storage space for refuse and recyclables would be provided for also at the front of these buildings.  
There would be no on-site car parking.

Trees/landscaping

- 29 The scheme would involve the felling of four trees within the rear courtyard of the site, comprising a fig, plum, privet and a sycamore. Landscape planting within the courtyard is proposed including the replacement planting of at least one tree to mitigate the loss of these four trees in the courtyard. Planting and landscaping is also proposed at the front of the site within the Camberwell Rd front gardens which may include Plane trees to 'fill the gaps' where appropriate and to complement the existing planting along the street.

Amendments during the course of the application

- 30 The scheme was amended during the course of its assessment as a result of concerns about the impact of the scheme on the amenities of the occupiers of 2 Addington Square. The plans and elevations were amended at first floor level in the north east part of the site, adjoining the Addington Square/Kitson Rd properties.
- 31 Dwg PL(00)13B and 18B show that the stair enclosure serving the 1<sup>st</sup> floor extension adjacent to 2 Addington Square would be moved from 2.649m from the boundary with No. 2, to 3.4m away. The size of the stair enclosure was also reduced so as to omit a 1<sup>st</sup> floor WC.
- 32 The applicant carried out pre-application consultation with both user groups as well as the wider community, as set out in Part 8 Statement of Community Involvement of the design and access statement.

**Planning history**

- 33 None relevant.

**Planning history of adjoining sites**

- 34 None relevant.

**KEY ISSUES FOR CONSIDERATION****Summary of main issues**

- 35 The main issues to be considered in respect of this application are:
- a) the principle of the development in terms of land use and conformity with strategic policies.
  - b) the impact on the fabric of the Grade II listed buildings and the setting of the listed buildings and their listed neighbours to the north and south on Camberwell Rd
  - c) impact on the character and appearance of the Addington Square Conservation Area
  - d) impact on the amenities of the occupiers of adjacent and nearby properties
  - e) transport implications
  - f) Design and layout

g] Flood risk

### **Planning policy**

- 36 Southwark Plan 2007 (July)  
 SP6 Accessible services  
 SP11 Amenity and environmental quality  
 SP 13 Design and heritage  
 SP14 Sustainable buildings  
 SP18 Sustainable transport
- 2.1 Provision of new community facilities  
 2.2 Enhancement of community facilities  
 2.5 Planning obligations  
 3.1 Environmental effects  
 3.2 Protection of Amenity  
 3.3 Sustainability assessment  
 3.4 Energy efficiency  
 3.5 Renewable energy  
 3.7 Waste reduction  
 3.9 Water  
 3.11 Efficient use of land  
 3.12 Quality in design  
 3.13 Urban design  
 3.14 Designing out crime  
 3.15 Conservation of the historic environment  
 3.17 Listed buildings  
 3.18 Setting of listed buildings, conservation areas and world heritage sites  
 5.1 Locating developments  
 5.2 Transport Impacts  
 5.3 Walking and cycling  
 5.4 Public transport improvements  
 5.6 Car parking  
 5.7 Parking standards for disabled people and the mobility impaired
- 37 London Plan 2008 consolidated with alterations since 2004  
 3A.3 Maximising the potential of sites  
 3C.1 Integrating transport and development  
 3C.17 Tackling congestion and reducing traffic  
 3C.21 Improving conditions for walking  
 3C.22 Improving conditions for cycling  
 4A.3 Sustainable design and construction  
 4A.4 Energy assessment  
 4A.7 Renewable energy  
 4A.12 Flooding  
 4A.13 Flood risk management  
 4A.14 Sustainable drainage  
 4A.16 Water supplies and resources  
 4B.1 Design principles for a compact city  
 4B.5 Creating an inclusive environment  
 4B.6 Safety, security and fire prevention and protection  
 4B.8 Respect local context and communities  
 4B.11 London's built heritage  
 6A.4 Priorities in planning obligations  
 6A.5 Planning obligations

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 38 PPS1 Delivering sustainable development  
 PPS3 Housing  
 PPS25 Planning and flood risk  
 PPG 13 Transport  
 PPS5 Planning and the historic environment  
 PPG24 Planning and Noise

**Principle of development**

- 39 The existing use of the site is for community purposes. The site has a long standing history of this type of use. This application for the improvement and enhancement of the facilities is consistent with the support stated in the Southwark Plan's policies 2.1 Provision of new community facilities and 2.2 Enhancement of community facilities and is therefore acceptable in principle. The scheme's acceptability will mainly be considered having had regard to the impacts on the amenity of surrounding and nearby occupiers, transport impacts and impacts on the listed buildings and the conservation area. These matters are addressed below.

40 Access/inclusion

In terms of access and inclusion, the applicant's design and access statement sets out at Part 7.0 a range of physical provision for improving the accessibility of the buildings and the site as a whole, including the proposed new lift within the Camberwell Rd buildings, ramps to negotiate unavoidable changes of level between the existing elements and the new build, measures such as improvements to existing stairways to improve accessibility for people with mobility impairments, and includes commitments to measures such as clear wayfinding with the premises, and measures to assist people who have a vision impairment. There are also management measures proposed to ensure that the access strategy is managed appropriately during the life of the use. Compliance with the specified measures is recommended as a condition if consent is granted.

**Environmental impact assessment**

- 41 An Environmental Statement is not required with this application as the development does not fall within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999. The scheme can be considered to fall within Schedule 2, being an 'urban development project'. A Screening Opinion was not requested prior to the submission of the application as the site does not exceed 0.5ha (being 0.1564ha). In addition, it has been considered that the development is unlikely to have a significant effect upon the environment by reason of its nature, size or location based upon a review of the Schedule 3 selection criteria for screening Schedule 2 Development. The site has an established community use and is located outside of a sensitive area as per Regulation 2(1) and the development is unlikely to generate any significant environmental effects. Therefore an Environmental Impact Assessment is not required.

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

- 42 It is considered that the main issues for consideration in relation to impacts of the development on the amenities of surrounding occupiers are as follows:  
 - noise and disturbance from the community use, in particular the use of Gilroy Hall  
 - loss of sunlight/daylight and sense of enclosure in relation to 2 Addington Square to the east, and 141 Camberwell Rd to the south.
- 43 In relation to noise and disturbance, two representations received in response to statutory consultation have alluded to the potential harm arising particularly from the use of the hall. Officers consider that the points set out in Part 5.6 of the submitted design and access statement are likely to mitigate harm arising. The applicant has set out measures including the following:  
 - all high level windows in the south elevation of Gilroy Hall would be screened acoustically by a new two storey glazed corridor link for the first window from the

west, and then by the office accommodation, reducing the airborne sound transmission.

- The roof of Gilroy hall would be replaced with the new roof to be thicker and to include insulation and waterproof layers under the re-used tiles, and insulation between the rafters, which would impede direct sound transmission and mute resonance within the roof structure. New roof lights to be fitted in the south pitch of the roof would be double glazed.

- layers of plasterboard would be able to be fitted to the gable of Gilroy Hall should tests show that they are needed.

- 44 It is recommended that condition be imposed if consent is granted, to secure these measures within the scheme. Furthermore, a restriction on the hours of operation is recommended, broadly in line with the proposed hours set out by the applicant, although it is considered that it would be reasonable to restrict the hours more on Fridays and Saturdays (to finish at 13:00 rather than 24:00 as stated on the application form), and on Sundays and Bank Holidays (to finish at 21:00 rather than the specified 22:00), in order to offer a greater degree of protection of amenity at these times, when typically people's expectations are that there would be a lesser degree of noisy/busy activity that may cause disturbance to residents. The concern that officers have relates mainly to the impact of people leaving late at night whereby the main exit would be Addington Square, which is a quieter residential street compared with Camberwell Rd where noise from people leaving might be less noticeable. Although the applicant states that the existing hours are until midnight on Fri/Sat it would appear that these hours are not formalised as the use is so long established that there are no planning conditions that control the hours. It is considered that since the intensity of the use is being increased there is justification to control the hours by way of condition, as recommended above.
- 45 In terms of the potential for loss of light and sense of enclosure to 2 Addington Square, the scheme as originally submitted raised concerns by officers as well as the adjoining occupier that the first floor extension to the rear of Gilroy Hall would harm the amenities of the occupier. The extension was considered by officers to be too close to the boundary and to be likely to result in loss of light and reduced sense of outlook especially from the ground floor kitchen window and the south facing dining room window. The scheme was amended by setting back the extension by a further 0.8m and by reducing the size of the extension by the omission of a 1<sup>st</sup> floor WC. It is considered that the setback is now sufficient to ensure that there would be no material loss of light or undue sense of enclosure either to the habitable rooms or to the garden of No 2, and that the scheme is therefore acceptable in relation to impacts on this neighbour.
- 46 In relation to the effects on No. 141, since the application site is to the north of No. 141 there would be no loss of sunlight, and there is ample space around the extension and above it such that daylight would not be affected. The main matter for consideration is effect in terms of sense of enclosure relative to the garden. There is an existing rear extension at No. 139 which is quite tall, and which would be retained. The new building, the full length of the boundary with 141, would be lower in height than the existing rear extension. It has been amended since pre-application stage, so that the height of the new building would be limited to 2m just inside the boundary. The existing height of the boundary wall would be retained, (1.42m) with a 1.5m trellis above, which would be similar to the existing situation. Since the new building would be no higher than a 2m high boundary wall which could be constructed as permitted development, and as it would have a pitched roof angled into the site stepping away from 141, it is considered that these measures would be adequate to ensure that there would be no material harm arising in relation to 141.
- 47 Overall then it is considered that subject to conditions, the scheme would not result in a material loss of amenity to adjoining and nearby occupiers and is acceptable having regard to Policy 3.2 protection of amenity of the Southwark Plan 2007.

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

- 48 No harm arising as the nature of the use of the site would remain the same as existing and the existing surrounding properties are mainly in residential use, which would not harm the community use.

### **Traffic issues**

- 49 The scheme does not alter the type of use, which remains a mixture of community uses by different community groups, and uses that support community groups, as well as retaining the function of the Gilroy Hall. The layout remains fundamentally the same as existing, and there are no new vehicle crossovers proposed and no on site parking is proposed. There is no existing on site parking. Servicing arrangements would remain as existing. Fundamentally therefore, there would be no significant changes to the transport impacts of this scheme.
- 50 As the site is located within an area which is highly accessible by public transport (PTAL 5/6) it is not considered that on site car parking would be required to accommodate the uplift in capacity. Although transport officers have requested that the scheme be made exempt from applying for parking permits in the CPZ, it is noted that the Parking Shop issue these to non-residential users only on the basis of demonstrable operational need (not related to standard staff commuting demands) and not on an automatic basis in the way that residential permits are issued. Since the Parking Shop control the number of non-residential permits that are issued, it is not considered that it would be necessary or reasonable to restrict these through a planning obligation.
- 51 To the extent however that the scheme does provide for an intensification of the activity on site, it is considered that matters in relation particularly to transport demand by users and staff of the site ought to be addressed. The applicant has proposed a green travel plan within their transport assessment which would set out ways to encourage more sustainable transport choices, and this should be secured by way of a condition if consent is granted. An additional 10 cycle parking spaces are proposed (24 compared with the existing 14) and these should encourage staff in particular to cycle to the centre. There is considered to be scope for additional cycle parking for visitors on Addington Square, although as these may need to be sited on the public footpath, consent from Highways would be required. The applicant should be encouraged to explore this option further within their green travel plan.
- 52 Subject to these measures, the scheme is considered to be acceptable with regard to policies 5.2 Transport impacts, 5.3 walking and Cycling.

### **Design issues**

- 53 Policy 3.13 asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape. The scheme is broadly made up of three parts, the internal remodelling of the listed buildings fronting onto Camberwell Road and the unlisted buildings on Addington Square, a new one/two storey L-shaped office building to the rear of the site and a new circulation core located at the backs of the listed buildings.
- 54 As most of the proposed development is to the rear of the site and affects the internal layout of the listed buildings the primary consideration in terms of its urban design relates to the impact of the proposed new circulation core and the degree to which these are visible from Addington Square and from Camberwell Road over the two-storey link building to the rear of 13 Camberwell Road. The cross sections through this area demonstrate that the new core is two-storeys in height and, as such is not visible over the parapet of the existing buildings on Addington Square. The lift overrun will be visible in the area of the mansard roof of 133 from the rear however this is not a prominent feature in urban design terms and is considered in greater

depth in relation to its impact on the historical significance of the listed buildings.

- 55 The proposals for the Victorian Hall on Addington Square are welcomed and involve the removal of modern unsympathetic extensions to the front. The proposal to insert a mezzanine floor into the Hall, to enlarge windows onto Addington Square and to create a new entrance to these facilities here is welcomed, will engage the building back to the street and bring much needed active frontage to this stretch of Addington Square.
- 56 The arrangement of the buildings on the site is considered to be appropriate, establishes a landscaped focus at the heart of the development to give the listed buildings fronting onto Camberwell Road a degree of breathing space. The planning of the new buildings at the rear of the site mirrors the 5-bay arrangement of the listed buildings and compliments them.
- 57 Policy 3.12 asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. Here we will consider the architectural qualities of the proposed new additions to the site, the new access core, the works to the Victorian Hall and the new 1 / 2-storey office building to the rear. When officers consider the quality of a design we look broadly at the materials, alignment and use of the proposal as they are bound together in the overall concept for the design.
- 58 In its materials, the scheme proposes a light-touch circulation core clad in glass and timber to contrast against the historic character of the listed buildings. These materials are appropriate in their contrast and by providing closer access to the backs of these historic buildings will enhance the ability of the viewer to appreciate the rears of 131, 133 and 135 Camberwell Road. The materials chosen for the modern, glass and brick clad office block and timber slatted scheme to the rear of the sites is appropriate in this context but should be reserved matter to ensure that the chosen materials relate sensitively to the materials of the listed building.
- 59 The alignment and geometry of the scheme relies on the complimentary qualities of the framed superstructure of the new circulation core and office block at the rear of the site in contrast to the evident plot-width rhythm of the historic collective on the Camberwell Road frontage. The glass module and lightness of the structure are important in achieving this distinctive blend of old and new. The detailed design of the new buildings, the design of the glazed bays, window reveals and parapets as well as the timber screens as well as all the junctions of the new structure with the historic fabric, should be a reserved matter to ensure that moderns materials abutting historic fabric are used sensitively and the architectural and historic significance of the listed buildings is preserved.
- 60 In its use the scheme proposes to provide flexible office space across the entire site. This is a strategic decision and is borne out of the business of Cambridge House which offers flexible part-serviced office space for a large number of charitable organisations. Whilst this is achievable in the new office block and the converted Hall the proposal to create flexible open-plan offices in the listed terrace of houses was always going to be a challenge. These 'houses' divide the terrace vertically and their current plan-form reinforces their historic character, as a group of separate houses. It is fair to say that the existing buildings have been compromised by successive and unsympathetic lateral conversions and new partitions. This proposal seeks to rationalise the routes across the terrace, retain many of the original structural dividing walls and remove the unsympathetic modern partitions and gives the buildings greater legibility and will allow the viewer to appreciate the separate buildings.
- 61 The scheme was presented to the Councils' Design Review Panel on February 8 2010. the Panel raised the following points about this scheme at prior to its submission:

- The design of the scale and compositional qualities of the proposed buildings to the rear of the site appear utilitarian in both their planning and their volume – in the submitted scheme the design of the new buildings to the rear was adjusted to better reflect the historic context, the plot-widths of the listed buildings and the geometries of the existing buildings and the bulky toilet core was relocated to another area of the site
- The natural architectural hierarchy of the site will be compromised by the large, monolithic and rather corporate design of the buildings to the rear of the site – The scheme that was submitted for approval has been refined to reduce its apparent bulk, to give the elevations a finer grain that bears a closer relationship to the existing buildings and utilises materials that have a lightness of touch and will compliment the historic fabric.
- The Panel encouraged the designers to develop a more appropriate architectural language and order for the scheme – The suggestion of a set of pavilions in the rear of a site could not be taken up due to the lack of space. Instead the submitted scheme reflects a further refinement of the design and introduced of a finer grain in the elevations to reflect the architectural order of the listed buildings

- 62 It is considered that the points raised above have been addressed adequately, and indeed CAAG commented in relation to the current scheme that:  
'The CAAG group liked this project. Presented was an impressive listed building application complemented with a good historic appraisal of the site by the Architectural History Practice. The proposed design looked convincing, and the loss of an original internal stairway was balanced by good conservation work to the Georgian houses on the Camberwell Road. It is good news that this important charity remains in the handsome buildings that they have occupied for generations. This excellent new project will be the most recent contribution to the interesting architectural ensemble developed through the nineteenth and twentieth centuries on this prominent site by Cambridge House. The building is in good hands'.
- 63 Overall the concept for the site is considered to be sound. The location of modern facilities to the rear of the site is both appropriate and sensitive. The design of the new buildings compliments the site and, by their arrangement, materials and use they enhance their historic context. It is considered that the scheme would preserve or enhance the character and appearance of the conservation area, in accordance with Policy 3.16 of the Southwark Plan 2007. The approach to the listed buildings is considered separately below.

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

- 64 Policy 3.16 states that within conservation areas, development should preserve or enhance the character or appearance of the area. Further, that new development, including alterations and extensions should, among other things, respect the context of the conservation area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents.
- 65 This proposal, is at a very prominent location at the main entrance and approach to Addington Square, one of Southwark's most cohesive conservation areas. The listed group of buildings to the south of the thoroughfare of Addington Square is mirrored by the buildings to the north of the junction with Camberwell Road and makes this group of buildings more significant. Most importantly, the group are highly visible, not only from Camberwell Road but also from the widened pavements of Addington Square which offer clear views of the backs of this collective group.
- 66 To comply with this policy, proposals on this site need to reflect a sensitivity of approach to this historic context. This includes a sensitivity to the picturesque rooflines and glimpses of the rear elevations of these fine listed buildings which are important features of the area.
- 67 The new circulation core to the site remains below the parapets of the existing



2-storey building on Addington Square and therefore the views in and around the conservation area are preserved. The only presence of the scheme from Addington Square is the lift overrun which will appear over the parapet at the rear of 133 Camberwell Road. The box-shaped form of the lift overrun is proposed to remain below the ridge-line of the mansarded roof of the listed buildings and will therefore be not visible from Camberwell Road or other more distant views into the Conservation Area. Its design is unashamedly modern but finished in an appropriate metal facing that will weather suitably in time. In this way it does not try to be a part of the roof but a complimentary and appropriate part of the history of the site.

- 68 If the lift overrun were to extend over the top of the ridge of the mansard roof of 133 Camberwell Road this would be an incongruous element that will have a harmful impact on the conservation area particularly as it will be visible in the distant views from Camberwell Road and the elevated railway line to the west. A height limitation could be imposed by way of a condition to ensure that the lift overrun does not exceed the height of the ridge of 133 Camberwell Road.
- 69 PPS 5 – Planning for the Historic Environment (Policy HE 7.5) advises that: *Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.* And PPS 5 – Planning for the Historic Environment; Historic Environment Planning Practice Guide (March 2010 – paragraph 121) states that: *'This does not mean that new buildings have to copy their older neighbours in detail, but rather that they should together form a harmonious whole.'* In its form and design the proposed scheme complies with this policy and preserves and enhances the character of the conservation by respecting prevailing heights and not introducing discordant or dominant features in the townscape.
- 70 The recently published PPS 5 states in Policy HE9.4 that "where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm in all cases local planning authorities should:  
(i) Weigh the public benefit of the proposal against the harm; and  
(ii) Recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss."
- 71 It is considered that case can be made here therefore for the substantial wider public benefits that will be gained by this scheme as well as the benefits to the heritage asset of the on-going presence of Cambridge House on this site, which acquired these buildings of national importance long before they were listed, and is seeking to secure their on-going viable occupation for the foreseeable future. It is considered that the harm falls within the definition set out in Policy HE9.4 and the new PPS5 offers clear guidance in these cases, whereby an exception may be made as outlined above.
- 72 On balance therefore, the scheme is considered to be acceptable having had regard to policies 3.17 Listed buildings and 3.18 Setting of listed buildings, conservation areas and world heritage sites of the Southwark Plan 2007, and the guidance contained within PPS5 Planning and the Historic Environment.
- Impact on trees**
- 73 The scheme would involve the felling of four trees within the rear courtyard of the site, comprising a fig, plum, privet and a sycamore. Landscape planting within the courtyard is proposed including the replacement planting of at least one tree to mitigate the loss of these four trees in the courtyard. Planting and landscaping is also proposed at the front of the site within the Camberwell Rd front gardens which may include Plane trees to 'fill the gaps' where appropriate and to complement the existing planting along the street.
- 74 The applicant has submitted a tree survey, arboricultural implications report and

method statement that sets out the proposed works and methodology for carrying out the works. The tree survey identifies that the trees within the courtyard are of more limited amenity value than trees along Addington Square and Camberwell Rd, as they can be seen from within the site and from adjoining sites within the conservation area but not from any public space. They fall within Category C2/B which are of lower value and are of low visual amenity value. The applicant has reported that whilst the two central trees could be retained, it would be practically difficult to do so, and that demolition of the existing building would be difficult with one of the trees in situ.

- 75 Officers consider that whilst it is unfortunate that these trees would be felled, the design of the scheme, based around new perimeter buildings and with a new central courtyard, is such that it is agreed that the trees may be felled in the interests of the efficient development of the site and the enhancement of the community facilities, especially as the trees are not visible from the public realm and are considered to be of low amenity value. It is recommended that details of a landscaping plan be sought by way of a condition if consent is granted, to include replacement planting of at least two trees to mitigate the loss of the four which would be felled.
- 76 The applicant has stated that they would secure the advice of an ecologist to advise on biodiversity improvements, in accordance with policy 3.28 Biodiversity of the Southwark Plan 2007. It is considered that appropriate improvements could include bird and bat boxes, as well as a biodiverse specification in relation to the proposed green roofs. These measures could all be secured by way of conditions if consent were to be granted.
- 77 The Method Statement includes recommendations such as agreeing with the Council's Tree Officer the location of the site construction compound, methodology for protecting those trees in the front garden of the site and the street trees on Addington Square, including identifying root protection areas, that would be retained, as well as methodology for agreeing any services within the RPA, these to be agreed with the Council's Tree Officer prior to such works being carried out. It is recommended that these measures be secured by way of conditions.

#### **Planning obligations (S.106 undertaking or agreement)**

- 78 None required.

#### **Sustainable development implications**

- 79 In terms of sustainability, the application proposes the use of green roofs, the possible use of renewable energy sources (up to 100sqm of solar voltaic panels mounted on the roof of the new build and the existing building), and thermal mass to allow for night time cooling in the courtyard extension, and cycle storage and a green travel plan to encourage more sustainable transport choices. They have set out a site waste management plan for dealing with demolition and construction waste, and indicated that they would use responsibly sourced materials and materials with a A-D Green Guide rating where possible and practicable. Low water use sanitary fittings would be installed, and highly efficient thermal insulation on all elements of fabric.
- 80 The applicant states that it is their opinion that the new build elements of the scheme would achieve an equivalent performance to BREEAM 'very good', an aspiration which is welcomed. It is not considered that it would be reasonable to require post-completion certification of such a standard being achieved as the scheme is not defined as a 'major development' as it does not have an uplift of 1000sqm or more, (whereby this standard could be justified under the Council's SPD in Sustainable Design and Construction 2008).
- 81 The principle of these measures is welcomed. However, officers are concerned about the potential installation of solar PV panels to roof of existing or new buildings, as such installation may harm the fabric of the listed buildings or if sited inappropriately on the listed or new buildings, may harm the setting of the listed

buildings. It is recommended that the measures set out be carried out as described in the design and access statement, except for the installation of roof mounted solar photovoltaic panels. The installation of plant and equipment that has not been approved as part of this consent would require separate applications for full planning permission and listed building consent. There should therefore be no installation of roof mounted solar photovoltaic panels on either the existing or proposed buildings unless the necessary full and listed building consent has been granted. Subject to conditions and informatives to this effect, officers are satisfied that the scheme will be of a suitable standard of sustainable construction, and will ensure that solar photovoltaic panels do not materially harm the special historic or architectural fabric of the listed buildings or the setting of the listed buildings, in accordance with policies 3.4 Energy efficiency, 3.5 Renewable energy, 3.17 Listed buildings and 3.18 Setting of listed buildings, conservation areas and world heritage sites of the Southwark Plan 2007.

### **Other matters**

- 82 Construction impacts - The demolition and construction phases of the scheme in this residential location would be likely to impact on the amenities of surrounding occupiers by reason of noise and disturbance. Such impacts are considered to be inevitable as part of any development project, and for a scheme of this scale it is considered that they could be adequately mitigated through compliance with the provisions of environmental protection legislation including the Control of Pollution Act 1974. For a scheme of this scale, a 'construction management strategy' would be an overly onerous requirement. If problems arise, for example; the site is left in an unsightly state or there is excessive noise, the Council's Environmental Protection Team would be the appropriate point of contact for action to be taken.
- 83 Flood risk - The site is located within a flood risk area. The application was accompanied by a flood risk assessment which the Environment Agency (EA) have reviewed, and have raised no objection to the scheme. Accordingly as there are no outstanding EA objections it is not considered that the scheme would result in harm by reason of flood risk and is acceptable having had regard to Policy 3.9 Water of the Southwark Plan 2007.

### **Conclusion on planning issues**

- 84 Particular regard has been had to the impacts of the scheme on the amenities of surrounding occupiers that would result from the proposed development where it is considered that there would be no material harm arising in relation to loss of sunlight/daylight or resulting from a sense of enclosure as to justify refusal. Potential harm arising from noise and disturbance from the use of the premises would be avoided or mitigated through conditions of consent in relation to noise insulation standards and hours of operation.
- 85 The scheme was also considered in relation to the impact of the scheme on the special historic and architectural interest of the listed buildings and the setting of the surrounding listed buildings. Regard was had to objections that were raised to the effects of the scheme on the listed building, where it is recognised that there would be some harm arising to the fabric of the buildings but it is considered that a case can be made here for the substantial wider public benefits that will be gained by this scheme as well as the benefits to the heritage asset of the on-going presence of Cambridge House on this site which acquired these buildings of national importance long before they were listed and is seeking to secure their on-going viable occupation for the foreseeable future.
- 86 It is considered that the scheme would preserve the character and appearance of the Addington Square Conservation Area. The height, scale and massing of the building extensions and new buildings are considered to be acceptable within the context of the surrounding environment. The traffic impacts, car and cycle parking provisions, and servicing arrangements are also acceptable subject to conditions. Conditions are

considered appropriate to mitigate particular impacts of the scheme in relation to sustainability, design quality, landscaping and mitigation for felling of trees from the site. It is therefore recommended that planning permission be granted having regard to the policies considered and other material planning considerations.

### **Community impact statement**

87 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.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: as set out in the report the scheme would enable the continued community support functions that Cambridge House provides for either directly or by way of accommodation for groups within the community who provide support and advocacy services. A number of these groups specifically support local people in respect of matters to do with their age, disability, faith/religion, gender, race and ethnicity and sexual orientation.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are: no specific implications are considered to be applicable other than as set out in the report, in relation to the improvements to accessibility that the scheme would offer, and the enhancement to the service provision that the scheme would facilitate if it were carried out.

### **Consultations**

88 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

89 Details of consultation responses received are set out in Appendix 2.

#### Summary of consultation responses

90 No objection from English Heritage but the Georgian Group stated that whilst some aspects of the application are welcomed, we recommend that other elements be reconsidered. They object to the schemes on the grounds that they are damaging to the special architectural and historic interest of the buildings in that there would be an unacceptable loss of staircase and roof fabric. As there is an objection from one of the statutory consultees the application must be referred to the Government Office for London for a determination as to whether the application should be called in for the determination of the Secretary of State. There were no other objections from statutory consultees.

91 There were three representations received at the time of writing raising concerns about aspects of the scheme, in particular impacts on amenities, and effects on the listed buildings. It is considered that these matters have been addressed above, where it has been assessed that there would be no material harm arising in relation to amenity, and that the benefits of the scheme justifies the works to the listed buildings.

### **Human rights implications**

92 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.

- 93 This application has the legitimate aim of providing for alterations to a group of listed buildings in connection with their continued and extended use for community support purposes. The rights potentially engaged by this application, including the 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.

**SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

**Strategic Director of Communities, Law & Governance**

**REASONS FOR LATENESS**

**REASONS FOR URGENCY**

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2064-131 Application file: 10-AP-0415 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone:: 020 7525 1137 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

**AUDIT TRAIL**

<b>Lead Officer</b>		
<b>Report Author</b>	Becky Baker	
<b>Version</b>		
<b>Dated</b>		
<b>Key Decision</b>		
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance		
Strategic Director of Regeneration and Neighbourhoods		
Strategic Director of Environment and Housing		
<b>Date final report sent to Constitutional / Community Council / Scrutiny Team</b>		

**APPENDIX 1****Consultation undertaken****Site notice date:** 04/03/2010**Press notice date:** 4/3/2010

**Case officer site visit date:** 4/3/2010 (unaccompanied) and 24/3/2010 (accompanied by applicant and agent); site visit to 2 Addington Square carried out on 24/3/2010 accompanied by occupier of No. 2, and site visit to 141 Camberwell Rd carried out 30/4/2010 accompanied by occupier of lower ground floor flat.

**Neighbour consultation letters sent:** 2/3/2010**Internal services consulted:**

Access Officer  
 Conservation & Design Team  
 Environmental Protection Team [Noise / Air Quality / Land Contamination / Ventilation]  
 Metropolitan Police Service  
 Metropolitan Police Service  
 Transport Planning Team  
 Waste Management  
 Conservation Area Advisory Group (CAAG)

**Statutory and non-statutory organisations consulted:**

The Camberwell Society  
 Cadre Architects  
 Castle Point Insulation Limited, Ross House, Unit 9, Crittall Road  
 c/o The Camberwell Society  
 Community Acton Southwark, Voluntary Sector Resource Centre  
 Conservation Areas Advisory Group  
 Ancient Monuments Society  
 Council for British Archaeology  
 English Heritage  
 Environment Agency  
 Gerridge Court Residents Association  
 Geotechnical & Environmental Assoc, Tyttenhanger House  
 The Georgian Group  
 Transport for London (NON-REFERABLE APPLICATIONS ONLY)  
 The Victorian Society

**Neighbours and local groups consulted:**

1A BETHWIN ROAD LONDON SE5 0SJ  
 ARCHES 270 271 AND 272 CAMBERWELL ROAD LONDON SE5 0EG  
 151C CAMBERWELL ROAD LONDON SE5 0HB  
 90 CAMBERWELL ROAD LONDON SE5 0EG  
 125 CAMBERWELL ROAD LONDON SE5 0HB  
 117 CAMBERWELL ROAD LONDON SE5 0HB  
 143 CAMBERWELL ROAD LONDON SE5 0HB  
 147 CAMBERWELL ROAD LONDON SE5 0HB  
 118 CAMBERWELL ROAD LONDON SE5 0EE  
 114 CAMBERWELL ROAD LONDON SE5 0EE  
 110 CAMBERWELL ROAD LONDON SE5 0EE  
 5 KITSON ROAD LONDON SE5 7LF  
 8 KITSON ROAD LONDON SE5 7LF  
 2 RUST SQUARE LONDON SE5 7LG  
 4 RUST SQUARE LONDON SE5 7LG  
 5 RUST SQUARE LONDON SE5 7LG  
 26 KITSON ROAD LONDON SE5 7LF  
 28 KITSON ROAD LONDON SE5 7LF  
 3 KITSON ROAD LONDON SE5 7LF  
 30 KITSON ROAD LONDON SE5 7LF  
 10 ADDINGTON SQUARE LONDON SE5 7JZ

13 ADDINGTON SQUARE LONDON SE5 7JZ  
 15 ADDINGTON SQUARE LONDON SE5 7JZ  
 19 ADDINGTON SQUARE LONDON SE5 7JZ  
 2 ADDINGTON SQUARE LONDON SE5 7JZ  
 4 ADDINGTON SQUARE LONDON SE5 7JZ  
 8 ADDINGTON SQUARE LONDON SE5 7JZ  
 33 ADDINGTON SQUARE LONDON SE5 7LB  
 34 ADDINGTON SQUARE LONDON SE5 7LB  
 38 ADDINGTON SQUARE LONDON SE5 7LB  
 40 ADDINGTON SQUARE LONDON SE5 7LB  
 42 ADDINGTON SQUARE LONDON SE5 7LB  
 49 ADDINGTON SQUARE LONDON SE5 7LB  
 51 ADDINGTON SQUARE LONDON SE5 7LB  
 1 KITSON ROAD LONDON SE5 7LF  
 12 KITSON ROAD LONDON SE5 7LF  
 14 KITSON ROAD LONDON SE5 7LF  
 22 KITSON ROAD LONDON SE5 7LF  
 6 RUST SQUARE LONDON SE5 7LG  
 7 RUST SQUARE LONDON SE5 7LG  
 48 ADDINGTON SQUARE LONDON SE5 7LB  
 18 ADDINGTON SQUARE LONDON SE5 7JZ  
 3 ADDINGTON SQUARE LONDON SE5 7JZ  
 11A ADDINGTON SQUARE LONDON SE5 7JZ  
 11B ADDINGTON SQUARE LONDON SE5 7JZ  
 11D ADDINGTON SQUARE LONDON SE5 7JZ  
 5A KITSON ROAD LONDON SE5 7LF  
 2 KITSON ROAD LONDON SE5 7LF  
 96-106 CAMBERWELL ROAD LONDON SE5 0EG  
 KITSON VILLA KITSON ROAD LONDON SE5 7LF  
 TENANTS CLUB WYNDHAM ESTATE BETHWIN ROAD LONDON SE5 0XP  
 8 RUST SQUARE LONDON SE5 7LG  
 37 ADDINGTON SQUARE LONDON SE5 7LB  
 UNIT 2 134 CAMBERWELL ROAD LONDON SE5 0EU  
 UNIT 3 134 CAMBERWELL ROAD LONDON SE5 0EU  
 UNIT 4 134 CAMBERWELL ROAD LONDON SE5 0EU  
 UNIT 6 134 CAMBERWELL ROAD LONDON SE5 0EU  
 UNIT 8 134 CAMBERWELL ROAD LONDON SE5 0EU  
 UNIT 5 134 CAMBERWELL ROAD LONDON SE5 0EU  
 UNIT 1 134 CAMBERWELL ROAD LONDON SE5 0EU  
 BASEMENT FLAT 115 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 7 1A BETHWIN ROAD LONDON SE5 0SJ  
 FLAT 8 1A BETHWIN ROAD LONDON SE5 0SJ  
 FLAT 9 1A BETHWIN ROAD LONDON SE5 0SJ  
 FLAT 8 1C BETHWIN ROAD LONDON SE5 0SG  
 UNIT 7 1B BETHWIN ROAD LONDON SE5 0SJ  
 UNIT 1 1 BETHWIN ROAD LONDON SE5 0YJ  
 UNIT 3 1 BETHWIN ROAD LONDON SE5 0YJ  
 GROUND FLOOR 136 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 2 1C BETHWIN ROAD LONDON SE5 0SG  
 FLAT 4 1C BETHWIN ROAD LONDON SE5 0SG  
 FLAT 6 1C BETHWIN ROAD LONDON SE5 0SG  
 FLAT 10 1C BETHWIN ROAD LONDON SE5 0SG  
 FLAT 11 1C BETHWIN ROAD LONDON SE5 0SG  
 FLAT 13 1C BETHWIN ROAD LONDON SE5 0SG  
 FLAT 14 1C BETHWIN ROAD LONDON SE5 0SG  
 FLAT 2 1A BETHWIN ROAD LONDON SE5 0SJ  
 FLAT 3 1A BETHWIN ROAD LONDON SE5 0SJ  
 FLAT 5 1A BETHWIN ROAD LONDON SE5 0SJ  
 FLAT 1 1A BETHWIN ROAD LONDON SE5 0SJ  
 FLAT 10 1A BETHWIN ROAD LONDON SE5 0SJ  
 FLAT 11 1A BETHWIN ROAD LONDON SE5 0SJ  
 FLAT 13 1A BETHWIN ROAD LONDON SE5 0SJ  
 UNIT 9 134 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 7A 1A BETHWIN ROAD LONDON SE5 0YJ  
 FLAT 7B 1A BETHWIN ROAD LONDON SE5 0YJ  
 108A CAMBERWELL ROAD LONDON SE5 0EE  
 108B CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT A 6 ADDINGTON SQUARE LONDON SE5 7JZ  
 FLAT A 37 ADDINGTON SQUARE LONDON SE5 7LB  
 FLAT 2 17 ADDINGTON SQUARE LONDON SE5 7JZ  
 FLAT C 36 ADDINGTON SQUARE LONDON SE5 7LB  
 FLAT B 37 ADDINGTON SQUARE LONDON SE5 7LB  
 FLAT D 37 ADDINGTON SQUARE LONDON SE5 7LB  
 FLAT E 37 ADDINGTON SQUARE LONDON SE5 7LB  
 FLAT 4 155 CAMBERWELL ROAD LONDON SE5 0HB  
 FIRST FLOOR FLAT 117 CAMBERWELL ROAD LONDON SE5 0HB  
 127A CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 2 116 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT B 6 ADDINGTON SQUARE LONDON SE5 7JZ  
 BASEMENT FLAT 141 CAMBERWELL ROAD LONDON SE5 0HB  
 FIRST FLOOR AND SECOND FLOOR FLAT 4 ADDINGTON SQUARE LONDON SE5 7JZ  
 FLAT 4 112 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 4 136 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 5 136 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 5 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 3 112 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 1 136 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 8 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 4 114 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 3 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 6 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 1 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 1 112 CAMBERWELL ROAD LONDON SE5 0EE



FLAT 4 116 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 1 114 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 2 112 CAMBERWELL ROAD LONDON SE5 0EE  
 108C CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 3 145 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 2 136 CAMBERWELL ROAD LONDON SE5 0EE  
 GROUND FLOOR FLAT 118 CAMBERWELL ROAD LONDON SE5 0EE  
 FIRST FLOOR FLAT 118 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 2 145 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 3 136 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 9 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 5 116 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 2 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 127B CAMBERWELL ROAD LONDON SE5 0EE  
 SECOND FLOOR FLAT 117 CAMBERWELL ROAD LONDON SE5 0HB  
 SECOND FLOOR FLAT 118 CAMBERWELL ROAD LONDON SE5 0EE  
 UNIT 3 90A CAMBERWELL ROAD LONDON SE5 0EG  
 FIRST FLOOR REAR 90-92 CAMBERWELL ROAD LONDON SE5 0EG  
 REAR OF 120-132 CAMBERWELL ROAD LONDON SE5 0EE  
 18 KITSON ROAD LONDON SE5 7LF  
 RAILWAY ARCH 277 CAMBERWELL ROAD LONDON SE5 0EG  
 FLAT B 1A BETHWIN ROAD LONDON SE5 0SJ  
 FLAT D 1A BETHWIN ROAD LONDON SE5 0SJ  
 D301 1A BETHWIN ROAD LONDON SE5 0SJ  
 D401 1A BETHWIN ROAD LONDON SE5 0SJ  
 D402 1A BETHWIN ROAD LONDON SE5 0SJ  
 151A CAMBERWELL ROAD LONDON SE5 0HB  
 BASEMENT FLAT 118 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 1 129 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 2 129 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 4 129 CAMBERWELL ROAD LONDON SE5 0HB  
 151B CAMBERWELL ROAD LONDON SE5 0HB  
 108 CAMBERWELL ROAD LONDON SE5 0EE  
 112 CAMBERWELL ROAD LONDON SE5 0EB  
 116 CAMBERWELL ROAD LONDON SE5 0EE  
 134 CAMBERWELL ROAD LONDON SE5 0EE  
 14 ADDINGTON SQUARE LONDON SE5 7JZ  
 16 ADDINGTON SQUARE LONDON SE5 7JZ  
 20 ADDINGTON SQUARE LONDON SE5 7JZ  
 7 ADDINGTON SQUARE LONDON SE5 7JZ  
 9 ADDINGTON SQUARE LONDON SE5 7JZ  
 35 ADDINGTON SQUARE LONDON SE5 7LB  
 39 ADDINGTON SQUARE LONDON SE5 7LB  
 41 ADDINGTON SQUARE LONDON SE5 7LB  
 50 ADDINGTON SQUARE LONDON SE5 7LB  
 52 ADDINGTON SQUARE LONDON SE5 7LB  
 10 KITSON ROAD LONDON SE5 7LF  
 16 KITSON ROAD LONDON SE5 7LF  
 20 KITSON ROAD LONDON SE5 7LF  
 24 KITSON ROAD LONDON SE5 7LF  
 4 KITSON ROAD LONDON SE5 7LF  
 6 KITSON ROAD LONDON SE5 7LF  
 1 RUST SQUARE LONDON SE5 7LG  
 120-132 CAMBERWELL ROAD LONDON SE5 0EE  
 53 ADDINGTON SQUARE LONDON SE5 7LB  
 3 RUST SQUARE LONDON SE5 7LG  
 141 CAMBERWELL ROAD LONDON SE5 0HB  
 149 CAMBERWELL ROAD LONDON SE5 0HB  
 155 CAMBERWELL ROAD LONDON SE5 0HB  
 5B ADDINGTON SQUARE LONDON SE5 7JZ  
 21 ADDINGTON SQUARE LONDON SE5 7JZ  
 121-123 CAMBERWELL ROAD LONDON SE5 0HB  
 119 CAMBERWELL ROAD LONDON SE5 0HB  
 153 CAMBERWELL ROAD LONDON SE5 0HB  
 11C ADDINGTON SQUARE LONDON SE5 7JZ  
 5A ADDINGTON SQUARE LONDON SE5 7JZ  
 92A CAMBERWELL ROAD LONDON SE5 0EG  
 3A KITSON ROAD LONDON SE5 7LF  
 OLD PEOPLES CLUB WYNDHAM ESTATE BETHWIN ROAD LONDON SE5 0XP  
 BASEMENT REAR OF 90 CAMBERWELL ROAD LONDON SE5 0EG  
 FLAT 1 116 CAMBERWELL ROAD LONDON SE5 0EE  
 UNIT 7 134 CAMBERWELL ROAD LONDON SE5 0EU  
 GROUND FLOOR FIRST FLOOR AND SECOND FLOOR 115 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 9 1C BETHWIN ROAD LONDON SE5 0SG  
 FLAT 12 1C BETHWIN ROAD LONDON SE5 0SG  
 UNIT 6 1B BETHWIN ROAD LONDON SE5 0SJ  
 UNIT 2 1 BETHWIN ROAD LONDON SE5 0YJ  
 UNIT 4 1 BETHWIN ROAD LONDON SE5 0YJ  
 UNIT 5 1 BETHWIN ROAD LONDON SE5 0YJ  
 FLAT 1 1C BETHWIN ROAD LONDON SE5 0SG  
 FLAT 3 1C BETHWIN ROAD LONDON SE5 0SG  
 FLAT 5 1C BETHWIN ROAD LONDON SE5 0SG  
 FLAT 7 1C BETHWIN ROAD LONDON SE5 0SG  
 FLAT 4 90A CAMBERWELL ROAD LONDON SE5 0EG  
 FLAT 4 1A BETHWIN ROAD LONDON SE5 0SJ  
 FLAT 6 1A BETHWIN ROAD LONDON SE5 0SJ  
 FLAT 12 1A BETHWIN ROAD LONDON SE5 0SJ  
 FLAT 14 1A BETHWIN ROAD LONDON SE5 0SJ  
 REAR OF 88 CAMBERWELL ROAD LONDON SE5 0EG  
 FLAT A 36 ADDINGTON SQUARE LONDON SE5 7LB  
 FLAT 1 17 ADDINGTON SQUARE LONDON SE5 7JZ  
 FLAT 3 17 ADDINGTON SQUARE LONDON SE5 7JZ  
 FIRST FLOOR 120-132 CAMBERWELL ROAD LONDON SE5 0EE

UNIT 2 90A CAMBERWELL ROAD LONDON SE5 0EG  
 FLAT C 6 ADDINGTON SQUARE LONDON SE5 7JZ  
 FLAT C 37 ADDINGTON SQUARE LONDON SE5 7LB  
 FLAT B 36 ADDINGTON SQUARE LONDON SE5 7LB  
 FLAT D 36 ADDINGTON SQUARE LONDON SE5 7LB  
 35A ADDINGTON SQUARE LONDON SE5 7LB  
 CARETAKERS FLAT BASEMENT 134 CAMBERWELL ROAD LONDON SE5 0EN  
 BASEMENT FLAT 127 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 1 145 CAMBERWELL ROAD LONDON SE5 0HB  
 SECOND FLOOR AND THIRD FLOOR FLAT 157 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 5 112 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 6 136 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 2 155 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 1 90A CAMBERWELL ROAD LONDON SE5 0EG  
 FLAT 1 90 CAMBERWELL ROAD LONDON SE5 0EG  
 FLAT 2 114 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 7 136 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 7 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 4 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 2 90 CAMBERWELL ROAD LONDON SE5 0EG  
 FLAT 3 116 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 3 155 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 3 114 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 8 136 CAMBERWELL ROAD LONDON SE5 0EE  
 FLAT 9 136 CAMBERWELL ROAD LONDON SE5 0EE  
 FIRST FLOOR FLAT 157 CAMBERWELL ROAD LONDON SE5 0HB  
 GROUND FLOOR FLAT 117 CAMBERWELL ROAD LONDON SE5 0HB  
 REAR OF 157 CAMBERWELL ROAD LONDON SE5 0HB  
 BASEMENT AND GROUND FLOOR 90 CAMBERWELL ROAD LONDON SE5 0EG  
 BASEMENT AND GROUND FLOOR 92 CAMBERWELL ROAD LONDON SE5 0EG  
 GROUND FLOOR AND PART FIRST FLOOR 47-48 ADDINGTON SQUARE LONDON SE5 7LB  
 FLAT 3 129 CAMBERWELL ROAD LONDON SE5 0HB  
 RAILWAY ARCH 276 CAMBERWELL ROAD LONDON SE5 0EG  
 RAILWAY ARCH 278 CAMBERWELL ROAD LONDON SE5 0EG  
 RAILWAY ARCH 275 CAMBERWELL ROAD LONDON SE5 0EG  
 FLAT A 1A BETHWIN ROAD LONDON SE5 0SJ  
 FLAT C 1A BETHWIN ROAD LONDON SE5 0SJ  
 D302 1A BETHWIN ROAD LONDON SE5 0SJ  
 157 CAMBERWELL ROAD LONDON SE5 0HB  
 88 CAMBERWELL ROAD LONDON SE5 0EG  
 165 CAMBERWELL ROAD LONDON SE5 0HB  
 173 CAMBERWELL ROAD LONDON SE5 0HB  
 175 CAMBERWELL ROAD LONDON SE5 0HB  
 169 CAMBERWELL ROAD LONDON SE5 0HB  
 163A CAMBERWELL ROAD LONDON SE5 0HB  
 167A CAMBERWELL ROAD LONDON SE5 0HB  
 177 CAMBERWELL ROAD LONDON SE5 0HB  
 FIRST FLOOR AND SECOND FLOOR FLAT 173 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT A 175 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT C 175 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 5 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 1 165 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 8 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 3 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 6 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 1 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 2 165 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 3 165 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 9 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 FIRST FLOOR AND SECOND FLOOR FLAT 171 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 2 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 163 CAMBERWELL ROAD LONDON SE5 0HB  
 167 CAMBERWELL ROAD LONDON SE5 0HB  
 179 CAMBERWELL ROAD LONDON SE5 0HB  
 171 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT B 175 CAMBERWELL ROAD LONDON SE5 0HB  
 SECOND FLOOR AND THIRD FLOOR FLAT 157 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 7 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 4 165 CAMBERWELL ROAD LONDON SE5 0HB  
 FLAT 4 159-161 CAMBERWELL ROAD LONDON SE5 0HB  
 FIRST FLOOR FLAT 157 CAMBERWELL ROAD LONDON SE5 0HB  
 FIRST FLOOR AND SECOND FLOOR FLAT 179 CAMBERWELL ROAD LONDON SE5 0HB  
 REAR OF 157 CAMBERWELL ROAD LONDON SE5 0HB  
 157 CAMBERWELL ROAD LONDON SE5 0HB  
 204 Camberwell Grove London SE5 8RJ  
 c/o Benedict O'Looney, RIBA 56 Pennethorne Road London SE15 5TQ  
 Palestra, 11th Floor 197 Blackfriars Road London SE1 8NJ  
 9th floor Eastbury House 30-34 Albert Embankment London SE1 7TL

**Re-consultation:**  
 Letter sent 30/4/2010.

## APPENDIX 2

**Consultation responses received****Internal services**

Transport - Cycle storage - No comment.

Car Parking - The proposal site is situated in a CPZ. Therefore, in order to prevent possible overspill parking from the development, the applicant should be informed that a planning condition will be imposed preventing any occupiers of this development being eligible for on-street parking permits. In order that the TMO can be changed, a sum of £2,750 must be secured from the applicant for the costs associated with amending the TMO, either through a S106 agreement, unilateral undertaking or Grampian condition.

Disabled parking - The applicant has stated that the site benefits from two disabled bays, the applicant must be made aware that unless these disabled bays are located within the curtilage of the site, they can not be tied to the development and any person who holds a blue badge are eligible to park in these bays.

The applicant will need to provide a servicing management statement.

Travel Plans will be assessed using TfL's online tool, ATTrBuTE, <http://attribute.org.uk/>, and it is suggested that the Applicant makes use of this tool.

Transport DC feel that the above points raised should not be considered a reason for refusal.

Environmental Protection Team - Environmental Protection reports no objections to the proposal. However would require the standard planning condition with respect to contaminated land to apply to this application.

CAAG - The CAAG group liked this project. Presented was an impressive listed building application complemented with a good historic appraisal of the site by the Architectural History Practice. The proposed design looked convincing, and the loss of an original internal stairway was balanced by good conservation work to the Georgian houses on the Camberwell Road. It is good news that this important charity remains in the handsome buildings that they have occupied for generations. This excellent new project will be the most recent contribution to the interesting architectural ensemble developed through the nineteenth and twentieth centuries on this prominent site by Cambridge House. The building is in good hands.

Waste team - no response.

**Statutory and non-statutory organisations**

English Heritage - English Heritage – you are hereby authorised to determine this application for listed building consent application as you see fit. In doing so English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application.

We have therefore drafted the necessary letter of authorisation (draft attached) for your Council to determine the application as you see fit and referred the case to the Government Office for London. Subject to the Secretary of State not directing reference of the application to him, the Government Office for London will return the letter to you.

Transport for London – TfL does not believe the proposals would have an unacceptable impact on the Strategic Network (SRN)

Environment Agency - no objections.

LAMAS (Committee acting on behalf of the Council for British Archaeology in respect of Listed Buildings and Applications within the Greater London Area) – Listed building that has been in continual use for some time. The Committee thought this a well considered and appropriate scheme. There were no objections subject to imposing the usual conditions covering detailed matters.

Georgian Group – whilst some aspects of the application are welcomed, we recommend that other elements be reconsidered. We object to the schemes on the grounds that they are damaging to the special architectural and historic interest of the buildings in that there would be an unacceptable loss of staircase and roof fabric. Main issues set out below.

- No objection to the applicant's proposal to rationalise its existing properties and welcome the reinstatement of the door to No. 131 to its original position. The removal of the soil pipes from the front elevation and the proposed landscaping to the front gardens is also to be welcomed. However, we have objections to some of the proposed internal alterations as follows.

- Object to the removal of the staircase at No. 135 in principle. Whilst it has lost some of its spindles these can be easily copied and replaced. PPG15 is clear on this matter *'the removal or alteration of any historic staircase is not normally acceptable. The stair is often the most considerable piece of design'*.

- Whilst we understand the needs of the user group, given the considerable existing and proposed extensions and out buildings within the organisation's buildings, we do not consider there to be enough justification for the removal of the staircase. PPG15 refers to the need for applicants to justify their proposals and to show why works which would affect the character of a listed building are desirable or necessary.

- Our advice is that the introduction of a lift which serves all floors negates the need to remove this staircase and it is our opinion that this applies also to the removal of part staircases in Nos 133 and 137 and object to the removal of these in principle.

- Also object to the insertion of a new staircase which we consider to be superfluous.

- No objections in principle to a lift but recommend that it be placed in a part of the building which has already been compromised by modern alteration. The current proposal will result in the loss of original roof fabric and we therefore object to its proposed location.

- With regards to the works to Gilroy Hall, we defer to the Victorian Society.

### **Neighbours and local groups**

No responses had been received at the time of writing to the re-consultation 30/4/2010, but any further letters will be reported to the committee by way of addendum report. Those received in response to the initial consultation are summarised below.

Camberwell Society - The Society fully supports the work of Cambridge House and is appreciate of the efforts made by the Chief Executive to consult with the Society and other local interest groups and residents about the scope of the proposed works, which in the Society's opinion are long overdue.

The Society is of the view that the proposed works are sensitive and appropriate to these Georgian buildings and will improve the facilities and accessibility of the buildings to the benefit of Camberwell and its residents, whilst preserving the integrity of the listed buildings. The Society therefore supports this application.

10 Addington Square - objects on the following grounds:

- Concerned that the extensive nature of these proposals will materially affect a Grade II listed building.

- At the same time these changes will clearly not be in keeping with the Addington Square Conservation Area.

- There will also be considerable impacts on the houses to the rear of Cambridge House who will no doubt lose amenity including intrusion into their privacy and right of enjoyment of their property.

143 Camberwell Rd - objects on the following grounds:-

- Impact on residents and neighbours taking into account the expansion of the activities implied by the proposed works - increased noise and intrusion and parking difficulties
- Particular concern about the use of Gilroy Hall – measures should be introduced to eliminate noise and vibration transmission
- Hall - The hall is to be divided up with a mezzanine to give more space but there is no mention that activities such as live or recorded music will cease so the glazed link will provide a noise and frequency buffer; any internal sound treatment and insulation should reduce the intrusion – however for these measures to have the greatest impact, it is imperative that any skylights to the roof and south facing windows which currently exacerbate the existing problems, should not be able to be opened.
- Courtyard use - Concern about increase in activity in relation to the use of the courtyard especially after office hours and weekends, sometimes up until midnight and beyond – the writer states that they have been informed that there will be no access to the courtyard after normal business hours – therefore tenants of the new buildings must therefore be limited to using these buildings during normal business hours and this should be enforced in their permissions.
- Transport – Although Cambridge House state that they encourage people to use public transport to visit the hall and that their location is in walking distance of many of their clients which is why they want to refurbish and not to relocate, already we have seen an increase in parking by non-residents on Friday and Saturday nights which makes it difficult for residents to park. This situation could be exacerbated by the increase in capacity of the hall. Queries whether it would be possible to widen the days and times that residents and metered parking are implemented to discourage clients from bringing cars to the area.
- Concern about the impacts during construction – would like assurances that after the works are completed the refurbishment will have some benefit for neighbouring residents as well as the outside community that Cambridge House caters to.
- The enthusiasm with which they undertake their activities for the local community has to be applauded but past extension of activity has rarely impacted favourably upon the residents, so if we are to endure another year of building work we must have assurances that the improvements will consider everyone in the area and not just the clients that they so faithfully attend.

141 Camberwell Rd – Concern about the effect of the buildings works on the amenities of occupiers of No. 141 (noise and disturbance), and concern about the effect that the construction works would have on the ability to find tenants for No. 141.

- Concerned that the wall between 139 and 141 stays at the height currently stated in the application – the original plans had a 3.5m high wall between the properties which we would have objected strongly to; this has now dropped to 1.5 – 2m which we are satisfied with.
- The children who attend Cambridge House Play Group appear to spend a large amount of time in the outside space. It is important to ensure that they have as large a play area as is currently the case.

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**RECOMMENDATION  
LDD MONITORING FORM REQUIRED**

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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.

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<b>Applicant</b>	Mr B Edwards Cambridge House	<b>Reg. Number</b> 10-AP-0415
<b>Application Type</b>	Full Planning Permission	
<b>Recommendation</b>	Grant subject to GOL/SoS Direction	<b>Case Number</b> TP/2064-131

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**Draft of Decision Notice**

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**WARNING - the system has not been configured to handle type/decision combination:**

Extensions at ground and first floor level to rear of terraced Grade II listed buildings fronting Camberwell Rd, and extensions and alterations to the rear of the site including installation of lift to No. 133, construction of stairs and addition of single storey glazed link to the rear at ground floor level to No. 135, extension of rear extension at second floor level to No. 137, and erection of single storey rear extension at ground floor level along full length of boundary at No. 139. Scheme also includes alterations to the Addington Square buildings and frontage, including two storey glazed entrance foyer to the rear of the Addington Square entrance, installation of mezzanine floor and external alterations to the Gilroy Hall fronting Addington Square, external alterations to Addington Square elevations, and part one/part two storey extension to the rear of Gilroy Hall. In addition, erection of part two, part single storey extensions for office accommodation at the rear of the site.

**At:** CAMBRIDGE HOUSE, 131-139 CAMBERWELL ROAD LONDON, SE5 7JZ

**In accordance with application received on** 19/02/2010

**and Applicant's Drawing Nos.** Existing - PL(00)1 A, PL(00)02 A, PL(00)03 A, PL(00)04 A, PL(00)05 A, PL(00)06 A, PL(00)07 A, PL(00)08 A, PL(00)09 A, PL(00)10 A, PL(00)11 A, PL(00)30, PL(00)31

Demolition plans - PL(00)25 A, PL(00)26 A, PL(00)27 A, PL(00)28 A, PL(00)29 A

Proposed - 09-232 PL(00)12 B, PL(00)13 B, PL(00)14 B, PL(00)15 A, PL(00)16 B, PL(00)17 A, PL(00)18 B, PL(00)19 B, PL(00)20 A, PL(00)21 A, PL(00)22 A, PL(00)23, PL(00)24

Photographs - PL(00)32, PL(00)33

Supporting documents:  
Cambridge House: Activities and Users Rev1 24/2/2010  
Design and Access Statement Rev A 26/2/2010

**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:  
Demolition plans - PL(00)25 A, PL(00)26 A, PL(00)27 A, PL(00)28 A, PL(00)29 A  
Proposed - 09-232 PL(00)12 B, PL(00)13 B, PL(00)14 B, PL(00)15 A, PL(00)16 B, PL(00)17 A, PL(00)18 B, PL(00)19 B, PL(00)20 A, PL(00)21 A, PL(00)22 A, PL(00)23, PL(00)24

Reason:

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

- 3 **Hours of Use**

The uses hereby permitted within the site as a whole for D1 community use purposes shall not be carried on outside of the following hours:

Office use - Mon - Fri 08:00am - 18:00, Sat 08:00 - 13:00, Sun/Bank Holidays - not at all

Education - Mon - Thur 08:00am - 22:00, Fri and Sat 08:00 - 23:00, Sun/Bank Holidays - 08:00 - 21:00

Nursery - Mon - Fri 08:00 - 18:00, Sat, Sun and Bank Holidays - not at all

Gilroy Hall - Mon - Thur 08:00am - 22:00, Fri and Sat 08:00 - 23:00, Sun/Bank Holidays - 08:00 - 21:00

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

**4 Design to match existing**

All new internal works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design; 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan (UDP) July 2007.

**5 Height of lift over-run**

The maximum Above Ordnance datum (AOD) height of the enclosure to the proposed lift overrun when it is constructed shall not exceed the AOD height of the ridge of the roof.

Reason:

In order that the height of the lift overrun does not exceed the existing maximum roof height, to ensure that the special architectural or historic qualities of the listed building are preserved in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

**6 Restrictions- no roof plant/ equipment**

No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted.

Reason

In order to ensure that no additional plant etc. is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with Policies 3.12 Quality in Design and 3.2 Protection of Amenity of the Southwark Plan 2007.

**7 Trees - Pre-commencement meeting and protection of and works to the retained trees**

The existing trees on the site along the Camberwell Rd frontage and the street trees on Addington Square which are protected by reason of being within the Addington Square Conservation Area, and which are to be retained, shall be protected during demolition and construction works and the site and the tree/s and site shall be managed in accordance with the recommendations contained in the submitted Arboricultural Report Referenced as 'Tree Survey, Arboricultural Implications Assessment and Method Statement Project No. 2009 dated 15/12/2009 (forming Appendix D to the submitted Design and Access Statement). In any case, notwithstanding the presence of or validity of an Arboricultural report, all works shall adhere to BS5837: Trees in relation to construction and BS3998: Recommendations for tree work.

These works and measures shall include compliance with the details as set out in the Arboricultural Report and a pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site.

All tree protection measures and subsequent works required pursuant to that pre-commencement meeting and the Arboricultural report shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of preserving the health of the tree and to maintain the visual amenity of the site, in accordance with Policies 3.2 Protection of amenity, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

**8 Landscaping Plan**

Before any above grade work hereby authorised begins, detailed drawings [scale 1:50] of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), in relation to both the front gardens along Camberwell Rd and the courtyard at the rear of the site, shall be submitted to and approved in writing by the Local Planning Authority and the landscaping shall not

be carried out otherwise than in accordance with any such approval given. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS:4428 Code of practice for general landscaping operations, BS:3996 Nursery stock specification, BS:5837 Trees in relation to construction and BS:7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance. The landscaping plan shall include at least two suitable replacement trees to be planted in the courtyard to mitigate the loss of the four trees that are to be felled.

**Reason**

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural qualities of the existing building and the public spaces around it in accordance with Policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of The Southwark Plan 2007.

**9 Green roof/biodiversity**

Before any above grade work hereby authorised begins, details of the green roofs (including a specification and maintenance plan) and details of biodiversity improvements to include bird and/or bat boxes to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, it in accordance with Policies 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

**10 Travel Plan**

Before the use hereby permitted commences a Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors, and including at the start of the second year of operation a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site, shall be submitted to for approval in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

In order that the use of non-car based travel is encouraged in accordance with London Plan policy 3C.2 and policies 5.2 Transport Impacts and 5.3 Walking and Cycling of the Southwark Plan 2007.

**11 Service Management Plan**

No development shall take place until a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

**Reason**

To ensure compliance with policy 5.2 Transport Impacts of the Southwark Plan 2007.

**12 Refuse storage**

Before the first occupation of the buildings/extensions hereby permitted, the refuse storage arrangements shown on the approved drawing/s referenced PL(00)12B shall be provided and made available for use by the occupiers of the premises and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

**Reason**

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby 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.

**13 Cycle Storage – as approved**

Before the first occupation of the building/extension the cycle storage facilities for at least 24 cycles as shown on drawing PL(00) 12B shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval



given.

**Reason**

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport 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.

**14 Noise - transmission of airborne and impact sound**

The use hereby permitted of the Gilroy Hall for D1 use class purposes shall not be begun until full particulars and details of a scheme to insulate the premises against the transmission of airborne and impact sound has been submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given. Any such scheme shall be so designed that noise from the use does not, at any time, increase the ambient equivalent noise level measured immediately outside any of the adjoining or nearby premises. The particulars to be submitted may include the measures set out at Part 5.6.1 of the submitted Design and Access Statement Rev A 26 Feb 2010.

**Reason**

In order to protect neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with Policy 3.2: Protection of Amenity of The Southwark Plan 2007 and Planning Policy Guidance 24 Planning and Noise.

**15 Inclusive design**

The measures set out in Part 7.0 of the submitted Design and Access Statement in relation to access and inclusive design shall be carried out in relation to the implementation of this consent.

**Reason**

To ensure that the buildings and the operation of the premises are carried out in with due regard for accommodation of people with disabilities in accordance with policies 3.12 Quality in design and 3.13 Urban design of the Southwark Plan 2007.

**16 Sustainability and installation of roof mounted solar photovoltaic panels**

The measures set out in Part 6.0 'Sustainability' of the submitted Design and Access Statement Part shall be carried out as part of the implementation of this consent, unless as otherwise specified in this condition.

Exceptions - There shall be no installation of roof mounted solar photovoltaic panels on either the existing or proposed buildings.

**Reason**

To ensure that the Local Planning Authority may be satisfied that the scheme is of a suitable standard of sustainable construction, and to ensure that solar photovoltaic panels do not materially harm the special historic or architectural fabric of the listed buildings or the setting of the listed buildings, in accordance with policies 3.4 Energy efficiency, 3.5 Renewable energy, 3.17 Listed buildings and 3.18 Setting of listed buildings, conservation areas and world heritage sites of the Southwark Plan 2007.

**Reasons for granting planning permission.**

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

- a] Policies SP6 Accessible services, SP11 Amenity and environmental quality, SP 13 Design and heritage, SP14 Sustainable buildings, SP18 Sustainable transport, 2.1 Provision of new community facilities, 2.2 Enhancement of community facilities, 2.5 Planning obligations, 3.1 Environmental effects, 3.2 Protection of Amenity, 3.3 Sustainability assessment, 3.4 Energy efficiency, 3.5 Renewable energy, 3.7 Waste reduction, 3.9 Water, 3.11 Efficient use of land, 3.12 Quality in design, 3.13 Urban design, 3.14 Designing out crime, 3.15 Conservation of the historic environment, 3.17 Listed buildings, 3.18 Setting of listed buildings, conservation areas and world heritage sites, 5.1 Locating developments, 5.2 Transport Impacts, 5.3 Walking and cycling, 5.4 Public transport improvements, 5.6 Car parking, 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan [July 2007].
- b] Policies 3A.3 Maximising the potential of sites, 3C.1 Integrating transport and development, 3C.21 Improving conditions for walking, 3C.22 Improving conditions for cycling, 4A.3 Sustainable design and construction, 4A.4 Energy assessment, 4A.7 Renewable energy, 4A.12 Flooding, 4A.13 Flood risk management, 4A.14 Sustainable drainage, 4B.1 Design principles for a compact city, 4B.5 Creating an inclusive environment, 4B.6 Safety, security and fire prevention and protection, 4B.8 Respect local context and communities, 4B.11 London's built heritage of the London Plan [2004].
- c] Planning Policy Statements [PPS] and Guidance Notes [PPG] PPS1 Delivering sustainable

development, PPS3 Housing , PPS25 Planning and flood risk, PPG 13 Transport, PPS5 Planning and the historic environment, PPG24 Planning and Noise.

Particular regard was had to the impacts of the scheme on the amenities of surrounding occupiers that would result from the proposed development where it was considered that there would be no material harm arising in relation to loss of sunlight/daylight or resulting from a sense of enclosure as to justify refusal. Potential harm arising from noise and disturbance from the use of the premises would be avoided or mitigated through conditions of consent in relation to noise insulation standards and hours of operation.

The scheme was considered in relation to the impact of the scheme on the special historic and architectural interest of the listed buildings and the setting of the surrounding listed buildings. Regard was had to objections that were raised to the effects of the scheme on the listed building, where it was recognised that there would be some harm arising to the fabric of the buildings but it is considered that a case can be made here for the substantial wider public benefits that will be gained by this scheme as well as the benefits to the heritage asset of the on-going presence of Cambridge House on this site which acquired these buildings of national importance long before they were listed and is seeking to secure their on-going viable occupation for the foreseeable future.

It was considered that the scheme would preserve the character and appearance of the Addington Square Conservation Area. The height, scale and massing of the building extensions and new buildings were considered to be acceptable within the context of the surrounding environment. The traffic impacts, car and cycle parking provisions, and servicing arrangements are also acceptable subject to conditions. Conditions were also considered appropriate to mitigate particular impacts of the scheme in relation to sustainability, design quality, landscaping and mitigation for felling of trees from the site. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

#### **Informatives**

- 1 The applicant has stated that the site benefits from two disabled bays, however the applicant is advised that unless these disabled bays are located within the curtilage of the site, they can not be tied to the development and any person who holds a blue badge remains eligible to park in these bays.
- 2 In relation to Condition 17, Sustainability and installation of roof mounted solar photovoltaic panels, please be advised that the installation of plant and equipment that has not been approved as part of this consent would require separate applications for full planning permission and listed building consent. There shall therefore be no installation of roof mounted solar photovoltaic panels on either the existing or proposed buildings unless the necessary full and listed building consent has been granted.

# CAMBRIDGE HOUSE, 131-139 CAMBERWELL ROAD, LONDON, SE5 7JZ

Ordnance Survey

Date 20/5/2010



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<b>Item No.</b>  <b>2</b>	<b>Classification:</b>  OPEN	<b>Date:</b>  2 June 2010	<b>Meeting Name:</b>  Walworth Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 10-AP-0419 for: Listed Building Consent  <b>Address:</b> CAMBRIDGE HOUSE,131-139 CAMBERWELL ROAD LONDON, SE5 7JZ  <b>Proposal:</b> Extensions at ground and first floor level to rear of terraced Grade II listed buildings fronting Camberwell Rd, and extensions and alterations to the rear of the site including installation of lift to No. 133, construction of stairs and addition of single storey glazed link to the rear at ground floor level to No. 135, extension of rear extension at second floor level to No. 137, and erection of single storey rear extension at ground floor level along full length of boundary at No. 139. Scheme also includes alterations to the Addington Square buildings and frontage, including two storey glazed entrance foyer to the rear of the Addington Square entrance, installation of mezzanine floor and external alterations to the Gilroy Hall fronting Addington Square, external alterations to Addington Square elevations, and part one/part two storey extension to the rear of Gilroy Hall. In addition, erection of part two, part single storey extensions for office accommodation at the rear of the site.		
<b>Ward(s) or groups affected:</b>	Camberwell Green		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 26/02/2010		<b>Application Expiry Date</b> 23/04/2010	

## RECOMMENDATION

- 1 Grant listed building consent subject to any direction by the Secretary of State, as the application has received an objection from one of the statutory amenity societies

## BACKGROUND INFORMATION

### Site location and description

- 2 Refer to accompanying report on application for full planning permission LBS Reg 10AP0415.

### Details of proposal

- 3 Refer to accompanying report on application for full planning permission LBS Reg 10AP0415.

### Planning history

None relevant.

### Planning history of adjoining sites

4 None relevant.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

5 The main issues to be considered in respect of this application are:

a) the principle of the development in terms of land use and conformity with strategic policies.

b] the impact on the fabric of the Grade II listed buildings and the setting of the listed building and its listed neighbour to the south

### **Planning policy**

6 Southwark Plan 2007 (July)

SP 13 Design and heritage

3.15 Conservation of the historic environment

3.17 Listed buildings

3.18 Setting of listed buildings, conservation areas and world heritage sites

London Plan 2008 consolidated with alterations since 2004

7 4B.11 London's built heritage

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

PPS5 Planning and the historic environment

### **Principle of development**

8 The development would be acceptable subject to an assessment of the effect of the proposal on the features of special architectural or historic interest. These matters are addressed below.

### **Environmental impact assessment**

9 n Environmental Statement is not required with this application as the development does not fall within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999. The scheme can be considered to fall within Schedule 2, being an 'urban development project'. A Screening Opinion was not requested prior to the submission of the application as the site does not exceed 0.5ha (being 0.1564ha). In addition, it has been considered that the development is unlikely to have a significant effect upon the environment by reason of its nature, size or location based upon a review of the Schedule 3 selection criteria for screening Schedule 2 Development. The site has an established community use and is located outside of a sensitive area as per Regulation 2(1) and the development is unlikely to generate any significant environmental effects. Therefore an Environmental Impact Assessment is not required.

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

10 Not relevant to listed building consent.

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

11 Not relevant to listed building consent.

### **Traffic issues**

12 Not relevant to listed building consent.

### Design issues

- 13 See below.
- 14 **Impact on character and setting of a listed building and/or conservation area**  
 Policy 3.17 states that planning permission for proposals which involve an alteration or extension to a listed building will only be permitted where:
- i. There is no loss of important historic fabric; and
  - ii. The development is not detrimental to the special architectural or historic interest of the building; and
  - iii. The development relates sensitively and respects the period, style, detailing and context of the listed building or later alterations of architectural or historic interest; and
  - iv. Existing detailing and important later additional features of the building are preserved, repaired or, if missing, replaced.
- 15 The proposed works to the listed building are substantial. They include the relocation of the front entrance, the removal and modification of a number of internal partitions, the removal of a number of staircases – principally that in 135 Camberwell Road – and the insertion of a new lift in 133 Camberwell Road. Finally, the proposals also include the landscaping of the front gardens to reinstatement of the original lawned gardens. We are advised in PPS 5 – Planning for the Historic Environment (Policy HE 9.1) that: *‘there should be a presumption in favour of conservation of designated heritage assets.’* and that the heritage asset’s *‘significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.’* Furthermore, that: *‘Loss affecting any designated heritage asset should require clear and convincing justification.’* PPS 5 – Planning for the Historic Environment; Historic Environment Planning Practice Guide (March 2010 – paragraph 182) states that: *‘The plan form of a building is frequently one of its most important characteristics and internal partitions, staircases (whether decorated or plain, principal or secondary) and other features are likely to form part of its significance.’*
- 16 The relocation of the main entrance, to be moved from the central bay of number 131 Camberwell Road to its original location in the low building to the flank to match the existing listed building across Arlington Square is supported and will enhance the public’s appreciation of, not just 131 Camberwell Road but also this group of buildings as a whole. A condition should be imposed requiring a method statement for this work as well as detailed drawings of the relocated door and windows to ensure that the historical and architectural significance of the listed building is preserved.
- 17 In relation to the walls and the plan form of these nationally important buildings the material submitted with the application illustrates that this group of listed buildings have already been laterally converted. This has meant that openings are already in place which link across the adjacent houses at different levels and more recent partitions inserted that have resulted in a rabbit-warren of spaces, corridors and rooms that have affected the public’s appreciation of these fine buildings. When we compare the existing and proposed plan layouts we are able to ascertain that the proposal seeks to remove non-original partitions and retain the original 1804 dividing wall line within the houses to ensure that the natural order of the original plan form is restored and can be appreciated whilst retaining the lateral conversion. Openings are inserted in certain areas to facilitate this and ensure that the historically significant material is not affected.
- 18 The most significant alterations to the listed buildings that are proposed by this development include the insertion of a new lift in 133 Camberwell Road and the removal of a primary staircase in 135 Camberwell Road as well as the removal of a number of secondary staircases in numbers 135, 137 and 139 Camberwell Road.

- 19 The new lift is proposed in order to bring the entire complex up to the current Disability Discrimination Act standards and to offer access for wheel-chair users to all floors. Whilst this Act states that organisations must make the ‘reasonable’ adjustments necessary, this scheme is predicated by Cambridge House’s ambition to accommodate a range of voluntary organisations including those that support people with disabilities and as such it is reasonable to expect that every part of the new development can be reached. In relation to the Disability Discrimination Act PPS 5 – Planning for the Historic Environment; Historic Environment Planning Practice Guide (March 2010 – paragraph 144) states that: *‘Sometimes the best means of conserving a heritage asset will seem to conflict with the requirements of such regimes. Local planning authorities are encouraged to consider imaginative ways of avoiding such conflict. Where conflict is unavoidable, such regimes generally allow for some flexibility so that a balance can be struck.’*
- 20 The new lift is located to the rear of number 133 Camberwell Road which has been substantially remodelled. Evidence submitted with the application suggests that an original curved bay has been removed in this location at one point in its history and the entire rear wall of number 133 Camberwell Road rebuilt approximately 1.5 outside the original line of the back wall of this house. In terms of its location on plan the sensitive insertion or a lift can be supported in this location because the affected floor is already much altered and evidently not original, however the scale of the lift and, most notably, its protrusion from the roof is considered excessive. A condition such as that noted above could limit the visual prominence of this feature but will not remove the harmful impact of this proposal on the fabric and the historic significance of this listed building as a result of the loss of existing roof structure caused by the lift extending through this part of the attic.
- 21 The loss of a number of original staircases has been the subject of detailed discussions with officers and with English Heritage. These features are important contributors to the historic significance of these listed buildings and ensure that the plan-form retains its distinctive arrangement of a Georgian terrace with a principle room across the front and a secondary room to the rear flanked by the stair. The loss of these staircases has been justified in the application material by the benefit offered to Cambridge House by the rationalisation of the plan form which creates more usable space on every floor – at the expense of the historic features – and allows for the insertion of a new and more accessible stair that will comply with current standards. The proposed new stair will be the new principle staircase for Cambridge House and is located in the area of the original stair of 135 Camberwell Road – though turned through 90 degrees to allow for the increased length and width of a modern stair. Its detailed design is important therefore and, as a primary stair, it could and should be of exemplary quality. One way of securing the exemplary quality of its design would be to make its detailed design a reserved matter to ensure that the stair is light and elegant, and of exceptional quality.
- 22 The Georgian Group have objected to both the insertion of the lift at 133 Camberwell Road and the loss the staircase in 135 Camberwell Road. The Georgian Group is one of the six Amenity Societies listed by the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). Under Section 13 of the Act the Council is unable to determine this application and must refer their decision to the Secretary of State for determination. Under the Act a proposal to demolish any principal internal element of the structure including any staircase, load-bearing wall, floor structure or roof structure shall be treated as a proposal for the demolition of a substantial part of the interior.
- 23 When the scheme was presented to the Councils’ Design Review Panel on February 8 2010 the Panel was not convinced by the proposed loss of historic fabric in key elements of the building plans as a result of the insertion of a new lift and a new stair. Whilst they welcomed the improvements to the listed buildings including the removal of unsympathetic accretions over the years and the restoration of important historic

features, they were concerned about the loss of a chimney breast and historic stair on all floors at 133/5 Camberwell Road. They encouraged the architects to review their proposals in detail and to see if more of the original historic fabric could be retained. Only minor amendments were made to the scheme as a result of these comments.

- 24 In summary, these proposals appear to challenge the requirements of policy 3.17 and those of PPS5 Planning for the Historic Environment but offer significant wider public benefits both through the on-going presence of Cambridge House on this site and the preservation of the features that remain. English Heritage have stated that they do not intend to object to this scheme and have placed significant weight on the positive contribution that Cambridge House as an organisation have made to this group of historic buildings through their on-going presence on the site. This is not only through their provision of a viable use for these historic buildings but also the long term conservation benefits of this scheme which have arisen out of Cambridge House's continuous presence on this site for over 100 years. English Heritage note that the history of these buildings is inherently linked to this organisation which has occupied this site long before these buildings were listed and have suggested that the on-going presence of this Cambridge House on this site can be considered to be a part of the significance of this group of buildings.
- 25 Policy 3.18 asserts that permission will not be granted for developments that would not preserve or enhance: the immediate or wider setting of a listed building; or important views of a listed building; or the setting of the Conservation Area; or views into or out of a Conservation Area.
- 26 The new circulation core to the site remains below the parapets of the existing 2-storey building on Addington Square and therefore the views in and around the conservation area are preserved. The only presence of the scheme from Addington Square is the lift overrun which will appear over the parapet at the rear of 133 Camberwell Road. The box-shaped form of the lift overrun is proposed to remain below the ridge-line of the mansarded roof of the listed buildings and will therefore be not visible from Camberwell Road or other more distant views into the Conservation Area. Its design is unashamedly modern but finished in an appropriate metal facing that will weather suitably in time. In this way it does not try to be a part of the roof but a complimentary and appropriate part of the history of the site.
- 27 If the lift overrun were to extend over the top of the ridge of the mansard roof of 133 Camberwell Road this would be an incongruous element that would have a harmful impact on the conservation area particularly as it will be visible in the distant views from Camberwell Road and the elevated railway line to the west. A height limitation could be imposed by way of a condition to ensure that the lift overrun does not exceed the height of the ridge of 133 Camberwell Road.
- 28 The setting of the conservation area will be enhanced by the landscape works to the front gardens and the works to the flank of the Victorian Hall on Addington Square which will seek to remove recent unsympathetic adaptations and extensions and reinstate landscaped areas and lawned gardens leading to the front doors. As such this proposal preserves and enhances views of the listed buildings and those into and out of the conservation area.
- 29 The recently published PPS 5 states in Policy HE9.4 that "where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm in all cases local planning authorities should:  
(i) Weigh the public benefit of the proposal against the harm; and  
(ii) Recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss."
- 30 It is considered that a case can be made here therefore for the substantial wider public benefits that will be gained by this scheme as well as the benefits to the



heritage asset of the on-going presence of Cambridge House on this site which acquired these buildings of national importance long before they were listed and is seeking to secure their on-going viable occupation for the foreseeable future. The harm certainly falls within the definition set out in Policy HE9.4 and the new PPS5 offers clear guidance in these cases.

- 31 Overall, therefore, the scheme is considered to be acceptable having had regard to policies 3.17 Listed buildings and 3.18 Setting of listed buildings, conservation areas and world heritage sites of the Southwark Plan 2007, and the guidance contained within PPS5 Planning and the Historic Environment.

#### **Impact on trees**

- 32 Not material to this application for listed building consent.

#### **Planning obligations (S.106 undertaking or agreement)**

- 33 None relevant to this application.

#### **Sustainable development implications**

- 34 None.

#### **Other matters**

- 35 None.

#### **Conclusion on planning issues**

- 36 The scheme was considered in relation to the impact on the special historic and architectural interest of the listed buildings and the setting of the surrounding listed buildings. Regard was had to objections that were raised to the effects of the scheme on the listed building, where it is recognised that there would be some harm arising to the fabric of the buildings but it is considered that a case can be made here for the substantial wider public benefits that will be gained by this scheme as well as the benefits to the heritage asset of the on-going presence of Cambridge House on this site which acquired these buildings of national importance long before they were listed and is seeking to secure their on-going viable occupation for the foreseeable future. Conditions are considered appropriate to mitigate particular impacts of the scheme in relation to design quality. It is therefore recommended that listed building consent be granted having regard to the policies considered and other material planning considerations.

#### **Community impact statement**

- 37 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.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: none

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are: none required

#### **Consultations**

- 38 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

**Consultation replies**

- 39 Details of consultation responses received are set out in Appendix 2.

**Summary of consultation responses**

Refer to accompanying report on application for full planning permission LBS Reg 10AP0415.

**Human rights implications**

- 40 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.
- 41 This application has the legitimate aim of providing for alterations to a group of listed buildings in connection with their continued and extended use for community support purposes. The rights potentially engaged by this application, including the 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.

**SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

**Strategic Director of Communities, Law & Governance**

**REASONS FOR LATENESS****REASONS FOR URGENCY**

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2064-131 Application file: 10-AP-0419 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone:: 020 7525 1137 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

**AUDIT TRAIL**

<b>Lead Officer</b>	
<b>Report Author</b>	Becky Baker
<b>Version</b>	
<b>Dated</b>	
<b>Key Decision</b>	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b>	
<b>Officer Title</b>	<b>Comments Sought</b>
Strategic Director of Communities, Law & Governance	
Strategic Director of Regeneration and Neighbourhoods	
Strategic Director of Environment and Housing	
<b>Date final report sent to Constitutional / Community Council / Scrutiny Team</b>	

**APPENDIX 1****Consultation undertaken**

**Site notice date:** 04/03/2010

**Press notice date:** 4/3/2010

**Case officer site visit date:** 4/3/2010 (unaccompanied) and 24/3/2010 (accompanied by applicant and agent)

**Neighbour consultation letters sent:** 2/3/2010

**Internal services consulted:**

Design and conservation

**Statutory and non-statutory organisations consulted:**

The Camberwell Society

Cadre Architects

Castle Point Insulation Limited, Ross House, Unit 9, Crittall Road

c/o The Camberwell Society

Conservation Areas Advisory Group

Ancient Monuments Society

Council for British Archaeology

English Heritage

Gerridge Court Residents Association

The Georgian Group

The Victorian Society

**Neighbours and local groups consulted:**

Refer to accompanying report on application for full planning permission LBS Reg 10AP0415.

**Re-consultation:**

None

**APPENDIX 2****Consultation responses received****Internal services**

Refer to accompanying report on application for full planning permission LBS Reg 10AP0415.

**Statutory and non-statutory organisations**

Refer to accompanying report on application for full planning permission LBS Reg 10AP0415.

**Neighbours and local groups**

Refer to accompanying report on application for full planning permission LBS Reg 10AP0415.

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## RECOMMENDATION

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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.

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<b>Applicant</b>	B Edwards Cambridge House	<b>Reg. Number</b> 10-AP-0419
<b>Application Type</b>	Listed Building Consent	
<b>Recommendation</b>	Grant subject to GOL/SoS Direction	<b>Case Number</b> TP/2064-131

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### Draft of Decision Notice

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**WARNING - the system has not been configured to handle type/decision combination:**

Extensions at ground and first floor level to rear of terraced Grade II listed buildings fronting Camberwell Rd, and extensions and alterations to the rear of the site including installation of lift to No. 133, construction of stairs and addition of single storey glazed link to the rear at ground floor level to No. 135, extension of rear extension at second floor level to No. 137, and erection of single storey rear extension at ground floor level along full length of boundary at No. 139. Scheme also includes alterations to the Addington Square buildings and frontage, including two storey glazed entrance foyer to the rear of the Addington Square entrance, installation of mezzanine floor and external alterations to the Gilroy Hall fronting Addington Square, external alterations to Addington Square elevations, and part one/part two storey extension to the rear of Gilroy Hall. In addition, erection of part two, part single storey extensions for office accommodation at the rear of the site.

**At:** CAMBRIDGE HOUSE, 131-139 CAMBERWELL ROAD LONDON, SE5 7JZ

**In accordance with application received on 19/02/2010**

**and Applicant's Drawing Nos.** PL(00)01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33.

**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 Prior to the commencement of works a Schedule of Condition of existing windows/ doors and Schedule of Works for their repair shall be submitted to and approved in writing by the Local Planning Authority. All existing doors, windows, shutter boxes and window cases, shall be retained, repaired and refurbished. 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 design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 3 Prior to works commencing, a full photographic survey and a photographic and sketch intervention record (record in situ) of all features that would be destroyed in the course of the works set in context, shall be submitted to and approved in writing by the Local Planning Authority. This recording shall be undertaken in accordance with a written scheme of investigation submitted to and approved in writing by the Local Planning Authority in advance of any works or demolition. 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 design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 4 Prior to works commencing on site a Method Statement(s) and Schedule of Works shall be submitted to and approved in writing by the Local Planning Authority ; the development shall not be carried out otherwise than in accordance with any such approval given. The Method Statement shall address the following points:

i) Demolition of rear wall to 137 Camberwell Road, the removal of staircases in numbers, 135, 137 and 139 Camberwell Road and the removal of floors and roof structure in number 133 Camberwell Road.

- ii) Support, protection and repair of existing historic fabric including details of all works affecting original dividing walls and other features particularly the works associated with the new stair in number 135 Camberwell Road and the new lift in number 133 Camberwell Road.
- iii) Relocation of the front door to 131 Camberwell Rd; the Method Statement/Schedule shall include drawings at a scale of 1:20 in relation to both the proposed door to be installed, and in relation to the re-instatement of a window in the place of the existing door.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings of The Southwark Plan 2007.

- 5 Sample panels of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples shall demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building and in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.17 Listed buildings of The Southwark Plan 2007.

- 6 Prior to works commencing, 1:5/10 section detail-drawings through:
- i) the facades;
  - ii) parapets;
  - iii) roof edges;
  - iv) junctions with the existing building; and
  - v) heads, cills and jambs of all openings,
- to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority; 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 design and details in the interest of the special architectural or historic qualities of the listed buildings in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.17 Listed buildings of The Southwark Plan 2007.

- 7 The maximum AOD height of the enclosure to the proposed lift overrun when it is constructed shall not exceed the AOD height of the ridge of the roof.

Reason:

In order that the height of the lift overrun does not exceed the existing maximum roof height, to ensure that the special architectural or historic qualities of the listed building are preserved in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 8 Prior to works commencing, 1:5 and 1:10 scaled shop drawings of the new principle stair to illustrate that it is of exceptional quality, uses light and transparent materials appropriately and compliments the listed building, shall be submitted to and approved in writing by the Local Planning Authority; 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 that the special architectural or historic qualities of the listed building are enhanced in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings of The Southwark Plan 2007.

- 9 There shall be no installation of roof mounted solar photovoltaic panels on either the existing or proposed buildings.

Reason

To ensure that unconsented solar photovoltaic panels do not materially harm the special historic or architectural fabric of the listed buildings or the setting of the listed buildings, in accordance with policies 3.4 Energy efficiency, 3.5 Renewable energy, 3.17 Listed buildings and 3.18 Setting of listed buildings, conservation areas and world heritage sites of the Southwark Plan 2007.

**Reasons for granting listed building consent**

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

- a] Policies SP 13 Design and heritage, 3.15 Conservation of the historic environment, 3.17 Listed buildings, 3.18 Setting of listed buildings, conservation areas and world heritage sites of the Southwark Plan [July 2007].
- b] Policies 4B.11 London's built heritage of the London Plan [2004].
- c] Planning Policy Statements [PPS] and Guidance Notes [PPG] PPS5 Planning and the Historic Environment.

Particular regard was had to the impacts of the works on the special architectural and historic fabric and features of the buildings that would result from the proposed development where it was considered that although the proposal challenges the Council's policies on listed buildings, consideration has been taken into account of the significant public benefits of this scheme, as well as the guidance in PPS5 Planning for the Historic Environment, which charges Local Planning Authorities to balance the significance of the heritage asset against the proposed harm. On balance, therefore, it was considered that the degree of harm that would arise to features of the building, in particular the works to the staircase, would be outweighed by the provision of enhanced community infrastructure, consistent with the historic use of these listed buildings, and which would enable the buildings to continue to be adapted and used in as sympathetic manner as possible, that would follow from the proposed development. It was therefore considered appropriate to grant listed building consent having regard to the policies considered and other material planning considerations.

**Informative**

In relation to Condition 9, please be advised that the installation of plant and equipment that has not been approved as part of this consent would require separate applications for full planning permission and listed building consent. There shall therefore be no installation of roof mounted solar photovoltaic panels on either the existing or proposed buildings unless the necessary full and listed building consent has been granted.

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