

Appendix D&A-1

(Decision Notice & Approved Plan PA3)

C.C. STAT
REG.

Your Ref:

Our Ref: 07/03741/CON

London Borough Of Lambeth
c/o Hayden Tuck
3rd Floor, Blue Star House
234-244 Stockwell Road
SW9 9SP



Date Printed 16th June 2008

RE: CONSERVATION AREA CONSENT

Dear London Borough Of Lambeth

DECISION NOTICE

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

Notice is hereby given that the Council, in pursuance of its powers under the above mentioned Act and Rules, Orders and regulations made thereunder, grants consent for the works referred to in the undermentioned Schedule subject to any conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the Statement of Applicant's Rights and General Information attached.

Application Number: 07/03741/CON Date of Application: 02.10.2007 Date of Decision 11.06.2008.

Proposed Development At:
Junction Of Dulwich Road And Norwood Road London

For: Herne Hill Junction improvement works:- demolition of the existing toilet block, brick walls, and raised planters, removal and relocation of boundary railings

Approved Plans

PA3

Lambeth Planning
Phoenix House
10 Wandsworth Road,
London
SW8 2LL

Telephone 020 7926 1180
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www.lambeth.gov.uk
lambethplanning@lambeth.gov.uk



Approved Plans

PA3

Summary of the Reasons for Granting Planning Permission:

In deciding to grant conservation area consent, the Council has had regard to the relevant policies of the Development Plan and all other relevant material considerations. Having weighed the merits of the proposal in the context of these issues, it is considered that conservation area consent should be granted subject to the conditions listed below. In reaching this decision the following policies were relevant:

Unitary Development Plan (2007): , Policy 47 [Conservation Areas]

Conditions

1 The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice.

Reason: Reason: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990.(as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)

2 The building (s) shall not be demolished, nor the boundary treatment removed before a contract for carrying out the works of development of the site has been made and planning permission has been granted for for the development for which this contract provides

Reason To ensure that premature demolition does not take place before development works start in order that the visual amenities of the area and the character or appearance is safeguarded (Policies 33, 39 and 47 of the Unitary Development Plan (August 2007) refer.)

3 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development Order) 1995 Parts 12 and 13 full details of the use of any part of the application site, including the proposed triangular island and slip road and the treatment thereof, including hard and soft landscaping and external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall thereafter be carried out solely in accordance with the approved details and retained for the duration of the use. No trees shall be removed from the site before the landscaping details referred to in this Condition have been submitted and approved

Reason: To ensure satisfactory layout of the site in the interests of safety, and visual amenity and to safeguard the character or appearance and setting of the Brockwell Park Conservation Area. Policies 9, 36, 39, 47, 44 and 45 of the Adopted Unitary Development Plan (August 2007) refer.)

4 No development shall take place until there has been submitted to and approved by the Local Planning Authority in writing details of protective fencing to protect existing vegetation which is to be retained on the site during construction. The approved fencing, which shall conform to British Standard

5837:1991, 'Trees in Relation to Construction', shall be erected prior to the commencement of any work on the site and shall be retained and maintained until all building, engineering or other operations have been completed. No work shall be carried out or materials stored within the fenced area without the prior written permission of the Local Planning Authority.

Reason: To ensure that the crowns, boles and root systems of the retained trees are not damaged during the period of construction and in the long term interests of local amenities. (Policies Policy 36 of the Adopted Unitary Development Plan (August 2007) refer.)

5 Prior to commencement of the demolition herewith approved full details of boundary treatment including all gates railings, means of enclosure and safety barriers including those in the triangular island and in the public footway at the entrance to the park shall be submitted to and approved in writing by the Local Planning Authority and such provisions shall be fully erected in accordance with the approved details. The proposed boundary treatment shall include provision for continued public access to the Brockwell Park in the Heme Hill Area, and security of Brockwell Park when closed throughout the construction period.

Reason: To ensure satisfactory layout of the site in the interests of safety, and visual amenity, and to safeguard the character and appearance of this part of the Conservation Area and Policies 9, 36, 39, 47, 49 and 50 of the Adopted Unitary Development Plan (August 2007) refer).

6 No gates shall be installed which open outwards over the highway/footway.

Reason: To avoid hazard and obstruction being caused to users of the public highway. (Policy 14 of the Adopted Unitary Development Plan (August 2007) refer).

7 The new vehicular access gates to the park shall not be used by pedestrians and shall be kept closed and locked at all times other than when they are in active use for vehicle access

Reason: In the interest of public safety (Policy 14 of the Unitary Development Plan (2007) refer)

Notes to Applicants:


1. This decision letter does not convey an approval or consent which may be required under any enactment, by-law, order or regulation, other than Section 57 of the Town and Country Planning Act 1990.

2. Your attention is drawn to the provisions of the Building Regulations, and related legislation which must be complied with to the satisfaction of the Council's Building Control Officer.

3. Your attention is drawn to the need to comply with the requirements of the Control of Pollution Act 1974 concerning construction site noise and in this respect you are advised to contact the Council's Environmental Health Division.

4. You are advised to consult Shaun Kiddell, Parks & Green Spaces Manager [Email: skiddell@lambeth.gov.uk, Tel 0207 926 6232, Department: Environment, Culture & Community Safety234 - 244 Stockwell Road, Brixton, SW9 9SP] and advise him of date of start of works and keep him advised of works progress throughout the construction period.

Yours sincerely



Les Brown

Divisional Director, Planning
Regeneration & Housing Department

Date letter printed: 16th June 2008