

# Dulwich Community Council Planning

Thursday 14 October 2010

7.00 pm

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

## Membership

Councillor James Barber (Chair)  
Councillor Helen Hayes (Vice-Chair)  
Councillor Robin Crookshank Hilton  
Councillor Toby Eckersley  
Councillor Jonathan Mitchell  
Councillor Michael Mitchell  
Councillor Lewis Robinson  
Councillor Rosie Shimell  
Councillor Andy Simmons

## Reserves

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### Contact

on 020 7525 7234 or email: [beverley.olamijulo@southwark.gov.uk](mailto:beverley.olamijulo@southwark.gov.uk)

Webpage:

<http://moderngov.southwarksites.com/uuCoverPage.aspx?bcr=1>

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Members of the committee are summoned to attend this meeting

**Annie Shepperd**

Chief Executive

Date: 5 October 2010



# Dulwich Community Council

Thursday 14 October 2010  
7.00 pm  
East Dulwich Grove United Reformed Church, East Dulwich Grove,  
London SE22 8RH

## Order of Business

Item No.	Title	Page No.
1.	<b>INTRODUCTION AND WELCOME</b>	
2.	<b>APOLOGIES</b>	
3.	<b>DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS</b>	
	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.	<b>ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT</b>	
	The Chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
5.	<b>MINUTES FROM THE PREVIOUS MEETING</b>	4 - 6
	To confirm as a correct record the minutes of the meeting held on 8 September 2010.	
6.	<b>DEVELOPMENT CONTROL ITEMS</b>	7 - 74
6.1	<b>10-AP-1738 – 68A Crawthorpe Grove</b> , London SE22 9AB – Recommendation: Grant planning permission.	
6.2	<b>10-AP-1803 – Goose Green Primary School</b> , Tintagel Crescent, London SE22 8HG – Recommendation: Grant planning permission.	
6.3	<b>10-AP-1834 – Goose Green Primary School</b> , Tintagel Crescent, London SE22 8HG – Grant planning permission.	



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

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**CONTACT:** Beverley Olamijulo, Constitutional Officer, Tel: 020 7525 7234 or email: [beverley.olamijulo@southwark.gov.uk](mailto:beverley.olamijulo@southwark.gov.uk)  
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## **DULWICH COMMUNITY COUNCIL PLANNING**

MINUTES of the Dulwich Community Council held on Wednesday 8 September 2010  
at 7.00 pm at Christ Church, 263 Barry Road, London SE22 OJT

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**PRESENT:** Councillor James Barber (Chair)  
Councillor Helen Hayes (Vice Chair)  
Councillor Robin Crookshank Hilton  
Councillor Michael Mitchell  
Councillor Rosie Shimell

**OFFICER  
SUPPORT:** Sonia Watson, Planning Officer  
Gavin Blackburn, Legal Officer  
Beverley Olamijulo, Constitutional Officer

### **1. INTRODUCTION AND WELCOME**

Councillor James Barber introduced himself and welcomed those present at the meeting and asked members and officers in attendance to introduce themselves.

### **2. APOLOGIES**

Apologies were received on behalf of Cllrs Toby Eckersley and Andy Simmons due to a clash of Council meetings and Cllr Jonathan Mitchell for absence.

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

None were disclosed.

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

There were no urgent items. However the chair agreed to accept an addendum report as urgent to enable Members to be aware of late comments and information in respect of item 6.1. – 81 Dovercourt Road, London SE22 which was not circulated five clear days in advance of the meeting, nor had it been available for public inspection during that time.



## 5. MINUTES FROM THE PREVIOUS MEETING

### RESOLVED:

That the Minutes of the Planning meeting held on the 28 July 2010 were agreed as an accurate record of the meeting and signed by the Chair.

## 6. DEVELOPMENT CONTROL ITEMS

### RESOLVED:

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

### ITEM 6.1 (10-AP-1606) – 81 DOVERCOURT ROAD, LONDON SE22 8UW

Report: See pages 16 to 27 of the agenda and addendum report pages 1 to 2.

#### Proposal:

Erection of single-storey rear extension to dwellinghouse (Use Class C3).

The planning officer introduced the report, and circulated the site plans.

The committee heard representations from an objector who was opposing the application on grounds the materials and extension were out of character with the area – reducing daylight in neighbouring properties.

The applicant and the applicant's agent were present to make representations outlining there were similar examples of these types of extension in the area.

The objector then referred to legislation which did not allow side extensions.

The planning officer advised members about certain legislation on side extensions which has permitted development rights that require properties within conservation areas to apply for planning permission for side

extensions.

No supporters were present and no members spoke in their capacity as ward councillors.

Members further debated on this application before moving to a decision.

**RESOLVED:**

That planning application (10-AP-1606) be granted.

**7. ADDENDUM REPORT**

Addendum Report – Development Management Reports

Members note the late observations, consultation responses, additional information and revisions contained in the addendum report.

The meeting ended at 7.35pm

**CHAIR:**

**DATED:**

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 14 October 2010	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All within Dulwich [College, East Dulwich & Village] 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 and May 20 2009. The matters reserved to the planning committee and community councils Exercising Planning Functions are described in parts 3F and 3H 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 Secretary of State for Communities and Local Government 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 Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the Council's case at appeal which may be substantial if the matter is dealt with at a public inquiry.
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 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

Background Papers	Held At	Contact
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 2TZ	Kenny Uzodike 020 7525 7236
Each planning committee item has a separate planning case file	Council Offices, 5th Floor 160 Tooley Street, London SE1P 5LX	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>	October 1 2010	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET 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 DULWICH CC**  
**on Thursday 14 October 2010**

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**Appl. Type** Full Planning Permission  
**Site** 68A CRAWTHEW GROVE, LONDON, SE22 9AB

**Reg. No.** 10-AP-1738  
**TP No.** TP/2621-68A  
**Ward** East Dulwich  
**Officer** Andre Verster

**Recommendation** GRANT PERMISSION

**Proposal**

Demolition of existing single storey commercial storage building and erection of a two storey two bedroom dwelling house.

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***Item 1/1***

**Appl. Type** Council's Own Development - Reg. 3  
**Site** GOOSE GREEN PRIMARY SCHOOL, TINTAGEL CRESCENT, LONDON, SE22 8HG

**Reg. No.** 10-AP-1803  
**TP No.** TP/2122-D  
**Ward** East Dulwich  
**Officer** Ronan O'Connor

**Recommendation** GRANT PERMISSION

**Proposal**

Single storey extension providing additional school accommodation; external alterations to annexe to provide children's centre.

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***Item 1/2***

**Appl. Type** Listed Building Consent  
**Site** GOOSE GREEN PRIMARY SCHOOL, TINTAGEL CRESCENT, LONDON, SE22 8HG

**Reg. No.** 10-AP-1834  
**TP No.** TP/2122-D  
**Ward** East Dulwich  
**Officer** Ronan O'Connor

**Recommendation** GRANT PERMISSION

**Proposal**

Single storey extension and internal reconfiguration of part of the building, internal reconfiguration of annexe building into Children's Centre

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***Item 1/3***

Date 4/10/2010



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<b>Item No.</b>	<b>Classification:</b>	<b>Meeting Date:</b>	<b>Meeting Name:</b>
1	OPEN	12 October 2010	Dulwich Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 10-AP-1738 for: Full Planning Permission  <b>Address:</b> 68A CRAWTHEW GROVE, LONDON, SE22 9AB  <b>Proposal:</b> Demolition of existing single storey commercial storage building and erection of a two storey two bedroom dwelling house.		
<b>Ward(s) or groups affected:</b>	East Dulwich		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 21/06/2010		<b>Application Expiry Date</b> 16 August 2010	

## RECOMMENDATION

- 1 Grant planning permission subject to conditions.

## BACKGROUND INFORMATION

The application is before members as five letters of objection have been received.

### Site location and description

- 2 The application site comprises a part two, part single storey building comprising timber and corrugated iron covering most of a triangular site, measuring 195 sq.m, wedged between Nos. 68 and 70 Crawthrew Grove. The property is in a predominantly residential area characterised by two storey late Victorian terraced housing. The two storey element of the existing structure at No. 68a faces the road and is characterised by a large door providing access to the structure at ground floor level. There is a high brick wall on the western boundary abutting No. 70 Crawthrew Grove which runs to the rear of the small gardens of the mews development at Nos. 72a-c Crawthrew Grove. There are no windows or openings on the east elevation of No. 70, which has been converted into flats. The original two storey rear addition of No. 68 has two small windows at first floor and a bay window at ground floor facing the application site.

### Details of proposal

- 3 Demolition of existing single storey commercial storage building and erection of a two storey two bedroom dwelling house.
- 4 Application 08-AP-1833 was refused on three grounds in December 2008 by the Dulwich Community Council for the erection of a new three storey building incorporating two self contained flats.
- 5 The current application is for the erection of a two storey dwelling house and differs from the previously refused application in the following ways:

- A two storey single dwelling house with two bedrooms is proposed as opposed to a three storey building comprising two flats.
- Alterations to the roof form being a flat roof as opposed to a part gable, part hip roof.

## 6 Planning history

Reg. No.	Type	Description	Summary	Date
06/AP/2070	FUL	Erection of a two storey building comprising 2x2 bedroom self contained units.	Refused	22/02/2007
07/AP/0769	FUL	Erection of a two-storey building comprising 2 x 2-bedroom dwellinghouses (RE-SUBMISSION)	Refused	26/06/2007
07/AP/1719	FUL	Erection of a two-storey building comprising 2 x 2-bedroom dwellinghouses (RE-SUBMISSION).	Withdrawn	11/04/2008
08/AP/1833	FUL	Erection of a new three storey building incorporating two self contained flats (1 two bedroom flat and 1 one bedroom flat).	Refused	18/12/2008

- 7 08-AP-1833: In December 2008 the Dulwich Community Council refused an application for the erection of a new two storey building incorporating two self contained flats. The three reasons for refusal were:

1. The roof form of the proposed new building by reason of its mass, bulk and detailed design, would fail to respond positively to its surroundings, its inappropriate scale and design particularly when viewed straight on would appear incongruous within the street scene. As such the proposal is contrary to Policies 3.2 Protection of amenity, 3.11 Efficient use of land, 3.12 Quality in design and 3.13 Urban design of the Southwark Plan 2007.

2. The quality of the upper maisonette would be unduly compromised in the absence of any external private space. As such the proposal is contrary to Policies 3.11 Efficient use of land and 4.2 Quality of Accommodation of the Southwark Plan 2007 and the Residential Design Standards Supplementary Planning Document (2008).

3. The proposed units would fail to provide or identify a suitable area for the secure storage of bicycles as such the proposal is contrary to Policy 5.3 'Walking and Cycling' of the Southwark Plan (2007) and the Transport Planning for Sustainable Development Supplementary Planning Document (2008).

- 8 07-AP-0769: In June 2007 planning permission was refused for the erection of a two storey building comprising 2 two bedroom self contained units. The two reasons for refusal were:

1. The proposed residential development by reason of the narrow frontage and 4 metre setback between two 2-storey buildings would result in poor quality accommodation to the future occupiers in respect of outlook and light to the main bedrooms of both units. The proposal is therefore contrary to Policies 3.2 'Protection of Amenity' and Policy 4.2 'Quality of Residential Accommodation' of the Southwark Plan (Modifications Version) and Policy E.3.1 'Protection of Amenity' and H.1.8 'Standards for New Housing' of the Southwark Unitary Development Plan adopted July 1995 and adopted Supplementary Planning Guidance 1997 No.5: Standards, Controls and Guidelines for Residential Development.

2. The proposed building by reason of its detailed front elevation would be out of character within the terrace resulting in a visually intrusive impact upon the streetscene and upon neighbouring properties contrary to Policy 3.11 'Quality in Design' of the Southwark Plan (Modifications Version) and Policy E.2.3 'Aesthetic Control' of the Adopted Southwark Unitary Development Plan 1995.

- 9 An almost identical planning application (reference number 06-AP-2070) to application 07-AP-0769, was refused in February 2007 for the erection of a two storey building comprising 2 x 2 bedroom self contained units.

The two reasons for refusal were as follows:

1. The proposed residential development by reason of the narrow frontage and 4 metre setback between two 2-storey buildings would result in poor quality accommodation to the future occupiers in respect of outlook and light to the main bedrooms of both units and the kitchen of the unit adjoining no 68 Crawthrew Grove. The proposal is therefore contrary to Policies 3.2 'Protection of Amenity' and Policy 4.2 'Quality of Residential Accommodation' of the emerging Southwark Unitary Development Plan (Jan. 2007) and Policy E.3.1 'Protection of Amenity' and H.1.8 'Standards for New Housing' of the Southwark Unitary Development Plan adopted July 1995 and adopted Supplementary Planning Guidance 1997 No.5: Standards, Controls and Guidelines for Residential Development.
2. The proposed building by reason of its roof form and detailed front elevation would be out of character within the terrace resulting in a visually intrusive impact upon the streetscene and upon neighbouring properties contrary to Policy 3.11 'Quality in Design' of the emerging Southwark Unitary Development Plan (Jan. 2007) and Policy E.2.3 'Aesthetic Control' of the Adopted Southwark Unitary Development Plan.

#### **Planning history of adjoining sites**

- 10 No. 70 Crawthrew Grove:  
06-AP-1189: In October 2006 planning permission was granted for a change of use of the ground floor A1 (shop) to residential to provide a 2-bedroom self contained flat including the erection of a single storey rear extension and alteration of existing first floor 1 bed flat to include the erection of a rear dormer roof extension with Juliette balcony providing a second bedroom and creation of a first floor roof terrace and other external alterations.
- 11 Enforcement:  
Planning enforcement investigated the unauthorised development relating to a rear balcony at 70 Crawthrew Grove and subsequently closed the case (06-EN-0353) when the breach was regularised by retrospective planning permission 06-AP-1189 - see above.

#### **KEY ISSUES FOR CONSIDERATION**

- 12 **Summary of main issues**

The main issues in this case are:

- a] the principle of the development in terms of land use and conformity with strategic policies.
- b] the impact on amenity of neighbouring properties.
- c] the impact on the character and appearance of the immediate vicinity.
- d] the impact on highway and pedestrian safety issues.

#### **Planning policy**

13 Southwark Plan 2007 (July)

1.4: Employment Sites Outside the Preferred Office Locations and Preferred Industrial Locations

3.2: Protection of Amenity

3.11: Efficient use of land

3.12: Quality in design

3.13: Urban Design

3.14: Designing out crime

4.1: Density of residential development

4.2: Quality of residential accommodation

5.3: Walking and cycling

5.6: Car parking

14 Supplementary Planning Document (SPD)  
Residential Design Standards September 200815 Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

PPG 13 Transport

**Principle of development**

16 The site is currently used for the storage of car parts and the change of use of the premises from storage (Use Class B8) to residential use is acceptable in land use terms. The existing storage facility is the only such use in an area that is predominantly residential characterised by two storey terraced housing and in this case the loss of employment floorspace is acceptable as it meets criteria i - iv of Policy 1.4.

17 Policy 1.4 of The Southwark Plan permits changes of use from B class to suitable mixed or residential uses provided the following criteria is met;  
i) The site does not have direct access on to a classified road; or  
ii) The site is not within a Public Transport Accessibility Zone; or  
iii) The site is not within the Central Activities Zone or  
iv) The site is not within a Strategic Cultural Area

18 The proposal complies with all of the above and no objection is raised to the proposed residential use. It is noted that the principle of the loss of Use Class B8 was acceptable in the assessment of the previous applications.

19 Furthermore, it is considered that the proposal overcomes the first reason for refusal, relating to mass, bulk and detailed design, of application 08-AP-1833.

**Environmental impact assessment**

20 Not required for a scheme of this scale.

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

21 The current application has been reduced in height and bulk by the omission of the second storey. The proposed first floor would, apart from the rear bay window, be in line with the rear wall of the neighbouring property at No. 68. This window is to a

bedroom and would be set well back from the rear boundary therefore it is considered that the proposed development would not have a detrimental impact on the amenity of neighbouring properties. It is considered that the proposal would not lead to a loss of privacy through overlooking of neighbouring properties. Furthermore, it is considered that the relationship between the rear bay and the windows to the side elevation / outrigger at No. 68 would only afford oblique, if any, views towards No. 68, which would not substantiate a reason for refusal on amenity grounds.

Future occupiers:

- 22 The open plan living area on the ground floor would measure 57 sqm and would comprise a kitchen, breakfast bar, family dining and entertaining as well as a living area. An obscure glazed roof light would be located centrally to this room (which has a flat roof for most part) and would provide adequate light and ventilation.
- 23 The two bedrooms on the first floor and the family bathroom would be generous and well in excess of the minimum room sizes required for a dwelling of this size. In addition to the aforementioned, the proposal would be in compliance with the Lifetime Homes Standards.
- 24 The area of the proposed garden is 69 sqm. The rear and side elevations of the ground floor would have double aspect views into the garden, which can be accessed via level floor entry glazed sliding doors. It is considered that the proposed garden would provide acceptable amenity to future occupiers. As the third reason for refusal of the previous application (08-AP-1833) relates to the quality of the upper maisonette being compromised in the absence of any external private space, this reason for refusal is addressed by the omission of a second flat. It should be noted that the size of the garden provided for the unit on lower levels has increased by 16sqm (area previously 53sqm) as the depth of the single storey element has been reduced by 1m. The lobby area provides storage space and the open area under the stairs can be used for the storage of cycles and prams. The proposal therefore meets the requirements of the Supplementary Planning Document (SPD): Residential Design Standards September 2008.
- 25

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

- 26 The properties in the immediate vicinity are all in residential use and would have no detrimental impact on the proposed residential unit.

#### **Traffic issues**

- 27 The lack of cycle storage, cited as the third reason for refusal of application 08-AP-1833, has been resolved by a combination of reducing the number of units and the provision of an open cycle storage area beneath the stairs on the ground floor.
- 28 The refuse and recycling area to the front entrance area is adequate to cater for the needs of the proposed dwelling.
- 29 The Transport Team have no objections to the above application as it is considered that there will be no significant negative impact on the performance and safety of the surrounding highway network.

#### **Design issues**

- 30 In December 2008 the Dulwich Community Council refused an application for the erection of a new three storey building incorporating two self contained flats for three

reasons, of which reason 1 relates to design, as follows:

- 31 *The roof form of the proposed new building by reason of its mass, bulk and detailed design, would fail to respond positively to its surroundings, its inappropriate scale and design particularly when viewed straight on would appear incongruous within the street scene. As such the proposal is contrary to Policies 3.2 Protection of amenity, 3.11 Efficient use of land, 3.12 Quality in design and 3.13 Urban design of the Southwark Plan 2007.*
- 32 The surrounding late Victorian residential terraces are two storeys with pitched roofs and most do not have accommodation in the roof. The terrace to the south east of the application site ends with No. 68, which has a hip-end roof. No. 70, directly to the west, has a gabled roof and No. 72 and properties onwards have parapet walls and inverted valley roofs.
- 33 It is considered that this design solution, incorporating a flat roof, resolves party wall and maintenance issues raised by No. 68 under the previous application.
- Facade:
- 34 The facade of the proposed building would be set back from the facade of 70 Crawthorpe Grove.
- 35 The design of the refuse and recycling area to the front entrance area would blend in and be an appropriate addition to the street scene. This is quite a unique corner site and the proposed front elevation is appropriate in the context.
- 36 A high quality of design and materials will be required for the street environment and this proposal complies as it proposes the use of render at ground floor level and hardwood timber cladding at first floor level which respect the character and appearance of the streetscene and the adjoining Victorian terraces. As such, the proposed work comply with policy 3.13 by reason of the proposed development is considered acceptable because of its scale, and materials which is generally considered to be sympathetic when considered in the context of the proposed dwelling and adjoining properties.
- 37 It is considered that the design and materials of the proposal will appear congruous within this context of the streetscene in terms of proportion, height, and materials and the scheme is acceptable in design terms.
- 38 There is no objection to the proposed rear brick boundary wall which would replace the existing wall. At a height of 2m it would be the same height as the existing wall and would be finished in white smooth render. It is also considered that the introduction of a green roof to the roof of the single storey rear addition would be an aesthetically pleasing feature.

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

- 39 The site is not located within a conservation area and there are no listed buildings in the vicinity of the site.

#### **Impact on trees**

- 40 There are no trees on the site or in close proximity that would be affected by the proposal.

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

- 41 None required for a scheme of this limited scale.

### **Sustainable development implications**

Water run-off:

- 42 The use of a permeable paving surface to the rear garden and front entrance area and a green roof to the single storey rear addition is welcomed as it would reduce the risk of localised flooding.
- 43 The use of a night time activated low energy lighting above the front entrance door is welcomed.
- 44 Condition 11 relates to composting of organic waste and the collection of rainwater for recycling and it is considered that such a condition would ensure that the future occupiers would have the necessary facilities available to enable them to recycle and reduce household waste and water consumption.

### **Other matters**

Access:

- 45 Level floor entry is provided through the front entrance door and the ground floor is designed to provide wheelchair access throughout, including the ground floor WC.

Landscaping:

- 46 The applicant advised that landscape design could be formulated subject to an appropriate condition. Landscaping on the site would be limited, but it is considered that this could be covered by an appropriate condition. It is noted that the single storey element to the rear elevation would have a green roof.

### **Conclusion on planning issues**

- 47 The proposed scheme is successful in addressing and overcoming the previous reasons for refusal, mainly due to the omission of a second floor and the incorporation of a flat roof and a facade which blends well into the streetscene.

### **Community impact statement**

- 48 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

### **Consultations**

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

**Consultation replies**

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

Summary of consultation responses

51 Transport has no objection.

52 Access officer has no objection.

**Human rights implications**

53 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.

54 This application has the legitimate aim of providing new residential accommodation. 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**

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

N/a

56 **REASONS FOR LATENESS**

**N/a**

57 **REASONS FOR URGENCY**

N/a



**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2621-68A  Application file: 10-AP-1738  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 5457 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>	Gary Rice Head of Development Management	
<b>Report Author</b>	Andre Verster	
<b>Version</b>	Final	
<b>Dated</b>	27 September 2010	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	Yes	Yes
Strategic Director of Environment and Housing	No	No
<b>Date final report sent to Community Council Team</b>		

## APPENDIX 1

**Consultation undertaken**

**Site notice date:** 30/06/2010

**Press notice date:** Not required.

**Case officer site visit date:** Conducted a site visit in 2009 during the assessment of the previously refused application (Dulwich Community Council overturned recommendation) and the agent advised that the situation / immediate vicinity has not changes since. A visit to the site on in June 2010 by the case officer to post the site notice confirmed this.

**Neighbour consultation letters sent:** 2 July 2010 and 8 September 2010

**Internal services consulted: 29 June 2010**

Access  
Conservation and Design  
Transport

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

None

**Neighbours consulted:**

12 WORLINGHAM ROAD LONDON SE22 9HD  
14 WORLINGHAM ROAD LONDON SE22 9HD  
10 WORLINGHAM ROAD LONDON SE22 9HD  
7 WORLINGHAM ROAD LONDON SE22 9HD  
9 WORLINGHAM ROAD LONDON SE22 9HD  
9A SPURLING ROAD LONDON SE22 9AE  
60 CRAWTHEW GROVE LONDON SE22 9AB  
62B CRAWTHEW GROVE LONDON SE22 9AB  
10B SPURLING ROAD LONDON SE22 9AE  
11B SPURLING ROAD LONDON SE22 9AE  
12A SPURLING ROAD LONDON SE22 9AE  
68 CRAWTHEW GROVE LONDON SE22 9AB  
74 CRAWTHEW GROVE LONDON SE22 9AB  
78 CRAWTHEW GROVE LONDON SE22 9AB  
37 CRAWTHEW GROVE LONDON SE22 9AD  
41 CRAWTHEW GROVE LONDON SE22 9AD  
13A SPURLING ROAD LONDON SE22 9AE  
8A SPURLING ROAD LONDON SE22 9AE  
8B SPURLING ROAD LONDON SE22 9AE  
FLAT B 8 WORLINGHAM ROAD LONDON SE22 9HD  
6A WORLINGHAM ROAD LONDON SE22 9HD  
6B WORLINGHAM ROAD LONDON SE22 9HD  
FLAT A 5 WORLINGHAM ROAD LONDON SE22 9HD  
FLAT A 15 WORLINGHAM ROAD LONDON SE22 9HD  
FIRST FLOOR FLAT 3 WORLINGHAM ROAD LONDON SE22 9HD  
GROUND FLOOR REAR 3 WORLINGHAM ROAD LONDON SE22 9HD  
72C CRAWTHEW GROVE LONDON SE22 9AB  
72D CRAWTHEW GROVE LONDON SE22 9AB  
80 CRAWTHEW GROVE LONDON SE22 9AB  
66 CRAWTHEW GROVE LONDON SE22 9AB  
11 WORLINGHAM ROAD LONDON SE22 9HD  
13 WORLINGHAM ROAD LONDON SE22 9HD  
16 WORLINGHAM ROAD LONDON SE22 9HD  
62A CRAWTHEW GROVE LONDON SE22 9AB  
10A SPURLING ROAD LONDON SE22 9AE  
11A SPURLING ROAD LONDON SE22 9AE  
12B SPURLING ROAD LONDON SE22 9AE  
13B SPURLING ROAD LONDON SE22 9AE  
2 WORLINGHAM ROAD LONDON SE22 9HD

64 CRAWTHEW GROVE LONDON SE22 9AB  
 72 CRAWTHEW GROVE LONDON SE22 9AB  
 76 CRAWTHEW GROVE LONDON SE22 9AB  
 39 CRAWTHEW GROVE LONDON SE22 9AD  
 43 CRAWTHEW GROVE LONDON SE22 9AD  
 9B SPURLING ROAD LONDON SE22 9AE  
 72E CRAWTHEW GROVE LONDON SE22 9AB  
 GROUND FLOOR FRONT 3 WORLINGHAM ROAD LONDON SE22 9HD  
 GROUND FLOOR FLAT 70 CRAWTHEW GROVE LONDON SE22 9AB  
 FIRST FLOOR AND SECOND FLOOR FLAT 70 CRAWTHEW GROVE  
 LONDON SE22 9AB  
 FLAT A 8 WORLINGHAM ROAD LONDON SE22 9HD  
 FLAT B 15 WORLINGHAM ROAD LONDON SE22 9HD  
 FLAT B 5 WORLINGHAM ROAD LONDON SE22 9HD  
 FLAT C 5 WORLINGHAM ROAD LONDON SE22 9HD  
 6C WORLINGHAM ROAD LONDON SE22 9HD  
 FIRST FLOOR FLAT 72 CRAWTHEW GROVE LONDON SE22 9AB  
 SECOND FLOOR FLAT 3 WORLINGHAM ROAD LONDON SE22 9HD  
 25 Kingsthorpe Road London SE26 4PG  
 11 Bassano Street East Dulwich London SE22 8RU

**Local groups consulted: 2 July 2010**

The Dulwich Society  
 The East Dulwich Society

**Re-consultation:**

The following revisions were received and neighbours re-consulted for 14 days on 8 September 2010:

Reduction in floor area of the proposed rear single storey extension by approx 1m in both north and eastward directions. Increase of rear garden from 53 square metres to 69 square metres.

Provision of 'Green roof' to flat roof area above the proposed single storey extension.

The arrow on the rear flat roof has been rotated 180 degrees to show the rainwater falling towards the rear / north.

## Consultation responses received

### Internal services

Conservation and Design:

No objection.

Access:

Living accommodation is on the ground floor which leads directly on to the rear garden.

Ground floor and garden space complies with the requirements of the SPD and Part M in regards to disabled access.

Level access provided to the property. Accessing the property and using the ground floor space is acceptable and complies with policy.

No facilities are provided like a stair lift to gain access to the first floor; however the space at first floor level is acceptable.

As such, there are no objections in regards to disabled access. This is a single residential dwelling and as a result of site constraints the proposal is acceptable and recommended for approval.

Transport:

There is no proposed vehicle access associated with the existing site or the proposed development.

The proposed development has step-free disabled access at ground level.

There are no concerns over access at the development.

Policy 5.3 (Cycle Storage)

Room for bicycle storage has been provided on-site and is adequate for the expected demand.

Policy 5.6 (Car Parking)

No off street car parking has been provided in association with the proposed development. The proposal is for a two-bedroom dwelling and as such will be unlikely to add significantly to on-street parking stress.

Transport have no objections to the above application, as there will be no significant negative impact on the performance and safety of the surrounding highway network.

### Statutory and non-statutory organisations

None

### Neighbours and local groups

Five letters of objection have been received from 68 and 70a Crawthorpe Grove and 9,

10 and 11 Worlingham Road. However, the objection from 70a Crawthow Grove has been withdrawn.

9 Worlingham Grove:

Huge negative impact and loss of amenity - noise disturbance, overlooking; not in keeping with other houses/buildings in the street. The ground floor development will be 10 feet from our back boundary. The proposal has glass doors and numerous full length windows (6) and patio doors which open out only feet from the boundry fence. The amount of windows (all full length) at the rear of the property will mean we and other properties in Worlingham road will be seriously overlooked. I am also concerned at the amount of noise that will be generated so close to a child's bedroom. Part of the boundry wall (BRICK) joining 68A and 9 Worlingham road is at least 12 feet high and has been like this for a large number of years. Other parts of this wall are 10 feet high and all along this wall is a large amount of plants some of which are very mature and over 20 years old. I am not happy that I will be worse off as a result of a 6 foot replacement and loss of plants. Who actually owns this wall and can I be made worse off as a result?

*Officer comment:*

*Drawing 14 E indicates that a replacement brick built boundary wall would be built and that at 2m high it would be the same height as the existing wall. The rear wall of the single storey rear element is in line with the rear walls of the terrace to the east and although the garden is marginally smaller would follow the pattern of development in the vicinity of the site. It is considered that the proposed development would not be detrimental to the amenities of neighbouring properties.*

Fails to preserve or enhance the character of Southwark through excellence in design and protection or enhancement of the historic environment. Crawthow and Worlingham Roads are full of Victorian houses none of which have flat roofs like the one proposed at the rear of the property.

Fails to enhance the quality of the built environment with quality design or architecture.

Is in breach of Southwark Plan Policy 3.13 (principles of good urban design) which includes: height, scale and massing; density of layout in relation to urban space and movement; townscape, local context and character; site layout; streetscape; landscaping; creating a pleasant environment which people will take pride in.

SP Policy 3.15 conserving the built heritage as a community asset is the aim, not to have an adverse effect on it.

SP Policy 3.22 impacts negatively on an important local view, panorama, or prospect and its setting.

*Officer comment:*

*The above issues have been taken into account in the assessment of the proposal and discussed in paragraphs 30 to 37 of the report.*

The plans submitted are not accurate. For example Photos 19 and 20 purport to be taken from 9 and 10 Worlingham road which are directly behind the 68A. These photos have been taken from no. 7 Worlingham road, which was for sale and not directly behind the proposed new build. Can you verify these photos?

*Officer comment:*

*It appears that these photos are taken from No. 7.*

10 Worlingham Grove:

Over development: the site is surrounded on all sides by homes and small gardens. This development is serious over-development and would essentially result in a house being 'crammed' into an inappropriate space. It would seriously compromise the neighbouring homes.

Poor quality housing would be provided.

*Officer comment:*

*The current application overcomes the previous reasons for refusal and provides good quality of accommodation.*

The proposed development would overlook my home and garden, compromising the privacy of my family.

*Officer comment:*

*Please see response to No. 9 above.*

The proposed development would block masses of light to my home and garden. This would have significant negative impact on the enjoyment of my home and garden.

*Officer comment:*

*The two storey element would be in-line with the existing adjacent properties and would not, although infilling an existing gap, lead to unacceptable shadow leading to a loss of light to the detriment of houses to the north east along Worlingham Road.*

There is already very limited parking on all the neighbouring streets and a further residential development would exacerbate the issue.

*Officer comment:*

*Given that the proposed house would comprise only two bedrooms it is considered that it is unlikely that it would add significantly to on-street parking stress.*

11 Worlingham Road:

The design of the building is completely out of keeping with the Victorian terraces surrounding it.

This is already a densely populated area and cannot take any more building.

The garden area of the proposed building will be so small that the house will be far too close to the back of our property. This will impact greatly on our privacy and noise levels will be high.

The back windows of the second storey of the property will be too close, overlook us and destroy our privacy completely.

The proposed balcony will do the same.

The height of the proposed property will have an impact on daylight into our house and garden.

In my opinion the land area is far too small for a development such as this.

*Officer comment:*

*No new issues raised.*

68 Crawthrew Grove:

As the previous applications for this site, we object to this proposal. There are factual inaccuracies within the application that purport to show this proposal in a positive light i.e. the photographs included are not from the points indicated on the map and if anything, show clearly the small, obscure and inappropriate space that this is for a dwelling. The Design & Access statement appears to be based on assumptions and by no way incorporates the facts or thoughts of the affected local community. It does not comply with the Southwark UDP or the Dulwich Plan, to be addressed later.

*Officer comment:*

*The site officer conducted a site visit and is of the opinion that although some of the arrows and photographs on 'photo sheet 1' do not correspond a well informed recommendation has been made, based on knowledge of the site and surroundings.*

The application for this site has previously been refused at a detailed and long Community Council meeting in 2008. The concerns remain about overcrowding, overlooking, unsuitable and incongruous design (unfit for a street of Victorian terraces), poor quality housing provision, parking and the treatment of the waste for 70 & 70a (a property also developed by the same developer).

*Officer comment:*

*These issues have been assessed and discussed in the relevant sections of the report.*

This proposal is;

- Contrary to Policy 3.11 'Quality in Design' of the emerging Southwark Unitary Development Plan and Policy E.2.3 'Aesthetic Control' of the Adopted Southwark Unitary Development Plan due to the front elevation that would be out of character within the terrace resulting in a visually intrusive impact upon the street scene and upon neighbouring properties. The boxed window at the rear is an thinly veiled attempt to increase the size of a very small bedroom – the visual impact being on the neighbours. The box window also raises issues for overlooking into our kitchen bay window and creating shadow.

*Officer comment:*

*These issues have been assessed in the report and the proposed rear bay window in particular.*

- Inappropriate in its scale and design particularly when viewed straight on would appear incongruous within the street scene. As such the proposal is contrary to Policies 3.2 Protection of amenity, 3.11 Efficient use of land, 3.12 Quality in design and 3.13 Urban design of the Southwark Plan 2007
- Failing to respond positively to its surroundings; it's inappropriate scale and design by reason of its mass, bulk and detailed design does not provide any positive impact to the neighbours (blocks light, space and overlooks existing neighbours).

*Officer comment:*

*Given the reduced scale of the proposed building it is considered that the proposal would not lead to a loss of light or feeling of enclosure to neighbouring properties.*

- The quality of both the indoor and outdoor space, proximity to the existing neighbours and over-developed nature of the space is contrary to Policies 3.11 Efficient use of land and 4.2 Quality of Accommodation of the Southwark Plan 2007

and the Residential Design Standards Supplementary Planning Document (2008)

- Providing poor quality accommodation to the future occupiers in respect of outlook and light – as well as severely impeding the existing neighbours by overlooking and loss of privacy and therefore contrary to Policies 3.2 'Protection of Amenity' and Policy 4.2 'Quality of Residential Accommodation' of the emerging Southwark Unitary Development Plan (Jan. 2007) and Policy E.3.1 'Protection of Amenity' and H.1.8 'Standards for New Housing' of the Southwark Unitary Development Plan adopted July 1995 and adopted Supplementary Planning Guidance 1997 No.5: Standards, Controls and Guidelines for Residential Development.

- 2.8 House and flat developments should be arranged to safeguard the amenity and privacy of occupiers and neighbours. New development, extensions, alterations and conversions should not subject neighbours to unacceptable noise disturbance, overlooking or loss of security. To prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve the following distances:

- . A minimum distance of 12 metres at the front of the building and any elevation that fronts on to a highway
- . A minimum distance of 21 metres at the rear of the building.

*Officer comments:*

*The above figures are guidance only and can be applied to a degree of flexibility as each application is assessed on its own merits. In this case the facade is in line with the adjoining terrace and is acceptable. The first floor rear bay window is slightly more than 9.5m from the rear boundary and projects almost 1m further back than the windows to the rear elevation of the terrace that the application site would form part of. The rear gardens of properties to the north east along Worlingham Road are between 10m and 12m deep. The first floor rear elevation would therefore be marginally less than 21m from the rear elevations of the properties to the north east. This relationship is however considered acceptable in this instance as the proposal would not give rise to undue amenity impacts detrimental to neighbours. The ground floor projects further back than the rear additions / outriggers of adjoining properties, but in this instance it is considered acceptable as it would not lead to any loss of outlook or light and feeling of enclosure.*

The summary from the Design and Access statement is factually incorrect and is entirely subjective and we disagree with the statements made by the developers agent. Given that they do not live in the immediate area the comments are subjective and speculative.

*Officer comment: None.*

Please find a list of the policies and guidance from Southwark which impact this proposal as supporting information attached.

In summary, our concerns are as follows;

- 1) Over development and inappropriate design of the site at 68a Crawthrew Grove
- 2) The imposition and loss of privacy to the existing property and neighbours of the new proposal (noise of adjoining rooms to both 68 and 70 / 70a as well as to the rear with opening doors from an open plan living space / opening doors)
- 3) Inappropriate development based on the current housing stock – the materials and style will date quickly
- 4) Not in keeping with the street (Victorian properties) and of a style of design that is already out of vogue
- 5) The abutting nature of the proposals to the current properties – roof and third party wall issues have not been discussed with the affected neighbours
- 6) Our and neighbouring properties privacy is unacceptably affected



- 7) Parking spaces not being provided in an already busy street
- 8) Concerns for the main sewer residing in 68a which would be built over – the water table and disturbance of it at the bottom of a valley shaped topography is concerning for all neighbouring properties
- 9) Treatment of the existing waste bin problem at 70/70a which reside outside 68a currently
- 10) In-fill / backland nature of the development
- 11) The comments about providing a positive contribution to the area are at most speculative

## SUPPORTING INFORMATION

### PHOTOGRAPHIC EVIDENCE

As used as part of the Neighbour Consultation at the Community Council, this document shows the actual site  
 – the photographs submitted in the new application, we believe, have been mis-referenced. Please see specific neighbours concern on this matter.

*Officer comment: Not presented in an openable format - could not be printed. .*

## SUPPORTING INFORMATION

Please note the non compliance to the following Southwark Policies:

- Not be of a size or scale that would visually dominate neighbouring properties (SDP)
- Not unacceptably affect the amenity of neighbouring properties. This includes privacy, outlook, daylight and sunlight (SDP)
- 3.8 Backland development. Back land development is the development of new houses or garages in back gardens. Back land development can have a significant impact on amenity, neighbouring properties and the character of the area. Dulwich is not a suitable area for back land development due to the character of the area. Dulwich is characterised by being leafy, open and green, with mainly low-rise suburban buildings. Building new dwellings or gardens in back gardens would alter the character of Dulwich and harm the existing unique character of the area (Dulwich Plan)

### 3.8 Infill development

Infill development occurs where there is redevelopment of sites located between existing property frontages, and where any new buildings should normally continue the lines of existing development to each side. The proposal needs to show how the proposed housing responds to the site and its surroundings. The building alignment, design and massing needs to be within the context of existing neighbouring properties. The height and scale of neighbouring properties must also be respected. (SDP)

### 3.9 Backland development

Backland developments sites are those located predominately to the rear of existing dwellings. Development on such sites includes garden buildings such as sheds and greenhouses, and new residential units (also refer to section 3.6 above). Backland development predominately occurs in the gardens of the surrounding houses but can also occur in garage courts and between two streets.

Backland development, particularly for new residential units, can have a significant impact on amenity, neighbouring properties and the character of an area. To minimise

impact on the surrounding area and neighbouring amenity, proposals for backland development need to consider the following

- Development must not be more intensive than the existing development on the existing street frontage. Frequently backland development is single storey development so as not to impose on the surrounding area. Backland development should echo the characteristics of existing development
- Degree of overlooking to neighbouring gardens
- Spacing between facing windows of habitable rooms. There should be no windows on the boundary between the backland development and existing properties to protect neighbour's privacy.
- As far as possible the orientation of backland development should relate to that of the existing surrounding buildings. i.e. dwelling backs facing dwelling backs and fronts facing fronts.

Windows should look into the proposal site, rather than outwards where possible.

- Possible noise nuisance
  - Possible vehicular fumes
  - Impact on natural habitat including trees, vegetation and wildlife
  - Backland development must integrate with existing landscape features.
  - Access to the new backland development including vehicular, pedestrian and cyclists. It must be of adequate width of allow vehicular access to the development site as appropriate. This includes access for servicing and emergency services.
  - There must be space within the backland development for refuse storage and access for collection of the refuse
  - Maximising security and surveillance through design.
- Make a positive contribution to local context, character and communities, including contributing to the streetscape. (SDP)
  - New development should not cause excessive overshadowing of existing communal amenity spaces or neighbouring properties (SDP)
  - 2.7 Residential developments should maximise sunlight and daylight, both within the new development and to neighbouring properties. Development should seek to minimise overshadowing or blocking of light to adjoining properties. A lack of daylight can have negative impacts on health as well as making the development gloomy and uninviting. (SDP)
  - New development should not cause excessive overshadowing of existing communal amenity spaces or neighbouring properties. (SDP)
  - 2.8 House and flat developments should be arranged to safeguard the amenity and privacy of occupiers and neighbours. New development, extensions, alterations and conversions should not subject neighbours to unacceptable noise disturbance, overlooking or loss of security. To prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve the following distances:
    - . A minimum distance of 12 metres at the front of the building and any elevation that fronts on to a highway
    - . A minimum distance of 21 metres at the rear of the building

- Roof extensions will not be permitted in the following circumstances:

- Where additional floors in any form would harm the architectural integrity of a building or the unity of a group.
- Where roof extensions cut through ridge or hip lines.
- On buildings which are the same height or significantly higher than their neighbours, especially those which have been extended in the past.
- On buildings and in terraces which are completed compositions or which have existing mansards or roof storeys.
- Where the varied skyline of a terrace or group of buildings is of interest and should be maintained.
- Where the building has roofline features which were designed to be seen against the sky.
- Where it would unbalance the proportions of the building.
- Where there is an unbroken run of butterfly roofs.
- Where the roofline is exposed to long views from public spaces and a roof extension in any form would have a detrimental impact on that view.
- Where important historic roof forms would be lost.
- No roof extensions above the height of the ridge of the main roof.

(NOTE – whilst the proposal is not an extension, the proposal appears to flout these basic principles of roof scape)

- New development will not make parking and traffic congestion in the area worse (Dulwich Plan)

## SPECIFIC POLICY THAT THE PROPOSAL BREACHES

### Policy 3.2 Protection of Amenity

The policy sets out that planning permission will not be granted where it will cause a loss of amenity including disturbance from noise.

### Policy 3.11 Efficient Use of Land

The policy sets out how developments should ensure that they maximise the efficient use of land whilst also protecting a number of other factors including amenity and design.

### Policy 3.12 Quality in Design

The policy sets out that developments should achieve a high quality of both architectural and urban design in order to create attractive, high amenity environments. It also states that a Design Statement must be submitted with planning applications.

### Policy 3.13 Urban Design

The policy sets out the principles of good design to include height of buildings, site layout and inclusive design.

#### Policy 4.2 Quality of Residential Accommodation

The policy sets out the requirements for residential developments as:

- i. achieve good quality living conditions; and
- ii. include high standards of:
  - Accessibility, including seeking to ensure that all new housing is built to Lifetime Homes standards;
  - Privacy and outlook;
  - Natural daylight and sunlight;
  - Ventilation;
  - Space, including suitable outdoor/green space;
  - Safety and security; and
  - Protection from pollution, including noise and light pollution.

Re-consultation responses:

Four letters of objection have been received from 9, 10 and 11 Worlingham Road and 68 Crawthorpe Grove raising the following concerns:

The development is still too close and too high and will impose impact on the amount of light into the house and garden of No. 11.

Despite the amendments the proposal will mean No. 11 will be directly overlooked and their privacy will be seriously compromised.

The design is also inappropriate for the area.

Huge negative impact and loss of amenity- noise disturbance, overlooking; not in keeping with other houses/buildings in the street;

Fails to preserve or enhance the character of Southwark through excellence in design and protection or enhancement of the historic environment;

Fails to enhance the quality of the built environment with quality design or architecture;

Is in breach of Southwark Plan Policy 3.13 (principles of good urban design) which includes: height, scale and massing; density of layout in relation to urban space and movement; townscape, local context and character; site layout; streetscape; landscaping; creating a pleasant environment which people will take pride in;

SP Policy 3.15 conserving the built heritage as a community asset is the aim, not to

have an adverse effect on it;

SP Policy 3.22 impacts negatively on an important local view, panorama, or prospect and its setting.

The development would provide poor quality housing.

There is already verly limited parking on all the neighbouring streets and a further residential development would exacerbate the issue.

Over-development: the site is surrounded on all sides by homes and small gardens. This development would essentially result in a house being crammed into an inappropriate space and would seriously compromise the neighbouring homes.

The photos used in the application purport to be taken from No. 10 Worlingham Road. The occupiers of No. 10 advised that they were not taken from their home but from the rear window of a home several doors away. It is requested that the photos submitted by the developer are accurat.



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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 M. Thomas	<b>Reg. Number</b>	10-AP-1738
<b>Application Type</b>	Full Planning Permission	<b>Case</b>	TP/2621-68A
<b>Recommendation</b>	Grant permission	<b>Number</b>	

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Demolition of existing single storey commercial storage building and erection of a two storey two bedroom dwelling house.

**At:** 68A CRAWTHEW GROVE, LONDON, SE22 9AB

**In accordance with application received on 21/06/2010**

**and Applicant's Drawing Nos.** Site plan, Photographs - sheets 1 and 2, 999.01, 999.02, 999.03, 999.04 A, 999.05 A, 999.06 A, 999.07 A, 999.08 F, 999.09 F, 999.11 E, 999.12 E, 999.13 B, 999.14 F, 999.15 D, 999.20 B, 999.21 A; Design and Access Statement.

**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: 999.01, 999.02, 999.03, 999.04 A, 999.05 A, 999.06 A, 999.07 A, 999.08 E, 999.09 E, 999.11 D, 999.12 E, 999.13 B, 999.14 E, 999.15 D, 999.20 B, 999.21 A.

Reason:

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

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan 2007.

- 4 Notwithstanding the provisions of Class A and Class B of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the two storey dwelling, without the prior written consent of the Council, to whom a planning application must be made.

Reason: To ensure that the amenity of neighbouring residents are protected and that any extensions would be of an acceptable design quality in accordance with Policies 3.2 Protection of amenity and 3.12 Quality in design and 3.13 Urban design of the Southwark Plan 2007.

- 5 The window on the rooflight of the ground floor element of the building shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason:

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

- 6 The roof of the dwelling hereby permitted shall not be used other than as a means of escape or for maintenance purposes and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order that the privacy of adjoining properties and those in the vicinity may be protected from overlooking from use of the roof area in accordance with Policy 3.2: 'Protection of Amenity' of the Southwark Plan 2007.

- 7 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwelling before the dwelling is occupied 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.

- 8 Before any above ground work hereby authorised begins, detailed drawings [*select 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), 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.

Reason

In order that the Local Planning Authority may ensure that the design and details are 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 Before any work hereby authorised begins, details of a Contaminated Land Assessment and associated remediation strategy, including an investigation and survey of the soil conditions of the site sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances, shall be submitted to and approved in writing by the Local Planning Authority. Before the first occupation of the building hereby permitted, the measures pursuant to this condition shall be carried out in accordance with any such approval given and a report certifying such completion 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 that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies 3.1 Environmental Effects, 3.2 Protection of Amenity and 3.10 Hazardous Substances of The Southwark Plan 2007 and PPS23 Planning and Pollution Control.

- 10 The cycle storage facilities as annotated on drawing 999.08E shall be provided before the unit hereby approved is occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

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 3.2 'Protection of Amenity' and 5.3 Walking and cycling of the Southwark Plan 2007.

- 11 Before the first occupation of the building hereby permitted details of facilities for the composting of organic



waste and the collection of rainwater for recycling shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage household recycling and the reduction of household waste and water consumption in accordance with Policies 3.7 Waste Reduction and 3.9 Water of The Southwark Plan 2007.

- 12 Before any above ground work hereby authorised begins, details of the green roof (including a specification and maintenance plan) 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.

**Reasons for granting planning permission.**

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

- a] Policies 1.4: Employment Sites Outside the Preferred Office Locations and Preferred Industrial Locations advises that for all developments located outside POLs and PILs which have an established B Class Use, subject to certain criteria, development will be permitted provided there is no net loss of floorspace in Class B, subject to a number of exceptions. ; 3.2: Protection of Amenity advises that permission will not be granted where it would cause a loss of amenity.; 3.11: Efficient use of land advises that all development should ensure that they maximise the efficient use of land whilst adhering to the criteria listed; 3.12: Quality in design requires new development to achieve a high quality of architectural and urban design; 3.13: Urban Design advises that principles of good design must be taken into account in all developments; 3.14: Designing out crime advised that development in both private and public realm should be designed to improve community safety and crime prevention; 4.1: Density of residential development advise density ranges in different areas of the borough; 4.2: Quality of residential accommodation advise on quality of design and standards relating to amenity of future occupiers; 5.3: Walking and cycling seeks to ensure that development make adequate provision for pedestrians and cyclists within the development, creates or contributes towards more direct, safe and secure walking and cycling routes and provides convenient, secure and weatherproof cycle parking; 5.6: Car parking seeks to minimise the number of car spaces provided for all developments that require car parking. All developments will be expected to include justification for the amount of car parking spaces sought. In this respect the following will be taken into account: Public Transport Accessibility Levels; the impact on overspill parking and the demand for parking within the Controlled Parking Zones. of the Southwark Plan [July 2007].
- b] Planning Policy Statements [PPS] and Guidance Notes [PPG]: PPG 13 Transport

Particular regard was had to the change of use that would result from the proposed development but it was considered that this would be outweighed by the provision of a new two bedroom dwelling in an predominantly residential area. Consideration was also given to the impact the proposal would have on the neighbouring residential properties in terms of privacy, loss of light and other amenity concerns. It was not thought that the proposed development would cause a level of harm such that would warrant refusal of the scheme and on balance it was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Date 4/10/2010



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<b>Item No.</b> 2	<b>Classification:</b> OPEN	<b>Date:</b> 14 October 2010	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Council's own development Application 10-AP-1803 for: Council's Own Development - Reg. 3  <b>Address:</b> GOOSE GREEN PRIMARY SCHOOL, TINTAGEL CRESCENT, LONDON, SE22 8HG  <b>Proposal:</b> Single storey extension providing additional school accommodation; external alterations to annexe to provide children's centre.		
<b>Ward(s) or groups affected:</b>	East Dulwich		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 25/06/2010		<b>Application Expiry Date</b> 20/08/2010	

## RECOMMENDATION

- 1 For consideration by Dulwich Community Council as the property is owned by the Council, and objections have been received.

## BACKGROUND INFORMATION

### Site location and description

- 2 The application site is Goose Green Primary School; a former Board School (c. 1900). Goose Green Primary School is a primary and nursery school for boys and girls aged 3 - 11. It is situated close to Goose Green, between Grove Vale Road and Tintagel Crescent. The current school role is 380 pupils with 25 full-time and 25 part-time places.
- 3 The site comprises the original site and building developed in 1901 by the School Board for London. The main school building is a Grade II listed 4 storey brick building. A smaller annexe building is located to the west of the site.
- 4 The composition has been undermined by the construction of two 2-storey toilet blocks by the former 'boys' and 'girls' entrances. These additions were constructed prior to the building being listed.
- 5 The main school is a Grade II listed 4 storey brick building. The building, formerly known as the Grove Vale School, is in the Baroque Revival style and is constructed of terracotta, red and black brick with stone dressings. The roof is tiled with a metal cupola.
- 6 The school is accessible from Tintagel Crescent for pedestrians and vehicles. Goose Green Primary School is situated on a tight site, and all the spaces between the

buildings utilised as play areas. The historic and principal elevation of the building is on the north-east side fronting onto Grove Vale. The current main working entrance to the school is at the rear on Tintagel Crescent. Architecturally the rear elevation repeats the scheme on the principal elevation but is less elaborate and grand.

### **Details of proposal**

- 7 The application under consideration here relates to the creation of a new children's centre in the existing annexe building, reconfiguration of part of the listed building and a single storey extension at the rear to accommodate the reception as well as a flue to the west elevation. The application follows a pre-application enquiry LBS Reg: 10-AP-0041. A separate Listed Building Consent application (10-AP1278) has already been approved for the conversion of the school hall on the second floor into two classrooms and a full planning application and listed building application have been approved for the creation of an external playdeck and the creation of new doors to the north elevation (10/AP/0422 & 10/AP/0423).
- 8 The main element of the proposal is the construction of a single storey extension to the south elevation of the building, situated between the two existing 1960's additions. This will accommodate a new reception area and meeting rooms. The extension will have sandblasted glazing as rainscreen cladding, with glazed screens extending to floor level. Timber louvres are proposed for the front elevation. A glazed rooflight is proposed at rooflevel of the extension.
- 9 The overall height of the extension is 3.3 m, with a width of 14.9 m and a depth of approx 3.6 m. The extension will be set forward of the existing 1960's block by 0.3 m. New entrance doors and a high level window are proposed for the existing toilet blocks.
- 10 Internal works include remodelling the existing administration area to install a new kitchen and the creation of a new servery (these are discussed in more detail in the listed building consent application).
- 11 In relation to the annexe building, it is proposed to convert this element into a children's centre on the ground and first floor. There will be shared space on the ground floor with an After School and Breakfast Club.
- 12 This will involve internal works (this is described in detail in the officer report for the listed building consent application) as well as works to the external elevations. On the east elevation new timber framed double glazed windows are proposed for the ground floor, as well as the replacement of a number of windows, conversion of an existing door to a window, and the infilling of one of the arches with a render. A small ramp is proposed to provide level access.
- 13 Alterations to the south elevation include a new entrance and a new opening to accommodate a timber double glazed window. This new entrance will enable independant access from Tintagel Crescent outside school hours.
- 14 Works to the north elevation include new timber frame double glazed window into the existing opening.
- 15 5 new flues are proposed at roof level of the annexe building.
- 16 Works to the main building include a new flue for the kitchen extraction, which will be painted matt black. This will be 1.8 m in height and 0.35 m in width. A new air intake is proposed for the kitchen above the kitchen delivery entrance.

- 17 Internal works to accommodate the new kitchen areas and new internal layout are also proposed and these are described in detail in the listed building consent application.

### **Planning history**

- 18 10/AP/1278 Listed building consent approved for conversion of a school hall on the second floor into two classrooms. Recreation of toilets in storage rooms on first floor mezzanine level.
- 19 10/AP/0423 & 10/AP/0422 Full planning and listed building consent approved for the creation of new external door to north-east elevation to provide level access to new raised deck area in existing external playground

### **Planning history of adjoining sites**

- 20 None relevant

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 21 The main issues to be considered in respect of this application are:
- 22 a) the principle of the development in terms of land use and conformity with strategic policies.
- 23 b) design issues and impact on the setting on the Grade II listed building
- 24 c) impact on amenity
- 25 d) traffic issues

### **Planning policy**

- 26 Southwark Plan 2007 (July)
- 27 Policy 3.2 'Impact on amenity'  
Policy 3.12 'Quality in design'  
Policy 3.13 'Urban design'  
Policy 3.15 'Conservation of the historic environment'  
Policy 3.16 'Listed buildings'  
Policy 3.17 'Setting of listed buildings, conservation areas and world heritage sites'
- 28 London Plan 2008 consolidated with alterations since 2004  
Policy 4B.11 London's built heritage  
Policy 4B.12 Heritage Conservation  
Policy 4B.13 Historic conservation led regeneration

### Core Strategy

- 29 The Council submitted the draft Core Strategy to the Secretary of State on 26 March 2010 and the Examination in Public hearings took place in July 2010. The Core Strategy policies should be considered as currently having no weight when determining planning applications as they are awaiting the Inspector's report and his finding of soundness. Applications should continue to be determined pending receipt

of the Inspector's report primarily in accordance the saved policies in the Southwark Plan 2007 and the London Plan 2008.

- 30 The Inspector's report on the Core Strategy is expected in October 2010. With a recommendation of soundness from the inspector there will be a very high degree of certainty that the Core Strategy will be adopted and that a number of existing Southwark Plan policies will be replaced. In view of this, on publication of the inspector's report, all core strategy policies should be given significant weight in determining planning applications. Less weight should be given to existing policies which are soon to be replaced. Formal adoption of the core strategy is expected in January 2011.

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

- 31 PPS 5 Planning for the historic environment

#### **Principle of development**

- 32 The principle of development in this instance is acceptable subject to compliance with relevant policies.

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

- 33 It is not considered that there will be an adverse impact on the amenity of surrounding occupiers, having regard to visual amenity and noise. In relation to the proposed single storey extension it is not considered that any adverse visual impact will result from this element (see design discussion below). No additional noise issues will arise as a result of this extension.
- 34 In relation to the proposed conversion of the annexe building to a children's centre it is not considered that the use of this building for this purpose will have an impact over and above the existing use of the building for class rooms. While the utilisation of the building as a children's centre will result in a change in the way the building is currently used, it is not considered that this will result in significant impact on noise levels. It is noted that a large area of the existing site is given over to play areas which already generate a significant amount of noise during school hours as is to be expected for such a use, which is long established at this location.
- 35 In relation to the flue on the west elevation of the main building it is considered that there is sufficient distance between the flue and the closest residential properties so as to ensure that there is no detrimental impact on these properties.
- 36 It is not considered that the smaller flues on the annex building will result in a detrimental impact on amenity.

#### **Traffic issues**

- 37 The above application will not generate a significant negative impact on the performance and safety of the surrounding highway network. The implementation of the children's centre will result in additional pupil numbers but it is not considered that the additional traffic will be material having regard to the overall numbers in the school.

#### **Design issues**

### New Extension

- 38 Consideration is given to the appropriateness of the proposed fabric, geometry and function of the proposal as well as the overall concept for the scheme.
- 39 The design of the new extension has been through a number of changes since the original pre-application submission.
- 40 The rear elevation of Goose Green Primary School continues the scheme on the primary elevation but is simpler and less elaborate. Red brick treated as rusticated blocks across the ground floor, with a black brick plinth anchoring the building. Articulation to the facade is provided by the window ranges and the decorative terracotta and stonework. The existing toilets blocks fail to enhance the rear elevation of this grade II listed building. The 2 storey flat roofed blocks were constructed prior to the statutorily listing of the building. Whilst these toilet blocks interrupt the original composition of the rear elevation, the facade still remains discernible.
- 41 It is considered that the amended scheme proposed here, has sought to take on board advice given at pre-application stage. The proposed infill extension would maintain the symmetry of the facade and proposes openings which line through with those above. The proposed sandblasted glazed extension with the glazed rooflight would maintain a degree of lightness that would not dominate this facade. The timber louveres are considered to be acceptable as these add interest to the extension and also help to maintain privacy to the offices.

### Proposed Annexe Building

- 42 There is no objection in principle to the proposed conversion of the Annexe building and the amended proposals for this element are considered to be acceptable subject to additional information and detailed drawings being provided by way of condition.
- 43 The windows should reflect the proportions and linearity of the host building. The amended drawings show proposed windows are more vertical in their emphasis. However it should be ensured that these windows are not 'off the peg' and should be bespoke in order to maintain the historic character and appearance of the building, This can be ensured by way of condition.

### **Impact on the grade II listed building**

- 44 Goose Green Primary School is statutorily listed Grade II. The proposed development should have regard to national planning policies, set out in PPS 5 'Planning for the Historic Environment and the following Council planning policies relating to listed buildings:
- 45 Policy 3.17 'Listed buildings of the Southwark Plan (2007) seeks to ensure that new development proposals involving a listed building should preserve the building and its features of special architectural or historic interest. Planning permission for proposals which involve an alteration or extension to a listed building will only be permitted where there is no loss of important historic fabric and that the development is not detrimental to the special architectural or historic interest of the building. The development should relate sensitively to the listed building and respects the period, style, detailing and context of the listed building or later alterations of architectural or historic interest. Existing detailing and important later additional features of the building are preserved, repaired or, if missing, replaced.

- 46 Policy 3.18 'Setting of listed buildings, conservation areas and world heritage sites' of the Southwark Plan (2007) seeks to ensure that new developments should preserve or enhance the immediate or wider setting of a listed building; or important view(s) of a listed building.
- 47 These policies are reinforced by the London Plan Policies 4B.11 'London's built heritage' and 4B.12 'Heritage Conservation', which requires a demonstration that the scheme, protects and enhance London's historic environment. Also that the proposal seeks to maintain and increase the contribution of the built heritage to London's environmental quality, to the economy, both through tourism and the beneficial use of historic assets, and to the well-being of London's people while allowing for London to accommodate growth in a sustainable manner.
- 48 A number of significant alterations and interventions to the plan form of the main school building and the annexe building are proposed. The following paragraphs in the PPS 5 'Planning for the Historic Environment: Historic Environment Practice Guide', are particularly relevant:
- 49 Paragraph 179 *'The fabric will always be an important part of the asset's significance. Retention of as much historic fabric as possible is therefore a fundamental part of any good alteration or conversion, together with the use of appropriate materials and methods of repair. It is not appropriate to sacrifice old work simply to accommodate the new.'*
- 50 Paragraph 180 *'The junction between new work and the existing fabric needs particular attention, both for its impact on the significance of the existing asset and the impact on the contribution of its setting. Where possible it is preferable for new work to be reversible, so that changes can be undone without harm to the fabric. However, reversibility alone does not justify alteration. If alteration is justified on other grounds then reversible alteration is preferable to non-reversible. New openings need to be considered in the context of architectural and historic significance of that part of the asset. Where new work or additions make elements with significance redundant, such as doors or decorative features, there is likely to be less impact on the asset's aesthetic, historic or evidential value if they are left in place.'*
- 51 Paragraph 182 *'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. Indeed they may be its most significant feature. Proposal to remove or modify internal arrangements, including the insertion of new opening or extension underground, will be subject to the same considerations of impact on significance (particularly architectural interest as external visible alterations).'*
- 52 Part of the works proposed involves the creation of a kitchen in the main building. Currently there is no working kitchen and meals are prepared off site and delivered to the school. Whilst the desire for a kitchen on site is accepted, in listed building terms the creation of one can be problematic within the confines of the existing listed building and in this case detailed drawings of proposed interventions will be required by condition.
- 53 It is noted that a flue is required to serve the kitchen. This flue is a much smaller version of that originally proposed. This is considered acceptable, subject to detailed drawings, as it preserves the appearance of this elevation, which is of particular merit due to the decorative plaque bearing the insignia of the London Board School and the words Grove Vale School.

The drawing implies that the proposed air intake would be cut into the rusticated brick



54 work. A detailed method statement should be submitted in order to ensure that this work is carried out with the minimal impact on the fabric of the listed building.

55 PPS 5 Practice Guidance (paragraph 189) states that: '*...new services, both internal and external can have a considerable, and often a cumulative, effect on the appearance of a building and can affect significance. The impact of necessary services can be minimised by avoiding damage to decorative features by carefully routeing and finishing and by use of materials appropriate to the relevant period.*'

56 As such the impact of any new services proposed should be minimised in order to ensure that the fabric of the building is preserved.

57 With regards the general works proposed to the listed building the Schedule of Works is considered too generic. Where repairs to the historic fabric are proposed little information is provided on methodology and materials. Furthermore, a new manhole and drainage runs are proposed within the listed building, the information provided regarding this work is limited. A more detailed Schedule of Work and information with regarding the drainage works is required in order to ascertain the impact on the listed building and potential loss of historic fabric. This can be done by way of condition.

58 PPS 5 - Policy HE9.1 sets out the presumption in favour of the conservation of designated assets. Any harmful impact on the significance of a designated asset needs to be justified on the grounds set out in HE9.2 (substantial harm or total loss) or HE9.4 (less than substantial harm). The works do not propose the complete removal of the gallery, but would significantly alter the appearance of this important central space. Therefore it is considered that the proposed works would have a detrimental impact but would not lead to substantial harm or total loss of significance as referred to in Policy HE9.2 and therefore the guidance in Policy HE9.4 is relevant. Policy HE9.4 states '*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 (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and (ii) recognise that the greater the harm to the significance of the heritage asset the greater justification will be needed for any loss.*' Whilst the public benefit of the scheme is acknowledged, more detailing is required on the internal works proposed which can be requested by detail method statements required by condition.

59 While the concerns of the amenity societies are noted (Council for British Archeology and the Victorian Society, it is considered that the amended drawings deal with the issues raised in the objections subject to additional details being provided by way of condition. No response was received from the above bodies in relation to the amended drawings.

### **Conclusion on planning issues**

60 Having regard to the above, the proposal is acceptable subject to detailed conditions and as such the recommendation is to grant planning permission.

### **Community impact statement**

61 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.

- 62 a) The impact on local people is set out above.

### **Consultations**

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

### **Consultation replies**

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

### Internal

- 65 Design and Conservation: Recommend conditions  
 Transport: Request an updated school travel plan  
 Building Control (verbal): Noted that flue was not required to be carried to eaves level

### Summary of consultation responses

- 66 Council for British Archaeology:
- Object on the grounds that the proposals for the annexe, extension o the main block and the external flue attached to the main block were unacceptable and would cause substantial harm to the Heritage assets and their setting.
  - No objections to the remodelling of the annexe in principle but the proposed new annexe windows were considered inappropriate given their horizontal emphasis which was at odds with the historic architecture
  - alterations to the main building would harm the significance of the listed building in a way that was considered disproportionate to the advantages to the school
  - objection to the extension and also to the propsoed external flue
- 67 English Heritage
- Application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.
- 68 The Victorian Society
- Object to proposals which will have a detrimental impact on the external appearance of the listed building.
  - accept the need for a more prominent entrance and administration area and do not object in principle to an extension
  - building across the main facade will add to the clutter of extensions in contrasting styles on what otherwise would be an impressive elevation
  - opportunity should be taken to remove the 1960's extensions by removing them and attaching new facilities to either side of the wings
  - urge Council to refuse permission

### **Human rights implications**

- 69 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.
- 70 This application has the legitimate aim of providing additional educational accommodation. 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**

71 n/a

**REASONS FOR LATENESS**

72 n/a

**REASONS FOR URGENCY**

73 n/a

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2122-D Application file: 10-AP-1803 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 5420 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>	Gary Rice Head of Development Management	
<b>Report Author</b>	Ronan O'Connor	
<b>Version</b>	Final	
<b>Dated</b>	01/10/10	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	Yes	Yes
Strategic Director of Environment and Housing	Yes	Yes
<b>Date final report sent to Community Council Team</b>		4 October 2010

**Consultation undertaken**

**Site notice date:** 16/07/10

**Press notice date:** 08/07/10

**Case officer site visit date:** 16/07/10

**Neighbour consultation letters sent:**

19/07/10

**Internal services consulted:**

Design and Conservation  
Transport Team  
Environmental Protection  
Building Control (verbal consultation)

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

English Heritage  
The Victorian Society  
Council for British Archaeology  
Ancient Monument Society

**Neighbours and local groups consulted:**

As per Appendix 3

**Re-consultation:**

02/09/10 Amended Drawing received  
English Heritage  
The Victorian Society  
Council for British Archaeology

## Consultation responses received

### Internal services

Design and Conservation:

Transport: Require updated school travel plan

### Statutory and non-statutory organisations

Council for British Archaeology:

- Object on the grounds that the proposals for the annexe, extension o the main block and the external flue attached to the main block were unacceptable and would cause substantial harm to the Heritage assets and their setting.
- No objections to the remodelling of the annexe in principle but the proposed new annexe windows were considered inappropriate given their horizontal emphasis which was at odds with the historic architecture
- alterations to the main building would harm the significance of the listed building in a way that was considered disproportionate to the advantages to the school
- objection to the extension and also to the propsoed external flue

English Heritage

Application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

The Victorian Society

- Object to proposals which will have a detrimental impact on the external appearance of the listed building.
- accept the need for a more prominent entrance and administration area and do not object in principle to an extension
- building across the main facade will add to the clutter of extensions in contrasting styles on what otherwise would be an impressive elevation
- opportunity should be taken to remove the 1960's extensions by removing them and attaching new facilities to either side of the wings
- urge Council to refuse permission

No response to reconsultation.

### Neighbours and local groups

None to date (01/10/10)

## APPENDIX 3

## Neighbour Consultee List for Application Reg. No. 10-AP-1803

<b>TP No</b>	TP/2122-D	<b>Site</b>	GOOSE GREEN PRIMARY SCHOOL, TINTAGEL CRESCENT, LONDON, SE22 8HG
<b>App. Type</b>	Council's Own Development - Reg. 3		

<b>Date Printed</b>	<b>Address</b>
19/07/2010	111A GROVE VALE LONDON SE22 8EN
19/07/2010	FLAT 122 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 121 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	111B GROVE VALE LONDON SE22 8EN
19/07/2010	FLAT B 97 GROVE VALE LONDON SE22 8EN
19/07/2010	FLAT A 97 GROVE VALE LONDON SE22 8EN
19/07/2010	111C GROVE VALE LONDON SE22 8EN
19/07/2010	FLAT 113 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 112 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 109 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 114 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 117 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 116 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 115 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	94 GROVE VALE LONDON SE22 8DT
19/07/2010	68 GROVE VALE LONDON SE22 8DT
19/07/2010	1 ELSIE ROAD LONDON SE22 8DX
19/07/2010	7 ELSIE ROAD LONDON SE22 8DX
19/07/2010	5 ELSIE ROAD LONDON SE22 8DX
19/07/2010	3 ELSIE ROAD LONDON SE22 8DX
19/07/2010	58 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT C 97 GROVE VALE LONDON SE22 8EN
19/07/2010	66 GROVE VALE LONDON SE22 8DT
19/07/2010	62 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 108 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 81 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 80 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 78 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 82 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 85 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 84 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 83 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 69 BLOCK B 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 68 BLOCK B 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 67 BLOCK B 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 74 BLOCK B 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 77 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 76 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 75 BLOCK B 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 100 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 99 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 98 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 101 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 107 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 106 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 105 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 91 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 90 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 89 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 92 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 97 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 96 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 93 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	124B EAST DULWICH ROAD LONDON SE22 9AT
19/07/2010	124A EAST DULWICH ROAD LONDON SE22 9AT
19/07/2010	FLAT 3 122 EAST DULWICH ROAD LONDON SE22 9AT
19/07/2010	FIRST FLOOR AND SECOND FLOOR FLAT 85 GROVE VALE LONDON SE22 8EN
19/07/2010	73B GROVE VALE LONDON SE22 8EQ
19/07/2010	73A GROVE VALE LONDON SE22 8EQ
19/07/2010	105 GROVE VALE LONDON SE22 8EN
19/07/2010	115 GROVE VALE LONDON SE22 8EN

19/07/2010 103B GROVE VALE LONDON SE22 8EN  
19/07/2010 96 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 2 122 EAST DULWICH ROAD LONDON SE22 9AT  
19/07/2010 FLAT 1 122 EAST DULWICH ROAD LONDON SE22 9AT  
19/07/2010 60B GROVE VALE LONDON SE22 8DT  
19/07/2010 GROUND FLOOR FLAT 77 GROVE VALE LONDON SE22 8EN  
19/07/2010 GROUND FLOOR FLAT 113 GROVE VALE LONDON SE22 8EN  
19/07/2010 GROUND FLOOR FLAT 85 GROVE VALE LONDON SE22 8EN  
19/07/2010 FLAT 94 GROVE VALE LONDON SE22 8DT  
19/07/2010 65-71 GROVE VALE LONDON SE22 8EQ  
19/07/2010 FIRST FLOOR FLAT 101 GROVE VALE LONDON SE22 8EN  
19/07/2010 FLAT 1 83 GROVE VALE LONDON SE22 8EN  
19/07/2010 FIRST FLOOR FLAT 77 GROVE VALE LONDON SE22 8EN  
19/07/2010 FIRST FLOOR AND SECOND FLOOR FLAT 113 GROVE VALE LONDON SE22 8EN  
19/07/2010 FLAT 2 83 GROVE VALE LONDON SE22 8EN  
19/07/2010 FLAT C GROUND FLOOR 126 EAST DULWICH ROAD LONDON SE22 9AT  
19/07/2010 FLAT B FIRST FLOOR 126 EAST DULWICH ROAD LONDON SE22 9AT  
19/07/2010 FLAT A SECOND FLOOR 126 EAST DULWICH ROAD LONDON SE22 9AT  
19/07/2010 103A GROVE VALE LONDON SE22 8EN  
19/07/2010 89 GROVE VALE LONDON SE22 8EN  
19/07/2010 87 GROVE VALE LONDON SE22 8EN  
19/07/2010 91 GROVE VALE LONDON SE22 8EN  
19/07/2010 95 GROVE VALE LONDON SE22 8EN  
19/07/2010 93 GROVE VALE LONDON SE22 8EN  
19/07/2010 107 GROVE VALE LONDON SE22 8EN  
19/07/2010 103 GROVE VALE LONDON SE22 8EN  
19/07/2010 101 GROVE VALE LONDON SE22 8EN  
19/07/2010 109 GROVE VALE LONDON SE22 8EN  
19/07/2010 111 GROVE VALE LONDON SE22 8EN  
19/07/2010 60A GROVE VALE LONDON SE22 8DT  
19/07/2010 SCHOOL HOUSE GROVE VALE LONDON SE22 8DT  
19/07/2010 8 TINTAGEL CRESCENT LONDON SE22 8HT  
19/07/2010 105B GROVE VALE LONDON SE22 8EN  
19/07/2010 105C GROVE VALE LONDON SE22 8EN  
19/07/2010 105A GROVE VALE LONDON SE22 8EN  
19/07/2010 6A TINTAGEL CRESCENT LONDON SE22 8HT  
19/07/2010 75 GROVE VALE LONDON SE22 8EQ  
19/07/2010 6 TINTAGEL CRESCENT LONDON SE22 8HT  
19/07/2010 81 GROVE VALE LONDON SE22 8EQ  
19/07/2010 79 GROVE VALE LONDON SE22 8EQ  
19/07/2010 FLAT 66 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 2 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 19 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 18 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 CLUSTER FLAT 2 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 22 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 21 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 20 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 132 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 131 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 130 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 14 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 17 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 16 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 15 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 39 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 38 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 37 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 4 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 46 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 45 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 CLUSTER FLAT 4 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 28 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 24 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 23 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 29 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 36 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 CLUSTER FLAT 3 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 3 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 13 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 102 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 CLUSTER FLAT 10 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 10 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 103 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 CLUSTER FLAT 11 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 11 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 104 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 3 83 GROVE VALE LONDON SE22 8EN  
19/07/2010 FLAT 2 96 GROVE VALE LONDON SE22 8DT







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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>	London Borough of Southwark	<b>Reg. Number</b>	10-AP-1803
<b>Application Type</b>	Council's Own Development - Reg. 3	<b>Case Number</b>	TP/2122-D
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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**Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:**

Single storey extension providing additional school accommodation; external alterations to annexe to provide children's centre.

**At:** GOOSE GREEN PRIMARY SCHOOL, TINTAGEL CRESCENT, LONDON, SE22 8HG

**In accordance with application received on 25/06/2010**

**and Applicant's Drawing Nos.** Proposed Drawing Nos:

794/GGCC/P-010, 794/GGCC/P-100, 794-2/GGCC/P-110, 794-2/GGCC/P-112, 794-3/GGCC/P-110, 794-3/GGCC/P-111, 794-4/GGCC/P-110, 794-2/GGCC/P-201, 794-3/GGCC/P-200, 794-4/GGCC/P-200, 794-2/GGCC/P-300, 794/GGCC/P-400; 794/GGCC/P-401, 794/GGCC/P-405, 794/GGCC/P-410, 794/GGCC/P-411 & 1034 R(12)-001/Rev B (rec'd 06/07/10); 794-2/GGCC/P-301 Rev A, 794-3/GGCC/P-302-1 Rev A, 794-3/GGCC/P-301-1 Rev A (28/08/10) 794-3/GGCC/P200-1 rev A (rec'd 09/09/10).

Existing Drawings Nos:

794/GGCC/Ex-010, 794/GGCC/Ex-100, 794-2/GGCC/Ex-110, 794-2/GGCC/Ex-111, 794-3/GGCC/Ex-109, 794-3/GGCC/Ex-110, 794-3/GGCC/Ex-111, 794-3/GGCC/Ex-112, 794-3/GGCC/Ex-113, 794-3/GGCC/Ex-114, 794-3/GGCC/Ex-115, 794-3/GGCC/Ex-116, 794/GGCC/Ex-117, 794-2/GGCC/Ex-200, 794-3/GGCC/Ex-200, 794-2/GGCC/Ex-300, 794-2/GGCC/Ex-301, 794-3/GGCC/Ex-300, 794-3/GGCC/Ex-301, 794-2/GGCC/Ex-120, 794-3/GGCC/Ex-120 & 794-3/GGCC/Ex-121

Planning Brochures incorporating Design & Access Statement, The Heritage Statement, Statement of Community Consultation & Photographs; Goose Green Children's Centre: Schedule of works; Goose Green Children's Centre: External Door Schedule; Goose Green Children's Centre: Internal Window Schedule; Goose Green Children's Centre: External Window Schedule; Goose Green Children's Centre: Internal Door Schedule Phase 2; Cladding sample rec'd 12/08/10 (superceded by amended drawings rec'd 28/08/10); Report by SGA Consulting on proposed kitchen ventilation.

### Schedule

- 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:

794/GGCC/P-010, 794/GGCC/P-100, 794-2/GGCC/P-110, 794-2/GGCC/P-112, 794-3/GGCC/P-110; 794-3/GGCC/P-111, 794-4/GGCC/P-110, 794-2/GGCC/P-201, 794-3/GGCC/P-200, 794-4/GGCC/P-200, 794-2/GGCC/P-300, 794/GGCC/P-400; 794/GGCC/P-401, 794/GGCC/P-405, 794/GGCC/P-410, 794/GGCC/P-411 & 1034 R(12)-001/Rev B (rec'd 06/07/10); 794-2/GGCC/P-301 Rev A, 794-3/GGCC/P-302-1 Rev A, 794-3/GGCC/P-301-1 Rev A (28/08/10) 794-3/GGCC/P200-1 rev A (rec'd 09/09/10).

Planning Brochures Incorporating Design & Access Statement, The Heritage Statement, The Statement of Community Consultation & Photographs; Goose Green Children's Centre: Schedule of works; Goose Green Children's Centre: External Door Schedule; Goose Green Children's Centre: Internal Window Schedule; Goose Green Children's Centre: External Window Schedule; Goose Green Children's Centre: Internal Door Schedule Phase 2; Cladding sample rec'd 12/08/10 (superceded by amended drawings rec'd 28/08/10);

Report by SGA Consulting on proposed kitchen ventilation.

Reason:

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

**Reasons for granting planning permission.**

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

a) Southwark Plan (2007)

Policy:

3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity).

3.11 (Efficient use of Land) seeks to ensure that all developments ensure that they maximise the efficient use of land,

3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design.

3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.

3.15 (Conservation of the Historic Environment) states that development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

3.16 (Conservation Areas) states that, within conservation areas, development should preserve or enhance the character or appearance of the area.

3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) seeks to protect the setting of listed buildings, conservation areas and world heritage sites.

3.17 (Listed Buildings) states that development proposals involving a listed building should preserve the building and its features of special architectural or historic interest.

5.2 (Transport Impacts) states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site.

5.3 (Walking and Cycling) seeks to ensure that access and facilities are provided in order to promote walking and cycling.

5.6 (Car Parking) states that all developments requiring car parking should minimise the number of spaces provided.

Particular regard was had to the impact on the grade II listed building, to design issues and to the impact on the amenity of adjoining residents that would result from the proposed development but it was considered that, subject to conditions, there would be no significant adverse impact that would follow. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

<b>Item No.</b> 3	<b>Classification:</b> OPEN	<b>Date:</b> 14 October 2010	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 10-AP-1834 for: Listed Building Consent  <b>Address:</b> GOOSE GREEN PRIMARY SCHOOL, TINTAGEL CRESCENT, LONDON, SE22 8HG  <b>Proposal:</b> Single storey extension and internal reconfiguration of part of the building, internal reconfiguration of annexe building into Children's Centre		
<b>Ward(s) or groups affected:</b>	East Dulwich		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 27/06/2010		<b>Application Expiry Date</b> 22/08/2010	

## RECOMMENDATION

- 1 For consideration by Dulwich Community Council as the property is owned by the Council, and objections have been received. In the event of a resolution to approve this application, as the Council is unable to grant itself listed building consent the application will have be referred to the Government Office for London for approval.

## BACKGROUND INFORMATION

### Site location and description

- 2 The application site is Goose Green Primary School; a former Board School (c. 1900). Goose Green Primary School is a primary and nursery school for boys and girls aged 3 - 11. It is situated close to Goose Green, between Grove Vale Road and Tintagel Crescent. The current school role is 380 pupils with 25 full-time and 25 part-time places.
- 3 The site comprises the original site and building developed in 1901 by the School Board for London. The main school building is a Grade II listed 4 storey brick building. A smaller annexe building is located to the west of the site.
- 4 The composition has been undermined by the construction of two 2-storey toilet blocks by the former 'boys' and 'girls' entrances. These additions were constructed prior to the building being listed.
- 5 The main school is a Grade II listed 4 storey brick building. The building, formerly known as the Grove Vale School, is in the Baroque Revival style and is constructed of terracotta, red and black brick with stone dressings. The roof is tiled with a metal cupola.
- 6 The school is accessible from Tintegal Crescent for pedestrians and vehicles. Goose Green Primary School is situated on a tight site, and all the spaces between the

buildings utilised as play areas. The historic and principal elevation of the building is on the north-east side fronting onto Grove Vale. The current main working entrance to the school is at the rear on Tintagel Crescent. Architecturally the rear elevation repeats the scheme on the principal elevation but is less elaborate and grand.

### **Details of proposal**

- 7 The application under consideration here relates to the creation of a new children's centre in the existing annexe building, reconfiguration of part of the listed building and a single storey extension at the rear to accommodate the reception as well as a flue to the west elevation. The application follows a pre-application enquiry LBS Reg: 10-AP-0041. A separate Listed Building Consent application (10-AP1278) has already been approved for the conversion of the school hall on the second floor into two classrooms and a full planning application and listed building application have been approved for the creation of an external playdeck and the creation of new doors to the north elevation (10/AP/0422 & 10/AP/0423).
- 8 The main element of the proposal is the construction of a single storey extension to the south elevation of the building, situated between the two existing 1960's additions. This will accommodate a new reception area and meeting rooms. The extension will have sandblasted glazing as rainscreen cladding, with glazed screens extending to floor level. Timber louvres are proposed for the front elevation. A glazed rooflight is proposed at rooflevel of the extension.
- 9 The overall height of the extension is 3.3 m, with a width of 14.9 m and a depth of approx 3.6 m. The extension will be set forward of the existing 1960's block by 0.3 m. New entrance doors and a high level window are proposed for the existing toilet blocks.
- 10 Internal works include remodelling the existing administration area to install a new kitchen and the creation of a new servery. This involves the removal of internal walls to the west wing of the building to create space for the new food areas.
- 11 In relation to the annexe building, it is proposed to convert this element into a children's centre on the ground and first floor. There will be shared space on the ground floor with an After School and Breakfast Club.
- 12 This will involve internal works which is the removal of practically all of the internal partitioning on the ground floor and the majority of partitioning on the first floor as well as the creation of openings for a new entrance door and windows. as well as works to the external elevations. On the east elevation new timber framed double glazed windows are proposed for the ground floor, as well as the replacement of a number of windows, conversion of an existing door to a window, and the infilling of one of the arches with a render. A small ramp is proposed to provide level access.
- 13 Alterations to the south elevation include a new entrance and a new opening to accommodate a timber double glazed window. This new entrance will enable independent access from Tintagel Crescent outside school hours.
- 14 Works to the north elevation include new timber frame double glazed window into the existing opening.
- 15 5 new flues are proposed at roof level of the annexe building.
- 16 Works to the main building include a new flue for the kitchen extraction, which will be painted matt black. This will be 1.8 m in height and 0.35 m in width. A new air intake is proposed for the kitchen above the kitchen delivery entrance.

- 17 Internal works to accommodate the new kitchen areas and new internal layout are also proposed and these are described in detail in the listed building consent application.

### **Planning history**

- 18 10/AP/1278 Listed building consent approved for conversion of a school hall on the second floor into two classrooms. Recreation of toilets in storage rooms on first floor mezzanine level.
- 19 10/AP/0423 & 10/AP/0422 Full planning and listed building consent approved for the creation of new external door to north-east elevation to provide level access to new raised deck area in existing external playground

### **Planning history of adjoining sites**

- 20 None relevant

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 21 The main issues to be considered in respect of this application are:
- 22 a) the principle of the development in terms of land use and conformity with strategic policies.
- 23 b) the impact on the Grade II listed building and it's setting.

### **Planning policy**

- 24 Southwark Plan 2007 (July)
- 25 Policy 3.16 'Listed buildings'  
Policy 3.17 'Setting of listed buildings, conservation areas and world heritage sites'
- 26 London Plan 2008 consolidated with alterations since 2004  
Policy 4B.11 London's built heritage  
Policy 4B.12 Heritage Conservation  
Policy 4B.13 Historic conservation led regeneration

### Core Strategy

- 27 The Council submitted the draft Core Strategy to the Secretary of State on 26 March 2010 and the Examination in Public hearings took place in July 2010. The Core Strategy policies should be considered as currently having no weight when determining planning applications as they are awaiting the Inspector's report and his finding of soundness. Applications should continue to be determined pending receipt of the Inspector's report primarily in accordance the saved policies in the Southwark Plan 2007 and the London Plan 2008.
- 28 The Inspector's report on the Core Strategy is expected in October 2010. With a recommendation of soundness from the inspector there will be a very high degree of certainty that the Core Strategy will be adopted and that a number of existing Southwark Plan policies will be replaced. In view of this, on publication of the

inspector's report, all core strategy policies should be given significant weight in determining planning applications. Less weight should be given to existing policies which are soon to be replaced. Formal adoption of the core strategy is expected in January 2011.

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

- 29 PPS 5 Planning for the historic environment

#### **Principle of development**

- 30 The principle of development in this instance is acceptable subject to compliance with relevant policies.

#### **Impact on the grade II listed building and it's setting**

- 31 Consideration is given to the appropriateness of the proposed fabric, geometry and function of the proposal as well as the overall concept for the scheme.
- 32 The design of the new extension has been through a number of changes since the original pre-application submission.
- 33 The rear elevation of Goose Green Primary School continues the scheme on the primary elevation but is simpler and less elaborate. Red brick treated as rusticated blocks across the ground floor, with a black brick plinth anchoring the building. Articulation to the facade is provided by the window ranges and the decorative terracotta and stonework. The existing toilets blocks fail to enhance the rear elevation of this grade II listed building. The 2 storey flat roofed blocks were constructed prior to the statutorily listing of the building. Whilst these toilet blocks interrupt the original composition of the rear elevation, the facade still remains discernible.
- 34 It is considered that the amended scheme proposed here, has sought to take on board advice given at pre-application stage. The proposed infill extension would maintain the symmetry of the facade and proposes openings which line through with those above. The proposed sandblasted glazed extension with the glazed rooflight would maintain a degree of lightness that would not dominate this facade. The timber louveres are considered to be acceptable as these add interest to the extension and also help to maintain privacy to the offices.

#### Proposed Annexe Building

- 35 There is no objection in principle to the proposed conversion of the Annexe building and the amended proposals for this element are considered to be acceptable subject to additional information and detailed drawings being provided by way of condition.
- 36 The windows should reflect the proportions and linearity of the host building. The amended drawings show proposed windows are more vertical in their emphasis. However it should be ensured that these windows are not 'off the peg' and should be bespoke in order to maintain the historic character and appearance of the building, This can be ensured by way of condition.
- 37 Goose Green Primary School is statutorily listed Grade II. The proposed development should have regard to national planning polices, set out in PPS 5 'Planning for the Historic Environment and the following Council planning policies relating to listed buildings:



- 38 Policy 3.17 'Listed buildings of the Southwark Plan (2007) seeks to ensure that new development proposals involving a listed building should preserve the building and its features of special architectural or historic interest. Planning permission for proposals which involve an alteration or extension to a listed building will only be permitted where there is no loss of important historic fabric and that the development is not detrimental to the special architectural or historic interest of the building. The development should relate sensitively to the listed building and respects the period, style, detailing and context of the listed building or later alterations of architectural or historic interest. Existing detailing and important later additional features of the building are preserved, repaired or, if missing, replaced.
- 39 Policy 3.18 'Setting of listed buildings, conservation areas and world heritage sites' of the Southwark Plan (2007) seeks to ensure that new developments should preserve or enhance the immediate or wider setting of a listed building; or important view(s) of a listed building.
- 40 These policies are reinforced by the London Plan Policies 4B.11 'London's built heritage' and 4B.12 'Heritage Conservation', which requires a demonstration that the scheme, protects and enhance London's historic environment. Also that the proposal seeks to maintain and increase the contribution of the built heritage to London's environmental quality, to the economy, both through tourism and the beneficial use of historic assets, and to the well-being of London's people while allowing for London to accommodate growth in a sustainable manner.
- 41 A number of significant alterations and interventions to the plan form of the main school building and the annexe building are proposed. The following paragraphs in the PPS 5 'Planning for the Historic Environment: Historic Environment Practice Guide', are particularly relevant:
- 42 Paragraph 179 *'The fabric will always be an important part of the asset's significance. Retention of as much historic fabric as possible is therefore a fundamental part of any good alteration or conversion, together with the use of appropriate materials and methods of repair. It is not appropriate to sacrifice old work simply to accommodate the new.'*
- 43 Paragraph 180 *'The junction between new work and the existing fabric needs particular attention, both for its impact on the significance of the existing asset and the impact on the contribution of its setting. Where possible it is preferable for new work to be reversible, so that changes can be undone without harm to the fabric. However, reversibility alone does not justify alteration. If alteration is justified on other grounds then reversible alteration is preferable to non-reversible. New openings need to be considered in the context of architectural and historic significance of that part of the asset. Where new work or additions make elements with significance redundant, such as doors or decorative features, there is likely to be less impact on the asset's aesthetic, historic or evidential value if they are left in place.'*
- 44 Paragraph 182 *'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. Indeed they may be its most significant feature. Proposal to remove or modify internal arrangements , including the insertion of new opening or extension underground, will be subject to the same considerations of impact on significance (particularly architectural interest as external visible alterations).'*
- 45 Part of the works proposed involves the creation of a kitchen in the main building. Currently there is no working kitchen and meals are prepared off site and delivered to

- the school. Whilst the desire for a kitchen on site is accepted, in listed building terms the creation of one can be problematic within the confines of the existing listed building and in this case detailed drawings of proposed interventions will be required by condition.
- 46 It is noted that a flue is required to serve the kitchen. This flue is a much smaller version of that originally proposed. This is considered acceptable, subject to detailed drawings, as it preserves the appearance of this elevation, which is of particular merit due to the decorative plaque bearing the insignia of the London Board School and the words Grove Vale School.
- 47 The drawing implies that the proposed air intake would be cut into the rusticated brick work. A detailed method statement should be submitted in order to ensure that this work is carried out with the minimal impact on the fabric of the listed building.
- 48 PPS 5 Practice Guidance (paragraph 189) states that: *'...new services, both internal and external can have a considerable, and often a cumulative, effect on the appearance of a building and can affect significance. The impact of necessary services can be minimised by avoiding damage to decorative features by carefully routeing and finishing and by use of materials appropriate to the relevant period.'*
- 49 As such the impact of any new services proposed should be minimised in order to ensure that the fabric of the building is preserved.
- 50 With regards the general works proposed to the listed building the Schedule of Works is considered too generic. Where repairs to the historic fabric are proposed little information is provided on methodology and materials. Furthermore, a new manhole and drainage runs are proposed within the listed building, the information provided regarding this work is limited. A more detailed Schedule of Work and information with regarding the drainage works is required in order to ascertain the impact on the listed building and potential loss of historic fabric. This can be done by way of condition.
- 51 PPS 5 - Policy HE9.1 sets out the presumption in favour of the conservation of designated assets. Any harmful impact on the significance of a designated asset needs to be justified on the grounds set out in HE9.2 (substantial harm or total loss) or HE9.4 (less than substantial harm). The works do not propose the complete removal of the gallery, but would significantly alter the appearance of this important central space. Therefore it is considered that the proposed works would have a detrimental impact but would not lead to substantial harm or total loss of significance as referred to in Policy HE9.2 and therefore the guidance in Policy HE9.4 is relevant. Policy HE9.4 states *'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 (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and (ii) recognise that the greater the harm to the significance of the heritage asset the greater justification will be needed for any loss.'* Whilst the public benefit of the scheme is acknowledged, more detailing is required on the internal works proposed which can be requested by detail method statements required by condition.
- 52 While the concerns of the amenity societies are noted (Council for British Archeology and the Victorian Society, it is considered that the amended drawings deal with the issues raised in the objections subject to additional details being provided by way of condition. No response was received from the above bodies in relation to the amended drawings.

### **Conclusion on planning issues**

- 53 Having regard to the above, the proposal is acceptable subject to detailed conditions and as such the recommendation is to grant listed building consent.

### **Community impact statement**

- 54 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.
- 55 a) The impact on local people is set out above.

### **Consultations**

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

### **Consultation replies**

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

#### Internal

- 58 Design and Conservation: Recommend conditions  
Building Control (verbal): Noted that flue was not required to be carried to eaves level

#### Summary of consultation responses

- 59 Council for British Archaeology:
- Object on the grounds that the proposals for the annexe, extension to the main block and the external flue attached to the main block were unacceptable and would cause substantial harm to the Heritage assets and their setting.
  - No objections to the remodelling of the annexe in principle but the proposed new annexe windows were considered inappropriate given their horizontal emphasis which was at odds with the historic architecture
  - alterations to the main building would harm the significance of the listed building in a way that was considered disproportionate to the advantages to the school
  - objection to the extension and also to the proposed external flue
- 60 English Heritage
- Application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.
- 61 The Victorian Society
- Object to proposals which will have a detrimental impact on the external appearance of the listed building.
  - accept the need for a more prominent entrance and administration area and do not object in principle to an extension
  - building across the main facade will add to the clutter of extensions in contrasting styles on what otherwise would be an impressive elevation
  - opportunity should be taken to remove the 1960's extensions by removing them and attaching new facilities to either side of the wings

- urge Council to refuse permission

**Human rights implications**

- 62 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.
- 63 This application has the legitimate aim of providing additional educational accommodation. 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**

- 64 n/a

**REASONS FOR LATENESS**

- 65 n/a

**REASONS FOR URGENCY**

- 66 n/a

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2122-D Application file: 10-AP-1834 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 5420 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>	Gary Rice Head of Development Management	
<b>Report Author</b>	Ronan O'Connor	
<b>Version</b>	Final	
<b>Dated</b>	01/10/10	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	Yes	Yes
Strategic Director of Environment and Housing	No	No
<b>Date final report sent to Community Council Team</b>	4 October 2010	

**Consultation undertaken**

**Site notice date:** 16/07/10

**Press notice date:** 08/07/10

**Case officer site visit date:** 16/07/10

**Neighbour consultation letters sent:**

19/07/10

**Internal services consulted:**

Design and Conservation  
Building Control (verbal consultation)

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

English Heritage  
The Victorian Society  
Council for British Archaeology  
Ancient Monument Society

**Neighbours and local groups consulted:**

As per Appendix 3

**Re-consultation:**

02/09/10 Amended Drawing received  
English Heritage  
The Victorian Society  
Council for British Archaeology

## Consultation responses received

### Internal services

Design and Conservation:

### Statutory and non-statutory organisations

Council for British Archaeology:

- Object on the grounds that the proposals for the annexe, extension o the main block and the external flue attached to the main block were unacceptable and would cause substantial harm to the Heritage assets and their setting.
- No objections to the remodelling of the annexe in principle but the proposed new annexe windows were considered inappropriate given their horizontal emphasis which was at odds with the historic architecture
- alterations to the main building would harm the significance of the listed building in a way that was considered disproportionate to the advantages to the school
- objection to the extension and also to the propsoed external flue

English Heritage

Application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

The Victorian Society

- Object to proposals which will have a detrimental impact on the external appearance of the listed building.
- accept the need for a more prominent entrance and administration area and do not object in principle to an extension
- building across the main facade will add to the clutter of extensions in contrasting styles on what otherwise would be an impressive elevation
- opportunity should be taken to remove the 1960's extensions by removing them and attaching new facilities to either side of the wings
- urge Council to refuse permission

No response to reconsultation.

### Neighbours and local groups

None to date (01/10/10)

## APPENDIX 3

## Neighbour Consultee List for Application Reg. No. 10-AP-1834

<b>TP No</b>	TP/2122-D	<b>Site</b>	GOOSE GREEN PRIMARY SCHOOL, TINTAGEL CRESCENT, LONDON, SE22 8HG
<b>App. Type</b>	Listed Building Consent		

<b>Date Printed</b>	<b>Address</b>
19/07/2010	111A GROVE VALE LONDON SE22 8EN
19/07/2010	FLAT 122 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 121 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	111B GROVE VALE LONDON SE22 8EN
19/07/2010	FLAT B 97 GROVE VALE LONDON SE22 8EN
19/07/2010	FLAT A 97 GROVE VALE LONDON SE22 8EN
19/07/2010	111C GROVE VALE LONDON SE22 8EN
19/07/2010	FLAT 113 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 112 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 109 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 114 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 117 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 116 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 115 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	94 GROVE VALE LONDON SE22 8DT
19/07/2010	68 GROVE VALE LONDON SE22 8DT
19/07/2010	1 ELSIE ROAD LONDON SE22 8DX
19/07/2010	7 ELSIE ROAD LONDON SE22 8DX
19/07/2010	5 ELSIE ROAD LONDON SE22 8DX
19/07/2010	3 ELSIE ROAD LONDON SE22 8DX
19/07/2010	58 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT C 97 GROVE VALE LONDON SE22 8EN
19/07/2010	66 GROVE VALE LONDON SE22 8DT
19/07/2010	62 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 108 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 81 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 80 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 78 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 82 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 85 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 84 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 83 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 69 BLOCK B 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 68 BLOCK B 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 67 BLOCK B 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 74 BLOCK B 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 77 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 76 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 75 BLOCK B 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 100 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 99 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 98 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 101 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 107 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 106 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 105 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 91 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 90 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 89 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 92 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 97 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 96 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 93 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	124B EAST DULWICH ROAD LONDON SE22 9AT
19/07/2010	124A EAST DULWICH ROAD LONDON SE22 9AT
19/07/2010	FLAT 3 122 EAST DULWICH ROAD LONDON SE22 9AT
19/07/2010	FIRST FLOOR AND SECOND FLOOR FLAT 85 GROVE VALE LONDON SE22 8EN
19/07/2010	73B GROVE VALE LONDON SE22 8EQ
19/07/2010	73A GROVE VALE LONDON SE22 8EQ
19/07/2010	105 GROVE VALE LONDON SE22 8EN
19/07/2010	115 GROVE VALE LONDON SE22 8EN



19/07/2010 103B GROVE VALE LONDON SE22 8EN  
19/07/2010 96 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 2 122 EAST DULWICH ROAD LONDON SE22 9AT  
19/07/2010 FLAT 1 122 EAST DULWICH ROAD LONDON SE22 9AT  
19/07/2010 60B GROVE VALE LONDON SE22 8DT  
19/07/2010 GROUND FLOOR FLAT 77 GROVE VALE LONDON SE22 8EN  
19/07/2010 GROUND FLOOR FLAT 113 GROVE VALE LONDON SE22 8EN  
19/07/2010 GROUND FLOOR FLAT 85 GROVE VALE LONDON SE22 8EN  
19/07/2010 FLAT 94 GROVE VALE LONDON SE22 8DT  
19/07/2010 65-71 GROVE VALE LONDON SE22 8EQ  
19/07/2010 FIRST FLOOR FLAT 101 GROVE VALE LONDON SE22 8EN  
19/07/2010 FLAT 1 83 GROVE VALE LONDON SE22 8EN  
19/07/2010 FIRST FLOOR FLAT 77 GROVE VALE LONDON SE22 8EN  
19/07/2010 FIRST FLOOR AND SECOND FLOOR FLAT 113 GROVE VALE LONDON SE22 8EN  
19/07/2010 FLAT 2 83 GROVE VALE LONDON SE22 8EN  
19/07/2010 FLAT C GROUND FLOOR 126 EAST DULWICH ROAD LONDON SE22 9AT  
19/07/2010 FLAT B FIRST FLOOR 126 EAST DULWICH ROAD LONDON SE22 9AT  
19/07/2010 FLAT A SECOND FLOOR 126 EAST DULWICH ROAD LONDON SE22 9AT  
19/07/2010 103A GROVE VALE LONDON SE22 8EN  
19/07/2010 89 GROVE VALE LONDON SE22 8EN  
19/07/2010 87 GROVE VALE LONDON SE22 8EN  
19/07/2010 91 GROVE VALE LONDON SE22 8EN  
19/07/2010 95 GROVE VALE LONDON SE22 8EN  
19/07/2010 93 GROVE VALE LONDON SE22 8EN  
19/07/2010 107 GROVE VALE LONDON SE22 8EN  
19/07/2010 103 GROVE VALE LONDON SE22 8EN  
19/07/2010 101 GROVE VALE LONDON SE22 8EN  
19/07/2010 109 GROVE VALE LONDON SE22 8EN  
19/07/2010 111 GROVE VALE LONDON SE22 8EN  
19/07/2010 60A GROVE VALE LONDON SE22 8DT  
19/07/2010 SCHOOL HOUSE GROVE VALE LONDON SE22 8DT  
19/07/2010 8 TINTAGEL CRESCENT LONDON SE22 8HT  
19/07/2010 105B GROVE VALE LONDON SE22 8EN  
19/07/2010 105C GROVE VALE LONDON SE22 8EN  
19/07/2010 105A GROVE VALE LONDON SE22 8EN  
19/07/2010 6A TINTAGEL CRESCENT LONDON SE22 8HT  
19/07/2010 75 GROVE VALE LONDON SE22 8EQ  
19/07/2010 6 TINTAGEL CRESCENT LONDON SE22 8HT  
19/07/2010 81 GROVE VALE LONDON SE22 8EQ  
19/07/2010 79 GROVE VALE LONDON SE22 8EQ  
19/07/2010 FLAT 66 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 2 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 19 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 18 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 CLUSTER FLAT 2 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 22 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 21 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 20 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 132 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 131 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 130 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 14 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 17 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 16 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 15 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 39 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 38 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 37 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 4 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 46 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 45 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 CLUSTER FLAT 4 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 28 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 24 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 23 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 29 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 36 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 CLUSTER FLAT 3 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 3 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 13 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 102 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 CLUSTER FLAT 10 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 10 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 103 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 CLUSTER FLAT 11 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 11 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 104 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 3 83 GROVE VALE LONDON SE22 8EN  
19/07/2010 FLAT 2 96 GROVE VALE LONDON SE22 8DT



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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.

<b>Applicant</b>	London Borough of Southwark	<b>Reg. Number</b>	10-AP-1834
<b>Application Type</b>	Listed Building Consent	<b>Case Number</b>	TP/2122-D
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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

Single storey extension and internal reconfiguration of part of the building, internal reconfiguration of annexe building into Children's Centre

**At:** GOOSE GREEN PRIMARY SCHOOL, TINTAGEL CRESCENT, LONDON, SE22 8HG

**In accordance with application received on 27/06/2010 08:00:28**

**and Applicant's Drawing Nos.** Proposed Drawing Nos:

794/GGCC/P-010, 794/GGCC/P-100, 794-2/GGCC/P-110, 794-2/GGCC/P-112, 794-3/GGCC/P-110  
794-3/GGCC/P-111, 794-4/GGCC/P-110, 794-2/GGCC/P-201, 794-3/GGCC/P-200, 794-4/GGCC/P-200,  
794-2/GGCC/P-300, 794/GGCC/P-400; 794/GGCC/P-401, 794/GGCC/P-405, 794/GGCC/P-410, 794/GGCC/P-411 &  
1034 R(12)-001/Rev B (rec'd 06/07/10); 794-2/GGCC/P-301 Rev A, 794-3/GGCC/P-302-1 Rev A, 794-3/GGCC/P-301-1  
Rev A (28/08/10)

Existing Drawings Nos:

794/GGCC/Ex-010, 794/GGCC/Ex-100, 794-2/GGCC/Ex-110, 794-2/GGCC/Ex-111, 794-3/GGCC/Ex-109, 794-  
3/GGCC/Ex-110, 794-3/GGCC/Ex-111, 794-3/GGCC/Ex-112, 794-3/GGCC/Ex-113, 794-3/GGCC/Ex-114, 794-  
3/GGCC/Ex-115, 794-3/GGCC/Ex-116, 794/GGCC/Ex-117, 794-2/GGCC/Ex-200,  
794-3/GGCC/Ex-200, 794-2/GGCC/Ex-300, 794-2/GGCC/Ex-301, 794-3/GGCC/Ex-300, 794-3/GGCC/Ex-301, 794-  
2/GGCC/Ex-120, 794-3/GGCC/Ex-120 & 794-3/GGCC/Ex-121

Planning Brochures incorporating Design & Access Statement, The Heritage Statement, Statement of  
Community Consultation & Photographs; Goose Green Children's Centre: Schedule of works; Goose Green Children's  
Centre: External Door Schedule; Goose Green Children's Centre: Internal Window Schedule; Goose Green Children's  
Centre: External Window Schedule; Goose Green Children's Centre: Internal Door Schedule Phase 2; Cladding sample  
rec'd 12/08/10 (superceded by amended drawings rec'd 28/08/10); Report by SGA Consulting on proposed kitchen  
ventilation.

**Subject to the following condition:**

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

Reason:

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

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

794/GGCC/P-010, 794/GGCC/P-100, 794-2/GGCC/P-110, 794-2/GGCC/P-112, 794-3/GGCC/P-110; 794-  
3/GGCC/P-111, 794-4/GGCC/P-110, 794-2/GGCC/P-201, 794-3/GGCC/P-200, 794-4/GGCC/P-200, 794-  
2/GGCC/P-300, 794/GGCC/P-400; 794/GGCC/P-401, 794/GGCC/P-405, 794/GGCC/P-410, 794/GGCC/P-  
411 & 1034 R(12)-001/Rev B (rec'd 06/07/10); 794-2/GGCC/P-301 Rev A, 794-3/GGCC/P-302-1 Rev A, 794-  
3/GGCC/P-301-1 Rev A (28/08/10)

Planning Brochures Incorporating Design & Access Statement, The Heritage Statement, The Statement of  
Community Consultation & Photographs; Goose Green Children's Centre: Schedule of works; Goose Green  
Children's Centre: External Door Schedule; Goose Green Children's Centre: Internal Window Schedule;  
Goose Green Children's Centre: External Window Schedule; Goose Green Children's Centre: Internal Door  
Schedule Phase 2; Cladding sample rec'd 12/08/10 (superceded by amended drawings rec'd 28/08/10);  
Report by SGA Consulting on proposed kitchen ventilation.

## Reason:

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

- 3 The following samples shall be made available on site for inspection by the Local Planning Authority, and approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.
- i) timber louvres
  - ii) sandblast glazing
  - iii) ductwork

## Reason:

In order to ensure that the design and details are 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; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 4 All new internal/external 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 to ensure that the design and details are 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; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 5 Shop drawings (scale 1:2 and 1:5) for all new partitions, staircase, timber louvres and rainscreen, fenestration, internal and external doors shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

## Reason:

In order to ensure that the design and details are 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; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 6 Detailed drawings (scale 1:10 and 1:20) for the new air intake grille, kitchen ductwork to include all runs, fixing positions and interfaces with historic fabric shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

## Reason:

In order to ensure that the design and details are 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; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 7 Detailed drawings (scale 1:5 and 1:10) of the glazed roof and roof light (to include typical details of the junction between roof and historic fabric, shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

## Reason:

In order to ensure that the design and details are 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; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 8 Prior to commencement of works on site, detailed Method Statement(s) and Schedule of Works for all internal and external works, shall be submitted to the Local Planning Authority for approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

## Reason:

In order to ensure that the proposed works are 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; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 9 Prior to commencement of works on site, a Method Statement(s) and Schedule of Works (including structural engineers calculations/ drawings) shall be submitted to the Local Planning Authority for approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.
- i) Demolition works to main school and annexe buildings
  - ii) Support, protection and repair of main school and annexe buildings during demolition works
  - iii) Excavation of floor to main school building
  - iv) Creation of new opening on the Tintagel Road elevation of the annexe building
  - v) Creation of new opening for the kitchen flue
  - vi) New internal openings to main school building

Reason:

In order to ensure that the proposed works are 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.

### **Reasons for granting listed building consent**

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

a) Southwark Plan (2007)

Policy:

3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) seeks to protect the setting of listed buildings, conservation areas and world heritage sites.

3.17 (Listed Buildings) states that development proposals involving a listed building should preserve the building and its features of special architectural or historic interest.

Particular regard was had to the impact on the grade II listed building that would result from the proposed development but it was considered that, subject to conditions, there would be no significant adverse impact that would follow. It was therefore considered appropriate to grant listed building consent having regard to the policies considered and other material planning considerations.

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