
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	Mr Julian Murphy	Reg. Number	17/AP/2633
Application Type	Listed Building Consent	Case Number	TP/1375-133
Recommendation	Grant permission		

Draft of Decision Notice

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

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

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

In accordance with application received on 04/07/2017 08:00:57

and Applicant's Drawing Nos. Existing Plans
139 P001 Rev A, 139 P002 Rev B, 139 P003 Rev B, 139 P004 Rev B

Existing Elevations
139 E010 Rev B, 139 E011 Rev C

Existing Sections
139 S020 Rev A, 139 S021 Rev A, 139 S022 Rev A, 139 S023 Rev A

Proposed Plans
139 P100 Rev A, 139 P102 Rev M, 139 P103 Rev M, 139 P104 Rev J

Proposed Elevations
139 E110 Rev F, 139 E111 Rev G

Proposed Sections
139 S120 Rev C, 139 S121 Rev B, 139 S122 Rev D, 139 S123 Rev C, 139 S124 Rev C

Proposed Details
139 D(31) 400 Rev A, 139 D(31) 401, 139 D(31) 402

Structural Engineer's Drawings
17002 TP01, 17002 TP02

Design, Access and Heritage Statement Report Rev C
Flood Risk Assessment by Unda Consulting
Structural Engineer's Letter Report by HF-K

Subject to the following seven conditions:

Time limit for implementing this permission and the approved plans

- 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.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 2 Detailed drawings at a scale (1:5) of the steps and railings. New external metalwork to be constructed of wrought/ cast iron 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. The use of aluminium or steel is unacceptable for these elements.

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 The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 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) 1m² sample panel of brickwork, mortar and pointing
 - ii) Brick
 - iii) Natural and cast stone

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 The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 4 Prior to commencement of works, a Schedule of Works and detailed drawings (at a scale of 1:5/10) of any floor strengthening, fire protection and sound deadening works (to include critical junctions with joinery, door thresholds, landings and staircases) shall be submitted to and approved by the Local Planning Authority 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 The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 5 Prior to commencement of works, the applicant shall submit a Schedule of Works and methodology for the following works 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.

- 1) Damp proofing
- 2) External Fabric repairs (to include alterations to parapets, party walls, chimney stacks and structural works)
- 3) Internal repairs to historic joinery and plasterwork (including drawn details 1:5 of new work)

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 The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 6 Notwithstanding the notes on proposed plans 139 P101 Rev A, 139 P102 Rev M, 139 P103 Rev M, 139 P104 Rev J, 139 E110 Rev F, 139 E111 Rev G, 139 S120 Rev C, 139 S121 Rev B, 139 S122 Rev D, 139 S123 Rev C, 139 S124 Rev C, 139 D(31) 400 Rev A, 139 D(31) 401, 139 D(31) 402,:
- all new and replacement windows to be single glazed
 - the sill to the dormer windows of the new mansard extension to sit behind the existing parapet copings on the front elevation.
 - redundant historic openings to be retained, sealed shut and doors and architraves to remain.

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 and the historic plan form remains discernible, in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 7 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 The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

Informative

Please note:

This listed building consent only applies to the works specified here, including the drawings and schedules on this notice.

Any additional fire, sound and other structural works that may be necessary for building regulations approval and which are not shown on the drawings and schedules on this notice are likely to require an additional application for Listed Building Consent (LBC). Please bear in mind that unauthorised works to a Listed Building could constitute a criminal offence.