

---

## 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.

---

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

---

### Draft of Decision Notice

---

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

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

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

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

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

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

Existing Drawings Nos:

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

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Window Schedule; Goose Green Children's Centre: Internal Door Schedule Phase 2; Cladding sample rec'd 12/08/10 (superceded by amended drawings rec'd 28/08/10); Report by SGA Consulting on proposed kitchen ventilation.

**Subject to the following condition:**

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

Reason:

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

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

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

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

Reason:

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

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

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.17 Listed Buildings; of The Southwark Plan 2007.

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

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.17 Listed Buildings; of The Southwark Plan 2007.

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

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.17 Listed Buildings; of The Southwark Plan 2007.

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

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.17 Listed Buildings; of The Southwark Plan 2007.

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

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.17 Listed Buildings; of The Southwark Plan 2007.

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

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.17 Listed Buildings; of The Southwark Plan 2007.

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

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

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

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

a) Southwark Plan (2007)

Policy:

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

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

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

—