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## RECOMMENDATION

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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.

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<b>Applicant</b>	B Edwards Cambridge House	<b>Reg. Number</b> 10- <u>AP</u> -0419
<b>Application Type</b>	Listed Building Consent	
<b>Recommendation</b>	Grant subject to GOL/SoS Direction	<b>Case Number</b> TP/2064-131

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### Draft of Decision Notice

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**WARNING - the system has not been configured to handle type/decision combination:**

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.

**At:** CAMBRIDGE HOUSE, 131-139 CAMBERWELL ROAD LONDON, SE5 7JZ

**In accordance with application received on** 19/02/2010

**and Applicant's Drawing Nos.** PL(00)01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33.

**Subject to the following condition:**

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

**Reason**

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 Prior to the commencement of works a Schedule of Condition of existing windows/ doors and Schedule of Works for their repair shall be submitted to and approved in writing by the Local Planning Authority. All existing doors, windows, shutter boxes and window cases, shall be retained, repaired and refurbished. The development shall not be carried out otherwise than in accordance with any such approval given.

**Reason:**

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 3 Prior to works commencing, a full photographic survey and a photographic and sketch intervention record (record in situ) of all features that would be destroyed in the course of the works set in context, shall be submitted to and approved in writing by the Local Planning Authority. This recording shall be undertaken in accordance with a written scheme of investigation submitted to and approved in writing by the Local Planning Authority in advance of any works or demolition. The development shall not be carried out otherwise than in accordance with any such approval given.

**Reason:**

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 4 Prior to works commencing on site a Method Statement(s) and Schedule of Works shall be submitted to and approved in writing by the Local Planning Authority ; the development shall not be carried out otherwise than in accordance with any such approval given. The Method Statement shall address the following points:

- i) Demolition of rear wall to 137 Camberwell Road, the removal of staircases in numbers, 135, 137 and 139 Camberwell Road and the removal of floors and roof structure in number 133 Camberwell Road.

- ii) Support, protection and repair of existing historic fabric including details of all works affecting original dividing walls and other features particularly the works associated with the new stair in number 135 Camberwell Road and the new lift in number 133 Camberwell Road.
- iii) Relocation of the front door to 131 Camberwell Rd; the Method Statement/Schedule shall include drawings at a scale of 1:20 in relation to both the proposed door to be installed, and in relation to the re-instatement of a window in the place of the existing door.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings of The Southwark Plan 2007.

- 5 Sample panels of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples shall demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building and in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.17 Listed buildings of The Southwark Plan 2007.

- 6 Prior to works commencing, 1:5/10 section detail-drawings through:
- i) the facades;
  - ii) parapets;
  - iii) roof edges;
  - iv) junctions with the existing building; and
  - v) heads, cills and jambs of all openings,
- to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed buildings in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.17 Listed buildings of The Southwark Plan 2007.

- 7 The maximum AOD height of the enclosure to the proposed lift overrun when it is constructed shall not exceed the AOD height of the ridge of the roof.

Reason:

In order that the height of the lift overrun does not exceed the existing maximum roof height, to ensure that the special architectural or historic qualities of the listed building are preserved in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 8 Prior to works commencing, 1:5 and 1:10 scaled shop drawings of the new principle stair to illustrate that it is of exceptional quality, uses light and transparent materials appropriately and compliments the listed building, shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied that the special architectural or historic qualities of the listed building are enhanced in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings of The Southwark Plan 2007.

- 9 There shall be no installation of roof mounted solar photovoltaic panels on either the existing or proposed buildings.

Reason

To ensure that unconsented 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.

### **Reasons for granting listed building consent**

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

- a] Policies SP 13 Design and heritage, 3.15 Conservation of the historic environment, 3.17 Listed buildings, 3.18 Setting of listed buildings, conservation areas and world heritage sites of the Southwark Plan [July 2007].
- b] Policies 4B.11 London's built heritage of the London Plan [2004].
- c] Planning Policy Statements [PPS] and Guidance Notes [PPG] PPS5 Planning and the Historic Environment.

Particular regard was had to the impacts of the works on the special architectural and historic fabric and features of the buildings that would result from the proposed development where it was considered that although the proposal challenges the Council's policies on listed buildings, consideration has been taken into account of the significant public benefits of this scheme, as well as the guidance in PPS5 Planning for the Historic Environment, which charges Local Planning Authorities to balance the significance of the heritage asset against the proposed harm. On balance, therefore, it was considered that the degree of harm that would arise to features of the building, in particular the works to the staircase, would be outweighed by the provision of enhanced community infrastructure, consistent with the historic use of these listed buildings, and which would enable the buildings to continue to be adapted and used in as sympathetic manner as possible, that would follow from the proposed development. It was therefore considered appropriate to grant listed building consent having regard to the policies considered and other material planning considerations.

### **Informative**

In relation to Condition 9, please be advised that 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 shall 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.

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