

Item No. 1.2	Classification OPEN	Decision Level Dulwich Community Council	Date 7/01/2010
From Head of Development Management		Title of Report DEVELOPMENT MANAGEMENT	
Proposal (09-AP-2420) Refurbishment and conversion of the existing building to provide 5 residential units (3 x1 bedroom and 2 x 2 bedroom flats) with external alterations, including cycle parking and associated car parking accessed from Lordship Lane.		Address 549 LORDSHIP LANE, LONDON, SE22 8LB Ward College	
Application Start Date 29/10/2009		Application Expiry Date 24/12/2009	

PURPOSE

- 1 For Dulwich Community Council to consider the above application for listed building consent, as three objections have been received to the corresponding planning application.

RECOMMENDATION

- 2 Grant listed building consent.

BACKGROUND

Site location and description

- 3 The application site is located on the visually prominent corner of Lordship Lane (the South Circular Road at this point) and Underhill Road. On the opposite side of Lordship Lane is the Church of St. Peter, which is a Grade II Listed Building.
- 4 549 Lordship Lane was built in 1873 by Charles Drake of the Patent Concrete Building Company and is constructed of mass concrete walls with render, artificial stone dressings and a slate roof. It is a two storey house with attic and has a projecting bay and porch facing onto Lordship Lane. The only vehicular access to the site is from Underhill Road. It is one of the very earliest concrete buildings and Listed Grade II.

Details of proposal

- 5 Planning permission and listed building consent are sought for the refurbishment of the existing building and its conversion into 5 separate units. The refurbishment works are fairly extensive due to the existing damage sustained over the years to this much neglected building. The proposed conversion follows the natural divide of the property as the hallway splits the house in half. Two flats are provided on each floor with the fifth flat occupying the top floor. It is proposed to provide 3 one bedroom units (2 on the ground floor and 1 on the first floor) and 2 two bedroom units one on the first floor and one on the second floor.

- 6 Three parking spaces are provided via a crossover from Lordship Lane and cycle parking is provided within the communal garden area which surrounds the house to the front and the side.

Planning history

- 7 Refer to application 09/AP/2419 which is also on the agenda.

Planning history of adjoining sites

- 8 Refer to application 09/AP/2419 which is also on the agenda.

FACTORS FOR CONSIDERATION

Main Issues

- 9 The main issues in this case are:
- a] the impact of the proposed works upon the listed building and its setting.

Planning Policy

- 10 Southwark Plan 2007 [July]
3.17 Listed Buildings
3.18 Setting of listed buildings, conservation areas and world heritage sites

- 11 London Plan 2008 consolidated with alterations since 2004
4B.10 London's built heritage
4B.11 Heritage Conservation

Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]
PPG15 Planning and the Historic Environment

Consultations

- 12 Site notice date: 16/11/2009 Press notice date: 12/11/2009

- 13 Neighbour consultation letters sent:
09/11/2009

- 14 Case officer site visit date:
16/11/2009

- 15 Internal consultees
N/A

Statutory and non-statutory consultees

- 16 The Victorian Society
English Heritage
The Dulwich Society
The Peckham Society
The East Dulwich Society

- 17 Neighbour consultees
See separate list.

18 Re-consultation
N/A

Consultation replies

19 Internal consultees
N/A

20 Statutory and non-statutory consultees
English Heritage - Raise no objections.

Dulwich Society - Raise no objections.

East Dulwich Society - No response received.

The Victorian Society - No response received.

21 Neighbour consultees
No responses were received.

22 Re-consultation
N/A

PLANNING CONSIDERATIONS

Principle of development

23 There are no objections raised to the principle of the refurbishment of this Grade II listed building. The renovation of the building is welcomed and its reuse as a residential building is supported by the policies and objectives of the Southwark Plan and of PPG15 Planning and the Historic Environment.

24 The building is currently on the Buildings at Risk Register and the proposed works will enable it to be removed from the register.

Design issues

25 The proposed new work and conversion to flats is also welcome as it retains nearly the entire original plan form layout with some minor modifications and retains all of the original chimney breasts. It is also intended to repair many of the features to their original design by carefully sifting through fragments of the remains of plaster, artificial stone ornament, and sections of joinery.

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

26 The proposed repair and conversion of this Grade II listed concrete house, believed to be designed by Charles Barry Junior, is very welcome, particularly as the building has been on the English Heritage Buildings At Risk Register since its inception and the building is in an advanced stage of deterioration. The loss of timber joists, the attic floor, the roof rafters, purlins ceiling collars leave the building exposed to the elements and the deterioration of the fabric continues.

27 The Structural report noted major issues in terms of remedial works required, these included:

- Concrete walls severely cracked and some walls have fractured and rotated;

- Substantial vertical cracking;
- Diagonal fracturing, which is a sign of severe vertical displacement, and is likely to be a result of subsidence;
- Roof collapse;
- Vandalism and neglect has lead to the deterioration of the fabric, in particular the damage to the porch and bays;
- Subsidence due to mature trees.

The proposed methodology for the repair to the concrete construction includes:

- Underpinning the property to ensure that the foundations are deeper than the original footings.
- Stitching the walls with stainless steel reinforcing bars set in resin mortar.
- New timber joists and boards throughout.
- New rafters and roof purlins instated where necessary. Felt, battens and re-using and replacing slates to match.

28 It is noted that the proposals include replicated window details to be double glazed sash windows. The principle of double glazing for windows in listed buildings is usually resisted. Details of these windows would need to be assessed carefully to see whether they do replicate the originals and this matter should be fully reserved.

29 There is no objection to the use of the proposed historic carriageway entrance for access to the ancillary car park for the proposed restored and converted listed building. Drawing no.PA617.001 states that the conserved iron entrance gates will be locked open in place. A condition to reserve the detailed design of the gates and their fixing open to comply with possible traffic comments should be attached to any permissions. Details of all of the proposed boundary treatment should also be attached, particularly the space between the listed building and White Gothic House and the new railings to the dwarf wall and the restored pedestrian gates. The conservation of the stone pillars and the concrete walls should also be part of a method statement for this element of the scheme.

30 There is no objection to the siting and extent of hard surfacing as the bulk of the car parking is detached from the immediate setting of the listed building and its impact is lessened by its proximity to the established trees, which are mainly the subject to TPOs (4). The retention of a large expanse of lawn and the use of resin bound gravel will maintain an informal garden setting to the listed building and be sympathetic to its character. A landscape planting plan, details of the cycle racks, bin storage area and sample of resin bound gravel should also be attached to any consent conditions to ensure the quality of setting of this important listed building is maintained.

The proposal is considered to comply with the guidance given in PPG15 'Planning and the Historic Environment' and with the Council's policies 3.17 Listed Buildings and 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of the Adopted Unitary Development Plan.

Impact on trees

31 The trees form an important part of how this building is viewed and the retention of the trees along Underhill Road is welcomed. The landscaping of the area around the

house to provide usable gardens would also improve the setting of this listed building.

Conclusion

- 32 This application and the associated planning application seek to rescue this prominent corner house, which has remained on the Buildings at Risk register for many years. The Council has resisted the pressure for its demolition in the belief that the building could be saved and reused. There are some outstanding matters that need to be resolved but it is considered that these matters can be addressed by conditions. The refurbishment and reuse of this property together with the surrounding landscaping would contribute to the the overall street scene on this part of Lordship Lane. It is therefore recommended that listed building consent be granted.

COMMUNITY IMPACT STATEMENT

- 33 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.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 34 The existing building represents an important part of local history and its retention and reuse would enable future residents of the borough to enjoy and appreciate it.

LEAD OFFICER Gary Rice Head of Development Management
REPORT AUTHOR Sonia Watson Team Leader - Development
Management [tel. 020 7525 5434]

CASE FILE TP/2315-549
Papers held at: Regeneration and neighbourhoods dept.
tel.: 020 7525 5403 email: planning.enquiries@southwark.gov.uk

Neighbour Consultee List for Application Reg. No. 09-AP-2420

TP No	TP/2315-549	Site	549 LORDSHIP LANE, LONDON, SE22 8LB
App. Type	Listed Building Consent		

Date Printed	Address
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09/11/2009	522 LORDSHIP LANE LONDON SE22 8LD
09/11/2009	547A LORDSHIP LANE LONDON SE22 8LB
09/11/2009	547C LORDSHIP LANE LONDON SE22 8LB
09/11/2009	1A UNDERHILL ROAD LONDON SE22 0BT
09/11/2009	1B UNDERHILL ROAD LONDON SE22 0BT
09/11/2009	1C UNDERHILL ROAD LONDON SE22 0BT
09/11/2009	522C LORDSHIP LANE LONDON SE22 8LD
09/11/2009	FLAT 33 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009	FLAT 38 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009	FLAT 5 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009	FLAT 7 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009	FLAT 9 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH

09/11/2009 FLAT 1 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 11 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 13 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 15 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 19 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 20 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 28 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 23 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 31 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 18 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 26 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 30 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 37 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 1 WHITEGOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 FLAT 3 WHITEGOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 FLAT 10 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 12 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 5 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 6 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 7 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 8 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 13 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 14 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 9 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 2 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 3 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 5 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 15 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 2 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 4 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 6 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 8 DULWICH COURT UNDERHILL ROAD LONDON SE22 0AJ
09/11/2009 FLAT 9 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 10 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 11 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 13 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 1 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 16 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 3 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 6 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 1 545 LORDSHIP LANE LONDON SE22 8LB
09/11/2009 FLAT 6 WHITEGOTHIC HOUSE UNDERHILL ROAD LONDON SE22 0BU
09/11/2009 ST PETERS VICARAGE 522A LORDSHIP LANE LONDON SE22 8LD
09/11/2009 547B LORDSHIP LANE LONDON SE22 8LB
09/11/2009 1D UNDERHILL ROAD LONDON SE22 0BT
09/11/2009 1E UNDERHILL ROAD LONDON SE22 0BT
09/11/2009 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
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09/11/2009 FLAT 17 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH

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09/11/2009 FLAT 21 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 24 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 25 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 29 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 3 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 32 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 34 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 36 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 4 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
09/11/2009 FLAT 6 BRADBURY OAK HOUSE 2-4 UNDERHILL ROAD LONDON SE22 0AH
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09/11/2009 FLAT 3A 545 LORDSHIP LANE LONDON SE22 8LB
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09/11/2009 FLAT 14 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 15 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 2 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 FLAT 4 524 LORDSHIP LANE LONDON SE22 8LG
09/11/2009 178 Peckham Rye London SE22 9QA
09/11/2009 11 Bassano Street East Dulwich London SE22 8RU
09/11/2009 c/o 11 Ferrings London SE21 7LU
09/11/2009 Flat 1 WHITE GOTHIC HOUSE LORDSHIP LANE LONDON SE22 OBU
09/11/2009 Flat 2 WHITE GOTHIC HOUSE LORDSHIP LANE LONDON SE22 OBU
09/11/2009 Flat 3 WHITE GOTHIC HOUSE LORDSHIP LANE LONDON SE22 OBU
09/11/2009 Flat 4 WHITE GOTHIC HOUSE LORDSHIP LANE LONDON SE22 OBU
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