



The Planning
Inspectorate

SCANNED ON
28 MAR 2012
PLANNING (IO)

TP/2154-C

3/10b Wing
Temple Quay House
2 The Square
Bristol, BS1 6PN

Direct Line:
Customer Services:
Fax No:
e-mail:

0117 372 8734
0117 372 6372
0117 372 8181
teamp3@pins.gsi.gov.uk

Appeals Administration
London Borough of Southwark
Appeals Administration
Dept Chief Executives Dept
5th Floor Hub 2
Development Management
PO Box 64529 London
SE1P 5LX

Your Ref: 10-AP-3751
Our Ref: APP/A5840/A/12/2168042/NWF
Date: 26 March 2012

London Borough of Southwark
Received on:
27 MAR 2012
Development Management

Dear Sir/Madam

**Town and Country Planning Act 1990
Appeal by Citrus Healthcare Ltd
Site at 123 Grove Park, London, SE5 8LD**

I enclose for your information copies of the third party correspondence on the above appeal.

I note that the appellant's agent, Mr Kitcherside, has already sent copies of his statements etc etc direct to Fennel Mason.

Normally, no further comments, from any party, will now be considered.

Yours sincerely

Nicholas Kessler

211L(H&I)

You can use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -
<http://www.pcs.planningportal.gov.uk/pcsportal/casearch.asp>
You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button



Comments to the Planning Inspectorate in respect of 123 Grove Park, London SE5 8LD
Reference APP/A5840/A/12/2/2168042/NWF

We are the owners of 185, Camberwell Grove, London SE5 8JS, part of Grove Crescent, which backs on to the Western boundary of 123 Grove Park

Everyone we have spoken to supports bringing 123 Grove Park building back into use providing much needed accommodation. The key issue is the development of the 'backlands'.

For the reasons given below we fully support the rejection by the London Borough of Southwark of the planning application submitted by Citrus Healthcare.

We have summarised our comments in the context of our original submission to Southwark Council and the Southwark Officers Report in respect of the planning rejection dated 12 August 2011. For convenience, we refer where practical to sections within the latter report.

Amenity Outlook & Privacy This refers to the western boundary fence. This is critical to the security and amenity of the residents of Grove Crescent. We believe that the boundary fence discussions should include residents.

Transportation This refers to the Council view that the Car Club spaces should be reduced to one and that it should be on Grove Park. Surely the more Car Club spaces the better and moving them into Grove Park exacerbates parking problems. Car Club Spaces in 123 Grove Park would be accessible to all unless the applicants intend to create a gated community. However, a gated community would be totally inappropriate for this conservation area and also lead to noise disturbance from constant opening and closing of gates.

Construction of Dwellings to the Rear This section supports the proposal to have several buildings to the rear in direct contradiction to the SPD for the site which suggests that a single building would be the best, as it would reduce loss of wooded area. Southwark's officers report states "*Indeed a single building may be more detrimental to the open parkland setting of the existing site and smaller sensitively designed pavilions may be more appropriate.*" Nowhere is this statement properly explained or justified.

The Planning Inspector should be aware that the SPD was developed after much public consultation and debate so its abandonment is hard to understand. What is true is that the area of the 'pavilions' is greater than the area of a single block and therefore impacts more on the environment.

Impact on Trees This section and those following it lead to the conclusion that on many grounds the tree strategy is seriously defective. We would draw attention the following paragraph in the LWT Report

Through scrutiny of the Design and Access Statement, approximately 90% of the existing open space (most existing trees excepted) will be impacted upon from this development proposal, dramatically reducing the amount of 'natural' greenspace occurring on site. This is to be replaced with a variety of green spaces but none shown in the Design and Access Statement are 'natural' in character but rather ornamental even though native species may be incorporated into these designs. Many of the existing trees will be retained but they will lose substantial ecological value when left in a landscape predominantly devoid of 'natural' occurring habitat.

This underlines the inadequacy of the environmental approach adopted by Citrus Health.

Ecology This section emphasises that a proper Ecological Assessment has not been carried out. This coincides with the conclusions of the LWT report commissioned by local residents. We note that, in connection with this appeal, Citrus has tabled a Biological Records Search as noted below. However as it is not accompanied by any conclusions it is difficult to know what it is intended to prove. We therefore make our own conclusions:

- 27 Protected or BAP species which have been observed within 1 km of 123 Grove Park. It therefore seems strange that the Ecology report prepared for Citrus only found one of them, Stag Beetles, at 123 Grove Park
- On the Habitat Survey Parcel Map in the report, 123 Grove Park is in parcel 08471/01. The diagram below is an excerpt.



This shows that whoever did the survey regarded as a whole:

- 123 Grove Park,
 - the backlands of Grove Crescent
 - and other backlands leading to a Site of Borough Grade II Importance for Nature Conservation, namely Grove Park Cuttings and Peckham Rye to East Dulwich Railsides.
- Thus this is a wildlife corridor for transfer between the two. It is also pertinent to note that ten surveys, including this one, are dated 26 September 1994, so not only is it way out of date, but may well have been somewhat cursory.
 - While we believe that this re-emphasises the need for a proper independent ecological survey of 123 Grove Park, we do not challenge the professional basis of previous surveys including that by Applied Ecology. We simply believe that their brief may have been too limited. It is essential that future surveys are carried out with an agreed, published brief.

General Points

It is essential that the significant flooding risk to our neighbours in Grovelands Close is properly addressed.

Our personal experience suggests that the waste disposal plans are inadequate.

We abhor the creation of a 'gated community' in the area. In a meeting with the Citrus agent we were told that this would add value to the properties but we do not believe that this is a reason for allowing it.

No comments have been made on the impact on parking in Grove Park and the surroundings taking account of a realistic view of the likely car ownership of the families in 123 Grove Park

We would also suggest that the Inspectorate should note that while a comprehensive list has been given of the local residents' objections, many of them have, without explanation from Southwark Council, neither been acted on nor commented upon.

We note that the Planning Inspector intends to visit the site. As noted above the backlands of Grove Crescent are part of the ecology of the site. By means of this note we give the Inspector our permission to view these backlands on reasonable notice.

We also must express our concern about the way Citrus Healthcare has handled both the application and this appeal.

- They did not and have not engaged with the local community who at all times emphasized their support for the redevelopment of 123 Grove Park
- We sought to agree with the Citrus agent access for local residents to the site and for access for the London Wildlife Trust (LWT). These requests for access were made in good faith as the complexity of the documentation was such that residents could not properly assess the impact of the development without such access. This needed to be supplemented by a broader wildlife survey. These requests were never accepted; see emails attached to our original submission. Two local residents also had a meeting with the agent of Citrus to set up some sort of working party; this attempt failed. The Camberwell Society also tried to have a dialogue; this also failed.
- Citrus submitted an appeal with no reasons and their submission need not be sent to you until the deadline for residents' comments is passed. This would seem a serious weakness in the appeal process.
- The only document submitted by Citrus is, as far as we are aware, a Biological Record Search by GiGL dated one day before the closing date for appeals. As the preparation time of such reports is short we are tempted to conclude that it was an afterthought. We understand that for copyright reasons it is to be taken off the Southwark website and therefore residents cannot see it even though this is a key area for our objections. The only way we can properly get a copy is to commission GiGL to repeat the survey for us! We have done so.
- Since August last year when the application was rejected, we have had no approach from Citrus or its agent despite the fact that they are well aware of the routes into the local community.

Rowland R & Dr Christine E Sheard
185 Camberwell Grove, London SE5 8JS
02072747958

Rowland@sheard.info

21st. March 2012

**5 Grove Park,
Camberwell,
London.
SE5 8LT**

Telephone: 020-7733 1644 Fax: 020-7738 6608

E-mail: jo@silverleaf.co.uk

20 March 2012

The Planning Inspectorate,
3/10B Eagle Wing,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol. BS1 6PN

Dear Sir,

Appeal ref: **APP/A5840/A/12/2168042**
123 Grove Park, Camberwell, London. SE5 8LD

We live in Grove Park opposite the frontage of 123 Grove Park. We have previously submitted comments to Southwark Council on the planning application from which this appeal arises.

We support the Council's refusal of the application. As the reasons state, the proposed development would involve an unacceptable loss of mature trees from the conservation area and also loss of the general wooded character and woodland understorey of the site. As discussed this would also adversely affect the biodiversity of the site (it is noted that the ecological information submitted by the appellant is insufficient). A wooded area of this kind is rare in London and, once lost, cannot be replaced.

The appellant suggests that construction of the access road and houses through the wooded area can be carried out without significant damage to retained trees. This is not the case. As noted in the reasons, the construction works will inevitably damage a far wider ground surface area. The digging of trenches and pits for services and pumped drainage system will severely affect root systems. Access for construction at higher levels by scaffolding, cranes etc. will require cutting back of tree canopies.

Planning officers are concerned by the amount of roadway and owner/visitor parking proposed for the site. This is a consequence of the amount of building that is proposed for the grounds. Less development would require less infrastructure. As local residents, we note that there is already insufficient parking space in Grove Park during the week. The proposed development would reduce the on-street space by at least four current spaces (for new entrance width and car club space). Any development must be allowed to provide adequate car parking on-site for residents. Experience suggests that 4+ bed houses are likely to require two spaces and the flats one space each, total 17.

If the appeal is allowed, it should be subject to a condition on boundary treatments and landscaping. The open aspect to the frontage with Grove Park should be conserved with no front boundary treatment higher than one metre. Details of planting to the boundary to the Crescent should be specified to preserve privacy.

We wish to make representations at the Appeal Hearing.

Yours faithfully,

Joanne Welch and Michael Silverleaf

Kessler, Nick

From: BEARDSWORTH DAVID [d.beardsworth@ntlworld.com]

Sent: 20 March 2012 13:04

To: Team P3

Subject: PLANNING INSPECTORATE REFERENCE APP/A5840/A/12/2168042 (SITE AT 123 GROVE PARK, LONDON, SE5 8LD)

To The Planning Inspectorate

PLANNING INSPECTORATE REFERENCE APP/A5840/A/12/2168042

Comments from Mrs Kim Beardsworth and Mr David Beardsworth of 32, Grovelands Close, London, SE5 8JN on The Planning Inspectorate Reference APP/A5840/A/12/2168042 concerning the appeal by Citrus Healthcare Ltd against the decision made by Southwark Council to refuse planning permission for the proposed development of the site at 123 Grove Park, London, SE5 8LD. We own, and live at, 32 Grovelands Close, London, SE5 8JN which is situated on land directly adjacent to, and below the elevation of, the rear of the proposed development. We confirm all of our objections to the proposed development, set out in our email to Southwark Council of 29 June 2011, and request that they be taken into account by the Planning Inspector appointed to decide the appeal, along with the comments set out below.

Felling of a large number of mature trees which would "harm the ... amenity of adjoining properties"

We draw your attention to the fact that our continuing objections to the proposed development include, and closely reflect, the reasons Southwark Council refused to give planning agreement to the development application. In particular, we note Southwark Council refused planning agreement to the proposed development because

"The proposed development will result in the removal of an excessive amount of mature trees, in particular the grouping of trees on and near the building platforms of House 1 and House 2, which form the woodland to the rear of the site. The volume of trees removed would harm the open, green and intrinsic nature of the woodland to the rear of the site, the amenity of adjoining properties....."

rendering the development contrary to policies set out in The London Plan 2011, the Southwark Plan (UDP) 2007 and the 123 Grove Park SPD.

In our opinion our home (and, indeed, neighbouring homes) would be directly and adversely affected by the proposed tree felling. Our home (and neighbouring homes) is situated on land that is both adjacent to and below the elevation of the rear of the proposed development site, and is directly overlooked by the rear of the site. The removal of trees from the rear of the

site would result in a loss of amenity and privacy in our house and garden, would introduce intrusion and noise where we currently experience none, and would adversely alter the environment and character of Grovelands Close. (The construction of a viewing platform at the rear of the proposed development site, as the developers propose, would exacerbate the loss of amenity and privacy, the introduction of intrusion and noise, and the alteration of the character of Grovelands Close.)

The elevation of the rear of the proposed development site means that the view of the mature trees growing there can be seen from many homes in Grovelands Close, and, indeed, from many homes in the wider Camberwell area, and that view is, we believe, an intrinsic part of the character and identity of the whole area. The trees attract wildlife, not least different species of birds, which, in our opinion, reinforce that character and identity. The felling of the trees, being mature and established, and removal of the "open, green and intrinsic nature of the woodland to the rear of the site" would not only constitute a loss of amenity for our home, but would also adversely alter the character of Grovelands Close and the wider Camberwell area.

Viewing platform

Our 29 June 2011 email to Southwark Council set out our objections to the construction of a decked and seated communal viewing area at the rear of the proposed development site. As far as we are aware, these objections were not included by Southwark Council as reason for refusing planning agreement to the proposed development.

We request that our objections to the viewing platform be taken account of by The Planning Inspectorate in consideration of the appeal. Given the elevation of the proposed viewing platform, both adjacent to and looking down onto Grovelands Close, we believe one immediate view from such a platform would be the homes along the south boundary of Grovelands Close, where that border joins the rear of the proposed development site, including our home. We continue to object to the construction of the platform because we believe it would significantly compromise the privacy of our home (and neighbouring homes), introduce intrusion where none now exists and adversely alter the character of the environment of Grovelands Close.

Ground stability

We are not aware of the extent to which ground stability has been addressed by Southwark Council in consideration of the planning application. In our email of 29 June 2011 to Southwark Council we said that we believe that a ground stability report in respect of the proposed development site needs to be made available and assessed, and any appropriate actions taken, before any development takes place. The Southwark Plan for the future use and development of land in Southwark addresses water policy issues, and states that

"New developments should not result in an increase in surface run-off, which could result in increased flood and pollution." (Policy 3.9 Water).

We understand that concerns about ground stability were not given by Southwark Council as a reason for refusing planning agreement to the proposed development. However, we are still neither aware of any ground stability report in respect of the proposed development if it has been made, nor aware of any actions taken consequent upon such a report. If neither a report has been made, nor any necessary actions taken, then we confirm our objection to the proposed development on these grounds and request that The Planning Inspectorate take account of ground stability in consideration of the appeal.

Given the position of our home (and neighbouring homes), being both adjacent to and below the elevation of the rear of the proposed development site, we have concerns in respect of potential flooding and pollution, and the consequences of those events.

Appeal Process

We should be grateful if you would acknowledge receipt of our comments given in this email (and receipt of a copy of our email to Southwark Council of 29 June 2011 commenting on the planning application).

We should also be grateful if you would advise us of The Planning Inspectorate's decision on the appeal.

Thank you.

Yours sincerely

**MRS KIM BEARDSWORTH
MR DAVID BEARDSWORTH**

**32 GROVELANDS CLOSE
LONDON
SE5 8JN**

TELEPHONE NUMBER: 020 7733 8332

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The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website www.planning-inspectorate.gov.uk

For official use only
(Date received)

22-Mar-2012 17:52

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter sent out by the local planning authority or the start date letter for it.

Comments submitted after the deadline may be considered invalid and returned to sender.

Case Reference: **APP/A5840/A/12/2168042**

Address of site

Postcode

Grid Reference: Easting

Northing

Name

Acting On Behalf Of

In what capacity do you wish to make representations on this case?

What kind of representation are you making?

Please provide your representation below.

We are leaseholders of flats at 124 and 125 Grove Park and shareholders of the management company Grove Park (Camberwell) Ltd. We previously commented on the planning application submitted by Citrus Healthcare for 123 Grove Park, a neighbouring property with which we share a boundary who we note have recently submitted an appeal (APP/A5840/A/12/2168042) against the decision to refuse planning approval by the London Borough of Southwark.

We are writing to confirm that we support the rejection of the application. Despite being supportive of bringing 123 Grove Park back into use, we feel the proposals are deficient for a number of reasons and rather than re-state our position, we have copied our original letter to Southwark Council for your attention.

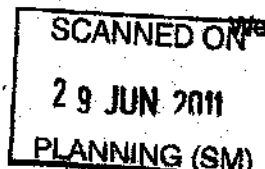
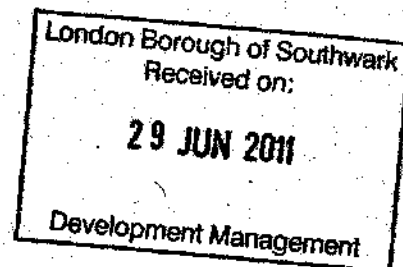
It is not clear on what grounds Citrus Healthcare wishes to appeal the decision made by Southwark Council and until they are made public it is obviously impossible for us to comment on them. We understand that there will now be a public hearing and we look forward to attending.

Louise Morgan (124A Grove Park)
Dominic Parker (124B Grove Park)
Karen Callaghan (124C Grove Park)
Mark & Lauren Watkins (124D Grove Park)
Jeremy Chubb & Daisy Riordan (125A Grove Park)
Andrew Mace (125B Grove Park)
Tushar Desai (125C Grove Park)
Damian Jensen (125D Grove Park)
Mike Lewis (125E Grove Park)

* The Documents Listed Below Were Uploaded With The Comments Form *

TITLE: Representation
DESCRIPTION: Original letter opposing app
FILENAME: 123 Grove Park Comments.pdf

Mr Gary Rice
Head of Development Management
Southwark Council
Regeneration & Neighbourhoods
PO BOX 64529
LONDON SE1P 5LX



Wednesday, 29th June 2011

Dear Mr Rice

We are writing further to our unacknowledged letter dated Wednesday, 15th June 2011 regarding planning application 10/AP/3751 (123 Grove Park).

Whilst we are not opposed to the future redevelopment of the site, we recommend that you refuse the current planning application for the following reasons:

1) The SPD for 123 Grove Park acknowledges that "there is scope for development in the backland area"; however the plans proposed in this application far exceed anything which might be considered acceptable by the Council's own planning framework.

The SPD states that development "will need to be unobtrusive and preserve the character of the conservation area" (our emphasis). Further, it states that the development should comprise a single building of a maximum of two storeys and that development should not be greater than the current footprint of the existing building.

The developer is proposing to build five houses, the footprint of which far exceeds that of 123 Grove Park – I would estimate that the footprint of houses four and five alone are of the area envisaged by the SPD.

2) We are concerned by the proposed extension to the east of the existing building. The extension is three storeys to the rear and two storeys to the front. We note that whilst the SPD does see scope for some extension, this is limited to only a single or two storeys.

We are also concerned that the construction of this extension would lead to immediate or future loss of the high quality yew tree (number 135 in the SPD's Appendix 4).

3) We note that the developer has carried out an ecological survey. We are confident that this survey is of limited value given the fact that no mention was made of either of the two ponds which are present within the overgrown woodland. We would request that the developer engage another organisation to carry out a full and proper survey.

4) The proposed development falls within the Camberwell Grove Conservation Area. Developments within a Conservation Area. Through the designation and enforcement of Conservation Areas, the Council seeks to 'preserve and enhance the character and appearance' of sites in need of protection. It is our opinion that the proposed development neither protects nor enhances the character and appearance of the site, which is worthy not only for the existing building but also the large formal garden and woodland area to the rear.

5) The proposal calls for the destruction of 83 trees. A feature of the area, and one noted in the Conservation Area designation, is the large number of trees. We consider it unacceptable that any development within this locality could proceed with such large scale tree removal. Like many local residents, we have at times experienced the negative consequences of

Grove Park (Camberwell) Ltd., c/o 124a Grove Park, LONDON SE5 8LD

having so many trees in the area, however we also keenly enjoy the positive benefits they bring both to ourselves and the environment.

We would like to point out that like many other local residents we are concerned by the lack of consultation on the part of the developer and the difficulty posed by obtaining planning information on your department's website. Representatives of Grove Park (Camberwell) Ltd. have met with other concerned local residents and will continue to cooperate in opposition to these plans.

We look forward to new plans being proposed which, after proper consultation, will enjoy the support of local residents and groups.

Yours sincerely

Carole Woddis (Company Secretary)

and on behalf of

Karen Callaghan
Tushar Desai
Damian Jensen
Andrew Mace
Daisy Riordan & Jeremy Chubb
Mark Watkins & Lauren Flynn
Mike Lewis
Greg Stewart & Melanie Krudy
Shelly Guest

SCANNED ON
29 JUN 2011
PLANNING (SM)

Comments to the Planning Inspectorate in respect of 123 Grove Park, London SE5 8LD

Dear Sir/Madam

We live at 42 Grovelands Close, a property lying directly north of the proposed development.

We feel very strongly that the proposed development should not go ahead in its current form and the large scale development should be revised and downscaled in line with the original SPD.

Water Run Off

In Grovelands Close, we have an existing, significant problem with water coming down the hill south of the close, where the proposed development would be situated. We raised this issue in our recommendations in the summer of 2012. However, there is no evidence in their appeal that the developers have undertaken to investigate or address this issue.

Loss of Trees

We continue to be highly concerned by the developers' plans in regards to tree loss, an issue which does not seem to have been addressed by the developers.

The loss of *any* trees in the area to the south of Grovelands Close may increase water flow down to our properties and affect drainage and potentially the structure of our properties and the private road. It may also lead to soil erosion and subsidence - which already affects nearby properties on Camberwell Grove. A full independent survey needs to be carried out before any development should go ahead at 123 Grove Park.

The primary objective for the SPD for 123 Grove Park is to "Ensure that new development maximises the social, economic and environmental potential of the site." The removal of 83 trees to the south of Grovelands Close will impact on the existing green canopy of trees which borders our properties and gives the area its character.

Local residents had a wild life report commissioned by LWT which stated:

Through scrutiny of the Design and Access Statement, approximately 90% of the existing open space (most existing trees excepted) will be impacted upon from this development proposal, dramatically reducing the amount of 'natural' greenspace occurring on site. This is to be replaced with a variety of green spaces but none shown in the Design and Access Statement are 'natural' in character but rather ornamental even though native species may be incorporated into these designs. Many of the existing trees will be retained but they will lose substantial ecological value when left in a landscape predominantly devoid of 'natural' occurring habitat.

On the basis of this report, I feel the green area which borders my property would be severely impacted upon by the proposed development, and am not convinced by the developer's conviction that they can build the development in its current form with minimal impact on the retained trees at 123 Grove Park.

Furthermore, at Grovelands Close we have concerns regarding the large platform/balcony indicated on page 15 of the developer's 'Landscape Design Statement' which would be adjacent to the south boundary of Grovelands Close. This image depicts a space largely clear of trees which again contravenes the SPD which states "*The leafy views towards the site from the north and south must also be retained. From the north, vistas of the green canopy that extends above the railway embankment at Grove Park can be seen along Wells Way, Wilson Road, Vestry Road, McNeil Road, and parts of Camberwell Grove. From the south, vistas of the green canopy can be seen looking north along Grove Park.*"

Destruction of a haven for wildlife in urban Conservation area.

The grounds of 123 Grove Park that are adjacent to my property provide a rare piece of wooded backland in south London which acts as a habitat for diverse wildlife, which as neighbouring residents we benefit from.

We feel that the developers have not undertaken a full enough assessment of the wildlife in the woodland and a full independent study needs to be made and assessed by Southwark Council.

Lack of community spirit on the part of Citrus Healthcare

There is a strong community spirit in our local area, and local residents have approached the developer in an attempt to discuss the plans, however, Citrus Healthcare have not been prepared to meet with and address the concerns of the local community.

Thank you for taking our comments into account.

Yours,

Paula Thornton and Christopher Gilbert

Kessler, Nick

From: Team P3
Sent: 20 March 2012 09:18
To: 'Paula Thornton'
Cc: PCS
Subject: RE: 123 Grove Park / FAO Nicholas Kessler

Dear Ms Thornton

I am unaware of your previous comments and I wonder if you are referring to comments made to the Council during the preceding application.

If so, then the Council ought to provide us with copies to place on file for the attention of the Inspector.

I am forwarding your query about the planning portal to the appropriate people and I assume that they will be in contact in due course.

Meanwhile, I can only suggest that your comments on the appeal make mention of your previous comments.

Yours sincerely,

Nicholas Kessler
Please reply to teamP3@pins.gsi.gov.uk

From: Paula Thornton [mailto:paula.thornton@yahoo.co.uk]
Sent: 19 March 2012 19:04
To: Team P3
Subject: 123 Grove Park / FAO Nicholas Kessler

Dear Nicholas

I'm writing in regards to 123 Grove Park ref. 2168042.
I'm trying to make my comments online, however the database isn't recognising the fact I made comments before. Can you tell me if this is important in regards to the appeal, and furthermore how I can address this?

Very many thanks for your help.
best wishes, Paula

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20/03/2012

*Mrs Paola Dazzan
Grove Park
London SE5 8LT*

RE: Comments to the Planning Inspectorate in respect of 123 Grove Park, London SE5 8LD
Reference APP/A5840/A/12/2/2168042/NWF

As an owner and resident of Grove Park (just across 123 Grove Park), I am writing to express my full support for the rejection by the London Borough of Southwark of the planning application submitted by Citrus Healthcare.

Although neither myself, nor anyone I know in the area oppose bringing 123 Grove Park into use and provide much needed accommodation, I am gravely concerned about the way Citrus Healthcare has handled both the application and this appeal for the following reasons:

- Up to now, Citrus did not and have not engaged with the local community who at all times emphasized their support for the redevelopment of 123 Grove Park.
- Although the local residents asked the Citrus agent to allow access to the site, and to allow the London Wildlife Trust (LWT) to access the site, our requests were never accepted. Furthermore, all attempts of local residents or The Camberwell Society to meet with a Citrus representative to set up some sort of working party have failed.
- Since when the application was rejected (August 2011), we have not been approached by Citrus or its agent despite the fact that they are well aware of the routes into the local community.
- Citrus submitted an appeal with no reasons and their submission need not be sent to you until the deadline for residents' comments is passed. This seems a serious mishandling of the appeal process.
- As far as we are aware, the only document submitted by Citrus is a Biological Record Search by GiGL dated one day before the closing date for appeals. I understand that for copyright reasons residents cannot see it even though this is a key area for our objections. Since the only way we could properly get a copy was to commission GiGL to repeat the survey for us, we have now done so.

I would also ask that the Inspectorate to note that while a comprehensive list of the local residents' objections had been provided to Southwark Council, they have neither acted on these nor commented on them, without explanation.

Therefore, I believe it is important to also summarise the original comments made to the planning application, as these seem not to have formed part of the decision to reject that the Council eventually made on 12 August 2011:

Transportation: It is unclear why the Council view is that the Car Club spaces should be reduced to one and that it should be on Grove Park. Moving car parking spaces into Grove Park exacerbates what is an already huge parking problem in this street for existing residents. Car Club Spaces in 123 Grove Park would surely be accessible to all.

In general, it appears that no comments have been made on the impact on parking in Grove Park and the surroundings, considering the likely car ownership of the families that will occupy 123 Grove Park.

Boundaries: The construction of a boundary fence is critical to the security and amenity of the residents of Grove Crescent, and therefore it only makes sense that discussions on this include residents.

In relation to the proposal of Citrus to create a 'gated community' in the area, this is to be rejected as 1) is not in keeping with the other properties, and 2) existing residents would not receive Council approval to suddenly raise their fences against what is current regulations (1 metre) and create gates.

Furthermore, we have previously raised the issue of noise pollution caused by electric gates that would need to be opened and closed by the many cars of 123 Grove Park residents (9 car parking spaces proposed only in front of the building, and others at the back).

I also abhor the reason provided in a residents meeting with the Citrus agent where we were informed that this would add value to the properties. Surely the Council would not accept this as a reason?

Construction of Dwellings to the Rear: This section supports the proposal to have several buildings to the rear and is in direct contradiction to the SPD for the site, which suggests that a single building would be the best. The statement provided by Southwark's officers ("*Indeed a single building may be more detrimental to the open parkland setting of the existing site and smaller sensitively designed pavilions may be more appropriate.*") is not properly explained or justified.

Impact on Trees: This section and the ones that follow show that on many grounds the tree strategy to be adopted is seriously defective, and it highlights the inadequacy of the environmental approach adopted by Citrus Health. This is clearly commented on in the LWT Report commissioned by us as local residents.

Ecology: It is clear from this section that a proper Ecological Assessment has not been carried out, as also evident from the above mentioned LWT report. We note that Citrus tabled a Biological Records Search as noted above. However as it is not accompanied by any conclusions it is difficult to know what it is intended to prove. It is clear from a revision of the documents, that the survey regarded various parts as a whole, more specifically: 123 Grove Park, the backlands of Grove Crescent and other backlands leading to a Site of Borough Grade II Importance for Nature Conservation, namely Grove Park Cuttings and Peckham Rye to East Dulwich Railsides. Furthermore, it is important to note that ten surveys mentioned, including this one, are dated 26 September 1994, which is well out of date.

While one does not intend to challenge the views of these surveys, one can only conclude that it is in the Council and the local residents interest to have a proper independent ecological survey of 123 Grove Park.

Waste disposal: The development is proposing a significant increase in the number of dwellings, and there is a general concern that the waste disposal plans are inadequate.

I trust the concerns of the local community will be taken into consideration, as this is our Council

Best regards

Mrs Paola Dazzan
Grove Park
London SE5

*Mrs Rita D'Agostino
Grove Park
London SE5 8LT*

RE: Comments to the Planning Inspectorate in respect of 123 Grove Park, London SE5 8LD
Reference APP/A5840/A/12/2/2168042/NWF

I am a resident of Grove Park (just across 123 Grove Park), I am writing to express my full support for the rejection by the London Borough of Southwark of the planning application submitted by Citrus Healthcare.

I am concerned about the way Citrus Healthcare has handled both the application and this appeal for the following reasons:

- Citrus submitted an appeal with no reasons and their submission need not be sent to you until the deadline for residents' comments is passed, and this is an important weakness in the process.
- It seems that the only document submitted by Citrus in the appeal is a Biological Record Search by GiGL dated one day before the closing date for appeals. I understand that for copyright reasons residents cannot see it even though this is a key area for our objections. Since the only way we could properly get a copy was to commission GiGL to repeat the survey for us, we have now done so.
- It is of concern that to date, Citrus has not engaged with the local community, although we have, at all times, emphasized our support to the redevelopment of 123 Grove Park.
- Also, although the local residents asked the Citrus agent to allow access to the site, and to allow the London Wildlife Trust (LWT) to access the site, our requests were never accepted. Furthermore, all attempts of local residents or The Camberwell Society to meet with a Citrus representative to set up some sort of working party have failed.
- In fact, since when the application was rejected (August 2011), we have not been approached by Citrus or its agent despite the fact that they are well aware of the routes into the local community.

I would also ask that the Inspectorate to note that while a comprehensive list of the local residents' objections had been provided to Southwark Council, they have neither acted on these nor commented on them, without explanation. I believe it would be good practice to do so.

Therefore, I would like to confirm the objections I made to the application originally submitted by Citrus to Southward Council. I feel it is also important to summarise the original comments made to the planning application, as these seem not to have formed part of the decision to reject that the Council eventually made on 12 August 2011:

Transportation: It remains unclear why the Council thinks that the Car Club spaces should be reduced to one and why this should be moved to Grove Park. Moving car parking spaces into Grove Park exacerbates what is an already huge parking problem in this street for existing residents. Car Club Spaces in 123 Grove Park would surely be accessible to all.

In general, it appears that no comments have been made on the impact on parking in Grove Park and the surroundings, considering the likely car ownership of the families that will occupy 123 Grove Park.

Boundaries: The construction of a boundary fence is critical to the security and amenity of the residents of Grove Crescent, and therefore it only makes sense that discussions on this include residents.

In relation to the proposal of Citrus to create a 'gated community' in the area, this should not be accepted as 1) is not in keeping with the other properties, and 2) existing residents would not receive Council approval to suddenly raise their fences against what is current regulations (1 metre) and create gates.

Furthermore, we have previously raised the issue of noise pollution caused by electric gates that would need to be opened and closed by the many cars of 123 Grove Park residents (9 car parking spaces proposed only in front of the building, and others at the back). This has also been ignored.

I also abhor the reason provided in a residents meeting with the Citrus agent where we were informed that this would add value to the properties. Surely this reason is not in the interest of the residents and would not make acceptance any easier.

Construction of Dwellings to the Rear: This section supports the proposal to have several buildings to the rear and is in direct contradiction to the SPD for the site, which suggests that a single building would be the best. The statement provided by Southwark's officers ("*Indeed a single building may be more detrimental to the open parkland setting of the existing site and smaller sensitively designed pavilions may be more appropriate.*") is not properly explained or justified.

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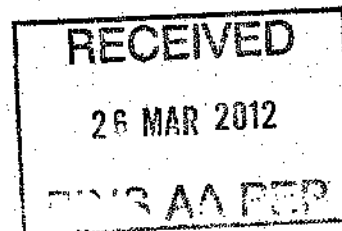
Waste disposal: The development is proposing a significant increase in the number of dwellings, and there is a general concern that the waste disposal plans are inadequate.

I trust you will consider these comments

Best regards

Mrs Rita D'Agostino
Grove Park
London SE5

Katherine Down & Andrew Harris,
110 Grove Park,
London, SE5 8LE



21 March 2012

The Planning Inspectorate,
3/10B Eagle Wing,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol. BS1 6PN

Dear Sir,

Appeal ref: APP/A5840/A/12/2168042
123 Grove Park, Camberwell, London. SE5 8LD

We write to support the Councils refusal of the above application.

While we would welcome the building at 123 Grove Park being brought back into use, we feel that the existing proposals are inappropriate.

We object to the size and nature of the proposed development. The impact on the area of removing 83 trees and erecting a substantial number of buildings will inevitably have an adverse effect on the environment.

A gated community is entirely out of character with the layout of Grove Park – adding value to the properties may be a benefit to the developer, but not the residents.

The impact on parking will be significant. Grove Park is already used by many commuters during the day.

Furthermore, we are extremely concerned by the reluctance of the applicant to engage with the residents, given the generally held view that the building should be brought back into use.

We concur with the detailed submissions of other residents who have written in great detail to the inspectorate, elaborating on the issues mentioned briefly above. Rather than impose a lengthy reiteration of their succinct and precise objections on the Inspectorate we would commend them to the Inspectorate and urge this appeal be refused.

Yours faithfully,

Katherine Down and Andrew Harris



Deputy chief executive's department
Planning
Development management (5th floor - hub 2)
PO Box 64529
LONDON SE1P 5LX

Mr D. Jones
The Ivanhoe Residents & Tenants Association
6 Ivanhoe Road
London
SE5 8DH

Your Ref:
Our Ref: 10-AP-3751
Contact: Fennel Mason
Telephone: 020 7525 5470
Fax: 020 7084 0347
E-Mail: planning.applications@southwark.gov.uk
Web Site: <http://www.southwark.gov.uk>
Date: 13/03/2012

Dear Mr Jones

Town & Country Planning Act 1990 (as amended)

Appeal by: Citrus Healthcare Ltd

Site at: 123 GROVE PARK, LONDON, SE5 8LD

SEE OVER

Proposed Development:

Change of use of existing building from training centre (D1 use) with ancillary office use to residential (C3 use) including the construction of a three storey side extension to create 7 residential units (comprising 1 x 1 bedroom, 1 x 2 bedroom, 3 x 3 bedroom and 2 x 4 bedroom units) and the construction of 5 detached dwellings (comprising 5 x 4 bedroom two storey units) to rear. The development will provide vehicular access and a total of 14 on-site car parking spaces, with storage for 20 cycles and associated waste storage. The development will require the removal of 83 trees and includes full landscaping of the site and is located within the setting of the listed buildings located at 124 and 125 Grove Park, and 163-183 Camberwell Grove).

The Planning Inspectorate Ref: APP/A5840/A/12/2168042

Start Date for this appeal: 05/02/2012

I am writing to you as you were previously notified by the council and/or submitted comments to the council on the application for the development referred to above. I now wish to advise you that an appeal has been made to The Planning Inspectorate against the Council's decision refusing planning permission for the development.

I would therefore like to advise you that if you previously sent comments on the application to the council before it was determined these will now be forwarded to The Planning Inspectorate and the appellant in accordance with the statutory appeals procedure.

The Inspector appointed to decide the appeal will take the comments you have already made on the application into account when making the decision. If you wish to confirm, add to, change or withdraw any comments you have already made you should do so now to The Planning Inspectorate and your comments will be taken into account by the Inspector.

If you did not previously comment on the application but would now like to you can send your comments to The Planning Inspectorate now and they will be taken into account by the Inspector.

If you wish to comment on the appeal you can use The Planning Inspectorate's online appeals service through the appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs - or you can send your comments in writing to:

The Planning Inspectorate
3/10B Eagle Wing, Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Please note the following when submitting comments to The Planning Inspectorate:

- The Planning Inspectorate may publish details of your comments on the internet, on the appeals area of the Planning Portal. Your comments may include your name, signature, postal address, telephone number or email address. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- You must quote the appeal reference number **APP/A5840/A/12/2168042** when commenting on the appeal.
- If commenting in writing you should send **3 copies** of your comments.
- Your comments must be received by The Planning Inspectorate by 23/03/2012. If your comments are received after this date they will not be taken into account.
- Your comments must be sent direct to The Planning Inspectorate and *not* to the council.
- If you want The Planning Inspectorate to acknowledge receipt of your comments you must ask them to do so.
- If you want to receive a copy of The Planning Inspectorate's decision on the appeal you must ask them to send you one.
- A copy of The Planning Inspectorate's booklet '*Guide to taking part in planning appeals*' is available free from the council on request or can be viewed on The Planning Inspectorate's website www.planning-inspectorate.gov.uk.

Appeals may be decided by one of three methods. These are by way of 'written representations', where the Inspector considers the written comments submitted by the interested parties; or by a 'hearing' or 'public inquiry' where the interested parties appear before the Inspector to give evidence. If this appeal is to be decided by the hearing or public inquiry method I will write to you again with the details of the date and venue for the hearing or public inquiry.

You can look at the documents relating to the appeal at our offices between the hours of 9.00am and 4.30pm Monday to Friday. These documents include the appellant's grounds of appeal and, when they are prepared, the council's and appellant's statement of case and evidence plus a copy of letters sent to The Planning Inspectorate by those notified of the appeal.

If you have any questions about the process or want further information about the appeal please contact the planning case officer Fennel Mason.

Yours sincerely

Gary Rice
Head of Development Management

FROM D. JONES (30/01/07)
% 6 IVANHOE ROAD
LONDON SE58DH
0207 753 2602

15TH MARCH 2012

To PLANNING INS.
BRISTOL

DEAR SIR OR MADAM

GRADUALLY THE CONSERVATION AREA IS BEING
DESTROYED THEREFORE A
DECISION MUST BE MADE BY PUBLIC INQUIRY.