

Item No. 1	Classification: OPEN	Date: 2 June 2010	Meeting Name: Walworth Community Council
Report title:	Development Management planning application: Application 10-AP-0415 for: Full Planning Permission Address: CAMBRIDGE HOUSE, 131-139 CAMBERWELL ROAD LONDON, SE5 7JZ Proposal: Extensions at ground and first floor level to rear of terraced Grade II listed buildings fronting Camberwell Rd, and extensions and alterations to the rear of the site including installation of lift to No. 133, construction of stairs and addition of single storey glazed link to the rear at ground floor level to No. 135, extension of rear extension at second floor level to No. 137, and erection of single storey rear extension at ground floor level along full length of boundary at No. 139. Scheme also includes alterations to the Addington Square buildings and frontage, including two storey glazed entrance foyer to the rear of the Addington Square entrance, installation of mezzanine floor and external alterations to the Gilroy Hall fronting Addington Square, external alterations to Addington Square elevations, and part one/part two storey extension to the rear of Gilroy Hall. In addition, erection of part two, part single storey extensions for office accommodation at the rear of the site.		
Ward(s) or groups affected:	Camberwell Green		
From:	Head of Development Management		
Application Start Date 26/02/2010		Application Expiry Date 23/04/2010	

RECOMMENDATION

- Grant planning permission subject to any direction by the Secretary of State, as the application has received an objection from one of the statutory amenity societies

BACKGROUND INFORMATION

Site location and description

- The site is located on the eastern side of Camberwell Rd, and to the south of Addington Square. The site has an area of 0.156ha. The site contains a group of 5 Grade II Listed Georgian houses and is located at the entrance to the Addington Square Conservation Area, made even more prominent by their location on the corner and the more open southerly aspect of Addington Square. Also on the site are a varied collection of other buildings including an unlisted house of unknown age and Victorian Hall fronting onto Addington Square (Gilroy Hall) as well as a war-time and post-war modern buildings located to the rear of the site.
- The Camberwell Rd frontage terrace of five listed buildings is comprised of a raised ground floor above a lower ground floor level, plus a first and second floor level. Nos.

131, 133, 135 and 137 have mansard roof extensions. There are rear extensions to a number of the properties. The buildings are set back from the street frontage and contain gardens, each one different from the others, some with pebbled/glass mosaic detailing and other grassed or artificial grass. At the northern edge of the site there is a side extension of one storey above semi basement.

- 4 The levels between the terraced buildings and the various extensions to the rear, and the buildings fronting Addington Square, are complex and are negotiated by a number of stairs. The terraced building provide for mainly cellular accommodation including offices and meeting spaces, and there appears to have been considerable intervention over the years since 1889 into the plan form of the building although many original features and elements of the plan form remain. A spine corridor has resulted in the loss of some of the internal plan form. Of the five original staircases, three remain from basement to fourth floor, although one is altered.
- 5 The Addington Square frontage contains the main entrance to the site. Gilroy Hall provides the main focus of this elevation, comprising a hall constructed to back edge of pavement with a double height single storey and pitched roof above.
- 6 The rear elevations have been much altered (circa 1911). There is an accumulation of buildings and extensions at the rear of the site which appear to have been constructed as the need arose for additional accommodation to serve Cambridge House. These include a series of single storey buildings at the rear of Gilroy Hall and adjoining the side of 2 Addington Square, and the playground associated with the Butterfly Nursery. There is an existing single storey extension to the rear of No. 139, a two storey extension to the rear of 137, and a three storey shallow depth extension to the rear of 133.
- 7 There are four trees in a courtyard at the rear of the site. These comprise a fig, plum, privet and a sycamore. The courtyard serves as a nursery play area and informal outdoor space for Cambridge House. There are five trees within the front gardens along the Camberwell Rd frontage, and there are two notable street trees on the Addington Square frontage.
- 8 The applicant has provided a list of the community groups that are based at or which use the facilities at Cambridge House. They state that there are currently over 45 projects, groups or organisations using the facilities. There is a range of office based work, activities including events/conferences, smaller events/seminars, religious and non-faith meetings, education and training, day care and one to one consultations. Some projects are run directly by Cambridge House whilst others are run by organisations that rent office space from Cambridge House, and others are community groups supported by Cambridge House.
- 9 The activities/groups include the Butterfly Nursery which is a 48 place nursery for children from young babies to pre-school children, after school clubs for children and young people with moderate to severe learning difficulties and/or behavioural problems, 'Nineteen Plus' for adults with moderate to severe learning difficulties some of whom also have physical disabilities, Action for Blind People, and Southwark Mind. There is a footfall of over 1000 people a week.
- 10 The existing floor area is 1884sqm gross internal floor space including 1415sqm office, 191 education/training, and 248sqm D1 use (this presumably includes the community use within the hall).
- 11 The site forms part of the Addington Square Conservation Area. It is in the Aylesbury Action Area and within a public transport accessibility zone. It is also in the air quality management area. Camberwell Rd is part of the Transport for London road network. The site is within the North Camberwell Controlled Parking Zone (CPZ) which presently operates between 08:30 - 18:30 Mon - Fri. It has a high PTAL of 5/6.

- 12 There is no existing on-site car parking. There are 14 existing cycle parking spaces.
- 13 To the east of the site are Nos 2 and 3 Addington Square, which comprise two storeyed terraced buildings. No 2 is a house, whilst No. 3 appears to be commercial at ground floor level. No. 2 has a back garden adjoining Cambridge House, from which it is separated by the flank wall of an outbuilding in the grounds. The kitchen to No. 2 is located in the back addition at ground floor level, with a window facing the flank wall and separated from it by a lightwell. The window in the back elevation of the main part of the house serves the living room/dining room which is a through-room which benefits also from light from the windows facing Addington Square.
- 14 Beyond No. 2 to the east are properties fronting Kitson Rd which include a mix of what appears to be a storage yard/commercial use (upholsterer's workshop at 3 Addington Square) and which extends to the south of No. 2, and residential terraced houses.
- 15 To the south of the site, along Camberwell Rd, is a further series of terraced houses some of which are divided into flats. No. 141 immediately to the south has a basement flat which opens out at the rear to a garden which shares a boundary wall with No. 139.

Details of proposal

- 16 This proposal is for extensions at ground and first floor level to rear of terraced Grade II listed buildings fronting Camberwell Rd, and extensions and alterations to the rear of the site including installation of lift to No. 133, construction of stairs and addition of single storey glazed link to the rear at ground floor level to No. 135, extension of rear extension at second floor level to No. 137, and erection of single storey rear extension at ground floor level along the full length of the boundary at No. 139.
- 17 The scheme also includes alterations to the Addington Square buildings and frontage, including two storey glazed entrance foyer to the rear of the Addington Square entrance, installation of mezzanine floor and external alterations to the Gilroy Hall fronting Addington Square, external alterations to Addington Square elevations, and part one/part two storey extension to the rear of Gilroy Hall. In addition, erection of part two, part single storey extensions for office accommodation at the rear of the site.
- 18 The works include removing the part two staircases and the full length staircase in No. 135, replacing the full length staircase with a modern large one and a lift. It is also proposed to develop an additional extension to the rear of Nos 133 and 135 to improve circulation, and a further storey is to be added to the existing rear extension at 137. A number of the later additions to the internal plan form are proposed, the door is to be reinstated to the front elevation of 131, and alterations are proposed to the room layouts.
- 19 The applicant has identified a number of issues which have prompted the current applications for full planning permission and listed building consent, as follows:
- Accessibility, especially for people with physical disabilities, as only a small part of the ground floor is wheelchair accessible.
 - Legibility of the existing layout – spaces are difficult to navigate and make it hard for groups to move around the buildings easily, and many of the workspaces are cramped, poorly serviced and inflexible.
 - Environment – poor insulation means that many of the buildings are too hot or too cold, and are not energy efficient.
 - Quality – the applicant considers that few of the spaces reflect the values of Cambridge House and the aspiration that third sector services can and should be provided from first rate premises. The historic fabric is perceived as an inconvenience rather than being valued as the setting of the work of high value and historical continuity that Cambridge House carries out with a view that its success is despite,

rather than supported by, its buildings.

- 20 The scheme would provide for a new entrance to Addington Square with an improved reception and foyer. The single storey new buildings to the rear of Gilroy Hall and adjacent to No. 141 would provide for open plan 'flexible office space' and would overlook a new courtyard created in the centre of the site. The nursery would be re-provided at ground floor level, with access to the courtyard space which would be provided with soft play and active play areas. The courtyard would be for the exclusive use of the nursery at specified times of the day. It would also have an indoor play area.
- 21 The floor level of Gilroy Hall would be lowered, and a mezzanine floor would be installed within it. The ground floor would be provided with WCs at its eastern end, and the remainder of the space would remain as an open plan large space. The upper level would be able to be subdivided into three meeting rooms. The existing rendered extensions in front of Gilroy Hall would be removed.
- 22 There would be a first floor of new office space above the new building to the rear of Gilroy Hall. This part of the building was originally proposed to be positioned closer to 2 Addington Square than is now the case, the plans having been amended during the course of the application in response to concerns that were raised by the occupier of No. 2 about impacts on sunlight, daylight and sense of enclosure arising from the proximity of the building.
- 23 The proposed building adjacent to 141 Camberwell Rd would accommodate new office space. The ground level of the new building would be slightly lower than the ground level of the garden to 141. The height of the existing boundary wall would be maintained as existing, being around 1.420m to 1.67m above the garden level of 141 (levels vary slightly along the garden). There would be a trellis erected on top of the boundary wall, much as there is existing, The trellis would be 1.5m high (total screening height of boundary wall plus trellis 2.9m). The building itself would be set back in from the boundary wall and would have a height of 2m above the garden level of 141. It would then have a pitched roof inclining into the application site reaching a maximum height of 2.3m above the garden level, the maximum height occurring at a distance of 1.3m away from the boundary. This scheme has been amended from the applicant's pre-application submission with which they consulted surrounding occupiers, which showed a much higher building along the boundary. The existing rear extension adjoining No. 141 would be retained as existing, with the new building comprising a separate building constructed to a lower height than the existing rear extension.

Floor area and employee numbers/capacity

- 24 The proposed floor area would be 2657sqm gross internal floor space including 1841sqm office, 400 education/training, and 278sqm D1 use, (net additional floor space 773sqm).
- 25 Existing employee numbers are stated as being 38 full time and 46 part time, compared with proposed 150 full time and 100 part time.
- 26 The applicant has stated that the maximum capacity for Gilroy Hall would be 100-150 people on the mezzanine floor and 30 people on the ground floor (as the ground floor would be used as office space).

Proposed hours of use

- 27 Office - Mon - Fri 08:00am - 18:00, Sat 08:00 - 13:00, Sun/Bank Holidays - not at all
Education - Mon - Thur 08:00am - 22:00, Fri 08:00 - 24:00, Sat 08:00 - 24:00,
Sun/Bank Holidays - 08:00 - 22:00
Nursery - Mon - Fri 08:00 - 18:00, Sat, Sun and Bank Holidays - not at all
The applicant has confirmed that the hours for the Hall will be as per the Education use. They state that these are also the current hours.

Transport/servicing/access

- 28 There would be 24 cycle spaces provided for at the Camberwell Road frontage, within the front lightwells to the terraced buildings (Dwg 12B). Additional cycle storage could be provided for on the Addington Square frontage for visitors. Storage space for refuse and recyclables would be provided for also at the front of these buildings.
There would be no on-site car parking.

Trees/landscaping

- 29 The scheme would involve the felling of four trees within the rear courtyard of the site, comprising a fig, plum, privet and a sycamore. Landscape planting within the courtyard is proposed including the replacement planting of at least one tree to mitigate the loss of these four trees in the courtyard. Planting and landscaping is also proposed at the front of the site within the Camberwell Rd front gardens which may include Plane trees to 'fill the gaps' where appropriate and to complement the existing planting along the street.

Amendments during the course of the application

- 30 The scheme was amended during the course of its assessment as a result of concerns about the impact of the scheme on the amenities of the occupiers of 2 Addington Square. The plans and elevations were amended at first floor level in the north east part of the site, adjoining the Addington Square/Kitson Rd properties.
- 31 Dwg PL(00)13B and 18B show that the stair enclosure serving the 1st floor extension adjacent to 2 Addington Square would be moved from 2.649m from the boundary with No. 2, to 3.4m away. The size of the stair enclosure was also reduced so as to omit a 1st floor WC.
- 32 The applicant carried out pre-application consultation with both user groups as well as the wider community, as set out in Part 8 Statement of Community Involvement of the design and access statement.

Planning history

- 33 None relevant.

Planning history of adjoining sites

- 34 None relevant.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 35 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 on the fabric of the Grade II listed buildings and the setting of the listed buildings and their listed neighbours to the north and south on Camberwell Rd
 - c) impact on the character and appearance of the Addington Square Conservation Area
 - d) impact on the amenities of the occupiers of adjacent and nearby properties
 - e) transport implications
 - f) Design and layout

g] Flood risk

Planning policy

36 Southwark Plan 2007 (July)

SP6 Accessible services
SP11 Amenity and environmental quality
SP 13 Design and heritage
SP14 Sustainable buildings
SP18 Sustainable transport

2.1 Provision of new community facilities
2.2 Enhancement of community facilities
2.5 Planning obligations
3.1 Environmental effects
3.2 Protection of Amenity
3.3 Sustainability assessment
3.4 Energy efficiency
3.5 Renewable energy
3.7 Waste reduction
3.9 Water
3.11 Efficient use of land
3.12 Quality in design
3.13 Urban design
3.14 Designing out crime
3.15 Conservation of the historic environment
3.17 Listed buildings
3.18 Setting of listed buildings, conservation areas and world heritage sites
5.1 Locating developments
5.2 Transport Impacts
5.3 Walking and cycling
5.4 Public transport improvements
5.6 Car parking
5.7 Parking standards for disabled people and the mobility impaired

37 London Plan 2008 consolidated with alterations since 2004

3A.3 Maximising the potential of sites
3C.1 Integrating transport and development
3C.17 Tackling congestion and reducing traffic
3C.21 Improving conditions for walking
3C.22 Improving conditions for cycling
4A.3 Sustainable design and construction
4A.4 Energy assessment
4A.7 Renewable energy
4A.12 Flooding
4A.13 Flood risk management
4A.14 Sustainable drainage
4A.16 Water supplies and resources
4B.1 Design principles for a compact city
4B.5 Creating an inclusive environment
4B.6 Safety, security and fire prevention and protection
4B.8 Respect local context and communities
4B.11 London's built heritage
6A.4 Priorities in planning obligations
6A.5 Planning obligations

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 38 PPS1 Delivering sustainable development
PPS3 Housing
PPS25 Planning and flood risk
PPG 13 Transport
PPS5 Planning and the historic environment
PPG24 Planning and Noise

Principle of development

- 39 The existing use of the site is for community purposes. The site has a long standing history of this type of use. This application for the improvement and enhancement of the facilities is consistent with the support stated in the Southwark Plan's policies 2.1 Provision of new community facilities and 2.2 Enhancement of community facilities and is therefore acceptable in principle. The scheme's acceptability will mainly be considered having had regard to the impacts on the amenity of surrounding and nearby occupiers, transport impacts and impacts on the listed buildings and the conservation area. These matters are addressed below.

40 Access/inclusion

In terms of access and inclusion, the applicant's design and access statement sets out at Part 7.0 a range of physical provision for improving the accessibility of the buildings and the site as a whole, including the proposed new lift within the Camberwell Rd buildings, ramps to negotiate unavoidable changes of level between the existing elements and the new build, measures such as improvements to existing stairways to improve accessibility for people with mobility impairments, and includes commitments to measures such as clear wayfinding with the premises, and measures to assist people who have a vision impairment. There are also management measures proposed to ensure that the access strategy is managed appropriately during the life of the use. Compliance with the specified measures is recommended as a condition if consent is granted.

Environmental impact assessment

- 41 An Environmental Statement is not required with this application as the development does not fall within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999. The scheme can be considered to fall within Schedule 2, being an 'urban development project'. A Screening Opinion was not requested prior to the submission of the application as the site does not exceed 0.5ha (being 0.1564ha). In addition, it has been considered that the development is unlikely to have a significant effect upon the environment by reason of its nature, size or location based upon a review of the Schedule 3 selection criteria for screening Schedule 2 Development. The site has an established community use and is located outside of a sensitive area as per Regulation 2(1) and the development is unlikely to generate any significant environmental effects. Therefore an Environmental Impact Assessment is not required.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- 42 It is considered that the main issues for consideration in relation to impacts of the development on the amenities of surrounding occupiers are as follows:
- noise and disturbance from the community use, in particular the use of Gilroy Hall
 - loss of sunlight/daylight and sense of enclosure in relation to 2 Addington Square to the east, and 141 Camberwell Rd to the south.
- 43 In relation to noise and disturbance, two representations received in response to statutory consultation have alluded to the potential harm arising particularly from the use of the hall. Officers consider that the points set out in Part 5.6 of the submitted design and access statement are likely to mitigate harm arising. The applicant has set out measures including the following:
- all high level windows in the south elevation of Gilroy Hall would be screened acoustically by a new two storey glazed corridor link for the first window from the

west, and then by the office accommodation, reducing the airborne sound transmission.

- The roof of Gilroy hall would be replaced with the new roof to be thicker and to include insulation and waterproof layers under the re-used tiles, and insulation between the rafters, which would impede direct sound transmission and mute resonance within the roof structure. New roof lights to be fitted in the south pitch of the roof would be double glazed.

- layers of plasterboard would be able to be fitted to the gable of Gilroy Hall should tests show that they are needed.

- 44 It is recommended that condition be imposed if consent is granted, to secure these measures within the scheme. Furthermore, a restriction on the hours of operation is recommended, broadly in line with the proposed hours set out by the applicant, although it is considered that it would be reasonable to restrict the hours more on Fridays and Saturdays (to finish at 13:00 rather than 24:00 as stated on the application form), and on Sundays and Bank Holidays (to finish at 21:00 rather than the specified 22:00), in order to offer a greater degree of protection of amenity at these times, when typically people's expectations are that there would be a lesser degree of noisy/busy activity that may cause disturbance to residents. The concern that officers have relates mainly to the impact of people leaving late at night whereby the main exit would be Addington Square, which is a quieter residential street compared with Camberwell Rd where noise from people leaving might be less noticeable. Although the applicant states that the existing hours are until midnight on Fri/Sat it would appear that these hours are not formalised as the use is so long established that there are no planning conditions that control the hours. It is considered that since the intensity of the use is being increased there is justification to control the hours by way of condition, as recommended above.
- 45 In terms of the potential for loss of light and sense of enclosure to 2 Addington Square, the scheme as originally submitted raised concerns by officers as well as the adjoining occupier that the first floor extension to the rear of Gilroy Hall would harm the amenities of the occupier. The extension was considered by officers to be too close to the boundary and to be likely to result in loss of light and reduced sense of outlook especially from the ground floor kitchen window and the south facing dining room window. The scheme was amended by setting back the extension by a further 0.8m and by reducing the size of the extension by the omission of a 1st floor WC. It is considered that the setback is now sufficient to ensure that there would be no material loss of light or undue sense of enclosure either to the habitable rooms or to the garden of No 2, and that the scheme is therefore acceptable in relation to impacts on this neighbour.
- 46 In relation to the effects on No. 141, since the application site is to the north of No. 141 there would be no loss of sunlight, and there is ample space around the extension and above it such that daylight would not be affected. The main matter for consideration is effect in terms of sense of enclosure relative to the garden. There is an existing rear extension at No. 139 which is quite tall, and which would be retained. The new building, the full length of the boundary with 141, would be lower in height than the existing rear extension. It has been amended since pre-application stage, so that the height of the new building would be limited to 2m just inside the boundary. The existing height of the boundary wall would be retained, (1.42m) with a 1.5m trellis above, which would be similar to the existing situation. Since the new building would be no higher than a 2m high boundary wall which could be constructed as permitted development, and as it would have a pitched roof angled into the site stepping away from 141, it is considered that these measures would be adequate to ensure that there would be no material harm arising in relation to 141.
- 47 Overall then it is considered that subject to conditions, the scheme would not result in a material loss of amenity to adjoining and nearby occupiers and is acceptable having regard to Policy 3.2 protection of amenity of the Southwark Plan 2007.

Impact of adjoining and nearby uses on occupiers and users of proposed development

- 48 No harm arising as the nature of the use of the site would remain the same as existing and the existing surrounding properties are mainly in residential use, which would not harm the community use.

Traffic issues

- 49 The scheme does not alter the type of use, which remains a mixture of community uses by different community groups, and uses that support community groups, as well as retaining the function of the Gilroy Hall. The layout remains fundamentally the same as existing, and there are no new vehicle crossovers proposed and no on site parking is proposed. There is no existing on site parking. Servicing arrangements would remain as existing. Fundamentally therefore, there would be no significant changes to the transport impacts of this scheme.
- 50 As the site is located within an area which is highly accessible by public transport (PTAL 5/6) it is not considered that on site car parking would be required to accommodate the uplift in capacity. Although transport officers have requested that the scheme be made exempt from applying for parking permits in the CPZ, it is noted that the Parking Shop issue these to non-residential users only on the basis of demonstrable operational need (not related to standard staff commuting demands) and not on an automatic basis in the way that residential permits are issued. Since the Parking Shop control the number of non-residential permits that are issued, it is not considered that it would be necessary or reasonable to restrict these through a planning obligation.
- 51 To the extent however that the scheme does provide for an intensification of the activity on site, it is considered that matters in relation particularly to transport demand by users and staff of the site ought to be addressed. The applicant has proposed a green travel plan within their transport assessment which would set out ways to encourage more sustainable transport choices, and this should be secured by way of a condition if consent is granted. An additional 10 cycle parking spaces are proposed (24 compared with the existing 14) and these should encourage staff in particular to cycle to the centre. There is considered to be scope for additional cycle parking for visitors on Addington Square, although as these may need to be sited on the public footpath, consent from Highways would be required. The applicant should be encouraged to explore this option further within their green travel plan.
- 52 Subject to these measures, the scheme is considered to be acceptable with regard to policies 5.2 Transport impacts, 5.3 walking and Cycling.

Design issues

- 53 Policy 3.13 asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape. The scheme is broadly made up of three parts, the internal remodelling of the listed buildings fronting onto Camberwell Road and the unlisted buildings on Addington Square, a new one/two storey L-shaped office building to the rear of the site and a new circulation core located at the backs of the listed buildings.
- 54 As most of the proposed development is to the rear of the site and affects the internal layout of the listed buildings the primary consideration in terms of its urban design relates to the impact of the proposed new circulation core and the degree to which these are visible from Addington Square and from Camberwell Road over the two-storey link building to the rear of 13 Camberwell Road. The cross sections through this area demonstrate that the new core is two-storeys in height and, as such is not visible over the parapet of the existing buildings on Addington Square. The lift overrun will be visible in the area of the mansard roof of 133 from the rear however this is not a prominent feature in urban design terms and is considered in greater

depth in relation to its impact on the historical significance of the listed buildings.

- 55 The proposals for the Victorian Hall on Addington Square are welcomed and involve the removal of modern unsympathetic extensions to the front. The proposal to insert a mezzanine floor into the Hall, to enlarge windows onto Addington Square and to create a new entrance to these facilities here is welcomed, will engage the building back to the street and bring much needed active frontage to this stretch of Addington Square.
- 56 The arrangement of the buildings on the site is considered to be appropriate, establishes a landscaped focus at the heart of the development to give the listed buildings fronting onto Camberwell Road a degree of breathing space. The planning of the new buildings at the rear of the site mirrors the 5-bay arrangement of the listed buildings and compliments them.
- 57 Policy 3.12 asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. Here we will consider the architectural qualities of the proposed new additions to the site, the new access core, the works to the Victorian Hall and the new 1 / 2-storey office building to the rear. When officers consider the quality of a design we look broadly at the materials, alignment and use of the proposal as they are bound together in the overall concept for the design.
- 58 In its materials, the scheme proposes a light-touch circulation core clad in glass and timber to contrast against the historic character of the listed buildings. These materials are appropriate in their contrast and by providing closer access to the backs of these historic buildings will enhance the ability of the viewer to appreciate the rears of 131, 133 and 135 Camberwell Road. The materials chosen for the modern, glass and brick clad office block and timber slatted scheme to the rear of the sites is appropriate in this context but should be reserved matter to ensure that the chosen materials relate sensitively to the materials of the listed building.
- 59 The alignment and geometry of the scheme relies on the complimentary qualities of the framed superstructure of the new circulation core and office block at the rear of the site in contrast to the evident plot-width rhythm of the historic collective on the Camberwell Road frontage. The glass module and lightness of the structure are important in achieving this distinctive blend of old and new. The detailed design of the new buildings, the design of the glazed bays, window reveals and parapets as well as the timber screens as well as all the junctions of the new structure with the historic fabric, should be a reserved matter to ensure that moderns materials abutting historic fabric are used sensitively and the architectural and historic significance of the listed buildings is preserved.
- 60 In its use the scheme proposes to provide flexible office space across the entire site. This is a strategic decision and is borne out of the business of Cambridge House which offers flexible part-serviced office space for a large number of charitable organisations. Whilst this is achievable in the new office block and the converted Hall the proposal to create flexible open-plan offices in the listed terrace of houses was always going to be a challenge. These 'houses' divide the terrace vertically and their current plan-form reinforces their historic character, as a group of separate houses. It is fair to say that the existing buildings have been compromised by successive and unsympathetic lateral conversions and new partitions. This proposal seeks to rationalise the routes across the terrace, retain many of the original structural dividing walls and remove the unsympathetic modern partitions and gives the buildings greater legibility and will allow the viewer to appreciate the separate buildings.
- 61 The scheme was presented to the Councils' Design Review Panel on February 8 2010. the Panel raised the following points about this scheme at prior to its submission:

- The design of the scale and compositional qualities of the proposed buildings to the rear of the site appear utilitarian in both their planning and their volume – in the submitted scheme the design of the new buildings to the rear was adjusted to better reflect the historic context, the plot-widths of the listed buildings and the geometries of the existing buildings and the bulky toilet core was relocated to another area of the site
- The natural architectural hierarchy of the site will be compromised by the large, monolithic and rather corporate design of the buildings to the rear of the site – The scheme that was submitted for approval has been refined to reduce its apparent bulk, to give the elevations a finer grain that bears a closer relationship to the existing buildings and utilises materials that have a lightness of touch and will compliment the historic fabric.
- The Panel encouraged the designers to develop a more appropriate architectural language and order for the scheme – The suggestion of a set of pavilions in the rear of a site could not be taken up due to the lack of space. Instead the submitted scheme reflects a further refinement of the design and introduced of a finer grain in the elevations to reflect the architectural order of the listed buildings

62 It is considered that the points raised above have been addressed adequately, and indeed CAAG commented in relation to the current scheme that:
'The CAAG group liked this project. Presented was an impressive listed building application complemented with a good historic appraisal of the site by the Architectural History Practice. The proposed design looked convincing, and the loss of an original internal stairway was balanced by good conservation work to the Georgian houses on the Camberwell Road. It is good news that this important charity remains in the handsome buildings that they have occupied for generations. This excellent new project will be the most recent contribution to the interesting architectural ensemble developed through the nineteenth and twentieth centuries on this prominent site by Cambridge House. The building is in good hands'.

63 Overall the concept for the site is considered to be sound. The location of modern facilities to the rear of the site is both appropriate and sensitive. The design of the new buildings compliments the site and, by their arrangement, materials and use they enhance their historic context. It is considered that the scheme would preserve or enhance the character and appearance of the conservation area, in accordance with Policy 3.16 of the Southwark Plan 2007. The approach to the listed buildings is considered separately below.

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

64 Policy 3.16 states that within conservation areas, development should preserve or enhance the character or appearance of the area. Further, that new development, including alterations and extensions should, among other things, respect the context of the conservation area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents.

65 This proposal, is at a very prominent location at the main entrance and approach to Addington Square, one of Southwark's most cohesive conservation areas. The listed group of buildings to the south of the thoroughfare of Addington Square is mirrored by the buildings to the north of the junction with Camberwell Road and makes this group of buildings more significant. Most importantly, the group are highly visible, not only from Camberwell Road but also from the widened pavements of Addington Square which offer clear views of the backs of this collective group.

66 To comply with this policy, proposals on this site need to reflect a sensitivity of approach to this historic context. This includes a sensitivity to the picturesque rooflines and glimpses of the rear elevations of these fine listed buildings which are important features of the area.

67 The new circulation core to the site remains below the parapets of the existing

2-storey building on Addington Square and therefore the views in and a round the conservation area are preserved. The only presence of the scheme from Addington Square is the lift overrun which will appear over the parapet at the rear of 133 Camberwell Road. The box-shaped form of the lift overrun is proposed to remain below the ridge-line of the mansarded roof of the listed buildings and will therefore be not visible from Camberwell Road or other more distant views into the Conservation Area. Its design is unashamedly modern but finished in an appropriate metal facing that will weather suitably in time. In this way it does not try to be a part of the roof but a complimentary and appropriate part of the history of the site.

- 68 If the lift overrun were to extend over the top of the ridge of the mansard roof of 133 Camberwell Road this would be an incongruous element that will have a harmful impact on the conservation area particularly as it will be visible in the distant views from Camberwell Road and the elevated railway line to the west. A height limitation could be imposed by way of a condition to ensure that the lift overrun does not exceed the height of the ridge of 133 Camberwell Road.
- 69 PPS 5 – Planning for the Historic Environment (Policy HE 7.5) advises that: *Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.* And PPS 5 – Planning for the Historic Environment; Historic Environment Planning Practice Guide (March 2010 – paragraph 121) states that: *'This does not mean that new buildings have to copy their older neighbours in detail, but rather that they should together form a harmonious whole.'* In its form and design the proposed scheme complies with this policy and preserves and enhances the character of the conservation by respecting prevailing heights and not introducing discordant or dominant features in the townscape.
- 70 The recently published PPS 5 states in Policy HE9.4 that "where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm in all cases local planning authorities should:
(i) Weigh the public benefit of the proposal against the harm; and
(ii) Recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss."
- 71 It is considered that case can be made here therefore for the substantial wider public benefits that will be gained by this scheme as well as the benefits to the heritage asset of the on-going presence of Cambridge House on this site, which acquired these buildings of national importance long before they were listed, and is seeking to secure their on-going viable occupation for the foreseeable future. It is considered that the harm falls within the definition set out in Policy HE9.4 and the new PPS5 offers clear guidance in these cases, whereby an exception may be made as outlined above.
- 72 On balance therefore, the scheme is considered to be acceptable having had regard to policies 3.17 Listed buildings and 3.18 Setting of listed buildings, conservation areas and world heritage sites of the Southwark Plan 2007, and the guidance contained within PPS5 Planning and the Historic Environment.

Impact on trees

- 73 The scheme would involve the felling of four trees within the rear courtyard of the site, comprising a fig, plum, privet and a sycamore. Landscape planting within the courtyard is proposed including the replacement planting of at least one tree to mitigate the loss of these four trees in the courtyard. Planting and landscaping is also proposed at the front of the site within the Camberwell Rd front gardens which may include Plane trees to 'fill the gaps' where appropriate and to complement the existing planting along the street.
- 74 The applicant has submitted a tree survey, arboricultural implications report and

method statement that sets out the proposed works and methodology for carrying out the works. The tree survey identifies that the trees within the courtyard are of more limited amenity value than trees along Addington Square and Camberwell Rd, as they can be seen from within the site and from adjoining sites within the conservation area but not from any public space. They fall within Category C2/B which are of lower value and are of low visual amenity value. The applicant has reported that whilst the two central trees could be retained, it would be practically difficult to do so, and that demolition of the existing building would be difficult with one of the trees in situ.

- 75 Officers consider that whilst it is unfortunate that these trees would be felled, the design of the scheme, based around new perimeter buildings and with a new central courtyard, is such that it is agreed that the trees may be felled in the interests of the efficient development of the site and the enhancement of the community facilities, especially as the trees are not visible from the public realm and are considered to be of low amenity value. It is recommended that details of a landscaping plan be sought by way of a condition if consent is granted, to include replacement planting of at least two trees to mitigate the loss of the four which would be felled.
- 76 The applicant has stated that they would secure the advice of an ecologist to advise on biodiversity improvements, in accordance with policy 3.28 Biodiversity of the Southwark Plan 2007. It is considered that appropriate improvements could include bird and bat boxes, as well as a biodiverse specification in relation to the proposed green roofs. These measures could all be secured by way of conditions if consent were to be granted.
- 77 The Method Statement includes recommendations such as agreeing with the Council's Tree Officer the location of the site construction compound, methodology for protecting those trees in the front garden of the site and the street trees on Addington Square, including identifying root protection areas, that would be retained, as well as methodology for agreeing any services within the RPA, these to be agreed with the Council's Tree Officer prior to such works being carried out. It is recommended that these measures be secured by way of conditions.

Planning obligations (S.106 undertaking or agreement)

- 78 None required.

Sustainable development implications

- 79 In terms of sustainability, the application proposes the use of green roofs, the possible use of renewable energy sources (up to 100sqm of solar voltaic panels mounted on the roof of the new build and the existing building), and thermal mass to allow for night time cooling in the courtyard extension, and cycle storage and a green travel plan to encourage more sustainable transport choices. They have set out a site waste management plan for dealing with demolition and construction waste, and indicated that they would use responsibly sourced materials and materials with a A-D Green Guide rating where possible and practicable. Low water use sanitary fittings would be installed, and highly efficient thermal insulation on all elements of fabric.
- 80 The applicant states that it is their opinion that the new build elements of the scheme would achieve an equivalent performance to BREEAM 'very good', an aspiration which is welcomed. It is not considered that it would be reasonable to require post-completion certification of such a standard being achieved as the scheme is not defined as a 'major development' as it does not have an uplift of 1000sqm or more, (whereby this standard could be justified under the Council's SPD in Sustainable Design and Construction 2008).
- 81 The principle of these measures is welcomed. However, officers are concerned about the potential installation of solar PV panels to roof of existing or new buildings, as such installation may harm the fabric of the listed buildings or if sited inappropriately on the listed or new buildings, may harm the setting of the listed

buildings. It is recommended that the measures set out be carried out as described in the design and access statement, except for the installation of roof mounted solar photovoltaic panels. The installation of plant and equipment that has not been approved as part of this consent would require separate applications for full planning permission and listed building consent. There should therefore be no installation of roof mounted solar photovoltaic panels on either the existing or proposed buildings unless the necessary full and listed building consent has been granted. Subject to conditions and informatives to this effect, officers are satisfied that the scheme will be of a suitable standard of sustainable construction, and will ensure that solar photovoltaic panels do not materially harm the special historic or architectural fabric of the listed buildings or the setting of the listed buildings, in accordance with policies 3.4 Energy efficiency, 3.5 Renewable energy, 3.17 Listed buildings and 3.18 Setting of listed buildings, conservation areas and world heritage sites of the Southwark Plan 2007.

Other matters

- 82 Construction impacts - The demolition and construction phases of the scheme in this residential location would be likely to impact on the amenities of surrounding occupiers by reason of noise and disturbance. Such impacts are considered to be inevitable as part of any development project, and for a scheme of this scale it is considered that they could be adequately mitigated through compliance with the provisions of environmental protection legislation including the Control of Pollution Act 1974. For a scheme of this scale, a 'construction management strategy' would be an overly onerous requirement. If problems arise, for example; the site is left in an unsightly state or there is excessive noise, the Council's Environmental Protection Team would be the appropriate point of contact for action to be taken.
- 83 Flood risk - The site is located within a flood risk area. The application was accompanied by a flood risk assessment which the Environment Agency (EA) have reviewed, and have raised no objection to the scheme. Accordingly as there are no outstanding EA objections it is not considered that the scheme would result in harm by reason of flood risk and is acceptable having had regard to Policy 3.9 Water of the Southwark Plan 2007.

Conclusion on planning issues

- 84 Particular regard has been had to the impacts of the scheme on the amenities of surrounding occupiers that would result from the proposed development where it is considered that there would be no material harm arising in relation to loss of sunlight/daylight or resulting from a sense of enclosure as to justify refusal. Potential harm arising from noise and disturbance from the use of the premises would be avoided or mitigated through conditions of consent in relation to noise insulation standards and hours of operation.
- 85 The scheme was also considered in relation to the impact of the scheme on the special historic and architectural interest of the listed buildings and the setting of the surrounding listed buildings. Regard was had to objections that were raised to the effects of the scheme on the listed building, where it is recognised that there would be some harm arising to the fabric of the buildings but it is considered that a case can be made here for the substantial wider public benefits that will be gained by this scheme as well as the benefits to the heritage asset of the on-going presence of Cambridge House on this site which acquired these buildings of national importance long before they were listed and is seeking to secure their on-going viable occupation for the foreseeable future.
- 86 It is considered that the scheme would preserve the character and appearance of the Addington Square Conservation Area. The height, scale and massing of the building extensions and new buildings are considered to be acceptable within the context of the surrounding environment. The traffic impacts, car and cycle parking provisions, and servicing arrangements are also acceptable subject to conditions. Conditions are

considered appropriate to mitigate particular impacts of the scheme in relation to sustainability, design quality, landscaping and mitigation for felling of trees from the site. It is therefore recommended that planning permission be granted having regard to the policies considered and other material planning considerations.

Community impact statement

87 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.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: as set out in the report the scheme would enable the continued community support functions that Cambridge House provides for either directly or by way of accommodation for groups within the community who provide support and advocacy services. A number of these groups specifically support local people in respect of matters to do with their age, disability, faith/religion, gender, race and ethnicity and sexual orientation.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are: no specific implications are considered to be applicable other than as set out in the report, in relation to the improvements to accessibility that the scheme would offer, and the enhancement to the service provision that the scheme would facilitate if it were carried out.

Consultations

88 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

89 Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

90 No objection from English Heritage but the Georgian Group stated that whilst some aspects of the application are welcomed, we recommend that other elements be reconsidered. They object to the schemes on the grounds that they are damaging to the special architectural and historic interest of the buildings in that there would be an unacceptable loss of staircase and roof fabric. As there is an objection from one of the statutory consultees the application must be referred to the Government Office for London for a determination as to whether the application should be called in for the determination of the Secretary of State. There were no other objections from statutory consultees.

91 There were three representations received at the time of writing raising concerns about aspects of the scheme, in particular impacts on amenities, and effects on the listed buildings. It is considered that these matters have been addressed above, where it has been assessed that there would be no material harm arising in relation to amenity, and that the benefits of the scheme justifies the works to the listed buildings.

Human rights implications

92 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

- 93 This application has the legitimate aim of providing for alterations to a group of listed buildings in connection with their continued and extended use for community support purposes. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

REASONS FOR LATENESS

REASONS FOR URGENCY

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2064-131 Application file: 10-AP-0415 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone:: 020 7525 1137 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer		
Report Author	Becky Baker	
Version		
Dated		
Key Decision		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance		
Strategic Director of Regeneration and Neighbourhoods		
Strategic Director of Environment and Housing		
Date final report sent to Constitutional / Community Council / Scrutiny Team		

Consultation undertaken

Site notice date: 04/03/2010

Press notice date: 4/3/2010

Case officer site visit date: 4/3/2010 (unaccompanied) and 24/3/2010 (accompanied by applicant and agent); site visit to 2 Addington Square carried out on 24/3/2010 accompanied by occupier of No. 2, and site visit to 141 Camberwell Rd carried out 30/4/2010 accompanied by occupier of lower ground floor flat.

Neighbour consultation letters sent: 2/3/2010

Internal services consulted:

Access Officer
Conservation & Design Team
Environmental Protection Team [Noise / Air Quality / Land Contamination / Ventilation]
Metropolitan Police Service
Metropolitan Police Service
Transport Planning Team
Waste Management
Conservation Area Advisory Group (CAAG)

Statutory and non-statutory organisations consulted:

The Camberwell Society
Cadre Architects
Castle Point Insulation Limited, Ross House, Unit 9, Crittall Road
c/o The Camberwell Society
Community Acton Southwark, Voluntary Sector Resource Centre
Conservation Areas Advisory Group
Ancient Monuments Society
Council for British Archaeology
English Heritage
Environment Agency
Gerridge Court Residents Association
Geotechnical & Environmental Assoc, Tyttenhanger House
The Georgian Group
Transport for London (NON-REFERABLE APPLICATIONS ONLY)
The Victorian Society

Neighbours and local groups consulted:

1A BETHWIN ROAD LONDON SE5 0SJ
ARCHES 270 271 AND 272 CAMBERWELL ROAD LONDON SE5 0EG
151C CAMBERWELL ROAD LONDON SE5 0HB
90 CAMBERWELL ROAD LONDON SE5 0EG
125 CAMBERWELL ROAD LONDON SE5 0HB
117 CAMBERWELL ROAD LONDON SE5 0HB
143 CAMBERWELL ROAD LONDON SE5 0HB
147 CAMBERWELL ROAD LONDON SE5 0HB
118 CAMBERWELL ROAD LONDON SE5 0EE
114 CAMBERWELL ROAD LONDON SE5 0EE
110 CAMBERWELL ROAD LONDON SE5 0EE
5 KITSON ROAD LONDON SE5 7LF
8 KITSON ROAD LONDON SE5 7LF
2 RUST SQUARE LONDON SE5 7LG
4 RUST SQUARE LONDON SE5 7LG
5 RUST SQUARE LONDON SE5 7LG
26 KITSON ROAD LONDON SE5 7LF
28 KITSON ROAD LONDON SE5 7LF
3 KITSON ROAD LONDON SE5 7LF
30 KITSON ROAD LONDON SE5 7LF
10 ADDINGTON SQUARE LONDON SE5 7JZ

13 ADDINGTON SQUARE LONDON SE5 7JZ
15 ADDINGTON SQUARE LONDON SE5 7JZ
19 ADDINGTON SQUARE LONDON SE5 7JZ
2 ADDINGTON SQUARE LONDON SE5 7JZ
4 ADDINGTON SQUARE LONDON SE5 7JZ
8 ADDINGTON SQUARE LONDON SE5 7JZ
33 ADDINGTON SQUARE LONDON SE5 7LB
34 ADDINGTON SQUARE LONDON SE5 7LB
38 ADDINGTON SQUARE LONDON SE5 7LB
40 ADDINGTON SQUARE LONDON SE5 7LB
42 ADDINGTON SQUARE LONDON SE5 7LB
49 ADDINGTON SQUARE LONDON SE5 7LB
51 ADDINGTON SQUARE LONDON SE5 7LB
1 KITSON ROAD LONDON SE5 7LF
12 KITSON ROAD LONDON SE5 7LF
14 KITSON ROAD LONDON SE5 7LF
22 KITSON ROAD LONDON SE5 7LF
6 RUST SQUARE LONDON SE5 7LG
7 RUST SQUARE LONDON SE5 7LG
48 ADDINGTON SQUARE LONDON SE5 7LB
18 ADDINGTON SQUARE LONDON SE5 7JZ
3 ADDINGTON SQUARE LONDON SE5 7JZ
11A ADDINGTON SQUARE LONDON SE5 7JZ
11B ADDINGTON SQUARE LONDON SE5 7JZ
11D ADDINGTON SQUARE LONDON SE5 7JZ
5A KITSON ROAD LONDON SE5 7LF
2 KITSON ROAD LONDON SE5 7LF
96-106 CAMBERWELL ROAD LONDON SE5 0EG
KITSON VILLA KITSON ROAD LONDON SE5 7LF
TENANTS CLUB WYNDHAM ESTATE BETHWIN ROAD LONDON SE5 0XP
8 RUST SQUARE LONDON SE5 7LG
37 ADDINGTON SQUARE LONDON SE5 7LB
UNIT 2 134 CAMBERWELL ROAD LONDON SE5 0EU
UNIT 3 134 CAMBERWELL ROAD LONDON SE5 0EU
UNIT 4 134 CAMBERWELL ROAD LONDON SE5 0EU
UNIT 6 134 CAMBERWELL ROAD LONDON SE5 0EU
UNIT 8 134 CAMBERWELL ROAD LONDON SE5 0EU
UNIT 5 134 CAMBERWELL ROAD LONDON SE5 0EU
UNIT 1 134 CAMBERWELL ROAD LONDON SE5 0EU
BASEMENT FLAT 115 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 7 1A BETHWIN ROAD LONDON SE5 0SJ
FLAT 8 1A BETHWIN ROAD LONDON SE5 0SJ
FLAT 9 1A BETHWIN ROAD LONDON SE5 0SJ
FLAT 8 1C BETHWIN ROAD LONDON SE5 0SG
UNIT 7 1B BETHWIN ROAD LONDON SE5 0SJ
UNIT 1 1 BETHWIN ROAD LONDON SE5 0YJ
UNIT 3 1 BETHWIN ROAD LONDON SE5 0YJ
GROUND FLOOR 136 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 2 1C BETHWIN ROAD LONDON SE5 0SG
FLAT 4 1C BETHWIN ROAD LONDON SE5 0SG
FLAT 6 1C BETHWIN ROAD LONDON SE5 0SG
FLAT 10 1C BETHWIN ROAD LONDON SE5 0SG
FLAT 11 1C BETHWIN ROAD LONDON SE5 0SG
FLAT 13 1C BETHWIN ROAD LONDON SE5 0SG
FLAT 14 1C BETHWIN ROAD LONDON SE5 0SG
FLAT 2 1A BETHWIN ROAD LONDON SE5 0SJ
FLAT 3 1A BETHWIN ROAD LONDON SE5 0SJ
FLAT 5 1A BETHWIN ROAD LONDON SE5 0SJ
FLAT 1 1A BETHWIN ROAD LONDON SE5 0SJ
FLAT 10 1A BETHWIN ROAD LONDON SE5 0SJ
FLAT 11 1A BETHWIN ROAD LONDON SE5 0SJ
FLAT 13 1A BETHWIN ROAD LONDON SE5 0SJ
UNIT 9 134 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 7A 1A BETHWIN ROAD LONDON SE5 0YJ
FLAT 7B 1A BETHWIN ROAD LONDON SE5 0YJ
108A CAMBERWELL ROAD LONDON SE5 0EE
108B CAMBERWELL ROAD LONDON SE5 0EE
FLAT A 6 ADDINGTON SQUARE LONDON SE5 7JZ
FLAT A 37 ADDINGTON SQUARE LONDON SE5 7LB
FLAT 2 17 ADDINGTON SQUARE LONDON SE5 7JZ
FLAT C 36 ADDINGTON SQUARE LONDON SE5 7LB
FLAT B 37 ADDINGTON SQUARE LONDON SE5 7LB
FLAT D 37 ADDINGTON SQUARE LONDON SE5 7LB
FLAT E 37 ADDINGTON SQUARE LONDON SE5 7LB
FLAT 4 155 CAMBERWELL ROAD LONDON SE5 0HB
FIRST FLOOR FLAT 117 CAMBERWELL ROAD LONDON SE5 0HB
127A CAMBERWELL ROAD LONDON SE5 0EE
FLAT 2 116 CAMBERWELL ROAD LONDON SE5 0EE
FLAT B 6 ADDINGTON SQUARE LONDON SE5 7JZ
BASEMENT FLAT 141 CAMBERWELL ROAD LONDON SE5 0HB
FIRST FLOOR AND SECOND FLOOR FLAT 4 ADDINGTON SQUARE LONDON SE5 7JZ
FLAT 4 112 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 4 136 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 5 136 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 5 159-161 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 3 112 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 1 136 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 8 159-161 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 4 114 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 3 159-161 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 6 159-161 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 1 159-161 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 1 112 CAMBERWELL ROAD LONDON SE5 0EE

FLAT 4 116 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 1 114 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 2 112 CAMBERWELL ROAD LONDON SE5 0EE
108C CAMBERWELL ROAD LONDON SE5 0EE
FLAT 3 145 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 2 136 CAMBERWELL ROAD LONDON SE5 0EE
GROUND FLOOR FLAT 118 CAMBERWELL ROAD LONDON SE5 0EE
FIRST FLOOR FLAT 118 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 2 145 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 3 136 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 9 159-161 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 5 116 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 2 159-161 CAMBERWELL ROAD LONDON SE5 0HB
127B CAMBERWELL ROAD LONDON SE5 0EE
SECOND FLOOR FLAT 117 CAMBERWELL ROAD LONDON SE5 0HB
SECOND FLOOR FLAT 118 CAMBERWELL ROAD LONDON SE5 0EE
UNIT 3 90A CAMBERWELL ROAD LONDON SE5 0EG
FIRST FLOOR REAR 90-92 CAMBERWELL ROAD LONDON SE5 0EG
REAR OF 120-132 CAMBERWELL ROAD LONDON SE5 0EE
18 KITSON ROAD LONDON SE5 7LF
RAILWAY ARCH 277 CAMBERWELL ROAD LONDON SE5 0EG
FLAT B 1A BETHWIN ROAD LONDON SE5 0SJ
FLAT D 1A BETHWIN ROAD LONDON SE5 0SJ
D301 1A BETHWIN ROAD LONDON SE5 0SJ
D401 1A BETHWIN ROAD LONDON SE5 0SJ
D402 1A BETHWIN ROAD LONDON SE5 0SJ
151A CAMBERWELL ROAD LONDON SE5 0HB
BASEMENT FLAT 118 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 1 129 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 2 129 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 4 129 CAMBERWELL ROAD LONDON SE5 0HB
151B CAMBERWELL ROAD LONDON SE5 0HB
108 CAMBERWELL ROAD LONDON SE5 0EE
112 CAMBERWELL ROAD LONDON SE5 0EB
116 CAMBERWELL ROAD LONDON SE5 0EE
134 CAMBERWELL ROAD LONDON SE5 0EE
14 ADDINGTON SQUARE LONDON SE5 7JZ
16 ADDINGTON SQUARE LONDON SE5 7JZ
20 ADDINGTON SQUARE LONDON SE5 7JZ
7 ADDINGTON SQUARE LONDON SE5 7JZ
9 ADDINGTON SQUARE LONDON SE5 7JZ
35 ADDINGTON SQUARE LONDON SE5 7LB
39 ADDINGTON SQUARE LONDON SE5 7LB
41 ADDINGTON SQUARE LONDON SE5 7LB
50 ADDINGTON SQUARE LONDON SE5 7LB
52 ADDINGTON SQUARE LONDON SE5 7LB
10 KITSON ROAD LONDON SE5 7LF
16 KITSON ROAD LONDON SE5 7LF
20 KITSON ROAD LONDON SE5 7LF
24 KITSON ROAD LONDON SE5 7LF
4 KITSON ROAD LONDON SE5 7LF
6 KITSON ROAD LONDON SE5 7LF
1 RUST SQUARE LONDON SE5 7LG
120-132 CAMBERWELL ROAD LONDON SE5 0EE
53 ADDINGTON SQUARE LONDON SE5 7LB
3 RUST SQUARE LONDON SE5 7LG
141 CAMBERWELL ROAD LONDON SE5 0HB
149 CAMBERWELL ROAD LONDON SE5 0HB
155 CAMBERWELL ROAD LONDON SE5 0HB
5B ADDINGTON SQUARE LONDON SE5 7JZ
21 ADDINGTON SQUARE LONDON SE5 7JZ
121-123 CAMBERWELL ROAD LONDON SE5 0HB
119 CAMBERWELL ROAD LONDON SE5 0HB
153 CAMBERWELL ROAD LONDON SE5 0HB
11C ADDINGTON SQUARE LONDON SE5 7JZ
5A ADDINGTON SQUARE LONDON SE5 7JZ
92A CAMBERWELL ROAD LONDON SE5 0EG
3A KITSON ROAD LONDON SE5 7LF
OLD PEOPLES CLUB WYNDHAM ESTATE BETHWIN ROAD LONDON SE5 0XP
BASEMENT REAR OF 90 CAMBERWELL ROAD LONDON SE5 0EG
FLAT 1 116 CAMBERWELL ROAD LONDON SE5 0EE
UNIT 7 134 CAMBERWELL ROAD LONDON SE5 0EU
GROUND FLOOR FIRST FLOOR AND SECOND FLOOR 115 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 9 1C BETHWIN ROAD LONDON SE5 0SG
FLAT 12 1C BETHWIN ROAD LONDON SE5 0SG
UNIT 6 1B BETHWIN ROAD LONDON SE5 0SJ
UNIT 2 1 BETHWIN ROAD LONDON SE5 0YJ
UNIT 4 1 BETHWIN ROAD LONDON SE5 0YJ
UNIT 5 1 BETHWIN ROAD LONDON SE5 0YJ
FLAT 1 1C BETHWIN ROAD LONDON SE5 0SG
FLAT 3 1C BETHWIN ROAD LONDON SE5 0SG
FLAT 5 1C BETHWIN ROAD LONDON SE5 0SG
FLAT 7 1C BETHWIN ROAD LONDON SE5 0SG
FLAT 4 90A CAMBERWELL ROAD LONDON SE5 0EG
FLAT 4 1A BETHWIN ROAD LONDON SE5 0SJ
FLAT 6 1A BETHWIN ROAD LONDON SE5 0SJ
FLAT 12 1A BETHWIN ROAD LONDON SE5 0SJ
FLAT 14 1A BETHWIN ROAD LONDON SE5 0SJ
REAR OF 88 CAMBERWELL ROAD LONDON SE5 0EG
FLAT A 36 ADDINGTON SQUARE LONDON SE5 7LB
FLAT 1 17 ADDINGTON SQUARE LONDON SE5 7JZ
FLAT 3 17 ADDINGTON SQUARE LONDON SE5 7JZ
FIRST FLOOR 120-132 CAMBERWELL ROAD LONDON SE5 0EE

UNIT 2 90A CAMBERWELL ROAD LONDON SE5 0EG
FLAT C 6 ADDINGTON SQUARE LONDON SE5 7JZ
FLAT C 37 ADDINGTON SQUARE LONDON SE5 7LB
FLAT B 36 ADDINGTON SQUARE LONDON SE5 7LB
FLAT D 36 ADDINGTON SQUARE LONDON SE5 7LB
35A ADDINGTON SQUARE LONDON SE5 7LB
CARETAKERS FLAT BASEMENT 134 CAMBERWELL ROAD LONDON SE5 0EN
BASEMENT FLAT 127 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 1 145 CAMBERWELL ROAD LONDON SE5 0HB
SECOND FLOOR AND THIRD FLOOR FLAT 157 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 5 112 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 6 136 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 2 155 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 1 90A CAMBERWELL ROAD LONDON SE5 0EG
FLAT 1 90 CAMBERWELL ROAD LONDON SE5 0EG
FLAT 2 114 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 7 136 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 7 159-161 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 4 159-161 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 2 90 CAMBERWELL ROAD LONDON SE5 0EG
FLAT 3 116 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 3 155 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 3 114 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 8 136 CAMBERWELL ROAD LONDON SE5 0EE
FLAT 9 136 CAMBERWELL ROAD LONDON SE5 0EE
FIRST FLOOR FLAT 157 CAMBERWELL ROAD LONDON SE5 0HB
GROUND FLOOR FLAT 117 CAMBERWELL ROAD LONDON SE5 0HB
REAR OF 157 CAMBERWELL ROAD LONDON SE5 0HB
BASEMENT AND GROUND FLOOR 90 CAMBERWELL ROAD LONDON SE5 0EG
BASEMENT AND GROUND FLOOR 92 CAMBERWELL ROAD LONDON SE5 0EG
GROUND FLOOR AND PART FIRST FLOOR 47-48 ADDINGTON SQUARE LONDON SE5 7LB
FLAT 3 129 CAMBERWELL ROAD LONDON SE5 0HB
RAILWAY ARCH 276 CAMBERWELL ROAD LONDON SE5 0EG
RAILWAY ARCH 278 CAMBERWELL ROAD LONDON SE5 0EG
RAILWAY ARCH 275 CAMBERWELL ROAD LONDON SE5 0EG
FLAT A 1A BETHWIN ROAD LONDON SE5 0SJ
FLAT C 1A BETHWIN ROAD LONDON SE5 0SJ
D302 1A BETHWIN ROAD LONDON SE5 0SJ
157 CAMBERWELL ROAD LONDON SE5 0HB
88 CAMBERWELL ROAD LONDON SE5 0EG
165 CAMBERWELL ROAD LONDON SE5 0HB
173 CAMBERWELL ROAD LONDON SE5 0HB
175 CAMBERWELL ROAD LONDON SE5 0HB
169 CAMBERWELL ROAD LONDON SE5 0HB
163A CAMBERWELL ROAD LONDON SE5 0HB
167A CAMBERWELL ROAD LONDON SE5 0HB
177 CAMBERWELL ROAD LONDON SE5 0HB
FIRST FLOOR AND SECOND FLOOR FLAT 173 CAMBERWELL ROAD LONDON SE5 0HB
FLAT A 175 CAMBERWELL ROAD LONDON SE5 0HB
FLAT C 175 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 5 159-161 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 1 165 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 8 159-161 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 3 159-161 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 6 159-161 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 1 159-161 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 2 165 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 3 165 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 9 159-161 CAMBERWELL ROAD LONDON SE5 0HB
FIRST FLOOR AND SECOND FLOOR FLAT 171 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 2 159-161 CAMBERWELL ROAD LONDON SE5 0HB
163 CAMBERWELL ROAD LONDON SE5 0HB
167 CAMBERWELL ROAD LONDON SE5 0HB
179 CAMBERWELL ROAD LONDON SE5 0HB
171 CAMBERWELL ROAD LONDON SE5 0HB
FLAT B 175 CAMBERWELL ROAD LONDON SE5 0HB
SECOND FLOOR AND THIRD FLOOR FLAT 157 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 7 159-161 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 4 165 CAMBERWELL ROAD LONDON SE5 0HB
FLAT 4 159-161 CAMBERWELL ROAD LONDON SE5 0HB
FIRST FLOOR FLAT 157 CAMBERWELL ROAD LONDON SE5 0HB
FIRST FLOOR AND SECOND FLOOR FLAT 179 CAMBERWELL ROAD LONDON SE5 0HB
REAR OF 157 CAMBERWELL ROAD LONDON SE5 0HB
157 CAMBERWELL ROAD LONDON SE5 0HB
204 Camberwell Grove London SE5 8RJ
c/o Benedict O'Looney, RIBA 56 Pennethorne Road London SE15 5TQ
Palestra, 11th Floor 197 Blackfriars Road London SE1 8NJ
9th floor Eastbury House 30-34 Albert Embankment London SE1 7TL

Re-consultation:

Letter sent 30/4/2010.

Consultation responses received

Internal services

Transport - Cycle storage - No comment.

Car Parking - The proposal site is situated in a CPZ. Therefore, in order to prevent possible overspill parking from the development, the applicant should be informed that a planning condition will be imposed preventing any occupiers of this development being eligible for on-street parking permits. In order that the TMO can be changed, a sum of £2,750 must be secured from the applicant for the costs associated with amending the TMO, either through a S106 agreement, unilateral undertaking or Grampian condition.

Disabled parking - The applicant has stated that the site benefits from two disabled bays, the applicant must be made aware that unless these disabled bays are located within the curtilage of the site, they can not be tied to the development and any person who holds a blue badge are eligible to park in these bays.

The applicant will need to provide a servicing management statement.

Travel Plans will be assessed using TfL's online tool, ATTrBuTE, <http://attribute.org.uk/>, and it is suggested that the Applicant makes use of this tool.

Transport DC feel that the above points raised should not be considered a reason for refusal.

Environmental Protection Team - Environmental Protection reports no objections to the proposal. However would require the standard planning condition with respect to contaminated land to apply to this application.

CAAG - The CAAG group liked this project. Presented was an impressive listed building application complemented with a good historic appraisal of the site by the Architectural History Practice. The proposed design looked convincing, and the loss of an original internal stairway was balanced by good conservation work to the Georgian houses on the Camberwell Road. It is good news that this important charity remains in the handsome buildings that they have occupied for generations. This excellent new project will be the most recent contribution to the interesting architectural ensemble developed through the nineteenth and twentieth centuries on this prominent site by Cambridge House. The building is in good hands.

Waste team - no response.

Statutory and non-statutory organisations

English Heritage - English Heritage – you are hereby authorised to determine this application for listed building consent application as you see fit. In doing so English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application.

We have therefore drafted the necessary letter of authorisation (draft attached) for your Council to determine the application as you see fit and referred the case to the Government Office for London. Subject to the Secretary of State not directing reference of the application to him, the Government Office for London will return the letter to you.

Transport for London – TfL does not believe the proposals would have an unacceptable impact on the Strategic Network (SRN)

Environment Agency - no objections.

LAMAS (Committee acting on behalf of the Council for British Archaeology in respect of Listed Buildings and Applications within the Greater London Area) – Listed building that has been in continual use for some time. The Committee thought this a well considered and appropriate scheme. There were no objections subject to imposing the usual conditions covering detailed matters.

Georgian Group – whilst some aspects of the application are welcomed, we recommend that other elements be reconsidered. We object to the schemes on the grounds that they are damaging to the special architectural and historic interest of the buildings in that there would be an unacceptable loss of staircase and roof fabric. Main issues set out below.

- No objection to the applicant's proposal to rationalise its existing properties and welcome the reinstatement of the door to No. 131 to its original position. The removal of the soil pipes from the front elevation and the proposed landscaping to the front gardens is also to be welcomed. However, we have objections to some of the proposed internal alterations as follows.

- Object to the removal of the staircase at No. 135 in principle. Whilst it has lost some of its spindles these can be easily copied and replaced. PPG15 is clear on this matter *'the removal or alteration of any historic staircase is not normally acceptable. The stair is often the most considerable piece of design'*.

- Whilst we understand the needs of the user group, given the considerable existing and proposed extensions and out buildings within the organisation's buildings, we do not consider there to be enough justification for the removal of the staircase. PPG15 refers to the need for applicants to justify their proposals and to show why works which would affect the character of a listed building are desirable or necessary.

- Our advice is that the introduction of a lift which serves all floors negates the need to remove this staircase and it is our opinion that this applies also to the removal of part staircases in Nos 133 and 137 and object to the removal of these in principle.

- Also object to the insertion of a new staircase which we consider to be superfluous.

- No objections in principle to a lift but recommend that it be placed in a part of the building which has already been compromised by modern alteration. The current proposal will result in the loss of original roof fabric and we therefore object to its proposed location.

- With regards to the works to Gilroy Hall, we defer to the Victorian Society.

Neighbours and local groups

No responses had been received at the time of writing to the re-consultation 30/4/2010, but any further letters will be reported to the committee by way of addendum report. Those received in response to the initial consultation are summarised below.

Camberwell Society - The Society fully supports the work of Cambridge House and is appreciate of the efforts made by the Chief Executive to consult with the Society and other local interest groups and residents about the scope of the proposed works, which in the Society's opinion are long overdue.

The Society is of the view that the proposed works are sensitive and appropriate to these Georgian buildings and will improve the facilities and accessibility of the buildings to the benefit of Camberwell and its residents, whilst preserving the integrity of the listed buildings. The Society therefore supports this application.

10 Addington Square - objects on the following grounds:

- Concerned that the extensive nature of these proposals will materially affect a Grade II listed building.

- At the same time these changes will clearly not be in keeping with the Addington Square Conservation Area.

- There will also be considerable impacts on the houses to the rear of Cambridge House who will no doubt lose amenity including intrusion into their privacy and right of enjoyment of their property.

143 Camberwell Rd - objects on the following grounds:-

- Impact on residents and neighbours taking into account the expansion of the activities implied by the proposed works - increased noise and intrusion and parking difficulties
- Particular concern about the use of Gilroy Hall – measures should be introduced to eliminate noise and vibration transmission
- Hall - The hall is to be divided up with a mezzanine to give more space but there is no mention that activities such as live or recorded music will cease so the glazed link will provide a noise and frequency buffer; any internal sound treatment and insulation should reduce the intrusion – however for these measures to have the greatest impact, it is imperative that any skylights to the roof and south facing windows which currently exacerbate the existing problems, should not be able to be opened.
- Courtyard use - Concern about increase in activity in relation to the use of the courtyard especially after office hours and weekends, sometimes up until midnight and beyond – the writer states that they have been informed that there will be no access to the courtyard after normal business hours – therefore tenants of the new buildings must therefore be limited to using these buildings during normal business hours and this should be enforced in their permissions.
- Transport – Although Cambridge House state that they encourage people to use public transport to visit the hall and that their location is in walking distance of many of their clients which is why they want to refurbish and not to relocate, already we have seen an increase in parking by non-residents on Friday and Saturday nights which makes it difficult for residents to park. This situation could be exacerbated by the increase in capacity of the hall. Queries whether it would be possible to widen the days and times that residents and metered parking are implemented to discourage clients from bringing cars to the area.
- Concern about the impacts during construction – would like assurances that after the works are completed the refurbishment will have some benefit for neighbouring residents as well as the outside community that Cambridge House caters to.
- The enthusiasm with which they undertake their activities for the local community has to be applauded but past extension of activity has rarely impacted favourably upon the residents, so if we are to endure another year of building work we must have assurances that the improvements will consider everyone in the area and not just the clients that they so faithfully attend.

141 Camberwell Rd – Concern about the effect of the buildings works on the amenities of occupiers of No. 141 (noise and disturbance), and concern about the effect that the construction works would have on the ability to find tenants for No. 141.

- Concerned that the wall between 139 and 141 stays at the height currently stated in the application – the original plans had a 3.5m high wall between the properties which we would have objected strongly to; this has now dropped to 1.5 – 2m which we are satisfied with.
- The children who attend Cambridge House Play Group appear to spend a large amount of time in the outside space. It is important to ensure that they have as large a play area as is currently the case.