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## RECOMMENDATION

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

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<b>Applicant</b>	Mrs. P Way	<b>Reg. Number</b>	10-AP-3022
<b>Application Type</b>	Conservation Area Consent	<b>Case Number</b>	TP/2292-50
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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**Conservation Area Consent was GIVEN to demolish the following:**

Demolition of existing building.

**At:** 266 TURNEY ROAD, LONDON, SE21

**In accordance with application received on** 19/10/2010

**and Applicant's Drawing Nos.** Site location plan  
Drawing no: 2102/3

**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 Works for the demolition of the building, or any part thereof, shall not be commenced before:

either:

i) a valid construction contract under which one of the parties is obliged to carry out and itself complete the works of redevelopment of the site for which planning permission has been granted has been entered into and evidence of such construction contract has first been submitted to and formally approved in writing by the Council as local planning authority.

or:

ii) a scheme to landscape the site has been submitted to and approved in writing by the Council. Work to re-landscape the site would then be carried out in accordance with the plans approved within 3 months of completion of demolition of the structure.

Reasons:

As empowered by Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to maintain the character and appearance of the Dulwich Wood Conservation Area; and in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites; of The Southwark Plan - July 2007.

**Reasons for granting conservation area consent**

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

This planning application was considered with regard to various policies of the Southwark Plan 2007 including, but not exclusively:

a] 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.

Policy 3.16 (Conservation areas) states that there will be a general presumption in favour of retaining buildings that contribute positively to the character and appearance of the conservation area and notes that consent will be granted for schemes in conservation areas provided that they meet specified criteria in relation to

conservation area appraisals and other guidance, design and materials.

Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site.

b] Planning Policy Statements [PPS] and Guidance Notes [PPG] PPS 5 Planning and the historic environment

Particular regard was had to the visual impact of the loss of the building on the site upon the Dulwich Village Conservation Area, and subject to a condition requiring a contract for the redevelopment of the site, it was considered that the character and appearance of this part of the Dulwich Village Conservation Area would be preserved. It was therefore considered appropriate to grant conservation area consent having regard to the policies considered and other material planning considerations.

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