

**Chief executive's department**

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Your Ref:

Our Ref: 17/EQ/0079
Contact: Catherine Jeater
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Date: 10/04/2017

Dear Mr Murphy,

TOWN & COUNTRY PLANNING ACT 1990 (as amended)
PRE-APPLICATION ENQUIRY

At: 133 KENNINGTON PARK ROAD, LONDON, SE11 4JJ

Proposal: Conversion of the existing single family dwelling into x4 self-contained residential units, entailing: the restoration of historic features; the re-instatement of windows (like-for-like); rear extensions to the entrance 'side wing' at basement, ground and first floor levels; roof extension to the entrance 'side wing'

I write in connection with your pre-application enquiry received on 24/02/2017 regarding a scheme to redevelop the site above. This letter summarises the council's written advice on your proposal and whether, based on the details submitted, it meets local planning requirements

Outlined below is a preliminary assessment of the proposal, including an indication of the main issues that should be taken into consideration in any future application submission to the Council. The depth of analysis provided reflects the scope of information made available to officers.

Summary

The building is grade II listed and on the Heritage At Risk register. A site visit was carried out by officers prior to the pre-application request in January 2017 where it was noted the house was generally in a poor state of repair and required attention. The proposals are to convert the building from a single dwelling in an HMO condition, to four flats, including three 2 no. bedroom flats at basement, ground and first floor levels and one 3 bedroom masonite (over the second and third floors), plus a three storey rear extension (at basement, ground and first floor) and a second floor mansard. In principle, a conversion into a number of units, restoring features and retaining the significance elements of the building may be acceptable, and the principle of a mansard on second floor and an "outrigger" style extension to the rear may be acceptable. However concern is raised to the layout, specifically access from the principal staircase to the units and the use of the outrigger for bedrooms. These elements may affect the overall scheme and thus should be considered carefully, with a view to altering these elements.

Site

Type of property	Residential terrace
Site bounded by	Terraces to north and south, mature garden to front and rear
Any differences in ground level?	Yes - basement with steps up to ground floor
Is property listed?	YES - Grade II
In conservation area?	YES - Kennington Park
Road Affects the setting of any nearby heritage assets? buildings.	Yes- adjacent listed

Proposed development

The proposals are to convert the building from a single dwelling in an HMO condition, to four flats, including three 2 no. bedroom flats at basement, ground and first floor levels and one 3 bedroom maisonette (over the second and third floors), plus a three storey rear extension (at basement, ground and first floor) and a second floor mansard to the side extension.

Relevant Policies

National Planning Policy Framework (2011)(NPPF)

- Chapter 8: Requiring Good Design
- Chapter 12: Conserving and Enhancing the Historic Environment

London Plan (2015)

- 7.6 Architecture
- 7.8 Heritage and

Archaeology Core Strategy (2010)

Strategy Policy 12 - Design and Conservation

Southwark Plan (2007)

- Policy 3.2 Amenity
- Policy 3.12 Quality in Design
- Policy 3.15 Conservation of the Historic Environment
- Policy 3.17 Listed Buildings
- Policy 3.18 The Setting of listed buildings, conservation areas and world heritage sites

Relevant planning history

The following planning history exists for the application site:

08/AP/0326 Application type: Full Planning Application (FUL) Conversion of single family dwelling into 4 self contained residential units, restoration of original features and reinstatement of windows to match originals. Decision date 29/04/2008 Decision: Granted with 'Grampian' Condition (GWGC)
08/AP/0327 Application type: Listed Building Consent (LBC) Conversion of single family dwelling house into 4 self contained residential units, restoration of original features and reinstatement of windows to match originals. Decision date 29/04/2008 Decision: Granted (GRA)

Relevant considerations

The main issues to be considered in respect of this application are:

- a) The principle of the development in terms of land use and conformity with strategic policies.
- b) The impact of the development on the amenity of the occupiers of adjoining properties.
- c) Heritage and Design Issues
- d) All other relevant material planning considerations

a) Principle of development

The principle of a conversion is acceptable, subject to the addressing the concerns listed below. The proposals should comply with all other material planning considerations, in particular Saved Southwark plan policies 3.2 Protection of Amenity, 3.12 Quality in Design, 3.15 Conservation of the Historic Environment, 3.17 Listed Buildings, 3.18 The Setting of listed buildings, conservation areas and world heritage sites, 4.3 dwelling mix and 4.12 Quality of residential accommodation.

b) Assessment of amenity

The proposed extensions (the mansard and the rear extension) by virtue of their design, scale and locations would not compromise the amenity of the neighbouring uses or occupants. The large rear extension in existence at 129 Kennington Park Road obscures the scale of the rear extension from the neighbouring gardens. There would be some overlooking of the existing garden from the rear and mansard extension, however as there are active residential windows in existence on the rear elevation, there would be no increase in overlooking or loss of privacy from the garden or 133 Kennington Park Road. This would be in compliance with 3.2 Protection of Amenity.

c) Heritage and Design Issues

The significance of the building is as a Georgian terrace house, of traditional hierarchy with a grand centrally located principle staircase (with balustrade and rooflight) leading to large, mostly intact rooms at front and rear. The side extension is slightly later, and has been some modification in the early 20th century. The internal spaces retain some features, including chimney breasts and chimney pieces, architraves, doors and some plastering, although the passage of time has seen numerous alterations including poorly designed decor and the replacement of brick with render and modern plaster, and the replacement of windows to the front elevation with metal framed casements. The buildings significance lies primarily in its architectural merit (of note its floor plan, external facades and staircase) and an example of a townhouse built during the 18th century gentrification of south east London's suburbs.

While the building could be retained as a single dwelling house, it is sensible to concede that the subdivision into flats would result in a building being better restored and conserved than in its current state. Numerous town houses on Kennington Park Road have been converted into self contained flats and thus the principle of this is acceptable. The neighbouring 133 Kennington Park Road at pre-application stage was advised that a traditional mansard would be appropriate (16EQ0007), and thus a similar arrangement to the side extension to 133 would be appropriate. The proposed rear extension is located in an area where the building has previously been altered, and extended and thus a small extension in a traditional outrigger style could be utilised here to locate elements of a building which require services (such as kitchens and bathrooms) keeping intrusive service risers in a modern extension, rather than disrupt historic fabric. It is however noted that this extension largely proposes further bedrooms. There may be scope to add a staircase in the side extension to facilitate access to the first floor, however this appears to have come at the expense of blocking up the doorways from the principal staircase and the rooms at first floor. As the layout and connections particularly at this floor are important to the buildings significance, this is harmful and thus would not be in compliance with 3.17 Listed Buildings. A alternative to this should be sought; this may require looking again at floor plans and units sizes, particularly in relation to the locations of kitchens and bathrooms. The aim should be to find the least harmful way of conversion, rather than solely concentrating on maximising space, although it is recognised that there will need to be a balance in order for the development to be viable. It is noted and welcomed that the restoration of the windows and tradition detailing internally would better enhance the significance of the building. Para 134 of the NPPF states that where proposals "lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal". Overall officers are of the opinion that this balance has not yet been met.

d) All other relevant material planning considerations

Quality of accommodation

The proposed flats on the basement and ground floor plan would not provide a good standard of accommodation. Within the basement flat the kitchen/dining room is both the corridor access to the living room and bedroom 2. Additionally there is only a door serving this 'room' to access the garden, and the opening of the door is restricted by the bay window. There is insufficient daylight to this room and it is considered that this should be a 1 bedroom flat, with the kitchen located in the rear in place of Bedroom 2. A similar layout is proposed to the ground floor with the entrance straight into the kitchen, again such an arrangement would provide poor living accommodation and would not be considered acceptable. There is also a concern that the width of doorway from the living room to the corridor leading to the main bedroom is very narrow and clarification should be provided on the proposed width. It is considered that this should also be a 1 bedroom flat or the ground and basement flats should be combined to form a maisonette, (this would overcome other concerns around flood risk). No individual room and flat sizes have been provided, all conversions should comply with the 2015 Technical Update to the Residential Design Standards (2011), which sets out the national flat size standards as well as the local room size standards.

Parking

The site is located in a Controlled Parking Zone and any additional units are likely to be required to be car free, and residents would be made exempt from purchasing parking permits. As the proposals are in a sustainable location, close to public transport and cycle routes, this is generally acceptable,

Cycle and refuse storage

This is shown on the lower ground level, but it is not clear how this will be collected by refuse operatives and as it submitted this would not be acceptable. Likewise with the cycle storage, residents should not have to carry their bicycles up and down stairs and an alternative solutions should be found.

Floodrisk

The site lies within Floodrisk Zone 3 and as such vulnerable uses, such a sleeping accommodation is not encouraged. You are advised to contact the Environment Agency before submitting an application and you would be expected to provide a flood risk assessment as part of your planning submission.

Conclusion

The principle of what is proposed is largely acceptable, however there are concerns around the quality of accommodation provided and the arrangements for refuse and bicycle storage. Additionally subject to alterations to floor plans to retain the connection between the staircase and the first floor, could be acceptable subject to details. However, officers are of the opinion that harm would arise from this part of the proposal and suggest revisions concentrating services in the outrigger and retaining historic circulation as much as possible would provide a better balance. At present the harm does not outweigh the public benefit and thus would not be compliant with the NPPF Chapter 12 and 3.15 Conservation of the Historic Environment and 3.17 Listed Buildings.

It is noted that you requested a meeting with this pre-application and time constraints has not allowed officers to arrange this. Owing to the inclusion of the building on the Heritage at Risk register, officers are happy to arrange a post advice meeting, and consider alterations to the plans in the manner suggested above. Please contact Catherine Jeater (details above) to arrange a meeting.

Submitting a Planning Application

Information as shown below will be required for the formal submission of your application for full planning permission:

- A completed application form
- A site location plan to identify the land to which the application relates drawn to an identified scale (1:1250) showing the direction of North
- A copy of plans and drawings or information necessary to describe the subject of the application including:
 - Block plan of the site
 - Existing and proposed floor plans
 - Existing and proposed site sections, to include finished floor and site levels
 - Existing and proposed roof plans
 - Existing and proposed sections
- Design and Access Statement (if the proposed works would affect a designated heritage asset or the setting of a designated heritage asset)
- The applicable fee

This advice is given to assist you but is not a decision of the Council. Further issues may arise following a formal planning application, where a site visit and public consultation and consultation with statutory consultees would be undertaken.

Please accept this letter as the closure of your current enquiry.

Yours sincerely

Simon Bevan
Director of Planning