

Camberwell Community Council

Planning

Thursday 8 September 2011
7.00 pm

Walworth Methodist Church, 54 Camberwell Road, London SE5 0EN

Membership

Councillor Norma Gibbes (Chair)
Councillor Dora Dixon-Fyle (Vice-Chair)
Councillor Kevin Ahern
Councillor Stephen Govier
Councillor Peter John
Councillor the Right Revd Emmanuel Oyewole
Councillor Veronica Ward
Councillor Mark Williams
Councillor Ian Wingfield

Members of the committee are summoned to attend this meeting

Annie Shepperd

Chief Executive

Date: Tuesday 30 August 2011



Order of Business

- | Item No. | Title |
|----------|--------------------------|
| 1. | INTRODUCTION AND WELCOME |
| 2. | APOLOGIES |

Item No.**Title****3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

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

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

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

5. MINUTES FROM THE PREVIOUS MEETING (Pages 5 - 10)

To confirm as a correct record the minutes of the meeting held on 21 July 2011.

6. DEVELOPMENT CONTROL ITEMS (Pages 11 - 15)**6.1. SOUTHWARK TRAINING CENTRE, MAUDSLEY HOSPITAL CAMPUS, DENMARK HILL, LONDON SE5 8AZ (Pages 16 - 43)****6.2. SOUTHWARK TRAINING CENTRE, MAUDSLEY HOSPITAL CAMPUS, DENMARK HILL, LONDON SE5 8AZ (Pages 44 - 53)**

Date: Tuesday 30 August 2011

INFORMATION FOR MEMBERS OF THE PUBLIC

CONTACT: Beverley Olamijulo, Constitutional Officer, Tel: 020 7525 7234 or email: beverley.olamijulo@southwark.gov.uk
Website: www.southwark.gov.uk

ACCESS TO INFORMATION

On request, agendas and reports will be supplied to members of the public, except if they contain confidential or exempted information.

ACCESSIBLE MEETINGS

The council is committed to making its meetings accessible. For further details on building access, translation and interpreting services, the provision of signers and other access requirements, please contact the Constitutional Officer.

Disabled members of the public, who wish to attend community council meetings and require transport assistance in order to attend, are requested to contact the Constitutional Officer. The Constitutional Officer will try to arrange transport to and from the meeting. There will be no charge to the person requiring transport. Please note that it is necessary to contact us as far in advance as possible, and at least three working days before the meeting.

BABYSITTING/CARERS' ALLOWANCES

If you are a resident of the borough and have paid someone to look after your children or an elderly or disabled dependant, so that you can attend this meeting, you may claim an allowance from the council. Please collect a claim form from the Constitutional Officer at the meeting.

DEPUTATIONS

Deputations provide the opportunity for a group of people who are resident or working in the borough to make a formal representation of their views at the meeting. Deputations have to be regarding an issue within the direct responsibility of the Council. For further information on deputations, please contact the Constitutional Officer.

**For a large print copy of this pack,
please telephone 020 7525 7234.**

Camberwell Community Council

Language Needs

If you would like information on the Community Councils translated into your language please telephone 020 7525 7385 or visit the officers at 160 Tooley Street, London SE1 2TZ

Spanish:

Necesidades de Idioma

Si usted desea información sobre los Municipios de la Comunidad traducida a su idioma por favor llame al 020 7525 7385 o visite a los oficiales de 160 Tooley Street, Londres SE1 2TZ

French:

Besoins de Langue

Si vous désirez obtenir des renseignements sur les Community Councils traduits dans votre langue, veuillez appeler le 020 7525 7385 ou allez voir nos agents à 160 Tooley Street, London SE1 2TZ

Bengali :

ভাষার প্রয়োজন

আপনি যদি নিজের ভাষায় কমিউনিটি কাউন্সিল সম্পর্কে তথ্য পেতে চান তাহলে 020 7525 7385 নম্বরে ফোন করুন অথবা 160 Tooley Street, London SE1 2TZ ঠিকানায় গিয়ে অফিসারদের সাথে দেখা করুন।

Yoruba:

Awon Kosemani Fun Ede

Bi o ba nfe àlàyé kíkún l'ori awon Ìgbimò Àwùjo ti a se ayipada si ede abínibí re, jọwọ tẹ wa l'aago si ori nombá yi i : 020 7525 7385 tabi ki o yaju si awon òṣiṣé ni ojúlé 160 Tooley Street , London SE1 2TZ .

Turkish:

Dil İhtiyaçları

Eğer Community Councils (Toplum Meclisleri) ile ilgili bilgilerin kendi ana dilinize çevrilmesini istiyorsanız, lütfen 020 7525 7385 numaralı telefonu arayınız veya 160 Tooley Street, London SE1 2TZ adresindeki memurları ziyaret ediniz.

Igbo:

Asusu

I choo imata gwasara Council na asusu gi ikpoo ha n'okara igwe 020 7525 7385 ma obu igaa hu ndi oru ha na 160 Tooley Street, London SE1 2TZ

Krio:

Na oose language you want

If you lek for sabi all tin but Community Council na you yone language, do ya telephone 020 7525 7385 or you kin go talk to dee officers dem na 160 Tooley Treet, London SE1 2TZ.

Twi:

Kasaa ohohia,

se wopese wo hu nsem fa Community Councils ho a, sesa saakasa yie ko wo kuro kasa mu. wo be tumi afre saa ahoma torofo yie 020 7525 7385 anase ko sra inpanyinfo wo 160 Tooley Street, London SE1 2Tz.

Planning at Community Council Meetings

This sheet will tell you about what happens at the meeting when the community council considers a planning application, a planning enforcement case or other planning proposals.

The community council must follow the same rules and procedures as the council's main planning committee.

The items are heard in the order printed on the agenda, but the chair may change the running order of the items.

At the start of each item, the council's planning officer will present the report about the planning application and answer points raised by Members of the committee. After this, the following people may speak on the application if they wish, but **not more than 3 minutes each**:

1. A representative (spokesperson) for the objectors - if there is more than one objector wishing to speak the time is then divided within the 3 minute time slot
2. The applicant or their agent
3. A representative for any supporters who live within 100 metres of the development site
4. A ward councillor from where the proposal is located.

The chair will ask the speakers to come forward to speak. Once the speaker's three minutes have elapsed, members of the committee may ask questions of them, relevant to the roles and functions of the community council.

Members of the committee will then debate the application and consider the recommendation.

Note

If there are several objectors or supporters, they have to identify a representative who will speak on their behalf. If more than one person wishes to speak, the 3 minute time allowance must be shared amongst those who wish to speak. Objectors may wish to meet with other objectors in the foyer of the hall prior to the start of the meeting to appoint a representative.

Speakers should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already on the report.

The arrangements at the meeting may be varied at the discretion of the Chair.



CAMBERWELL COMMUNITY COUNCIL - Planning -

MINUTES of the Camberwell Community Council held on Thursday 21 July 2011 at 7.00 pm at Southwark Town Hall, Peckham Road, London SE5 8UB

PRESENT: Councillor Norma Gibbes (Chair)
Councillor Kevin Ahern
Councillor Stephen Govier
Councillor the Right Revd Emmanuel Oyewole
Councillor Veronica Ward
Councillor Mark Williams
Councillor Ian Wingfield

OFFICER SUPPORT: Vikki Lewis, Planning Officer
Nick Bradbury, Legal Officer
Tim Gould, Transport Officer
Lance Penman, Design Officer
Peter Card, Building Control Officer
Beverley Olamijulo, Constitutional Officer

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

There were apologies for absence from Councillors Peter John and Dora Dixon-Fyle.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

The following members declared interests in relation to the agenda items below:

Item 6.1 – Land to the rear of 37 and 38 Grove Park, London SE5 8LG application number 11-AP-0757

Councillor Veronica Ward, personal and non-prejudicial, as she wished to address the meeting in her capacity as a ward councillor.

Councillor Stephen Govier, personal and non-prejudicial as a ward member because the application was in his ward.

Item 6.2 – Camberwell Green United Reform Church, 64 Grove Lane, London SE5 8SN application number 11-AP-1561.

Councillor Veronica Ward, personal and non-prejudicial as a ward member.

Councillor Ian Wingfield, personal and non-prejudicial who wished to address the meeting as a ward member.

Item 6.3 Camberwell Green United Reform Church, 64 Grove Lane, London SE5 8SN application 11-AP-1562.

Councillor Ian Wingfield, personal and non-prejudicial who wished to address the meeting as a ward member

Item 6.5 Unit 2, Valmar Trading Estate, Valmar Road , London SE5 9NW application 11-AP-0616

Councillor Stephen Govier, personal and non-prejudicial as he is a member of the business and partnership of pubs in Lambeth.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to items 6.1, 6.2 and 6.4 - development management items

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during that time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation responses, additional information and revisions.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 12 May 2011 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT CONTROL

6.1 LAND TO THE REAR OF 37 AND 38 GROVE PARK, LONDON SE5 8LG

Planning application reference number 11-AP-0757

Note: At this juncture Councillors Stephen Govier and Veronica Ward left the meeting and sat in the public gallery for the duration of this item. They did not take part in the discussion or decision.

PROPOSAL:

Variation of condition 2 (approved plans) of planning permission reference 10-AP-1717 dated 29.10.2010 (for 'Erection of 2 two storey single family houses, erection of a one storey single garage, and off- street parking for two cars') to amend the drawings to show basements to be constructed to the two houses.

The planning officer introduced the report and circulated the site plans. The officer also drew members' attention to the addendum report which contained late comments with regard to this application and had been circulated at the meeting.

The building control officer addressed the meeting and members asked questions of both officers.

The objectors addressed the meeting and responded to questions.

The applicant's agents addressed the meeting and responded to questions from members.

No supporters who lived within 100 metres of the site were present.

Councillor Veronica Ward addressed the meeting in her capacity as a ward member and responded to questions from members.

RESOLVED:

That planning permission for application 11-AP-0757 be granted subject to the conditions set out in the report and the additional conditions and informative in the addendum.

Note: At this point Councillor Stephen Govier rejoined the meeting.

6.2 CAMBERWELL GREEN UNITED REFORM CHURCH, 64 GROVE LANE, LONDON SE5 8SN

The chair agreed to consider items 6.2 and 6.3 together as they relate to the same site address.

Note: At this juncture Cllr Ian Wingfield left the meeting and sat in the public gallery.

Planning application reference number 11-AP-1561

PROPOSAL:

Demolition of existing church building and perimeter hard standing and steel fence and erection of 8 x 3 bedroom apartments in four storey block along Grove Lane, with 3 storey 4-bed house on corner (Use Class C3) and erection of 2-storey church and community hall building on Love Walk (Use Class D1).

The planning officer introduced the reports and circulated site plans including a revised front elevation which had been submitted by the applicant (revision E). The officer drew Members' attention to the addendum report which contained late comments with regard to both applications.

Members asked questions of the planning officer.

An objector addressed the meeting on applications 6.2 and 6.3.

The applicant's agents and representatives addressed the meeting.

A supporter who lived within 100 metres addressed the meeting.

Councillor Ian Wingfield addressed the meeting in his capacity as a ward member.

All parties responded to questions from members.

The planning officer advised that the recommendation should be changed to 'Grant with Grampian condition' to enable the church further time to complete the unilateral undertaking for a parking permit exemption, the suggested Grampian condition being contained in the addendum.

RESOLVED:

That application 11-AP-1561 be approved subject to a Grampian condition, and subject to the revised front elevation (revision E), revisions to condition 19 (to provide sound proofing details prior to construction) and an additional condition requiring details of the access ramp to the front of the building.

Note: At this point Councillors Veronica Ward and Ian Wingfield rejoined the meeting.

6.3 CAMBERWELL GREEN UNITED REFORM CHURCH, 64 GROVE LANE, LONDON SE5 8SN

The chair agreed to consider items 6.2 and 6.3 together as they relate to the same site address.

See item 6.2 for the minute of item 6.3.

Planning application reference number 11-AP-1562

PROPOSAL:

Demolition of existing 1960s brick/concrete church and perimeter hard standing and steel fence, to facilitate redevelopment as proposed under application ref: 11-AP-1561.

RESOLVED:

That Conservation Area Consent for application 11-AP-1562 be granted subject to the

conditions set out in the report.

6.4 GROUND FLOOR AND BASEMENT, 82 - 84 CAMBERWELL CHURCH STREET, LONDON SE5 8QZ

Planning application reference number 11-AP-0093

PROPOSAL:

Change of use of part ground and basement from Offices (B1 use) with ancillary uses to a Day Nursery and Place of Worship (D1 use) with the installation of 3 windows to the western flank elevation to the rear.

The planning officer introduced the report and the circulated site plans. The officer drew Members' attention to the addendum report.

Members asked questions of the planning officer.

There were no objectors present.

The applicant and applicant's agent addressed the meeting.

There were no supporters and no councillors who spoke as ward members.

RESOLVED:

That planning permission for application 11-AP-0093 be granted subject to the conditions set out in the report.

6.5 UNIT 2, VALMAR TRADING ESTATE, VALMAR ROAD, LONDON SE5 9NW

Note: At this juncture Cllr Stephen Govier left the meeting and sat in the public gallery.

Planning application 11-AP-061

PROPOSAL:

Erection of two additional floors to building, 2-storey rear extension, extension at basement level to front of building and refurbishment / remodelling of facades of existing office building (Use Class B1a), all to provide additional office floorspace.

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

Members asked questions of the planning officer.

There were no objectors present.

The applicant addressed the meeting.

There were no supporters and no councillors who spoke as ward members.

All parties responded to questions from members.

RESOLVED:

That planning permission for application 11-AP-0616 be granted subject to the conditions set out in the report.

The meeting ended at 9.35 pm.

CHAIR:

DATE:

Item No. 6.	Classification: Open	Date: 8 September 2011	Meeting Name: Camberwell Community Council
Report title:		Development Management	
Ward(s) or groups affected:		All within the Camberwell Community Council area	
From:		Deputy Chief Executive	

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 Part 3F which describes the role and functions of the planning committee and Part 3H which describes the role and functions of community councils. These were agreed by the annual meeting of the council on 19 May 2010 and amended on 20 October 2010. 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 communities, law and governance, 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 communities, law & governance. 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 nd 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

Lead Officer	Deborah Collins, Strategic Director of Communities, Law & Governance	
Report Author	Nagla Stevens, Principal Planning Lawyer Kenny Uzodike, Constitutional Officer	
Version	Final	
Dated	1 October 2010	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
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 CAMBERWELL CC
on Thursday 08 September 2011

Appl. Type	Full Planning Permission	Reg. No.	11-AP-1676
Site	SOUTHWARK TRAINING CENTRE, MAUDSLEY HOSPITAL CAMPUS, DENMARK HILL, LONDON, SE5 8AZ	TP No.	TP/2511-C
		Ward	Brunswick Park
		Officer	Susannah Pettit

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT

Item 6.1

Proposal

Redevelopment of the site to include the erection of a part three, part four storey learning centre (Use Class D1) with associated landscaping, cycling and parking facilities and removal of eight trees.

Appl. Type	Conservation Area Consent	Reg. No.	11-AP-1677
Site	SOUTHWARK TRAINING CENTRE, MAUDSLEY HOSPITAL CAMPUS, DENMARK HILL, LONDON, SE5 8AZ	TP No.	TP/2511-C
		Ward	Brunswick Park
		Officer	Susannah Pettit

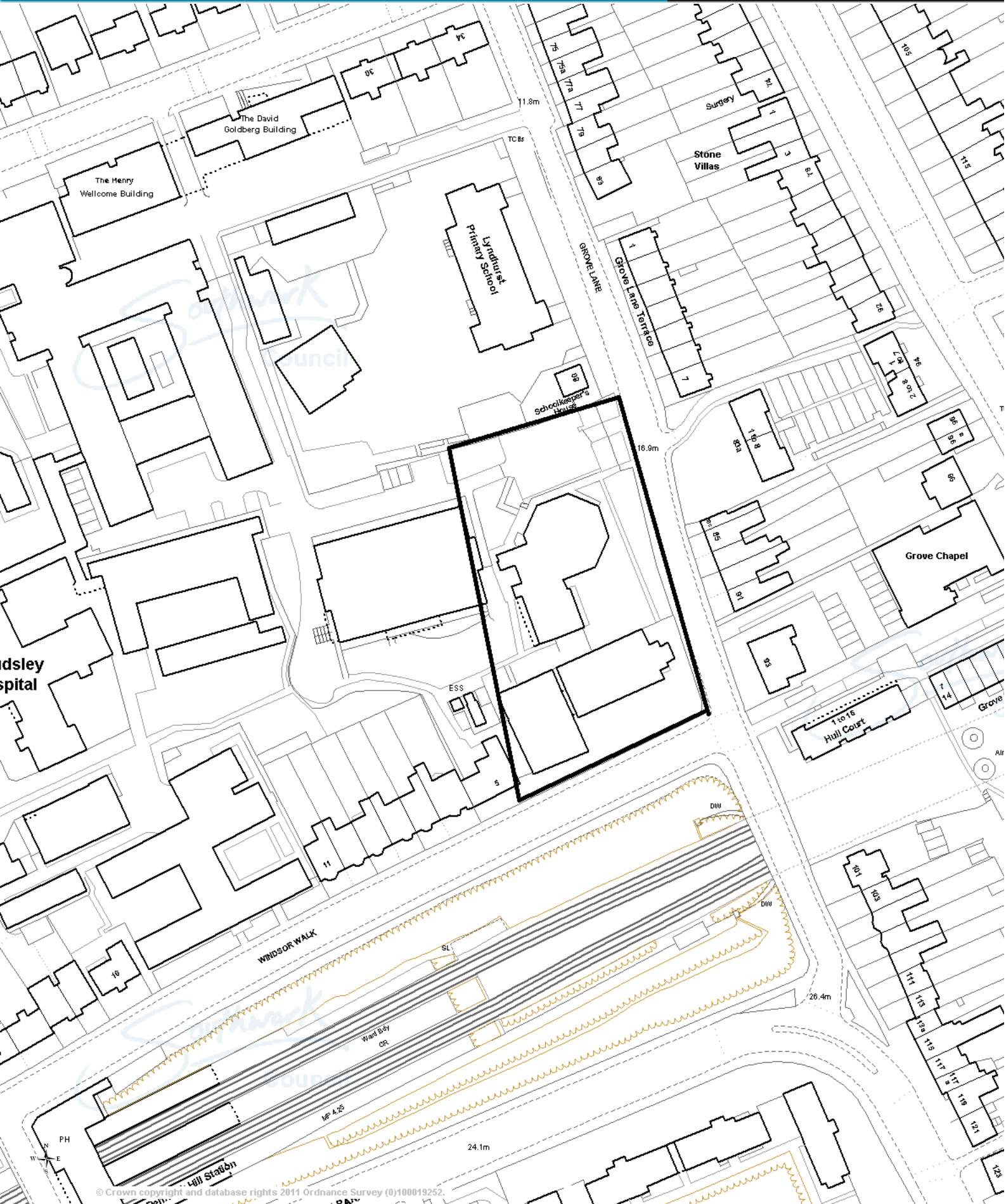
Recommendation GRANT PERMISSION

Item 6.2

Proposal

Demolition of the existing Southwark Training Centre to allow for the the erection of a part three, part four storey learning centre with associated landscaping, cycling and parking facilities, and removal of eight trees.

Date 26/8/2011



Item No. 6.1	Classification: Open	Date: 8 September 2011	Meeting Name: Camberwell Community Council
Report title:	Development Management planning application: Application 11-AP-1676 for: Full Planning Permission Address: SOUTHWARK TRAINING CENTRE, MAUDSLEY HOSPITAL CAMPUS, DENMARK HILL, LONDON, SE5 8AZ Proposal: Redevelopment of the site to include the erection of a part three, part four storey learning centre (Use Class D1) with associated landscaping, cycling and parking facilities and removal of eight trees.		
Ward(s) or groups affected:	Brunswick Park		
From:	Head of Development Management		
Application Start Date 24 May 2011		Application Expiry Date 23 August 2011	

RECOMMENDATION

- 1 Grant Planning Permission subject to Legal Agreement.

BACKGROUND INFORMATION

Site location and description

- 2 The application site comprises a vacant two storey hexagonal building relating to Maudsley Hospital, fronting onto Grove Lane, and also accessed via walkways leading from Windsor Walk and Denmark Hill from Kings College hospital campus. The previous use of the building was as a training centre for staff and users of the hospital, and provided 1147sqm of floorspace within D1 Use Class (non-residential institution). It sits within a landscaped area with car park with 18 spaces, on its northern edge. The site has a generally unkempt appearance, due to a temporary fence facing onto Grove Lane, and unmanaged lawns and pathways.
- 3 Kings College and Maudsley Hospital campuses are to the south and west of the site, with Lyndhurst Primary School to the north. Two and three storey residential properties are on the east side of Grove Lane, 83 being a grade II listed building. The site is located within the Camberwell Grove Conservation Area.
- 4 The site is located within the Urban Density Zone and Air Quality Management Area, has a Public Transport Accessibility Level (PTAL) of 4. The site is within a Controlled Parking Zone (CPZ).

Details of proposal

- 5 SLAM (South London and Maudsley NHS Trust Charitable Funds) wish to demolish the existing two storey Southwark Training Centre, and replace it with a new four storey building, of 1550sqm floorspace within the same use class, D1 (non residential

institutions) to include teaching spaces, shared spaces for meetings and interaction between members of staff, potential for community facilities, learning resources, and office and administration space. There would also be an ancillary cafe.

- 6 The building would be positioned 12m in from the Grove Lane Boundary of the site, 2m further back than the current building. There would be four level entry points, the main entrance would be through a foyer, set in to the south eastern corner of the new building. There would be a controlled access point from Grove Lane, closed between 7.30pm and 7am with video/voice control. There would be a level entry from the main Maudsley Campus and Windsor Walk, towards the rear (west) of the site, along a new tree lined avenue.
- 7 There would be parking spaces for 10 cars, of which 2 will be blue badge bays. There would be 16 cycle parking spaces.
- 8 The building would be constructed from brick, and the facades would have simple vertical and horizontal proportions. The building's floorplates would be split across a central void, internally, both to reflect the natural topography of the site, and to result in an open circulation space within the building. There would a roof terrace at upper first floor level facing west (into the campus). At upper second floor level (equivalent of fourth floor level) there would be a roof garden facing north.
- 9 The facility is proposed to operate within the following hours:
Monday to Friday: 07:00 to 21:00
Saturday: 08:00 to 21:00
Sunday: 10:00 to 18:00.
- 10 The proposal includes the removal of eight trees, and planting of approximately 24 new trees, to the car park, new avenue to Windsor Walk and the Grove Lane frontage.
- 11 The application is accompanied by an application for Conservation Area consent.
- 12 Documents submitted in support of the application are as follows:
 - Sustainability Assessment
 - BREEAM Assessment
 - Ecological Assessment
 - Bat Survey
 - Statement of Consultation
 - Design and Access statement
 - Statement of Community Involvement
 - Historic Environment Assessment
 - Transport Assessment
 - Travel Plan
 - Tree Survey
 - Site Waste Management Plan
 - Planning Obligations Statement

- Method Statement (for the CAC application)
- Summary Report

Planning history

- 13 10-EQ-0181: A pre-application proposal was submitted in respect of a masterplan for the redevelopment of the Maudsley Hospital campus. Advice was that whilst this document would have no formal weight in planning terms, it would be used to provide an overall strategy for the redevelopment of each parcel of land that comes forward for the site. The advice provided by officers highlighted that the piecemeal development of the Maudsley has led to poor permeability in and around the site. Opportunities for the site were therefore seen to be improving circulation and providing a hierarchy of clearly defined spaces, Windsor Walk being mentioned as one of the routes into the campus. A commitment to reinforcing boundaries fronting Grove Lane, Love Walk, Windsor Walk and De Crespigny Park was highlighted, as well as a desire that each individual parcel coming forward for redevelopment should be capable of being developed independently of the others. Four storeys was seen as an appropriate height for development provided that this is balanced by a proportionate public realm. The aim of the Masterplan would be to improve permeability across the campus, and visibility of mental health issues, it was therefore seen important to develop a palette of facade materials carefully chosen to reflect the character and appearance of the sub-area of the conservation area, the dominant material being brick.
- 14 10-AP-2907: Screening opinion issued on 29/10/10, which concluded that an Environmental Impact Assessment would not be required for the site.
- 15 11-AP-1677: Accompanying application for conservation area consent.

Planning history of adjoining sites

- 16 United reform church proposal, 11-AP-1561 (Full planning) and 11-AP-1562 (Conservation area consent).
Planning permission was granted with a Grampian condition to exempt future occupants from obtaining car parking permits, on 21st July 2011. The development was for demolition of existing church building and perimeter hardstanding and steel fence and erection of 8 x 3 bedroom apartments in four-storey block along Grove Lane, with 3 storey 4-bed house on corner (Use Class C3) and erection of 2-storey church and community hall building on Love Walk (Use Class D1).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 17 The main issues to be considered in respect of this application are:
- a) Principle of development in terms of land use.
 - b) Acceptability of the scheme in terms of its design, impact on the streetscene and in the context of the hospital campus, on the character and appearance of the conservation area, and on the setting of the nearby listed buildings.
 - c) Impact of the new development on the amenity of nearby residents and occupiers.
 - d) Transport issues.
 - e) Tree and biodiversity issues.

- f) Sustainability issues.
- g) Planning Obligations.

Planning policy

Core Strategy 2011

- 18 Strategic Policy 1 – Sustainable development
- Strategic Policy 2 – Sustainable transport
- Strategic Policy 4 – Places to learn and enjoy
- Strategic Policy 11 – Open spaces and wildlife
- Strategic Policy 12 – Design and conservation
- Strategic Policy 13 – High environmental standards

Southwark Plan 2007 (July) - saved policies

- 19 2.1 Enhancement of community facilities
- 2.2 Provision of new community facilities
- 2.4 Educational Deficiency - provision of new educational establishments
- 2.5 Planning Obligations
- 3.3 Sustainability Assessment
- 3.12 Quality in Design
- 3.15 Conservation of the Historic Environment
- 3.16 Conservation Areas
- 3.17 Listed Buildings
- 3.18 Setting of Listed Buildings, conservation areas and World Heritage Sites.
- 3.3 Sustainability Assessment
- 3.11 Efficient Use of Land
- 3.13 Urban Design
- 5.2 Transport Impacts
- 5.3 Walking and Cycling
- 5.6 Car Parking

London Plan 2011

- 20 Policy 1.1 Delivering the strategic vision and objectives for London
- Policy 3.9 Mixed and balanced communities
- Policy 3.18 Education facilities
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.7 Renewable energy
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.13 Parking
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology

Policy 7.19 Biodiversity and access to nature
 Policy 7.21 Trees and woodlands
 Policy 8.2 Planning obligations

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

- 21 PPS1: Delivering Sustainable Development.
 PPS5: Planning for the Historic Environment.
 PPG 9: Biodiversity and Geological Conservation.
 Ministerial Statement: Planning for Growth, March 2011

Principle of development

- 22 The principle is acceptable in land use terms as the use will not be taken out of the existing D1 (non-residential institution) use. The proposed facility will open out the use of the building to other community groups, and other external organisations. Facilities within the building include exhibition/lecture/meeting space, Wi-Fi access, cafe, seminar/meeting spaces and external landscape.
- 23 This complies with policy 2.2 which states that:
"planning permission will be granted for new community facilities, provided:
i) provision is made to enable facility to be used by all members of the community;
and
ii) the facility is not detrimental to the present and future occupiers of the surrounding area, in accordance with policies 3.2 (protection of Amenity) and 5.2 (Transport Impacts); and
iii) where developments would generate over 20 vehicular trips at any one time, a Transport Assessment will be required in accordance with policies 3.3 (Sustainability Assessment) and 5.2."
- 24 The proposal also complies with policy 2.4, which states that:
"planning permission will be granted for new educational establishments, especially in areas of demonstrated educational deficiency, provided:
i) opportunities are taken wherever possible to ensure that provision is made to enable the facility to be used by all members of the community."

Environmental impact assessment

- 25 None required due to the nature and size of the scheme which does not fall within Schedule 1 and is below the relevant thresholds for Schedule 2 development, being less than 0.5ha in area and as it is not within a sensitive area and would not generate significant environmental impacts in this urbanised location.

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

Impact of proposed building on residential properties opposite the site.

- 26 The front facade facing Grove Lane would be located 25m away from the front facades of those nearest residential properties opposite the site on Grove Lane. This would allow the scheme to comply with the minimum standard as set out in residential design guidelines, of a distance of 12m between front facing windows (although this applies to residential development it may be used as a guideline to demonstrate that the scheme would not result in undue overlooking.) This distance is considered sufficient such that the scheme would not result in undue overlooking. The proposed

building is positioned so that it is within the centre of its site, set more towards the rear of the site than the existing building. Furthermore the floorplan is such that the central windows in the front elevation relate to the stairwell, views across the road from the facility would therefore be limited to the far sides of the building, and would be further blocked by the proposed trees.

- 27 The north facing roof terrace proposed at upper second floor level would look over the playground to Lyndhurst primary school, albeit screened behind pillars. Due to the distance of the terrace from the boundary, (17m), it is not considered that detrimental overlooking would occur to the playground.

Daylight and Sunlight

- 28 A BRE test was applied in respect of a 25° line being taken from the ground floor windows of properties on the eastern side of Grove Lane, on a section drawing, and the line was not intercepted by the development. Due to the set back of the proposed building into the site, no significant loss of daylight or sunlight would be inflicted on these properties.

Access

- 29 The access to the site would be improved by the proposal, and would include a route through the campus to Windsor Walk. This is in accordance with aspirations for the site as set out in the response to the Masterplan proposal, and would encourage a greater transparency and permeability within the site.

Hours of operation

- 30 The hours of operation are proposed to be Monday to Friday: 07:00 to 21:00, Saturday: 08:00 to 21:00, and Sunday: 10:00 to 18:00. It is not envisaged that this would result in undue disturbance as a result in activity taking place on site. The transport statement asserts that the main users of the facility would be SLAM staff, already located on site who can therefore walk to the facility. The Travel Plan data concludes that the facility would generate 178 arrivals and 178 departures per day (an increase of 128 compared with the existing facility). 78% of these would be travelling to the facility by non-car modes. Any activity experienced at 21:00 when people are leaving would therefore be predominantly non-car modes.

- 31 Conditions.
It is considered that conditions requiring details on the following shall be imposed:
- mechanical ventilation.
 - flue design.
 - restriction on noise levels when measured from the nearest noise sensitive premises.
 - restriction within use class to preclude nurseries and churches from the D1 use, as these typically result in high traffic levels.

- 32 The proposal complies with SP13 High Environmental Standards, and saved policy 3.2 Protection of Amenity.

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

- 33 None envisaged as the neighbouring sites are already predominantly in community or institutional use, and through conditions, any impacts on nearest residents should be adequately mitigated such that complaints do not arise.

Traffic issues

34 The Travel Plan and Transport Statement present data on the modal split for the existing and proposed facility. As stated in the amenity section, most of the users of the facility are anticipated to be those staff already at the Maudsley or Kings College Hospitals, and proposed limitations on eligibility for the controlled parking zone coupled with good public transport options in the locality should serve to ensure that car trips to the site will be minimised.

35 **Policy 5.3 (Cycle Storage)**

Table 15.4, the Southwark Plan has no standards for D1 uses. In these instances the level of cycle usage is expected to be taken as a base line figure and then increased to encourage cycling. The proposed development has suggested that there will be 16 covered Sheffield stands for visitors/ students and three separate internal secure cycle parking spaces for staff. The travel plan also suggest that the level of cycle usage will be monitored and should there be a high level of cycling recorded a suitable level of cycle parking shall be installed.

Car Parking

36 **Policy 5.6 (Car Parking)**

Southwark Council has no parking standards for D1 uses and standards are applied flexibly, on an individual basis. Parking provision must be justified within the submitted Transport Assessment. The existing building has 18 car parking spaces. The proposed development has proposed a reduction to ten car parking spaces (two of which are disabled spaces). The council welcomes the reduction in off street car parking in association with the proposed development. The submitted transport statement suggests that a reduction in off street parking facilities will generate a significant modal shift towards sustainable modes of travel.

37 The proposal site is situated in a CPZ. Therefore, in order to prevent possible overspill parking from the development, the applicant has agreed to an exclusion of any occupiers of this development being eligible for on-street parking permits. In order that the Traffic Management Order can be changed, a sum of £2,750 must be secured from the applicant for the costs associated with amending the Traffic Management Order, either through a S106 agreement, unilateral undertaking or Grampian condition.

38 The exemption of the development from the CPZ will mitigate against over spill parking by the development in CPZ operational times while the use of the car park during non CPZ operation times will mitigate against the developments impact on on-street parking stress out side of CPZ operation hours, and towards the peak times of residential parking demand.

39 The Sustainable Transport SPD Section 8.3 states:

40 “People living or working in a new development will be unable to park on the street in a Controlled Parking Zones (CPZs). This will be controlled through a s106 planning agreement which prevents people living or working in the development from applying for an on-street parking permit.”

Disabled parking

41 **Policy 5.7 (Parking for Disabled and the Mobility Impaired)**

the proposed development has provided two disabled parking spaces. This level of disabled parking provision is in line with Policy 5.7 of the Southwark Plan.

42 The bays adhere to the dimensions as stated by the DfT in *Parking for Disabled People*.

Service Access

- 43 The applicants have interrogated trip generation data bases to ascertain the level of service vehicle movement by the proposed development. Trip generation data bases suggest that there will be 1-2 delivery vehicles servicing the development each day. This level of service vehicle movement will not impact negatively on the performance or safety of the surrounding highway network or differ from existing vehicle movements currently experienced.
- 44 At present the site is serviced from an off street location. The transport statement suggests that the proposed site will also be serviced from an off street location within a close proximity to the development
- 45 The exiting one way service route will continue to be used in association with the above application.
- 46 Swept path analysis has show that an emergency vehicle and 7.5t service vehicle can enter and exit the development in a forward gear.

Trip Generation

- 47 Trip generation information has been submitted in the transport statement.
- 48 An expected 128 further trips per day will be associated with the proposed development. Trip generation data suggest that of these 128 further trips 40% of these trips will be by existing Maudsley/Kings staff. The trip generation data bases have suggested that 21 cars will be generated by these 128 trips, however with a robust travel plan in place, CPZ exemption and limited off street parking, this level of private vehicle trip generation will be significantly lower once the development is operational.
- 49 The above mentioned factors (CPZ exemption, no off street parking and a robust travel plan) are suitable mitigation measures to encourage modal shift towards sustainable modes of transport.
- 50 In response to the objection regarding impacts of construction service vehicles on the surrounding street, it has been suggested that in order to make turns into Grove Lane and the application site, temporary removal of approximately four residents parking bays would be required. The applicant would need to apply to the Highways department for any such alterations, via a s278 agreement. A clause to ensure the applicant enters into such an agreement shall be written into the s106.
- 51 A Construction Management Plan shall be requested as a condition so that the type of vehicles and their routes to the site are able to be assessed.

It is considered that the development is in accordance with saved policy 5.2 Transport Impacts, and SP2 Sustainable Transport.

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

- 52 The context, while entirely within the Camberwell Grove Conservation Area, is very varied in terms of character and urban grain. The site faces onto Grove Lane, the western side of which is notable for its larger scale buildings that often sit in some isolation and set-back from the street frontage; the eastern side in comparison is generally one of consistent Georgian and Victorian terraces fronting onto the streetscape. Maudsley Campus itself is a self-contained block within the conservation

area and is a collection of hospital/academic buildings of varying architectural quality; the Camberwell Grove Conservation Area Appraisal notes that the existing building is not a 'key unlisted' building that makes a positive contribution to the area.

- 53 The Maudsley Campus is currently developing a new masterplan, which the re-development of this site should carefully consider. This includes for 'boulevards' running east-west across the campus, and these would be to the north and south of the site with openings onto Grove Lane. That to the north remains as the eastern vehicular entrance to the campus, and that to the south is to be demarcated by an avenue of trees; both routes also facilitate pedestrian access points.
- 54 Saved Policy 3.13 Urban design requires that the height, scale and massing of buildings should be appropriate to the local context and should not dominate its surroundings inappropriately. The urban structure, space and movement of a proposal should have regard to the existing urban grain, development patterns and density in the layout of development sites. Proposals should also be designed with regard to their local context, making a positive contribution to the character of the area's townscape and providing active frontages.
- 55 The proposal takes advantage of the site sloping down from south to north, by having a split-level approach with three-storey on the upper and four-storey on the lower section; this height is considered to be responsive to the general context, slightly lower than adjacent buildings on the campus and matching the eaves-level on the Windsor Walk block. The height is only marginally taller than the terraced housing opposite. In terms of massing the proposal forms a simple rectangular block, with articulation expressed by the emphasised structural framing (of the split-level) and the regular fenestration grid. Set within open space, the building has a certain villa-like quality, in a vaguely neo-classical style, and in materials which we consider to be an appropriate response to the area's character and urban grain.
- 56 The site layout should organise the optimum building location, public spaces, microclimate, and outlook, site access and servicing, permeability, safety and ease of movement including vehicular, pedestrians and cyclists. The site layout is as simple and rational as the building design, with car and cycle parking on the existing northern access route, and three building access points at the building's southern end. Of particular importance will be the quality of the boundary treatment, which will be conditioned for detailed approval.
- 57 Where appropriate, developments should include landscape design that enhances the area and biodiversity, for example through the use of green roofs. Much of the site layout is informed/determined by the existing mature trees on the site, with more tree-planting to augment these, all of which should provide considerable environmental enhancement to the context. An area of the flat-roof is also proposed to be planted with green-roofing. To the front of the application site, a wedge of public realm is created by widening the pavement; details of this and other landscaping materials/details should be conditioned.
- 58 Saved Policy 3.12 Quality in design requires that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. New buildings and alterations to existing buildings should embody a creative and high quality appropriate design solution, specific to their site's shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment.
- 59 The form of the building has proposed a very simple form and elevational treatment, which expresses the concrete frame in strong horizontal bands at split floor-levels and

a secondary system of vertical ribs to set the regular pattern of window-openings/solid-panels. Key to the success of this proposal will be the quality of detailing and materials, particularly the brickwork infill panels; a mock-up panel of concrete framing and brickwork will be required on-site for conditioned approval.

- 60 The boundary treatment to Grove Lane will also be a crucial element for this proposal, as its positioning set-back from the street-edge reduces the building's direct impact on the street-scape; sample panels will also be required on site for the brickwork boundary walling, as well as details of this and the gates.

- 61 Saved Policy 3.15 Conservation of the historic environment requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that have an adverse effect on the historic environment will not be permitted. The character and appearance of conservation areas should be recognised and respected in any new development within these areas.

- 62 Saved Policy 3.16 Conservation areas requires that development should preserve or enhance the character or appearance of the area. New development, including alterations and extensions, must:
- i. Respect the context of the conservation area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents; and
 - ii. Use high quality materials that complement and enhance the conservation area; and
 - iii. Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and
 - iv. Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium, uPVC or other non-traditional materials.

- 63 The demolition of the existing building is not viewed as problematic in any way, as this is not of an architectural quality that makes a positive contribution to the conservation area. The replacement building is considered to be of a high architectural quality, unobtrusive and simple in style, and of a contemporary design that we consider to be an enhancement to the general townscape.

- 64 Due to the development being of an appropriate design, it is not considered that it would harm the setting of the nearby Listed Building at Cliftoville (83 Grove Lane), and the development complies with the provisions of saved policy 3.18, which states that planning permission would not be granted for developments that do not preserve or enhance the immediate or wider setting of a listed building.

- 65 Strategic Policy 12 – Design and conservation of Core Strategy 2011, requires that development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in. We will do this by:
1. Expecting development to conserve or enhance the significance of Southwark's heritage assets, their settings and wider historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens, world heritage sites and scheduled monuments.

- 66 Policy HE7.2 of PPS5 requires that in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect

of the proposals.

On this site, it is considered that the consistency and quality of the Grove Lane frontage/streetscape is the particular nature of the conservation area's significance, and this includes the mature trees on/around the site. While the quality of the proposed building is the largest issue, this does sit within the campus, and the boundary treatment and landscaping/trees will be vital to reduce any conflict with the heritage asset's significance.

Conditions to require samples of the materials to be used in the permission shall be imposed.

Impact on trees

- 67 The applicant has submitted an Arboricultural Report which explains which trees are proposed for removal from the site and protection measures for any trees retained or affected by damage that could result during construction.
- 68 Protection measures are well designed and include the installation of no-dig surfaces for plant access and hand digging elsewhere for utilities. These will allow construction to proceed with minimal risk of damage during development. The tree protection method statement follows site management processes described in BS 5837 Trees in relation to construction.
- 69 The proposal will result in the loss of eight medium to large sized trees to facilitate development. These are considered to be of poor to medium amenity value and hence suitable for removal should acceptable mitigation be provided via replacement of canopy cover.
- 70 The trees which are of greatest significance and provide the most contribution to amenity are Sycamores (T21 to T25) to the front of Grove Lane and the large Limes (T16 & T17) to the rear. The Sycamores are growing in a characteristic multistemmed arrangement forming a coherent group which is redolent of their natural self-seeded origin. They perform a highly valuable function as a screen to the adjacent school and housing opposite whilst also providing a suitable setting for the conservation area which is characterised by avenues and mature garden trees.
- 71 The Lime trees form a pair either side of the access road. These are large and stately specimens which form a gateway into the centre of the hospital complex and help to demarcate the separate service areas.
- 72 Trees proposed for removal include trees T18, T19, T26 to T28 inclusive, T37 and T38.
- 73 Tree T18 is a twin stemmed semi-mature Willow located in close proximity to the existing block. It has a strongly included branch union at the base, which together with its leaning growth habit, represents a defect due to the likelihood of stem failure and collapse. Similarly, Sycamore T19 is notable for closely spaced stems and pockets of decay throughout the crown where this has been severely and poorly reduced. However, this is a large tree with a significantly sized canopy which contributes both to the group of better quality Sycamores and to the setting of the conservation area. The proposed replacement with large specimen trees at this location is therefore appropriate.
- 74 Trees T26 to T28 form a small group of semi-mature Limes and Cherry. The Cherry is of poor quality and form due to removal of a central structural limb. The remaining Lime trees are small sized and suitable for replacement with similar sized specimens.

- 75 The remaining Sycamore trees T37 and T38 are of poor quality and located to the rear of the site providing less contribution to screening or amenity. Although these may potentially be retained their location is not suitable in relation to the proposed new avenue planting shown within the landscape plan.
- 76 Apart from two large specimens planted as replacements for T19, this shows five new trees adjacent to the Sycamore group, a new semi-mature tree in replacement of the Lime group, a replacement for the Willow to the rear, six new trees within the car park area and ten new trees to form an avenue.
- 77 The avenue planting is a continuation of this new landscape feature joining the centre of the hospital and serves to provide a new green link and access across the campus, including a pocket square. Overall, the landscape is of design merit and successfully mitigates the proposed tree removal via the use of appropriately spaced formal and more naturalistic tree planting. A significant number of additional trees are to be planted which together with the associated soft and hard landscaping and boundary treatments will enhance the setting of the conservation area.
- 78 Conditions on tree protection measures shall be imposed, as well as on replacement species to be agreed.

Planning obligations (S.106 undertaking or agreement)

- 79 Circular 5/05 Planning Obligations states that planning obligations must be
- relevant to planning,
 - Necessary to make the proposed development acceptable in planning terms,
 - directly related to the proposed development,
 - fairly and reasonably related in scale and kind to the proposed development,
 - reasonable in all other aspects.
- 80 The applicant is a charitable organisation attached to the Maudsley hospital, and results in an uplift of approximately 400sqm D1 floorspace. Technically, the standard toolkit Heads of Terms may not be calculated for this size or use, however due to the fact that a new building of approximately 1500sqm floorspace is being provided, some payments are to be secured as set out here.
- 81 Employment during construction
The construction for the new Learning Centre will be tendered. The Trust requires that the appointed contractor use at least two apprentices either in trade or management roles. This is to be written into the s106 as a standard clause, which requires the developer to provide details to the Council regarding apprenticeships.

Transport

- 82 The Council is implementing works around Denmark Hill station, which will complement the upgrade works that Network Rail are currently undertaking to Denmark Hill. A sum of £22,000 will therefore be put towards the pedestrian improvements in the vicinity, namely, a crossing on Champion Park which has recently been upgraded, with an overspend of £30,000. For the purposes of the Council's standard s.106 toolkit, the sum of £22,000 was calculated based on floorspace of an equivalent B1 development.

Public Realm

- 83 No improvements to the public realm are considered necessary as a result of the application proposals. The footpath along Grove Lane is to be widened as a result of the hard landscaping in this location, as well as improved circulation routes through the hospital delivered through this scheme and the wider masterplan area.

- 84 A contribution of £2,750 will also be made to change the Traffic Management Order to exempt future occupants from obtaining car parking permits in the Controlled Parking Zone.

Community Facilities

- 85 The facility is proposed to replace an existing facility. Part of the proposal is to extend the opportunities for the building to be used by the local community.
- 86 These obligations are considered to be in accordance with policy and National Legislation, and are proportionate to the development in order to mitigate the impacts arising.

Sustainable development implications

- 87 The development incorporates areas of green roofing and PV panels to the roof. The PV panels would part power a Close Loop ground source heat pump. These measures would enable the development to achieve a 20% reduction in carbon emissions, in accordance with London Plan Policy 5.7, Renewable energy .

88 BREEAM

Although the development is only required to achieve 'Very Good', by the Core Strategy policy SP13 High Environmental Standards, the pre-assessment reports that it would in fact achieve 'Excellent' rating.

Other matters

Ecology Issues

- 89 The bat surveys are consistent with best practice.
The bat surveys show bats are commuting across the site from Windsor walk and there are no bats recorded roosting in the existing building.
There is however evidence of a historical roost in the Training Centre. This appears to have been lost when insulation works were done about 5 years ago.
- 90 The new planting will benefit wildlife and probably help foraging bats.
- 91 Two conditions are recommended.
- 92 1, That 8 bat bricks or bat chimneys are built into the new building this is to replace the lost roost. The condition is supported by planning policy 3.28.
The developer should work with the bat conservation trust or the London bat group to establish the best locations for the new bat features.
- 93 2, The lighting is designed to retain the dark corridor from Windsor Walk to Grove Lane. This is to avoid disturbance to the bat commuting route.
Lighting of the new bat features must be avoided.

Conclusion on planning issues

- 94 The development would deliver a high quality replacement facility on site, which would provide additional facilities to a wider group in the community. The development would also be in accordance with the Masterplan vision for the site and include routes through the hospital campus. No adverse amenity or transport impacts are envisaged, and sustainability measures demonstrate that the development could achieve a 20% reduction in carbon emissions.

Community impact statement

95 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 issues relevant to particular communities/groups likely to be affected by the proposal have been identified.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

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

Consultation replies

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

Summary of consultation responses

98 Concerns regarding design of the building, construction servicing, loss of trees, loss of privacy and loss of daylight and sunlight. Consultation responses are reported in full below.

Human rights implications

99 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.

100 This application has the legitimate aim of providing a training centre facility in D1 use. 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

101 N/A.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2511-C Application file: 11-AP-1676 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: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5405 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Susannah Pettit, Planning Officer	
Version	Final	
Dated	16 August 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	Yes	Yes
Strategic Director of Environment and Housing	No	No
Date final report sent to the Community Council Team	26 August 2011	

APPENDIX 1

Consultation undertaken

- 101 **Site notice date:** 17/06/2011
- 102 **Press notice date:** 16/06/11
- 103 **Case officer site visit date:** 25/06/11 (unaccompanied)
- 104 **Neighbour consultation letters sent:** 16/06/11

Internal services consulted:

- 105 Design and Conservation Team
Urban Forester
Environmental Protection Team
Transport Planning
Ecology Officer
Waste Management

Statutory and non-statutory organisations consulted:

- 106 None

Neighbours and local groups consulted:

- 107 83C GROVE LANE LONDON SE5 8SN
FLAT 1 71 GROVE LANE LONDON SE5 8SP
FLAT 8 93 GROVE LANE LONDON SE5 8SN
FLAT 5 93 GROVE LANE LONDON SE5 8SN
FLAT 6 93 GROVE LANE LONDON SE5 8SN
FLAT 7 93 GROVE LANE LONDON SE5 8SN
FLAT 2 71 GROVE LANE LONDON SE5 8SP
FLAT 3 83A GROVE LANE LONDON SE5 8SN
FLAT 4 83A GROVE LANE LONDON SE5 8SN
FLAT 5 83A GROVE LANE LONDON SE5 8SN
FLAT 2 83A GROVE LANE LONDON SE5 8SN
77A GROVE LANE LONDON SE5 8SP
FLAT 1 83A GROVE LANE LONDON SE5 8SN
FLAT 4 93 GROVE LANE LONDON SE5 8SN
FLAT 2 HULL COURT GROVE LANE LONDON SE5 8SL
FLAT 3 HULL COURT GROVE LANE LONDON SE5 8SL
FLAT 4 HULL COURT GROVE LANE LONDON SE5 8SL
FLAT 16 HULL COURT GROVE LANE LONDON SE5 8SL
FLAT 13 HULL COURT GROVE LANE LONDON SE5 8SL
FLAT 14 HULL COURT GROVE LANE LONDON SE5 8SL
FLAT 15 HULL COURT GROVE LANE LONDON SE5 8SL
FLAT 5 HULL COURT GROVE LANE LONDON SE5 8SL
FLAT 1 93 GROVE LANE LONDON SE5 8SN
FLAT 2 93 GROVE LANE LONDON SE5 8SN
FLAT 3 93 GROVE LANE LONDON SE5 8SN
FLAT 9 HULL COURT GROVE LANE LONDON SE5 8SL
FLAT 6 HULL COURT GROVE LANE LONDON SE5 8SL
FLAT 7 HULL COURT GROVE LANE LONDON SE5 8SL
FLAT 8 HULL COURT GROVE LANE LONDON SE5 8SL
GROUND FLOOR FLAT 34 DE CRESPIGNY PARK LONDON SE5 8AB
GROUND FLOOR FLAT 71A GROVE LANE LONDON SE5 8SP
GROUND FLOOR FLAT 91 GROVE LANE LONDON SE5 8SN
BASEMENT FLAT 34 DE CRESPIGNY PARK LONDON SE5 8AB
FIRST FLOOR AND SECOND FLOOR FLAT 71A GROVE LANE LONDON SE5 8SP
FIRST FLOOR FLAT 34 DE CRESPIGNY PARK LONDON SE5 8AB
FIRST FLOOR FLAT 91 GROVE LANE LONDON SE5 8SN
SECOND FLOOR FLAT 34 DE CRESPIGNY PARK LONDON SE5 8AB
SECOND FLOOR FLAT 91 GROVE LANE LONDON SE5 8SN

OFFICES ADJACENT DENMARK HILL RAILWAY STATION WINDSOR WALK LONDON SE5 8BB
 93 GROVE LANE LONDON SE5 8SN
 FLAT 1 73A GROVE LANE LONDON SE5 8SP
 FLAT 2 69A GROVE LANE LONDON SE5 8SP
 FLAT 2 73A GROVE LANE LONDON SE5 8SP
 FLAT 1 69A GROVE LANE LONDON SE5 8SP
 FLAT 6 83A GROVE LANE LONDON SE5 8SN
 FLAT 7 83A GROVE LANE LONDON SE5 8SN
 FLAT 8 83A GROVE LANE LONDON SE5 8SN
 RESEARCH CENTRE 1-3 WINDSOR WALK LONDON SE5 8BB
 5 WINDSOR WALK LONDON SE5 8BB
 LYNDHURST GROVE PRIMARY SCHOOL GROVE LANE LONDON SE5 8SN
 75A GROVE LANE LONDON SE5 8SP
 4 WINDSOR WALK LONDON SE5 8BB
 16 WINDSOR WALK LONDON SE5 8BB
 THE PHEONIX WINDSOR WALK LONDON SE5 8BB
 FLAT 2 30-32 DE CRESPIGNY PARK LONDON SE5 8AB
 30-32 DE CRESPIGNY PARK LONDON SE5 8AB
 FLAT 10 30-32 DE CRESPIGNY PARK LONDON SE5 8AB
 FLAT 1 30-32 DE CRESPIGNY PARK LONDON SE5 8AB
 FLAT 1 HULL COURT GROVE LANE LONDON SE5 8SL
 FLAT 11 30-32 DE CRESPIGNY PARK LONDON SE5 8AB
 FLAT 6 30-32 DE CRESPIGNY PARK LONDON SE5 8AB
 FLAT 7 30-32 DE CRESPIGNY PARK LONDON SE5 8AB
 FLAT 8 30-32 DE CRESPIGNY PARK LONDON SE5 8AB
 FLAT 5 30-32 DE CRESPIGNY PARK LONDON SE5 8AB
 FLAT 12 30-32 DE CRESPIGNY PARK LONDON SE5 8AB
 FLAT 3 30-32 DE CRESPIGNY PARK LONDON SE5 8AB
 FLAT 4 30-32 DE CRESPIGNY PARK LONDON SE5 8AB
 FLAT A 5 GROVE LANE TERRACE GROVE LANE LONDON SE5 8SW
 FLAT B 5 GROVE LANE TERRACE GROVE LANE LONDON SE5 8SW
 6 GROVE LANE TERRACE GROVE LANE LONDON SE5 8SW
 4 GROVE LANE TERRACE GROVE LANE LONDON SE5 8SW
 1 GROVE LANE TERRACE GROVE LANE LONDON SE5 8SW
 2 GROVE LANE TERRACE GROVE LANE LONDON SE5 8SW
 3 GROVE LANE TERRACE GROVE LANE LONDON SE5 8SW
 7 GROVE LANE TERRACE GROVE LANE LONDON SE5 8SW
 FLAT 14 93 GROVE LANE LONDON SE5 8SN
 FLAT 15 93 GROVE LANE LONDON SE5 8SN
 FLAT 9 93 GROVE LANE LONDON SE5 8SN
 FLAT 13 93 GROVE LANE LONDON SE5 8SN
 FLAT 10 93 GROVE LANE LONDON SE5 8SN
 FLAT 11 93 GROVE LANE LONDON SE5 8SN
 FLAT 12 93 GROVE LANE LONDON SE5 8SN
 FLAT 2 94 CAMBERWELL GROVE LONDON SE5 8RF
 FLAT 3 94 CAMBERWELL GROVE LONDON SE5 8RF
 FLAT 4 94 CAMBERWELL GROVE LONDON SE5 8RF
 FLAT 1 94 CAMBERWELL GROVE LONDON SE5 8RF
 81 GROVE LANE LONDON SE5 8SP
 83 GROVE LANE LONDON SE5 8SP
 FLAT 5 94 CAMBERWELL GROVE LONDON SE5 8RF
 FLAT 10 HULL COURT GROVE LANE LONDON SE5 8SL
 FLAT 11 HULL COURT GROVE LANE LONDON SE5 8SL
 FLAT 12 HULL COURT GROVE LANE LONDON SE5 8SL
 96A CAMBERWELL GROVE LONDON SE5 8RF
 FLAT 6 94 CAMBERWELL GROVE LONDON SE5 8RF
 FLAT 7 94 CAMBERWELL GROVE LONDON SE5 8RF
 FLAT 8 94 CAMBERWELL GROVE LONDON SE5 8RF
 79 GROVE LANE LONDON SE5 8SP
 96 CAMBERWELL GROVE LONDON SE5 8RF
 98 CAMBERWELL GROVE LONDON SE5 8RF
 80 GROVE LANE LONDON SE5 8SN
 16 DE CRESPIGNY PARK LONDON SE5 8AF
 FLAT 9 30-32 DE CRESPIGNY PARK LONDON SE5 8AB
 UNIT 2B 93 GROVE LANE LONDON SE5 8SN
 85 GROVE LANE LONDON SE5 8SN
 73 GROVE LANE LONDON SE5 8SP
 75 GROVE LANE LONDON SE5 8SP
 77 GROVE LANE LONDON SE5 8SP
 69 GROVE LANE LONDON SE5 8SP
 87 GROVE LANE LONDON SE5 8SN
 89 GROVE LANE LONDON SE5 8SN
 204 Camberwell Grove London SE5 8RJ

Re-consultation:

108 N/A

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

- 109 Design and Conservation Team: Comments incorporated into report.
 Urban Forester: Comments incorporated into report.
 Environmental Protection Team: Request conditions on flue design, no amplified music, and that details of mechanical ventilation are submitted to and approved.
 Transport Planning : comments incorporated into report.
 Ecology Officer: Comments incorporated into report.
 Waste Management: No response.

Statutory and non-statutory organisations

- 110 N/A

Neighbours and local groups

- 111 83 Grove Lane: Objection

- The development proposes car parking spaces. Whilst I would support parking for those with disabilities, the site is located in an area well served by public transport. Grove Lane is a primarily residential road with a primary school nearby, and an increase in car traffic to the site would be undesirable from a safety point of view.

- The removal of eight trees will have a significant impact on CO2 emissions in an area with high pollution from traffic on Denmark Hill. I would urge closer consideration of the necessity of removing so many trees without due consideration for the health and wellbeing of residents in the area.

- The location of access to the site during construction is not mentioned in the application. Past developments saw 20 tonne trucks having to pass through De Crespigny Park due to the weight restrictions over Denmark Hill railway. The impact of this would be fourfold:

a) there is insufficient clearance for large vehicles to make a right turn unless residents' parking is removed.

b) this corner is the main crossing area for pedestrians going to Lyndhurst Primary School.

c) there is insufficient clearance for large vehicles to make a second right turn from Grove Lane to access the training centre site unless residents' parking is removed.

d) there has been damage to water pipes under Grove Lane recently due to heavy traffic accessing the Mary Datchelor site at the bottom of Grove Lane, as well as historically during the last development on this site, the damage is likely to be repeated.

I would therefore urge a reconsideration of access to the site during construction and whether it would be possible to find alternative access routes through De Crespigny Park which will have a less detrimental impact on the safety of local residents.

112 87 Grove Lane: objection.

- The site is within Grove Lane Conservation Area, and I find no sensitivity to that in the design of a building that would add another large building to the site, changing the feel and topography from a two storey building to a four storey building.
- There used to be a high rise nursing home on that hospital site, that was demolished. A new build of the size proposed just recreates the same high rise developments that blighted the site and the neighbours.

113 The consultation prior to the application being submitted, between SLAM and neighbouring residents, was poor, and the summaries of meetings do not accurately reflect my expressions and tone. This lack of transparent and ethical community engagement highlights the need to refuse this application until all are treated fairly, and all residents' views are considered, and problems solved.

The two day SLAM exhibition managed to attract only 75 visitors, of which 50 were staff.

The plan has failed to elicit significant local support and has treated local communication as a marketing campaign rather than a way to generate support and endorsement.

114 My main concerns are:

- The size of the building,
- office orientation of the building,
- Site Access management and the Maudsley Hospital security line.

115 - In the documents, there is no justification for the size increase. Why enlarge to a four storey building? How will training require this size and space? What is the rationale for the building to have an exterior terrace and walled garden that will have use for 6 months a year at best? I believe this building is creating a space with underused areas that add unnecessary volume and size to the building. These add to the impact on the conservation area.

116 - The current building is orientated to maximise privacy to neighbours at 83 to 91 Grove Lane, the homes nearest to the site. The new building has four floors making the building taller than the houses. The new building will overlook the homes. The new office windows will look directly into the windows of homes. Though trees are suggested to obstruct the views, I suggest planners find ways to place screens or shutters to windows to ensure light but retaining privacy to the nearest rooms. The houses would also lose light, but more importantly, privacy and seclusion.

117 - Site access management is a major issue that is not addressed. Though the architects report that the major access to the site is through the Maudsley site, the architects have placed a new gate directly opposite 87/89/91 Grove Lane. Therefore the architects wish to double the access to the site and this fails to reflect the changes in public transport facilities making access from Windsor Walk more important. The new SLAM plans show no improvements to reflect new access from the enhanced railway station access on Windsor Walk, which could make the journey between them more direct and fluid. This seems to show no connected planning from two adjacent SLAM developments to maximise easy access and communications from public transport facilities.

118 - The site access plans state that the gates will be locked from 7pm to 7:30am. In practice, the current gates that are part of the Maudsley Hospital Security Lines are closed at the weekend and do not reflect these times. This ambiguity must be removed.

- 119 - The architects access consultants show only the new gate being used by visiting delegates with flags of countries like USA and Brazil. There is no data to support the number or frequency of these visiting delegates to justify the need for a special gate open 52 weeks a year. This second gate is superfluous to the needs and the flow of staff and visitors to the site and planning permission should be withheld until this has been clarified.
- 120 - Currently the facility is not used at weekends. This new building and increase of access imply a change of use. This ambiguity needs to be clarified or planning permission refused. Weekend usage, late night usage and increased usage in general should be licensed and part of the planning consent. SLAM should make a commitment about the usage but it has not been addressed. This is the same community support and need claimed by the United Reform Church development in Grove Lane therefore the two sites could be meeting the same need as a basis for need for planning permission. No answers have been provided as to how the additional usage would be paid for and how secure it would be. This lack of fact based community need and community management resources means that the Council should ask for clarification before planning permission is granted.
- 121 - Smoking on site is currently banned. Therefore the gates opposite 87/89/912 will be turned into a smoking area, meaning increased litter and people smoking and looking directly into people's homes.
- 122 - It was suggested that additional pedestrian access to the site from Grove Lane should be through the walled garden. Placing the access away from 83c/85/87/89 Grove Lane and ensuring that the garden was used every day the centre was open. However the internal design group rejected this with no formal reason or communication.

83c Grove Lane: Objection

- 123 I second the views in the objection above, and also I am quite opposed to what is being applied for, namely a four storey building to replace what appears to be a more than adequate to its purpose existing structure, blocking out light and invading privacy and being unsympathetic in design to the surrounding conservation area.

91 Grove Lane: Objection

- 124 - The design of the proposed building does not preserve the aesthetic appeal of the neighbourhood. Adding another building to the site would change the way the area looks and feels. A four storey building would dramatically alter the site to one of many high rise buildings.
- 125 - The proposed building would be taller than our house, and look into our bedroom windows and block light.
- 126 I am a SLAM employee, and when I have been on training in the current centre, I am able to witness everything that goes on at my neighbours' houses. We do not want our privacy invaded any more.
- 127 - I do not want a gate directly opposite my house. Surely all visitors to the new centre should pass through the Maudsley reception.
- 128 - SLAM employees constantly walk up and down flicking cigarette butts on the street.

85 Grove Lane: Objection.

- 129 After many discussions with neighbours, I fully endorse the argument contained within their representations. The proposals put forward by SLAM are unacceptable.

89 Grove Lane: Objection.

- 130 - The proposed new gate / access point into Grove Lane seems unnecessary when there is an existing entrance/ exit to the site a few metres to the north which does not overlook any property. The new gate would not follow a coherent walking route from the station. Having a new gate would allow people to wonder in and out during the proposed opening hours directly opposite our living room.
- The proposals remain unclear as to how access would be controlled after the 7pm watershed when the training centre would be open to the community. Either it is secure or it is open to the community. Having a gate, which would possibly require cameras, would not create a feeling of open-ness but instead enhance the institutional nature of the site. For these reasons we believe the access should remain at the existing position to the north, and if it must be moved, the orientation should shift to the Windsor Walk access point.
- 131 - The design is particularly monolithic and uninspiring and would not blend any better with the conservation area than the existing hotchpotch on the Maudsley site. The proposal is excessively high as it would overshadow our houses. It is by no means clear that it would not block our light and overlook our home.

RECOMMENDATION

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

Applicant	South London & Maudsley NHS Foundation Trust	Reg. Number	11-AP-1676
Application Type	Full Planning Permission		
Recommendation	Grant subject to Legal Agreement	Case Number	TP/2511-C

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of the site to include the erection of a part three, part four storey learning centre (Use Class D1) with associated landscaping, cycling and parking facilities and removal of eight trees.

At: SOUTHWARK TRAINING CENTRE, MAUDSLEY HOSPITAL CAMPUS, DENMARK HILL, LONDON, SE5 8AZ

In accordance with application received on 24/05/2011

and Applicant's Drawing Nos. 001 Rev F, 002 F, 003 F, 004 F, 005 F, 006 F, 009 F, 010 F, 011 F, 012 F, 013 F, 014 F, 020 F, 030 F, 031 F, 032 F, 033 F, 040 F, 041 F, 042 F, 043 F, 044 F, 050 F, 051 F, 070 F, 071 F, 072 F, 073 F, 074 F, 075 F, 090 F, 091 F, 110 F

Planning & Heritage Statement, Full Travel Plan, Transport Assessment, Arboricultural Impact Assessment, Bat Detector Survey, BREEAM Report, Community Uses Statement, Demolition Method Statement, Ecological Assessment, Sustainability Assessment, Historic Environment Assessment, Summary Report, S106 Planning Obligations Statement, Site Waste Management Plan, Statement of Community Involvement

Reasons for granting permission.

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

a] Saved Policies of the Southwark Plan [July 2007].

Policy 2.5 (Planning Obligations) seeks to ensure that any adverse effect arising from a development is taken into account and mitigated, and contributions towards infrastructure and the environment to support the development are secured, where relevant, in accordance with Circular 05/2005 and other relevant guidance.

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

3.11 Efficient Use of Land (seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoid compromising development potential, providing adequate access, circulation and servicing, and matching development to the availability of infrastructure);

3.12 Quality in Design (requires new development to achieve a high standard of architectural design);

3.13 Urban Design (advises that principle of good urban design should be taken into account in all new developments);

3.16 Conservation Areas (requires developments to preserve or enhance the character or appearance of the conservation area)

3.18 Setting of Listed Buildings, conservation areas and World Heritage Sites. (requires new developments to preserve or enhance the immediate or wider setting of a listed building, conservation area or World Heritage Site, and important views of a listed building).

5.2 Transport Impacts (states that permission will not be granted for developments that have an adverse affect on the transport network and that there is adequate provision for servicing, circulation and access;

5.3 Walking and Cycling (seeks to ensure that there is adequate provision for cyclists in and around the site);

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

5.7 Car Parking standards for the disabled and mobility impaired, which advises that developments must provide adequate parking for disabled people.

b] Core Strategy policies:

Strategic Policy 1 – Sustainable development; Strategic Policy 2 – Sustainable transport; Strategic Policy 4 – Places to learn and enjoy; Strategic Policy 11 – Open spaces and wildlife; Strategic Policy 12 – Design and conservation; Strategic Policy 13 – High environmental standards

b] Policies of the London Plan [2011].

Policy 1.1 Delivering the strategic vision and objectives for London; Policy 3.9 Mixed and balanced communities ; Policy 3.18 Education facilities; Policy 5.1 Climate change mitigation ; Policy 5.2 Minimising carbon dioxide emissions; Policy 5.3 Sustainable design and construction; Policy 5.7 Renewable energy; Policy 6.3 Assessing effects of development on transport capacity; Policy 6.9 Cycling ; Policy 6.10 Walking; Policy 6.13 Parking ; Policy 7.2 An inclusive environment; Policy 7.3 Designing out crime; Policy 7.4 Local character; Policy 7.5 Public realm ; Policy 7.6 Architecture ; Policy 7.8 Heritage assets and archaeology ; Policy 7.19 Biodiversity and access to nature ; Policy 7.21 Trees and woodlands ; Policy 8.2 Planning obligations

c] PPS1 Delivering Sustainable Development, PPS 5 Planning for the Historic Environment, PPG 9 Biodiversity and Geological conservation.

Particular regard was had to the design of the replacement building and the benefits that it would bring, along with ecology, amenity and traffic considerations. The development is of an appropriate design for the area, which will preserve the character and appearance of the conservation area, and no adverse amenity, transport or ecological issues were identified. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

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:
001 Rev F, 009 F, 010 F, 011 F, 012 F, 013 F, 014 F, 020 F, 040 F, 041 F, 042 F, 043 F, 044 F, 050 F, 051 F, 070 F, 071 F, 072 F, 073 F, 074 F, 075 F, 090 F, 091 F, 110 F

Reason:

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

- 3 Material sample-panels of the masonry walling to the boundary and a mock-up of the exposed concrete framing (vertical and horizontal) and brickwork infill panel of the facade treatment, with mortar and pointing, and sample-boards for all other facing-materials/finishes to be used in the carrying out of this permission shall be presented on site, each at a minimum size of 1m² and approved in writing by the Local Planning Authority, prior to commencement of above-ground building works; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the materials will make an acceptable contextual response, and achieve a quality of design and detailing in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

- 4 Section detail-drawings at a scale of 1:5 through all principal features on the facades, including:
 - roof edges, parapets;
 - entrance canopy;
 - facade framing/panelling;
 - heads, sills and jambs of all openings, including entrance door widths and thresholds;
 - entrance ramps/stairs, and;
 - boundary walls/railings/gates (with additional detail elevations at 1:20).
 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of above-ground building works; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the quality of the design and details is in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan 2007

- 5 Prior to commencement of works on site, a Method Statement and Schedule of Works to deal with the matters below, 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) taking down of existing Grove Lane site railings;
 - ii) storage of the railings on campus, and re-use within the Maudsley campus/an alternative site.

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the conservation area, in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; of The Southwark Plan 2007.

6 **Tree protection- general**

Prior to works commencing, including any demolition, details of the means by which any existing trees on or directly adjacent to the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment, shall be submitted to and approved in writing by the Local Planning Authority. The protective measures shall be installed and retained throughout the period of the works in accordance with any such approval given and protective fencing must not be moved or removed without the explicit written permission of the Local Authority Arboriculturalist. Within the protected area, no fires may be lit, no materials may be stacked or stored, no cement mixers or generators may be used, no contractor access whatsoever is permitted without the explicit written permission of the Local Authority Arboriculturalist under the supervision of the developer's appointed Arboriculturalist. Within the protected area, any excavation must be dug by hand and any roots found to be greater than 25mm in diameter must be retained and worked around. Excavation must adhere to the guidelines set out in the National Joint Utilities Group (NJUG) publication Volume 4, 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2)'.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written permission of the Local Authority Arboriculturalist.

Reason

To ensure the protection of the existing trees in accordance with SP13 High Environmental Standards of the Core Strategy 2011, and saved Policies policy 3.2 Protection of Amenity and 3.28 Biodiversity of The Southwark Plan 2007.

7 **Landscaping Plan**

Before any above ground building work hereby authorised begins, drawings to an appropriate scale, to show details 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 Core Strategy 2011 policy 12 Design and Conservation, and saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of The Southwark Plan 2007.

8

Tree planting

No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times. Planting shall comply to BS:4428 Code of practice for general landscaping operations.

If within a period of three years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Tree planting shall consist of twenty trees of minimum 20cm girth as shown within the landscape plan, excluding trees to replace T19 and the three untagged trees as described within the Arboricultural Report which are to be replaced with minimum 35cm girth container grown specimens. All trees are to be container grown stock with species to be agreed.

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 Core Strategy 2011 policy 12 Design and Conservation, and saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of The Southwark Plan 2007.

9

The use hereby permitted for D1 (Non-residential institutions) purposes shall not be carried on outside of the hours Monday to Friday: 07:00 to 21:00; Saturday: 08:00 to 21:00; Sunday: 10:00 to 18:00.

Reason

In order to minimise disturbance in the area immediately outside of the site, in order to protect the amenity of nearby residents, in accordance with SP13 High Environmental Standards of the Core Strategy 2011, and saved policy 3.2 Protection of Amenity of the Southwark Plan 2007.

10

The measures set out in the Sustainability report by Skelly and Couch dated May 2011, shall provide a minimum of 20% of the energy requirements generated by the development. The measures set out in this report shall be installed before the development is occupied and shall be maintained thereafter.

Reason

In order to comply with London Plan 2011 Policy 5.7 Renewable energy, and SP13 High Environmental Standards of the Core Strategy 2011, and to deliver a sustainable development on site.

11

Prior to the completion of the development, eight bat bricks or bat chimneys are to be built into the new building, in consultation with the bat conservation trust or the London bat group.

Reason

In order to ensure that the lost roost is replaced, in accordance with SP11 Open spaces and wildlife of the Core Strategy 2011, and saved policy 3.28 of the Southwark Plan 2007.

12

Prior to completion of the development hereby approved, details showing how the external lighting shall be designed to retain the dark corridor from Windsor Walk to Grove Lane, shall be submitted to and approved in writing by the Local Planning Authority, and the agreed scheme shall be installed and maintained thereafter.

Reason

In order to avoid disturbance to the bat commuting route and to avoid lighting of the new bat features in accordance with SP11 Open spaces and wildlife of the Core Strategy 2011, and saved policy 3.28 of the Southwark Plan 2007.

- 13 The use hereby permitted shall not be begun until full particulars and details of a scheme for the mechanical ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given, and shall be retained as such thereafter.

Reason

In order that the Council may be satisfied that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011, and saved policy 3.2 Protection of amenity of the Southwark Plan 2007.

- 14 The use hereby permitted shall not be begun until full particulars and details of any flue system proposed, has been submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given, and shall operate as such thereafter.

Reason

In order that the Council may be satisfied that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011, and saved policy 3.2 Protection of amenity of the Southwark Plan 2007.

- 15 The development shall be constructed to ensure that the L_{Fmax} sound from amplified and non-amplified music and speech shall not exceed the lowest $L_{90,5min}$ 1m from the facade of the nearby residential premises at all third octave bands between 31.5Hz and 8kHz.

Reason

In order to protect the amenity of nearby residents and occupiers, in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011, and saved policy 3.2 Protection of amenity of the Southwark Plan 2007.

- 17 Notwithstanding the provisions of Use Class D1 (Non-residential institution) of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders) the use hereby permitted shall not include any use as a children's nursery or a church.

Reason

Nursery and church uses often lead to increased transport implications such that have not been assessed in this application as the uses have not been applied for. The high level of vehicular traffic associated with these uses may not be appropriate for this site which is in a residential area, but this would need to be assessed as part of a separate application, in accordance with saved policy 5.2 Transport Impacts of the Southwark Plan 2007, and SP2 Sustainable Transport of the Core Strategy 2011.

- 18 The disabled parking bays shown on drawing number 009F (hereby approved) shall be installed on implementation of the development, and retained for the use of blue badge holders through the lifespan of the development hereby approved.

Reason

In order to ensure a satisfactory and accessible parking facility for disabled users, in accordance with saved policy 5.7 Parking for disabled people and the mobility impaired of the Southwark Plan 2007, and SP2 Sustainable Transport of the Core Strategy 2011.

- 19 The development shall not commence until details of a Construction Management Strategy has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Management Scheme and Code of Practice shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances and damage including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site and will include the following information for agreement:

- Prior to commencement of works a photographic survey of the adjacent properties in Trinity Church Square and Merrick Square shall be submitted to the satisfaction of the Local Planning Authority
- A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.

- The specification shall include details of the method of piling.
- Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.
- Arrangements for publicity and promotion of the scheme during construction.
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.
- Following completion of construction but prior to first occupation of the development a further photographic survey of the adjacent properties in Trinity Church Square and Merrick Square shall be submitted to and approved in writing by the Local Planning Authority.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that the occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with SP 13 High Environmental Standards of the Core Strategy 2011, and saved Policy 3.2 'Protection of Amenity' of The Southwark Plan (UDP) July 2007.

Informative

You are advised that any works required to the Highway should be approved by the Council's Public Realm department, and referred to Qassim Kazaz on 0207 525 2074

Agenda Item 6.2

Item No. 6.2	Classification: Open	Date: 8 September 2011	Meeting Name: Camberwell Community Council
Report title:	Development Management planning application: Application 11-AP-1677 for: Conservation Area Consent Address: SOUTHWARK TRAINING CENTRE, MAUDSLEY HOSPITAL CAMPUS, DENMARK HILL, LONDON, SE5 8AZ Proposal: Demolition of the existing Southwark Training Centre to allow for the erection of a part three, part four storey learning centre with associated landscaping, cycling and parking facilities, and removal of eight trees.		
Ward(s) or groups affected:	Brunswick Park		
From:	Head of Development Management		
Application Start Date 24 May 2011		Application Expiry Date 19 July 2011	

RECOMMENDATION

- 1 Grant Conservation Area Consent.

BACKGROUND INFORMATION

Site location and description

- 2 The application site comprises a vacant two storey hexagonal building relating to Maudsley Hospital, fronting onto Grove Lane, and also accessed via walkways leading from Windsor Walk and Denmark Hill from Kings College hospital campus. The previous use of the building was as a training centre for staff and users of the hospital, and provided 1147sqm of floorspace within D1 Use Class (non-residential institution). It sits within a landscaped area with car park with 18 spaces, on its northern edge. The site has a generally unkempt appearance, due to a temporary fence facing onto Grove Lane, and unmanaged lawns and pathways.
- 3 Kings College and Maudsley Hospital campuses are to the south and west of the site, with Lyndhurst Primary School to the north. Two and three storey residential properties are on the east side of Grove Lane, 83 being a grade II listed building. The site is located within the Camberwell Grove Conservation Area.
- 4 The site is located within the Urban Density Zone and Air Quality Management Area, has a Public Transport Accessibility Level (PTAL) of 4. The site is within a Controlled Parking Zone (CPZ).

Details of proposal

- 5 SLAM (South London and Maudsley NHS Trust Charitable Funds) wish to demolish the existing two storey Southwark Training Centre, and replace it with a new four storey building, of 1550sqm floorspace within the same use class, D1 (non residential institutions, with an ancillary cafe within A1 Use class.

- 6 The proposed replacement building is described in the accompanying officer's report, also on this agenda, for 11-AP-1676.
- 7 Documents submitted in support of the Conservation Area Consent application are as follows:
- 8 · Demolition Statement
· Design and Access statement

Planning history

- 9 10-EQ-0181: A pre-application proposal was submitted in respect of a masterplan for the redevelopment of the Maudsley Hospital campus. Advice was that whilst this document would have no formal weight in planning terms, it would be used to provide an overall strategy for the redevelopment of each parcel of land that comes forward for the site. The advice provided by officers highlighted that the piecemeal development of the Maudsley has led to poor permeability in and around the site. Opportunities for the site were therefore seen to be improving circulation and providing a hierarchy of clearly defined spaces, Windsor Walk being mentioned as one of the routes into the campus. A commitment to reinforcing boundaries fronting Grove Lane, Love Walk, Windsor Walk and De Crespigny Park was highlighted, as well as a desire that each individual parcel coming forward for redevelopment should be capable of being developed independently of the others. Four storeys was seen as an appropriate height for development provided that this is balanced by a proportionate public realm. The aim of the Masterplan would be to improve permeability across the campus, and visibility of mental health issues, it was therefore seen important to develop a palette of facade materials carefully chosen to reflect the character and appearance of the sub-area of the conservation area, the dominant material being brick.
- 10 10-AP-2907: Screening opinion issued on 29/10/10, which concluded that an Environmental Impact Assessment would not be required for the site.
- 11 11-AP-1676: Accompanying planning application.

Planning history of adjoining sites

- 12 United reform church proposal, 11-AP-1561 (Full planning) and 11-AP-1562 (Conservation area consent). Planning permission was granted with a Grampian condition to exempt future occupants from obtaining car parking permits, was made on 21st July 2011. The development was for demolition of existing church building and perimeter hardstanding and steel fence and erection of 8 x 3 bedroom apartments in four-storey block along Grove Lane, with 3 storey 4-bed house on corner (Use Class C3) and erection of 2-storey church and community hall building on Love Walk (Use Class D1).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 13 The main issue to be considered in respect of this application is the acceptability of the demolition of the existing building in terms of the impact on the character and appearance of the conservation area and whether any harm will be outweighed by the merits of the replacement development as described in report reference 11-AP-1676.

Planning policy

Core Strategy 2011

- 14 Strategic Policy 12 – Design and conservation

Southwark Plan 2007 (July) - saved policies

- 15 3.15 Conservation of the Historic Environment
 3.16 Conservation Areas
 3.17 Listed Buildings
 3.18 Setting of Listed Buildings, conservation areas and World Heritage Sites

Camberwell Grove Conservation Area Appraisal

London Plan 2011

- 16 Policy 7.4 Local character
 Policy 7.8 Heritage assets and archaeology
 Policy 7.6 Architecture

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

- 17 PPS 5 Planning and the Historic Environment

Principle of development

- 18 The principle of the demolition of a building in a conservation area is only acceptable if there is a proposal to replace it with a building which will make more of a positive contribution to the appearance and character of the area.

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

- 19 The context, while entirely within the Camberwell Grove Conservation Area, is very varied in terms of character and urban grain. The site faces onto Grove Lane, the western side of which is notable for its larger scale buildings that often sit in some isolation and set-back from the street frontage; the eastern side in comparison is generally one of consistent Georgian and Victorian terraces fronting onto the streetscape. Maudsley Campus itself is a self-contained block within the conservation area and is a collection of hospital/academic buildings of varying architectural quality; the Camberwell Grove Conservation Area Appraisal notes that the existing building is not a 'key unlisted' building that makes a positive contribution to the area.
- 20 The Maudsley Campus is currently developing a new masterplan, which the re-development of this site should carefully consider. This includes for 'boulevards' running east-west across the campus, and these would be to the north and south of the site with openings onto Grove Lane. That to the north remains as the eastern vehicular entrance to the campus, and that to the south is to be de-marked by an avenue of trees; both routes also facilitate pedestrian access points.
- 21 Saved Policy 3.15 Conservation of the historic environment requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that have an adverse effect on the historic environment will not be permitted. The character and appearance of conservation areas should be recognised and respected

in any new development within these areas.

- 22 Saved Policy 3.16 Conservation areas states that within conservation areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of a conservation area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the conservation area.
- 23 The demolition of the existing building is not viewed as problematic in any way, as this is not of an architectural quality that makes a positive contribution to the conservation area. The replacement building is considered to be of an high architectural quality, unobtrusive and simple in style, and of a contemporary design that it is considered to be an enhancement to the general townscape.
- 24 Strategic Policy 12 – Design and conservation of Core Strategy 2011, requires that development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in. We will do this by:
1. Expecting development to conserve or enhance the significance of Southwark’s heritage assets, their settings and wider historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens, world heritage sites and scheduled monuments.
- 25 Policy HE7.2 of PPS5 requires that in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposals.
- On this site, it is considered that the consistency and quality of the Grove Lane frontage/streetscape is the particular nature of the conservation area’s significance, and this includes the mature trees on/around the site. While the quality of the proposed building is the largest issue, this does sit within the ‘campus’, and the boundary treatment and landscaping/trees will be vital to reduce any conflict with the heritage assets significance.
- 26 As such, there would be benefits from the demolition and redevelopment that would outweigh the results of the demolition, and as the proposed replacement development is considered to preserve or enhance the character and appearance of the conservation area and has therefore been recommended for approval.
- 27 The demolition statement states that the following measures will be incorporated:
- a further bat survey to be undertaken prior to demolition.
 - The scheme will subscribe to the Considerate Constructors Scheme.
 - Minimum of 2m hoardings to the boundaries of the site. Temporary signage to be displayed thereon to warn of any potential hazards on site.
 - Noise control measures.
 - Re-use of temporary plant and materials, and re-use of materials arising from demolition.
- 28 The proposal is therefore in accordance with policy 3.16 Conservation Areas

Conclusion on planning issues

- 29 The existing building is not a key unlisted building in the conservation area and will be replaced by a more distinguished development which will preserve and enhance the

Conservation Area, thereby justifying demolition of the existing building.

Community impact statement

30 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 issues relevant to particular communities/groups likely to be affected by the proposal have been identified in the accompanying report for Planning application 11-AP-1676 on this agenda.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

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

Consultation replies

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

Summary of consultation responses

Summarised within 11-AP-1676.

Human rights implications

33 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.

34 This application has the legitimate aim of providing a new training centre facility within D1 use. 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

35 N/A.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2511-C Application file: 11-AP-1677 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: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5405 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Susannah Pettit, Planning Officer	
Version	Final	
Dated	16 August 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	Yes	Yes
Strategic Director of Environment and Leisure	No	No
Date final report sent to Community Council Team	26 August 2011	

APPENDIX 1**Consultation undertaken**

Site notice date: 17/06/2011

Press notice date: 16/06/11

Case officer site visit date: 25/06/11 (unaccompanied)

Neighbour consultation letters sent:

16/06/11

Internal services consulted:

Design and Conservation Team

Statutory and non-statutory organisations consulted:

English Heritage

Neighbours and local groups consulted:

Re-consultation:

N/A

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

Design and Conservation: Comments incorporated into report.

Statutory and non-statutory organisations

English Heritage: Happy to let Local Planning Authority deal with the application.

Neighbours and local groups

No objections in relation to the CAC application, but objections to redevelopment are summarised in 11-AP-1676.

RECOMMENDATION

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

Applicant	Southwark London & Maudsley NHS Foundation Trust	Reg. Number	11-AP-1677
Application Type	Conservation Area Consent	Case Number	TP/2511-C
Recommendation	Grant permission		

Draft of Decision Notice

Conservation Area Consent was GIVEN to demolish the following:

Demolition of the existing Southwark Training Centre to allow for the the erection of a part three, part four storey learning centre with associated landscaping, cycling and parking facilities, and removal of eight trees.

At: SOUTHWARK TRAINING CENTRE, MAUDSLEY HOSPITAL CAMPUS, DENMARK HILL, LONDON, SE5 8AZ

In accordance with application received on 24/05/2011

and Applicant's Drawing Nos. 001 Rev F, 002 F, 003 F, 004 F, 005 F, 006 F, 009 F, 010 F, 011 F, 012 F, 013 F, 014 F, 020 F, 030 F, 031 F, 032 F, 033 F, 040 F, 041 F, 042 F, 043 F, 044 F, 050 F, 051 F, 070 F, 071 F, 072 F, 073 F, 074 F, 075 F, 090 F, 091 F, 110 F

Planning & Heritage Statement, Full Travel Plan, Transport Assessment, Arboricultural Impact Assessment, Bat Detector Survey, BREEAM Report, Community Uses Statement, Demolition Method Statement, Ecological Assessment, Sustainability Assessment, Historic Environment Assessment, Summary Report, S106 Planning Obligations Statement, Site Waste Management Plan, Statement of Community Involvement

Reasons for granting Conservation Area Consent

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

a] Saved Policies of the Southwark Plan [July 2007].

3.16 Conservation Areas (requires developments to preserve or enhance the character or appearance of the conservation area)

3.18 Setting of Listed Buildings, conservation areas and World Heritage Sites. (requires new developments to preserve or enhance the immediate or wider setting of a listed building, conservation area or World Heritage Site, and important views of a listed building).

b] Core Strategy policies:

Strategic Policy 12 – Design and conservation; Strategic Policy 13 – High environmental standards

b] Policies of the London Plan [2011].

Policy 5.3 Sustainable design and construction; Policy 7.4 Local character; Policy 7.5 Public realm; Policy 7.6 Architecture; Policy 7.8 Heritage assets and archaeology;

c] PPS1 Delivering Sustainable Development, PPS 5 Planning for the Historic Environment.

Particular regard was had to the heritage importance of the building to be demolished, but it was considered that it does not make a positive contribution to the conservation area and its replacement is of a higher quality which will preserve or indeed enhance the character and appearance of the Conservation Area. It was therefore considered appropriate to grant conservation area consent for the demolition of this building, having regard to the policies considered and other material planning considerations.

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:
001 Rev F, 009 F, 010 F, 011 F, 012 F, 013 F, 014 F, 020 F, 040 F, 041 F, 042 F, 043 F, 044 F, 050 F, 051 F, 070 F, 071 F, 072 F, 073 F, 074 F, 075 F, 090 F, 091 F, 110 F

Reason:

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

- 3 The works of demolition or alteration by way of partial demolition hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works for which consent is hereby granted, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the local planning authority.

Reason

In order to ensure that the site is not left undeveloped for a detrimental period of time, and in order to preserve and enhance the character and appearance of the conservation area, in accordance with SP 12 Design and Conservation of the Core Strategy 2011, and saved policy 3.16 Conservation Areas of the Southwark Plan 2007.

This page is intentionally blank.

MEMBERS & EXTERNAL DISTRIBUTION LIST**MUNICIPAL YEAR 2011- 2012****CAMBERWELL COMMUNITY COUNCIL****NOTE:** Original held by Community Councils Team; amendments to Beverley Olamijulo (Tel: 020 7525 7234)

<u>OPEN</u>	<u>COPIES</u>	<u>OPEN</u>	<u>COPIES</u>
To all Members of the Community Council:			
Councillor Norma Gibbes (Chair)	1		
Councillor Dora Dixon-Fyle (Vice Chair)	1		
Councillor Kevin Ahern	1		
Councillor Stephen Govier	1		
Councillor Peter John	1		
Councillor Right Revd Emmanuel Oyewole	1		
Councillor Veronica Ward	1		
Councillor Ian Wingfield	1		
Councillor Mark Williams	1		
		TOTAL DISTRIBUTION	32
LIBRARIES			
Camberwell Library	1		
Local Studies Library	1		
PRESS			
Southwark News	1		
South London Press	1		
MEMBERS OF PARLIAMENT			
Harriet Harman MP	1		
COUNCIL OFFICERS			
Vikki Lewis Hub 4, 5th floor, Tooley Street	1		
Sadia Hussain Hub 2, 2 nd Floor, Tooley Street			
Constitutional Officer (Community Councils) Hub 4 , 2 nd floor, Tooley Street	16		
Shahida Nasim LBS Audit Manager Ground Floor Tooley Steet	1		