

Item No: 6 and 7.1	Classification: Open	Date: 30 November 2021	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		North Walworth and Peckham Rye	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of consultation responses and further information received in respect of the following items on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the stated recommendation.

RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

Item 6: Walworth Road Conservation Area Extension

Response from Statutory Authority

3. Historic England wrote to the council on 24 November 2021.
4. Their conclusion states:

On the basis of the information set out in the planning committee report we consider that there is a justified case for the extension of the Walworth Conservation Area as proposed, and that the area meets the requirements for architectural and historic interest set out in the NPPF.

Comments received about relevant Planning Applications

5. Application **21/AP/3888** to demolish the East Street Baptist Church and Ragged School has received 30 comments which break down as follows:
6. All 30 are Objections

Main reasons:

- Significance of the 150-year old community facility with a rare and largely intact surviving example of a community mission building
- The church was designed by George Baines who specialised in Non-Conformist churches
- Contribution of the church to community worship
- The building is still being considered by Historic England for listing and a decision on its demolition should wait until HE have decided whether it should be listed
- There is no need to demolish a historic building like this in the context of the climate emergency
- There is no related Planning Application for the building's replacement
- The application to demolish the building has been made in poor faith and no attempt has been made to raise funds for its restoration

Officer comment

The architectural, historic or communal matters raised cannot be considered in Prior Approval Application to demolish the property. Only matters relating to public safety and the condition of the cleared site after demolition can be considered.

Demolition is a permitted development outside a conservation area unless specifically removed by an Article 4 (1).

7. **Organisations that have objected to this application include**

Friends of Nursery Row Park

Letter received from the East Street Baptist Church

8. The Church wrote to the council on 24 November 2021
9. In their letter the East Street Baptist Church confirmed in writing that they **“will not execute the demolition notice till after Historic England have made their final decision on the listing of our Building, East Street Baptist Church, 100 East Street, London, SE17 2DQ.”**

Officer comment

An undertaking from the church to withhold demolition until Historic England (HE) decide on its listing would carry little weight in Planning terms.

The building remains a historic building (over 125 years old and by a noted Baptist Church architect) worthy of local listing. As such its demolition without a planning permission is likely to be resisted regardless of whether it is listed by HE or not.

The proposal to designate the Conservation Area extension is based on a re-appraisal of the historic and cultural significance of the East Street Market Area in line with the NPPF and not just a reaction to the proposal to demolish the church.

The extension would include a number of historic buildings that are noted for their architectural and historic significance to the area and the extension will cement the importance of the historic market to the area.

10. Late information has been received in respect of the following planning application on the main agenda:

Item 7.1: 20/AP/3285 - 40-46 Solomons Passage, London SE15 3UH

Additional consultation responses received

11. None.

Corrections and clarifications on the main report

12. Paragraph 82 of the committee report refers to the council having received a draft of the Inspector's Report on the NSP which raised no issue with policy P1 "Social rented and intermediate housing". On 17 November 2021 the Inspectors examining the NSP provided to the council their final report on the NSP, with their recommended main modifications. This concludes the Examination in Public of the NSP. With the final Inspector's Report now received, and no issues raised with policy P1, the consideration of affordable housing is confirmed as set out in the committee report.

Recommended revisions to the draft conditions

13. None.

Conclusion of the Director of Planning and Growth

14. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions and completion of a section 106 agreement.

REASON FOR LATENESS

15. The new information and comments have been received since the committee agenda was printed. It relates to items on the agenda and members should be aware of the comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
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Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403
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