
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	Ms L. Norris HOLTOP	Reg. Number 09- <u>AP</u> -2420
Application Type	Listed Building Consent	
Recommendation	Grant permission	Case Number TP/2315-549

Draft of Decision Notice

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

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.

At: 549 LORDSHIP LANE, LONDON, SE22 8LB

In accordance with application received on 29/10/2009 08:06:19

and Applicant's Drawing Nos. PA 617.001 Rev A, 617.010, 617.011, 617.012, 617.013, 617.014, 617.015, 617.020, 617.021, 617.022, 617.023, 617.030, 617.031, 10596/A3/01, 10596/A3/02, 10596/A3/03, 10596/A3/04, 10596/A3/05, 10596/A3/06, Design and Access Statement, Report on Structure Schedule of Repair and Conversion Work August 2008

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: 617.020, 617.021, 617.022, 617.023, 617.030, 617.031, 10596/A3/01, 10596/A3/02, 10596/A3/03, 10596/A3/04, 10596/A3/05 and 10596/A3/06.

Reason:

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

- 3 Details of the new double glazed windows shall be provided (2 copies) at a scale of 1:5 prior to the commencement of any work on site. Such details shall be approved by the Local Planning Authority and implemented as approved.

Reason

The proposed new double glazed window units need to replicate the originals, further detail is required for the Local Planning Authority to assess whether the double glazed units as proposed would satisfactorily match the original windows in accordance with Policy 3.17 Listed Buildings of the Southwark Plan 2007.

- 4 Details of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any work on site. Such details shall be implemented as approved.

- Details of the internal doors to flats and in partitions, (2 copies);
- Drawings 1:20 (2 copies) of the main entrance door and ironmongery and the rear external doors;
- New partitions should be scribed around the original/reinstated cornice or skirtings;
- A schedule to show the retention and replication of internal cornices, ceiling roses and fireplaces in rooms with bays;
- A schedule to demonstrate the restoration of the Acanthus leafed Gothic window and door heads and its reproduction in artificial stone.

- Detailed drawings of the restoration of the entrance porch to a scale of 1:10 (2 copies) showing missing gabled open porch with round concrete columns, slate roof, pierced decorative bargeboard and pyramidal finials.
- Detailed drawings (2 copies) of the staircase to a scale of 1:10, with sections 1:5, to match details from photographic evidence;
- Detailed drawings of chimney stacks (1:5) (2 copies) to match original detail with clay chimney pots.
- Detailed elevational drawings to a scale of 1:10 , and sections 1:5, showing the replicated decorative joinery on windows, doors and bargeboards from site evidence.

Reason

In order to safeguard the special architectural or historic interest in the building in accordance with Policy 3.17 Listed Buildings of The Southwark Plan 2007.

- 5 The roof shall be re-roofed using matching Welsh slates and any alternative slate shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approval given.

Reason

In order to safeguard the special architectural or historic interest in the building in accordance with Policies 3.17 Listed Buildings and 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of The Southwark Plan 2007

- 6 New partitions shall be scribed around the original/reinstated cornice or skirtings prior to occupation of the residential units and shall be retained in perpetuity.

Reason

In order to safeguard the special architectural or historic interest in the building in accordance with Policy 3.17 Listed Buildings of The Southwark Plan 2007.

- 7 All rainwater goods shall be renewed in cast iron to match the original style prior to occupation of any of the residential units and shall be retained in perpetuity.

Reason

In order to safeguard the special architectural or historic interest in the building in accordance with Policy 3.17 Listed Buildings of The Southwark Plan 2007.

Reasons for granting listed building consent

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

- a] Policy 3.17 Listed Buildings of the Southwark Plan [July 2007].
- b] Policies 4B4 London's Buildings: Retrofitting and 4B11 London's built heritage of the London Plan [2004].
- c] Planning Policy Statements [PPS] and Guidance Notes [PPG] - PPG 15: Planning and the historic environment.

Particular regard was had to the impact of the proposed works on the historic interest, character and appearance of the interior and exterior of this listed building. It was considered that the works were acceptable in terms of the Council's, and national policies with regard to the preservation of an important building in the historic townscape. The refurbishment and conversion of the building will secure the long term future of the listed building, which is on the Listed Building at Risk register. Subject to the details secured by condition, the proposal is considered to preserve the historic character and appearance of the listed building.