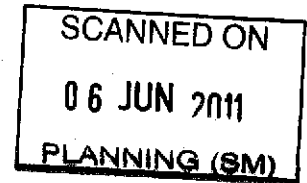


**5 Grove Park,  
Camberwell,  
London.  
SE5 8LT**

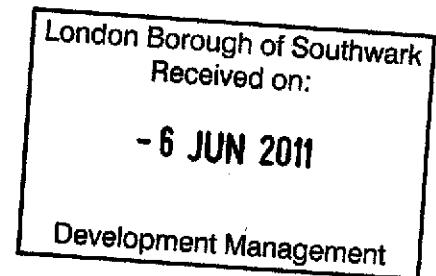
*Telephone: 020-7733 1644 Fax: 020-7738 6608*

*E-mail: [michael@silverleaf.co.uk](mailto:michael@silverleaf.co.uk)*



6 June 2011

Gary Rice,  
Head of Development Management,  
Southwark Council,  
Regeneration and Neighbourhoods,  
PO Box 64529  
London. SE1P 5LX



Dear Mr Rice,  
Planning application number 10/AP/3751  
123 Grove Park

We have noted that an application has been made for a very substantial development of this site. The public notice appears to have been placed on the site on 2 June 2011 giving a period of 21 days for comments and objections. The site is immediately opposite our house.

The site is one of considerable local importance and provides a unique and irreplaceable planning opportunity. It is essential that the best possible use is made of the site and that any new buildings constructed on it are designed to provide the maximum enhancement to the local environment.

It is apparent from documents on the council's website that the developers have been in discussions with the council's planning department since March 2010. Even a cursory examination of the design and access statement makes clear that the proposal will involve a major change to the frontage of the existing building and substantial building on the site to its rear leading to a considerable impact on the surrounding buildings and their occupants. Despite this, in contrast to the approach taken by the developers of the site at 17 Grove Park, no attempt has been made to consult the local residents or to explain to them the approach to the development. Given the extent of the proposed development and its potential impact on those around this site, this is disappointing.

There are hundreds of pages of documentation on the council's website relating to this application. Notwithstanding that the applicant has been in discussion with the council's officers for over a year, this material was only posted on the site within the last 5 days. It is clear that there have been many discussions between council

SCANNED ON

06 JUN 2011

PLANNING (OM)

officers and the applicant during which the council's officers have given extensive advice to the applicant and that that advice has been "slavishly followed": see the applicant's letter of 17 December 2010.

Now, local residents are given a period of 21 days to submit comments and objections. None of the council's advice to the applicant appears to be published on the council's website and we therefore have no idea what that advice was or whether it has indeed been followed.

In these circumstances the appearance of procedural unfairness is overwhelming. Local residents have a legitimate expectation of being properly informed about the council's activities in relation to important development sites and being given a reasonable period of time to marshal their resources, take appropriate legal and professional advice and formulate their comments on the proposal. Given that the applicant has had a period of more than a year to discuss and negotiate the terms of the application with the council, a period of 21 days with no explanation from either the applicant or the council of the discussions which have taken place and the reasons for the application taking its present form is completely unfair and unreasonable. It appears on its face to constitute a breach of the local residents' rights under Articles 6, 8 and 10 of the European Convention on Human Rights (whether or not the procedure is formally in compliance with domestic planning legislation).

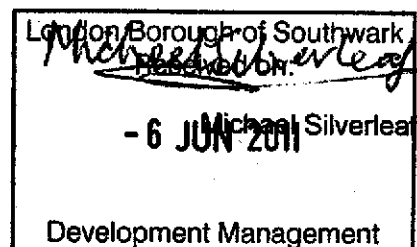
In these circumstances, we ask you to suspend processing of this application for a minimum period of 3 months to enable local residents to have a proper opportunity to take their own legal and professional advice on the application and to provide properly informed comments and, if appropriate, objections. We also ask you to require the applicant during this period to organise an appropriate consultation process with the local residents to include a formal presentation from the applicant and the council to the residents at a public meeting of the terms of the application, its potential impact upon the surrounding area and the advice (including the reasons for that advice) which has been given by the council to the developers.

We would point out that by taking the steps we suggest it is likely that the residents, having been properly informed and educated as to what is proposed, will be more constructively responsive to the proposals and that the further processing of the application will be less contentious. In all the circumstances we would therefore suggest that our proposal is likely to advantage all parties and lead to more amicable relationships between them.

Yours sincerely,

*Joanne Welch*

Joanne Welch



**McDougall, Susan**

SCANNED ON

08 JUN 2011

PLANNING (SM)

**From:** John.M.Bluett@met.pnn.police.uk  
**Sent:** 07 June 2011 11:34  
**To:** Planning.Applications  
**Subject:** RE: Consultation for Planning Application 10-AP-3751



Fennel  
 I have no issues with this application.

John Bluett CPDA

**From:** planning.applications@Southwark.gov.uk [mailto:planning.applications@Southwark.gov.uk]  
**Sent:** 01 June 2011 10:10  
**To:** John.Bluett@southwark.gov.uk  
**Subject:** Consultation for Planning Application 10-AP-3751

Your comments are requested within 21 days on the planning application detailed below. If no reply received within this time it will be taken that you have no comments to make on the application and I proceed to a decision on that basis.

#### APPLICATION FOR FULL PLANNING PERMISSION

**Application Number:** 10-AP-3751

**Site:** LAND TO REAR OF 123 GROVE PARK, LONDON, SE5 8LD

**UPRN:** 200003460258 Easting: 176098 Northing: 533247

#### Proposed development:

Change of use of existing building from training centre (D1 use) with ancillary office use to residential use) including the construction of a three storey side extension to create 7 residential units (comprising 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 (located within the setting of the listed buildings located at 124 and 125 Grove Park, and 163 Camberwell Grove).

The application form, drawings and supporting documents can be [viewed on the Council's web site by following this link.](#)

The case officer for this application is Fennel Mason, tel. no.: 020 7525 5470

**Gary Rice**

Head of Development Management

5th Floor Hub 2, 160 Tooley Street

Send your comments by email to: [planning.applications@southwark.gov.uk](mailto:planning.applications@southwark.gov.uk)

or in writing to:

Head of Development Management  
**attn: Fennel Mason**

08/06/2011

Regeneration & neighbourhoods  
Planning & transport  
Development management [5th Floor Hub 2]  
160 Tooley Street  
LONDON SE1 2TZ

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Ravenscourt  
185, Camberwell Grove  
London SE5 8JS

Tel: 020 7274 7958  
[Rowland@sheard.info](mailto:Rowland@sheard.info)  
[Christine@sheard.info](mailto:Christine@sheard.info)

SCANNED ON  
13 JUN 2011  
PLANNING (SM)

Gary Rice,  
Head of Development Management,  
Southwark Council,  
Regeneration and Neighbourhoods,  
PO Box 64529  
London. SE1 P 5LX

10 June 2011

Dear Mr Rice,

London Borough of Southwark  
Received on:  
13 JUN 2011  
Development Management

Planning application number 10/AP/3751 123 Gro

We are resident at the above address and therefore have an interest in the above application. This set of comments is preliminary and we expect to submit additional comments at a later date.

1. **Consultation Period** Firstly we strongly object to the short period allowed for consultation. This is a major site in a Conservation area whereby a major garden is being lost and there some 70 documents to download and study. Southwark planners have been involved in this for months; we deserve the same.
2. **Affected Parties** The website refers to 222 people being consulted. This is a less than helpful statement unless you say who they are. Who are they? Have you sent formal letters to the owners and freeholders in Grovelands Close? Have you sent letters to all the owners in 163 – 185 Camberwell Grove (some owners are non-resident)?
3. **The Process** The application process is seriously defective in a number of ways
  - The notice refers to Chrus Healthcare which should be Citrus Healthcare and it claims that the location is in Bermondsey and the community council is also given as Bermondsey
  - The documentation has been prepared without due care and attention. This could be argued as a means to frustrate proper consideration of the application by Southwark residents. For example,
    - a. The document known as Planning Statement 2011-04-08 is 38 pages, the first 12 of which are a scan which is partially unreadable, the next 2 pages relate to a development at 26 Glengale Road and the last 24 pages appear to be a repeat of the first 12 pages.
    - b. The 70 downloads with proper care could have been significantly reduced in number. Even with that the documentation is very badly organised and, without a guide, is in practice virtually unmanageable. Surely the Council should prepare a guide in such circumstances.
    - c. Many of the documents have been scanned and the Acrobat file put on the website without checking. The result is many pages are either upside down or sideways making reading on a computer not possible. It is quite likely that the applicant has electronic copies of the documents but presumably that has not been considered by the Council.

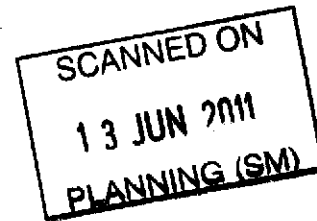
- d. Because of the volume of documentation those without a computer cannot properly assess the application as looking at it at the One Stop Shop is impractical. Hard copies should be made available on request.

Frankly the whole application for this important site has been put together without proper diligence and due regard for those affected by it.. At the very least the consultation period must be extended significantly to give us a proper opportunity to consider the application.

We can confirm that this document is not confidential.

Yours sincerely,

Christine & Rowland Sheard  
By Email



SCANNED ON  
13 JUN 2011  
PLANNING (SM)

Paola Dazzan  
Carmine Pariante  
3 Grove Park  
London SE5 8LT  
Paola.dazzan@kcl.ac.uk  
Carmine.Pariante@kcl.ac.uk

Gary Rice,  
Head of Development Management,  
Southwark Council,  
Regeneration and Neighbourhoods,  
PO Box 64529  
London. SE1 P 5LX

London Borough of Southwark  
Received on:  
13 JUN 2011  
Development Management

Planning application number 10/AP/3751 123 Grove Park

We are resident at the above address and therefore have an interest in the above application. This set of comments is preliminary and we expect to submit additional comments at a later date.

First, we are incredibly frustrated that we have become aware of the above application by our neighbors, rather than the Council. We are resident of a property that is exactly across from 123 Grove Park, and therefore are concerned about our parts in this major redevelopment. Yet, we have not been approached directly about it. Would you clarify which residents in Grove Park have been approached in your consultation?

Second, it is completely unreasonable to expect comments on such a major application within what is now less than 21 days. The documents presented are extensive, as the changes proposed. We therefore ask for the deadline to be extended.

We are extremely concerned about the changes that this development will bring, if allowed to go ahead in its current format, to what is a conservation area. We will write again to this respect with detailed comments.

In the meantime, we respectfully ask that the deadline is extended and parties concerned asked for an opportunity to comment.

We confirm this is not a confidential document

Regards

Paola Dazzan  
Carmine Pariante

**McDougall, Susan**

---

**From:** Mason, Fennel  
**Sent:** 13 June 2011 15:39  
**To:** Planning.Applications  
**Subject:** FW: 123 grove park application  
**Importance:** High

10-ap-3751

please log as representation for this application

London Borough of Southwark  
Received on:  
**14 JUN 2011**  
Development Management

---

**From:** Pariante, Carmine [mailto:carmine.pariante@kcl.ac.uk]  
**Sent:** 09 June 2011 22:22  
**To:** Dazzan, Paola; Mason, Fennel  
**Cc:** jo@silverleaf.co.uk; Michael Silverleaf  
**Subject:** Re: 123 grove park application  
**Importance:** High

SCANNED ON  
**14 JUN 2011**  
PLANNING (SM)

Dear Sir or Madam

I also live in 3 Grove Park and found the situation truly unsatisfactory. This is a major changes in the live of the area and we will need to provide a coherent assessment of the situation. I am prepared to talk to the local Labour Council member or even the local Labour MP if needed

With best regards

Carmine Pariante

---

**From:** "Dazzan, Paola" <paola.dazzan@kcl.ac.uk>  
**Date:** Thu, 9 Jun 2011 11:43:42 +0100  
**To:** "fennel.mason@southwark.gov.uk" <fennel.mason@southwark.gov.uk>, Carmine Pariante <carmine.pariante@kcl.ac.uk>  
**Cc:** "jo@silverleaf.co.uk" <jo@silverleaf.co.uk>, Michael Silverleaf <michael@silverleaf.co.uk>  
**Subject:** 123 grove park application

Dear Mr Mason,

I am a resident of Grove Park, SE5. Thanks to one of my neighbours, I have become aware of the planning application submitted for development of the property at 123 Grove Park. I am really unhappy about the fact that, as a neighbour (our property in in fact just across 123) on which the redevelopment will have enormous impact, I was not directly notified by the Council of such application.

This is very unsatisfactory, as I understand that the deadline for representations is 21 days from the 2nd of June. The application is a major and complex one, which will require time to be examined because of the major potential impact on our area. I am now writing to ask that this deadline be extended to give us more time for inspection, particularly since the Council has yet to give us direct notification of the application.

I would be most grateful for your consideration  
Regards

Dr Paola Dazzan  
3 Grove Park  
London SE5 8LT



**McDougall, Susan**

---

**From:** Ellen Percival [borealis.moth@gmail.com]  
**Sent:** 13 June 2011 14:34  
**To:** Planning.Applications  
**Subject:** 123 Grove Park

London Borough of Southwark  
Received on:  
**14 JUN 2011**  
Development Management

Re: Application 10/AP/3751

From: Ellen Percival and Ava Ireland  
174B Camberwell Grove  
London  
SE5 8RH

Comment: We have serious concerns about this application on the basis of its effect on local ecology. Part of the surrounding area's appeal is its woodland feel, despite the fact that it is made up of residential streets. This derives not only from the many mature trees, but the large numbers of birds, from a wide range of species, some uncommon in urban environments. For example, we have heard and seen woodpeckers, nightingales and wrens. We have also seen stag beetles on and around Camberwell Grove in the summer months. Stag beetles require dead wood in which to lay their eggs. The larvae then feed on this wood for several years before reaching maturity. Stag beetle numbers have been declining in many areas of Britain and the species is protected, listed on Schedule 5 of the Wildlife and Countryside Act 1981, with implications for planning processes. It seems highly likely that the land behind 123 Grove Park is an essential habitat for these species and more. Similar areas are already in decline in the neighbourhood, for instance following the building of three new houses on Stories Mews. Without the wooded area at 123 Grove Park we strongly suspect that biodiversity would suffer, negatively impacting local species and altering the atmosphere of the neighbourhood.

SCANNED ON  
**14 JUN 2011**  
PLANNING (OM)

**Roberts, David**

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**From:** Dick Cooper [dickcoop@googlemail.com] on behalf of Dick Cooper [dick@cooperpost.com]  
**Sent:** 19 June 2011 09:44  
**To:** Planning.Applications  
**Subject:** Planning application 10/AP/3751

The commitment to energy reduction is to be welcomed. However, the development could be improved further:

1. Using an air source heat pump to provide hot water is possible, but means that the pump is far from peak efficiency. A better route is to use the ASHP to provide heating, where the water for under-floor heating is at maybe 35 degrees and the ASHP is running efficiently. A combination of solar hot water panels and backup from a small gas boiler would work well for the provision of hot water.
2. There is no mention of rainwater harvesting. To install such a system at the beginning is relatively cheap and would cut the use of mains water by 50%. The rainwater can be used for flushing WCs and washing clothes, with automatic top-ups from mains water during periods of drought.
3. There is also no mention of PV panels for electricity generation. It would seem that there will still be plenty of trees on the site, which would reduce the efficiency of such panels on the 5 houses, but even a reduced generation would be useful. The south-facing roof of the large block of flats would be ideal for PV.

Dick Cooper  
49 Camberwell Grove  
SE5 8JA  
020 7771 8100

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London Borough of Southwark Received on:  <b>20 JUN 2011</b>  Development Management
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Mr Gary Rice  
Head of Development Management  
Southwark Council  
Regeneration & Neighbourhoods  
PO BOX 64529  
LONDON SE1P 5LX



Wednesday, June 15, 2011

Dear Mr Rice,

We note that a planning application has been submitted for the redevelopment of 123 Grove Park and that comments and submissions are requested by 29th June 2011.

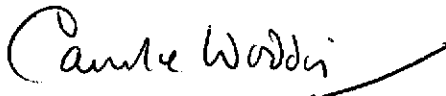
123 Grove Park is an extensive site located within an important Conservation Area and amongst numerous Listed Buildings. The redevelopment of both the building and its grounds are of great importance and local residents and organisations have an obvious interest in taking part in the consultation process.

Shareholders of Grove Park (Camberwell) Ltd. (the owners and leaseholders of the ten flats at 124 and 125 Grove Park) have been in discussions with officers from Southwark Council's Planning Department since the publication of the EIA screening opinion in early 2010 but we have been prevented from commenting until this time. Given that considerable assistance has been provided by Southwark Council and the length of time that the developer has had to seek legal and professional advice to refine his plans, we are disappointed that local residents and groups have only 21 days to obtain, consider and reply to hundreds of pages of technical documents.

We wish to point out that the approach taken by the developer is at odds with that chosen by the developers of other local projects, namely 17 Grove Park and the Mary Datchelor developments. Both projects were undoubtedly improved by the involvement of the local community.

Given all of the above, we request that with immediate effect you suspend the Consultation Process for three months in order to allow local residents and groups to properly reply to the application.

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

Mr Gary Rice, Head of Development Management,  
Southwark Council,  
PO Box 64529,

160 Tooley Street,

London SE1 5LX

171 Camberwell Grove

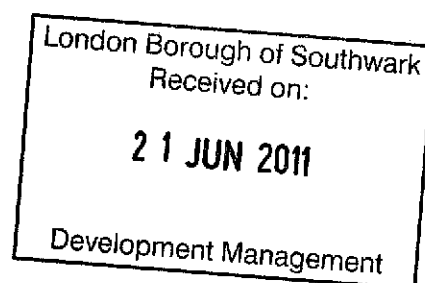
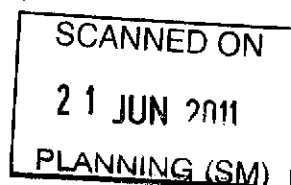
London

SE5 8JS

20<sup>th</sup> June 2011

**STATEMENT OF OBJECTIONS**

Without prejudice and reserving all rights



Dear Mr Rice

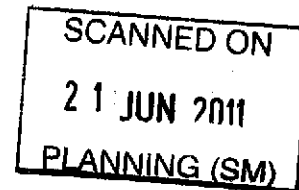
I am writing to object to the planning application in relation to 123 Grove Park in relation to the following items:

1. 171 Camberwell Grove is Grade II listed building and the house proposed at the end of our land will be within the close vicinity of 171 Camberwell Grove. This should not be allowed as it is against planning principles for Grade II listed buildings and the Camberwell conservation zone.
2. In the original planning application you do not mention that 171 Camberwell Grove is a listed building.
3. This was mistake/omission has led the proposed developer to assume that they can build a house right up against the dividing line between our land and the land of 123 Grove Park as they think it does not breach listed buildings consent. That is not the case and we intend to pursue this point vigorously.
4. There are two lime trees at the bottom of our fence that you will retain but the building works proposed will be built over the root balls of these two trees and will damage them.
5. There is a large ash tree on the land of 123 Grove Park just beyond the two lime trees that will have to be cut down approximately 3 metres from the boundary fence. We understand that this tree has a tree protection order and must not be cut down. It will destroy valuable wild life habitat.
6. You state that the end of the gardens is just a path way but that is not the case. We have built a shed and a sitting area with decking right up to the fence after the pathway that allows a right of way across the land of 171 Camberwell Grove.
7. 171 Camberwell Grove land extends up to the boundary fence. Therefore the new proposed building will invade our privacy of enjoying the use of our land.

8. We object to the number of houses in total being built in the land of 123 Grove Park. We understand that the original permission was to refurbish the original building and allow another joined set of units in the footprint of the original property. The five separate dwellings proposed are not therefore permitted.
9. The development in size, style and density is not consistent with the Victorian and Georgian houses in the area.
10. We have a wood pile area by the back fence along the boundary with the 123 Grove Lane property under the decking with Stag beetles and your development will interfere with their habitat.

Yours Sincerely

Nicola Wilson



Mr Gary Rice, Head of Development Management,  
Southwark Council,  
PO Box 64529,

160 Tooley Street,

London SE1 5LX

171 Camberwell Grove

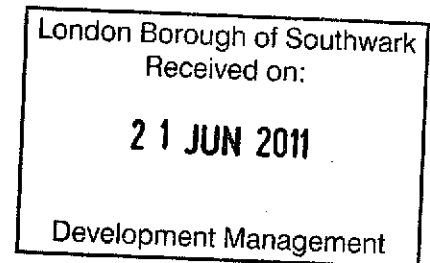
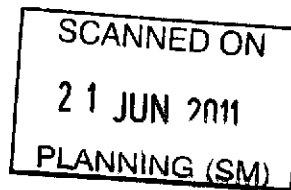
London

SE5 8JS

20<sup>th</sup> June 2011

**STATEMENT OF OBJECTIONS**

Without prejudice and reserving all rights



Dear Mr Rice

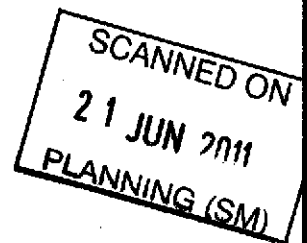
I am writing to object to the planning application in relation to 123 Grove Park in relation to the following items:

1. 171 Camberwell Grove is Grade II listed building and the house proposed at the end of our land will be within the close vicinity of 171 Camberwell Grove. This should not be allowed as it is against planning principles for Grade II listed buildings and the Camberwell conservation zone.
2. In the original planning application you do not mention that 171 Camberwell Grove is a listed building.
3. This was mistake/omission has led the proposed developer to assume that they can build a house right up against the dividing line between our land and the land of 123 Grove Park as they think it does not breach listed buildings consent. That is not the case and we intend to pursue this point vigorously.
4. There are two lime trees at the bottom of our fence that you will retain but the building works proposed will be built over the root balls of these two trees and will damage them.
5. There is a large ash tree on the land of 123 Grove Park just beyond the two lime trees that will have to be cut down approximately 3 metres from the boundary fence. We understand that this tree has a tree protection order and must not be cut down. It will destroy valuable wild life habitat.
6. You state that the end of the gardens is just a path way but that is not the case. We have built a shed and a sitting area with decking right up to the fence after the pathway that allows a right of way across the land of 171 Camberwell Grove.
7. 171 Camberwell Grove land extends up to the boundary fence. Therefore the new proposed building will invade our privacy of enjoying the use of our land.

8. We object to the number of houses in total being built in the land of 123 Grove Park. We understand that the original permission was to refurbish the original building and allow another joined set of units in the footprint of the original property. The five separate dwellings proposed are not therefore permitted.
9. The development in size, style and density is not consistent with the Victorian and Georgian houses in the area.
10. We have a wood pile area by the back fence along the boundary with the 123 Grove Lane property under the decking with Stag beetles and your development will interfere with their habitat.

Yours Sincerely

Duncan Wilson



**181 Camberwell Grove**

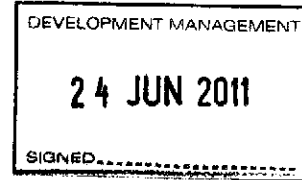
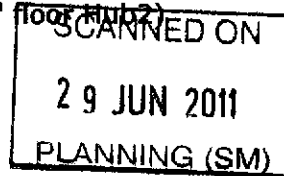
**London SE5 8JS**

Tel: 020 7274 1400

22. 6. 2011

Gary Rice  
Head of Development Management (5<sup>th</sup> floor #1152)  
PO Box 64529  
London SE1P 5LX

Your Ref: 10-AP-3751



Dear Mr Rice

I write as the owner of 181 Camberwell Grove, London SE5 8JS in response to your letter of 6.6.11 concerning planning permission in respect of 123 Grove Park, London SE5 8LD.

While some development/redevelopment of 123 Grove Park is long overdue and to be welcomed I strongly object to the scale of the proposed development on the following grounds:

1. The application includes building over a garden and if approved the Council will have ignored a recent Government statement (9 June 2010) to prevent overdeveloping of neighbourhoods and "garden grabbing".
2. The Supplementary Planning Document calls for one two storey building in the backlands. There are now five proposed which is unacceptable. Three of the houses described are two storey and contravene planning guidelines.
3. From a noise perspective the siting of a children's playground (described on the plans as 'Pleasure space') by the Grove Crescent back boundary is unacceptable. Relocation on the east side of the area is suggested.
4. The ecology of the site has not been considered in sufficient detail. If we submit our own survey will it be considered? Realistically this is unlikely to be available before 29 June 2011.
5. The destruction of 83 trees is contrary to Council policy to preserve all trees in the conservation area.
6. Any proposed lighting at the back of the development is unacceptable unless switched off at night - no later than 10.30pm - and not switched on before 7.30 am each day.
7. The entire proposal is out of keeping with general Edwardian features of Grove Park. A gated development; solar panels; the height and and make up of boundary fences/walls being but three examples.

Clearly planning permission cannot be granted on the current proposal of 123 Grove Park and I look forward to hearing from you accordingly.

Yours sincerely,

John Lavelle OBE



**McDougall, Susan**

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**From:** Nicky Hirst [studio@nickyhirst.co.uk]  
**Sent:** 22 June 2011 22:05  
**To:** Planning.Applications  
**Subject:** Comments on application 10/AP/3751

London Borough of Southwark  
Received on:  
**23 JUN 2011**  
Development Management

Dear Fennel Mason

We live at 12 Grove Park, London SE5 8LR and are concerned about the application for planning permission for the land to the rear of 123 Grove Park, London SE5 8LD.

In our opinion it does make sense to develop and refurbish the existing building into residential units. However, the further construction of 5 detached houses with parking etc causing a loss of 83 trees seems inappropriate and immoral in a conservation area.

We moved to the area 10 years ago because it is filled with trees, gardens, birds, bats and foxes. The mature trees are spectacular and create the profile of the streets. If the green frontage and background greenery of the woodland around 123 Grove Park were to be removed for housing and car parking wouldn't it contradict Southwark's policy of 'protecting nature reserves, woodlands, wildlife and trees'?

We look forward to hearing from you.

All the best  
Nicky Hirst and Mark Francis

**NICKY HIRST**  
studio@nickyhirst.co.uk

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23 JUN 2011  
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**Planning Application no. 10-AP-3751**  
**123 Grove Park, SE5**

London Borough of Southwark  
Received on:

**24 JUN 2011**

**Comments by Joanne Welch and Michael Silverleaf, residents of 123 Grove Park**

Development Management

1. Introduction

There are three main aspects to the proposal:

- a) refurbishment of the existing building and conversion into flats
- b) construction of large 2/3 storey extension to east side
- c) construction of five new houses in the grounds with access road and associated effect on wooded green space and wild life.

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The merits of these three aspects can be debated separately. It should be noted that new build is generally much cheaper than refurbishment of an existing building. Planners should require a condition that refurbishment of the existing building is completed as phase 1 of any development before any new build can commence. This would prevent a developer from doing the easy bits first and possibly never getting round to restoring the existing building!

**recommendation:**

Planners should require a condition that refurbishment of the existing building is completed as phase 1 of any development before any new build can commence.

2. Setting and Frontage

The site of 123 Grove Park lies adjacent the listed buildings 124/5 Grove Park and the gardens of the Crescent in Camberwell Grove but the building itself is architecturally of a piece with the group of red-brick houses opposite, e.g. nos. 4, 5 and 58 Grove Park. It is built of the same brick, in a similar "Edwardian" style and with a similar front garden setting. An important feature of 123 Grove Park and the houses opposite is that they are all set behind deep open front gardens bounded only by low fences and soft planting. This forms an important and coherent feature on all sides of the T - junction of the northern and western arms of Grove Park.

Our understanding is that specific planning permission is required for any front garden boundary fence/wall/railings which are higher than one metre. No permission should be given for any front boundary treatment that would be out of keeping with those of the houses opposite. When considering the allowability of any such treatment planning officers might find it helpful to consider whether they would also permit a similar treatment around the front gardens of any of 4, 5 or 58 as preserving

or enhancing the character of this part of the conservation area. The answer is obviously not. That being so, then it is clear that such a treatment of the frontage of 123 should be rejected.

Consideration of the Design and Access Statement submitted with the application shows a front boundary consisting of a wall topped with railings, two high (closed) iron pedestrian gates and high brick pillars around the vehicle entrances, presumably intended to support electrically operated car gates as the Statement refers to a "gated community". Such features are not in keeping with the "Edwardian" garden setting of this part of the conservation area. It will not preserve or enhance the character of the conservation area to give the impression, or actuality, of a gated community in its midst. This would be the effect of high railings and gates. To avoid an adverse effect on the streetscape only a low front boundary treatment should be permitted.

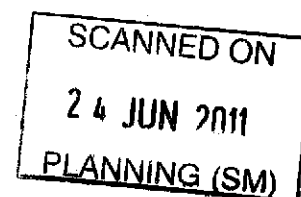
If greater security is thought necessary for the rear garden of 123 Grove Park the appropriate place for a higher boundary would be back at the building line where the rear garden begins. This would be in keeping with the nearby "Edwardian" houses which only have higher boundaries around exposed rear gardens.

The plans for the front garden area include a large cycle rack within a low brick enclosure and having a roof over the top. It is not appropriate for a roofed structure to be forward of the building line. While the provision of cycle facilities is to be welcomed a better place for this would be to the east side of 123 Grove Park where the current outbuildings are. If the applicant were not proposing such a wide extension to the building there would be plenty of space to put the cycle facilities there. Indeed, for proper security, it would be better if a completely enclosed lockable cycle shed were built at the side for the use of residents.

Any external lighting for paths and driveways should be low level and preferably turned off at night (see bat survey 4.1.2). Also, there should be no floodlighting of the frontage of the existing building. The front of the refurbished Mary Datchelor building at the bottom of Camberwell Grove is floodlit but such lighting would not be appropriate for this more rural setting.

**recommendations:**

- a. any front boundary treatment and gates should be no more than one metre high
- b. if there is to be a higher boundary wall or fence for security purposes it should be behind the existing building line
- c. cycle rack/shed should be moved to side of building behind the building line



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d. planners should require a condition about external lighting e.g. that there should be no floodlighting of the building and that any lighting for paths and driveways should be low level.

### 3. Alterations to Existing Building

The plans for the proposed main building show the addition of a large solid enclosed portico to the front door which projects several feet forward of the existing building and building line. It is not clear why this is necessary. Such a feature is not in keeping with the existing building or the nearby "Edwardian" buildings e.g. 4, 5, 58, 9 and 10 Grove Park. The standard entrance treatment for these buildings is a front door recessed behind a roofed front entrance arch, that arch being in line with front wall of the building, and usually with steps up to the entrance. This is currently the case for 123 Grove Park. The addition of a large projecting portico will not preserve or enhance the character of the conservation area. However, there may be some scope for removal or replacement of the tired canopy which has been added above the entrance.

In fact, section 3.1 (page 8) of the Design and Access statement itself states that the existing porch is a feature that should be retained. Despite this the plans show it obscured by the projecting portico.

#### **recommendation:**

Plans should be revised to remove the proposed entrance portico which protrudes forward of the building line.

### 4. Extension

The plans propose the addition of a large extension to the east of the building to provide "house B". This is three storeys at the rear and a tall two storeys at the front. The extension is also very wide and includes a large projection which extends further eastwards. While the Supplementary Planning Document (SPD) for the site does envisage some scope for potential extension to the existing building (section 7.20) it states that this should be only a single or two storey building. The proposed extension is far larger. The addition of such a large and high extension does not allow the existing building to "speak for itself" but rather creates a single much wider massing.

Further, a large extension will adversely affect the leafy setting of the conservation area and views looking north from Grove Park contrary to policy 3.18 of the Southwark Plan and para 7.3 of the SPD.

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Note also that the existing building already towers over the formal lawn and rear gardens of the site because the land falls sharply away at the rear. The addition of a further high extension to the east will exacerbate this effect and reduce the amenity for occupants of any new houses constructed in the grounds.

The SPD is concerned to note the high quality yew tree to the east of the existing building and states that this should be protected. The proposed extension goes right up to the important yew tree and indeed its eastern projection forms an "L" around it. This is of concern for two reasons. Firstly, digging the foundations for the ground floor of the extension would damage the root protection zone. (We note that the basement is a little further away but still fairly close.) Secondly, when completed the yew tree would be too close to the building to be appreciated or to thrive or, if it did manage to remain healthy, would crowd the building.

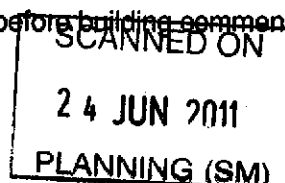
The current approach of insurance companies to trees near houses should also be noted. It is now common for insurance companies to refuse to insure where a mature tree is near a building unless that tree is either felled or subject to regular pruning which often then disfigures the natural form of the tree. If an extension is permitted too close to the yew tree then that tree will be at constant threat from the requirements of insurers.

Attention has obviously been given to ensuring that the proposed extension includes detailing which is in character with the existing building and this is to be welcomed. It is noted, however, that it appears to include a first floor balcony facing eastward. Such a feature is not consistent with the existing building or with any of the surrounding "Edwardian" buildings, none of which were designed with balconies. This does not preserve or enhance the conservation area.

The applicant's intention to produce a high quality extension is noted. If this is to blend well with the existing, the bricks used will be of paramount importance. They should be of high quality to match the existing and those of related buildings e.g. 4, 5 and 58 Grove Park. The proposed bricks should be approved by planners before work commences.

**recommendations:**

1. the proposed extension contravenes the SPD. The plans should be revised to take account of the comments above about the size and nature of the extension (too wide and too high) and about protection of the yew tree
2. planners should require that samples of the bricks to be used for the extension should be submitted to them for approval before building commences



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5. Grounds

The grounds of 123 Grove Park provide a rare piece of wooded backland in south London which acts as a habitat for diverse wildlife. Because of its size the SPD accepts that there may be scope for some development in the backland provided that this is unobtrusive and preserves, or preferably enhances, the character and appearance of the conservation area. The SPD envisages a single building of a maximum two storeys with footprint no greater than 123 Grove Park as existing ( see para 7.3), that is, roughly the size of the proposed houses 4 and 5 alone. The proposal for development of the backland is far greater than that stated in the SPD and should not be permitted.

It is our understanding that permission is required for the pruning or felling of any tree in a conservation area. We assume that council tree offices are being consulted and that they will assess not only the environmental value of each individual tree proposed to be felled but also the overall contributions of groups of trees of all quality to the environment of the conservation area. As the wooded backland is at threat from proposed development we suggest that high quality trees in it should be protected by Tree Preservation Orders. Trees of moderate quality and groups of lesser trees which overall contribute positively to the environment should be noted to ensure that permission is not given to fell them and that any development is kept a safe distance from them and their root protection zones.

The planning statement submitted by the applicant says that "the footprints of each house are determined by the surrounding treeroots" and that as "several of the trees have low hanging canopies" flat roofs are appropriate (para 7.29). The fact that the houses have had to be shaped to fit between root protection zones and tree canopies suggests that they are in fact too close to many trees. How is a normal builder going to manage to move his plant around and construct these buildings without causing damage to the nearby trees? How will it be possible to insure these houses without an insurer requiring further felling or pruning of the very trees that are supposed to be retained (see para 4 above)?

If any permission to build in the grounds is given it is very likely that some trees may inadvertently be damaged during works by even the most careful builder. We would suggest that a list and plan of all the trees to be retained is drawn up and that there should be a condition attached to any permission that any such trees damaged or lost during construction should be replaced with equivalent semi-mature specimens (see SPD para 7.3). The applicant should also be required to provide a protocol for any construction works in the grounds to ensure they can be carried out without damage to mature trees which are being retained and their root protection zones.

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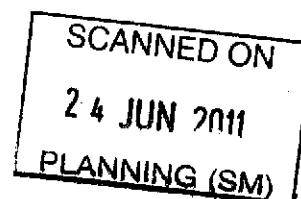
The planning statement says that a "no-dig" road is proposed within the site presumably to minimise further damage to root protection zones. But the act of constructing such an access road, as well as houses and proposed landscaping, would still require heavy builder's plant to drive around the site levelling, digging foundations and delivering materials and this will inevitably cause damage to roots and compaction of soil. Deep trenches will also have to be dug to lay electricity, gas and water supply pipes and to provide mains sewerage. What routes are these services going to follow to avoid significant damage to tree routes? We have not found anything in the present application documents indicating that attention has been given to the routing of services and their consequences. Before any further consideration can be given to this application, the applicant needs to submit a proposal for service trench digging and routing explaining how tree root damage is to be avoided.

The backland of 123 Grove Park currently provides important habitat for diverse species including bats and stag beetles. Planners should require appropriate measures to safeguard the habitat of these creatures. For example, any lighting in the grounds should be low level and kept to a minimum (see bat survey 4.1.2). Stag beetles have been seen in the grounds which, in their current condition, provide such creatures with an ideal habitat. Stag beetles are a protected species and no development should be allowed which will disturb their habitat of dead wood.

Until at least 2002 there was a pond within the grounds and, as no significant garden maintenance has been carried out since then, we assume it is still there. It had been enclosed with a small fence to prevent children falling in and was in an area well-supplied with brambles which tended to grow over it if not kept in check. It is likely that this is within the part of the grounds referred to as "impenetrable" in the ecology survey. The fact that the pond cannot easily be seen does not prevent it from supporting myriad pondlife. Certainly the grounds used to support many frogs and toads. Before any planning permission to build in the grounds is permitted a proper evaluation of the pondlife currently supported should be undertaken including to check for newts (see SPD para 7.8). Any such evaluation should of course be undertaken in a sensitive manner causing as little disturbance as possible.

**recommendations:**

- a. The SPD states that any development should comprise only a single building, maximum two storeys with total floorplan no greater than the existing building. Planners should not permit more than this.
- b. Permission is required for the felling of any tree in a conservation area. Council tree officers should assess the environmental value of each tree proposed to



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be felled and the overall contributions of groups of trees of all quality to the environment. High quality trees should be protected by tree preservation orders. Trees of moderate quality and groups of lesser trees which overall contribute positively to the environment should be noted.

c. A list of trees to be retained should be drawn up and there should be a condition that any such trees damaged or lost during construction should be replaced with equivalent semi-mature specimens.

d. Applicant should provide a protocol for any construction works in the grounds, including laying of services, to ensure they can be carried out without damage to mature trees which are being retained and their root protection zones.

e. Planners should require appropriate measures to safeguard the habitat of the bats, stag beetles and other diverse wildlife on site (see policy 3.28 of Southwark Plan).

f. Applicant should carry out an ecology survey of the pond (currently shielded behind brambles/undergrowth) (see policy 3.28).

g. Any lighting in the grounds should be low level and kept to a minimum.

#### 6. New Buildings

We have not had time properly to consider or comment on the architecture of the proposed new buildings. As a preliminary matter we would point out that this is a unique landmark site in a Conservation Area. If any new build is to be permitted on a site of this importance, it should be of an outstanding design commensurate with the surroundings and which has the ability to enhance a very attractive local environment (policy 3.16 of Southwark Plan).

#### 7. Parking

We live at 5 Grove Park which is directly opposite 123 Grove Park. We have read the parking survey carried out by Steer Davies Gleave (Steer) in the report dated September 2010. For the reasons given below the parking survey detailed in this report is of no value and must be repeated if any reliable findings are to be obtained.

1. The first survey was carried out on 4<sup>th</sup> August which is during the peak summer vacation period when many residents were away on holiday. (It is not clear whether this was 4<sup>th</sup> August in 2009 or 2010.) So this cannot provide an accurate assessment of the parking requirement between 16.00 and 20.00 at any other time of year.

2. Grove Park is roughly in the form of a square with feeder roads at the northwest and southeast corners. Figure 2.3 shows the areas which were surveyed



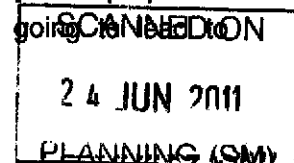
marked 1 to 7. These cover the northern and eastern arms of Grove Park but not the southern and western ones. The western arm is directly opposite 123 Grove Park and so highly relevant and parts of the southern arm are much closer to 123 Grove Park than the areas surveyed at 1, 2 and 6, 7.

3. The survey includes measurements of capacity in Camberwell Grove. This is subject to a CPZ to which Grove Park residents do not have access so any spare capacity shown on this street during the working day should be disregarded. This accounts for most of the alleged spare capacity. The remaining alleged spare capacity in Grove Park is at the east end, a long walk from the site. In other words, even this defective survey demonstrates that there is no parking space in the locality of the proposed development site during working hours at a non-peak time of year. It follows that a properly constructed survey would show that there is already insufficient parking space in Grove Park. This accords with our experience (see below).

To be meaningful, any new survey of maximum parking demand by residents should be carried out on a weekday during full school term (for both state and independent schools) and not during any of the school holidays. Many residents go away during school vacations reducing the need for parking overnight and during the day. Such a survey should consider the position for residents of Grove Park which is an unrestricted parking area and not include Camberwell Grove as the controlled parking there is not available to Grove Park residents.

As the council has already pointed out (para 2.7 of Steer), during the daytime on weekdays parking in Grove Park consists not only of residents but also of many commuters. Our experience is that now routinely during the day there is nowhere to park in Grove Park on the northern and western arms and only a very few spaces on either the eastern or southern one right at the Chadwick Road end. The commuters consist, for example, of people parking to work at Kings and Maudsley Hospitals, to use Denmark Hill station and also builders going to work on the housing development at the bottom of Camberwell Grove. There are also extra local cars which park in Grove Park on weekdays as there are a number of Camberwell Grove and Grove Lane residents from quite far away who choose to park in Grove Park during restricted hours rather than purchase residents' permits.

The proposed development consists of 5 new houses in the grounds of 4 bedrooms each, two houses on the Grove Park frontage of 4 bedrooms and 5 apartments of varying size. For these a total of 14 car parking spaces is allowed within the grounds. It is naïve to assume that the residents of such generously sized properties will only own one car each. If permitted the development is going to be



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considerable overspill parking in Grove Park which will exacerbate the existing severe weekday parking problem. Further, the provision of the new eastern access road and improvement of the western entrance will lead to a reduction of available parking spaces on Grove Park. Some measures should be taken to ameliorate this problem so that residents are not adversely affected.

The straightforward way to do this would be to extend the existing CPZ which covers Camberwell Grove to include all of Grove Park as well. A few years ago Grove Park was surveyed to see if residents were in favour of a CPZ. At that time the overall vote was against partly because while the northwestern end was suffering the southeastern end was not. Discussion with local residents from the southeastern end suggests that the prevailing view has now changed and that if repeated residents would now be in favour of a CPZ.

The developer should be required to fund such a survey and, if it proves in favour, should assist the council in funding installation of a CPZ. This could be required as part of the Section 106 Agreement for community gain (see the SPD para 9 which refers, inter alia, to transport and notes that traffic/transport improvements are one of the priorities of the section 106 planning obligations CPD for the Camberwell community council area).

There is also the problem of disruption to residents during construction work. This will inevitably involve the loss of parking ability in the part of Grove Park adjacent 123 because of the presence of construction vehicles and the need to keep areas clear to provide access and turning space for construction delivery vehicles etc. Also, there is the question of where the construction workers themselves will leave their vehicles. The applicant should also explain how it proposes to minimise the parking problems that will be caused to local residents during any construction.

**recommendations:**

1. the parking survey is deficient and, if it is to be relied on, it should be re-done.
2. the applicant should propose measures, for example the introduction of a CPZ, to address the problems of parking disruption to local residents both during construction and in the long-term.

8. s106

As there will be a net gain in dwellings the council will expect the developer to enter into a section 106 agreement if this planning application is to be granted (see para 9 of SPD). Planners should ensure that the local Camberwell area benefits from any such agreement.

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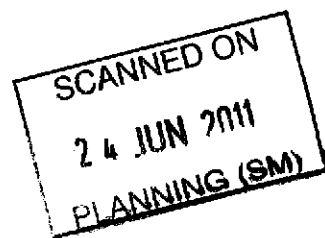
**recommendation:** planners should ensure that the local community benefits appropriately if this scheme is to be allowed.

9. Conclusion

The planning application 10-AP-3751 is not in accordance with the SPD and various other planning requirements as discussed above and does not preserve or enhance the conservation area. Accordingly, it should be refused.

Joanne Welch and Michael Silverleaf  
5 Grove Park, Camberwell, London SE5 8LT

23 June 2011



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Development Management

## Summary of Points

### 1. General

Planners should require a condition that refurbishment of the existing building is completed as phase 1 of any development before any new build can commence.

### 2. Setting and Frontage

- a. any front boundary treatment and gates should be no more than one metre high
- b. any higher boundary for security purposes should be back behind the building line
- c. cycle rack/shed should be moved to side of building behind the building line
- d. planners should require a condition about external lighting e.g. that there should be no floodlighting of the building and that any lighting for paths or driveways should be low level.

### 3. Existing building

Plans should be revised to remove the proposed entrance portico which protrudes forward of the building line.

### 4. Extension to existing building

- a. the proposed extension plans contravene the SPD and policy 3.18 and should be revised to take account of comments about the size of the extension (too wide and too high) and about protection of the yew tree
- b. planners should require that samples of the bricks to be used for the extension should be submitted to them for approval before building commences

### 5. Grounds

a. The SPD states that any development should comprise only a single building, maximum two storeys with total floorplan no greater than the existing building. Planners should not permit more than this.

b. Permission is required for the felling of any tree in a conservation area. Council tree officers should assess the environmental value of each tree proposed to be felled and the overall contributions of groups of trees of all quality to the environment. High quality trees should be protected by Tree Preservation Orders. Trees of moderate quality and groups of lesser trees which overall contribute positively to the environment should be noted.

c. A list of trees to be retained should be drawn up and there should be a condition that any such trees damaged or lost during construction should be replaced with equivalent semi-mature specimens.

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- d. Applicant should provide a protocol for any construction works in the grounds, including the laying of services, to ensure they can be carried out without damage to mature trees which are being retained and their root protection zones.
- e. Planners should require appropriate measures to safeguard the habitat of the bats, stag beetles and other diverse wildlife on site (policy 3.28)
- f. Applicant should carry out an ecology survey of the pond (currently shielded behind brambles/undergrowth) (policy 3.28).
- g. Any lighting in the grounds should be low level and kept to a minimum.

6. New buildings

Any new buildings permitted should be of appropriate quality to enhance this unique site in a Conservation Area (policy 3.16)

7. Parking

- a. the parking survey is deficient and, if it is to be relied on, it should be re-done.
- b. the applicant should propose measures, for example the introduction of a CPZ, to address the problems of parking disruption to local residents both during construction and in the long-term.

8. Section 106

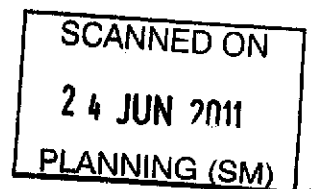
Planners should require a section 106 agreement to ensure that the local community benefits appropriately if this scheme is to be allowed.

9. Conclusion

The planning application 10-AP-3751 is not in accordance with the SPD and various other planning requirements and does not preserve or enhance the conservation area. Accordingly, it should be refused.

Joanne Welch and Michael Silverleaf  
5 Grove Park, Camberwell, London. SE5 8LT

23 June 2011



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Received on:  
**24 JUN 2011**  
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22<sup>nd</sup> June 2011

To whom it may concern

For about ten years ending in around 2002, I was the gardener for 123 Grove Park working there for two or three days a week. During that time I became very familiar with the wildlife of the site.

My duties included keeping the grass cut and some of the flower and shrub beds maintained and clearing leaves from the main areas. But I was not required to clear the more wooded parts at the rear which were left much to themselves. I propagated plants in a greenhouse until it was demolished after suffering vandalism. There was a pond to the north east side of the formal garden that we surrounded with a low fence to prevent children falling in. The pond was roughly six feet square and quite deep. The area around the pond had a tendency to brambles which grew over the fence and pond area unless I regularly cut them back. The northwestern side of the wooded area was boggy in parts.

Occasionally I had to move some pieces of dead wood on the site. I remember seeing stag beetles run out of one particular piece of wood and during my time there I saw plenty more in the grounds. I also often saw frogs and toads in the grounds.

I stopped working at 123 because they had decided to reduce costs by cutting the amount of gardening. I was replaced by a contractor who came in only once a fortnight or so to cut the grass or clear fallen leaves from the main area. This is unlikely to have disturbed the wildlife habitat much. When the probation service moved out the contract gardening ceased and the grounds have since been mainly left to themselves.

I still work as a gardener for several of the properties in Grove Park near 123 including nos. 4, 5 and 58 opposite. So I remain well aware of the bird life of the area. Over the years I have often seen woodpeckers nesting in certain trees in the grounds of 123. Crows build large nests high in the trees there and kestrels fly around. Other birds which I see regularly in the gardens around here include robins, green finches, gold finches, blackbirds, chaffinches, blue tits, great tits, cole tits, long-tailed tits, dunocks, sparrows, jays and green parakeets!

Yours faithfully,



Lee Kaminski.

140 Ivorydown, Downham, Bromley, Kent. BR1 5EF

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**McDougall, Susan**

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**From:** chris osborn [osborn\_c@yahoo.com]  
**Sent:** 23 June 2011 12:13  
**To:** Planning.Applications  
**Subject:** application 10/AP/3751 (123 Grove Park)

Hi,

I live at 3 Grove Park (SE5 8LT). My comments on the proposed development are as follows:

Any gates/security features added to the property should be small (less than 1 metre high) and similar to the surrounding properties. A "gated-community" (as recently implemented at the bottom of Camberwell Grove) would be inappropriate for the area. New lighting should be similarly limited, with no flood lighting of the building or the grounds.

The measures in the proposal to protect the stag beetles living in the grounds are not adequate and should be extended.

Christopher Osborn.

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**McDougall, Susan**

**From:** Rosa Somerville [orders@stephensomerville.co.uk]  
**Sent:** 23 June 2011 18:32  
**To:** Planning.Applications  
**Subject:** Planning Application 10-AP-3751 - 123 Grove Park, SE5

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Dear Sirs,

We would like to object to the present plan to develop this property on the grounds that it is unsuitable for the location.

The main objections are:

The alterations to the existing house are too extensive, being out of keeping with the surrounding area. The front gates and fence proposed are also inappropriate.

The proposal to build an access road to 5 houses would cause disruption for a considerable time; that and five new houses would alter the site with its biodiversity and many valuable trees irretrievably and to the detriment of the character of Grove Park.

There has not been sufficient thought put to the impact of parking extra cars - not to mention the lorries and vans required for the construction etc. Grove Park is already used by residents from other CPZ zones, commuters, daily workmen, mobile homes (which are sometimes lived in) and people who leave their cars parked there while they go on holiday etc. A CPZ zone would be necessary and hopefully paid for by the developer.

It is obviously desirable that the development is reduced in size and designed more appropriately for the area and that proper, clear plans are drawn up and made available for viewing by the local residents before any planning permission is granted, and that time is given for objections to the plan be considered - there has not been fair allowance for this.

Yours faithfully,

Mr and Mrs S. Somerville  
51 Grove Park  
London SE5 8LG.

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27 JUN 2011  
PLANNING (SM)

Mrs Paola Dazzan  
The Penthouse  
3 Grove Park  
London SE5 8LT

To:  
planning.applications@Southwark.gov.uk  
Gary Rice, Head of Development Management  
Fennel Mason, Fennel.Mason@southwark.gov.uk

London Borough of Southwark  
Received on:  
27 JUN 2011  
Development Management

RE: Planning application no. 10-AP-3751, 123 Grove Park

As a resident of 3 Grove Park (just across 123 Grove Park), I am writing to present a list of objections to the planning application presented for redevelopment of 123 Grove Park. In particular:

1. The number of new buildings that are being proposed is too high (total of 5) and is above what is stated in the Supplementary Planning Document (SPD), which states that any development should comprise only a single building, maximum two storeys with total floorplan no greater than the existing building. Therefore, planners should not permit more than this.
2. The extension proposed to the side of building is too large, and it also exceeds what approved by the Southwark 2007 SPD. This is three storeys at the rear and a tall two storeys at the front. The extension is also very wide and includes a large projection, which extends further eastwards. While there is some scope for potential extension to the existing building (section 7.20), the SPD states that this should be only a single or two-storey building. The proposed extension is far larger and should not be permitted.
3. The plans for the front garden area include a large parking area for 9 cars. Having 9 cars concentrated in such a small area, in addition to those already parked in the street, would cause high levels of fumes and noise pollution in what is a green residential conservation area. There could be more spaces for cars distributed around the back of the building, if the back was not overdeveloped as it is being proposed. The applicants refer to the fact that there are parking spaces already at the front: these are less than 9, and certainly they have never been all occupied since the purpose of this building was not high-density residential. The impact of having 9 cars concentrated in this area, all with their engines on in the morning, waiting to get out from the only exit the site will have, would have a major impact on the welfare of the residents and on the ecology of the site. It should be considered that on top of these 9 cars, there will be at least another 5 cars needed to exit the site from the same point. Therefore, any car space should be reduced (considering there should be a smaller number of properties in the site) and distributed across the grounds, rather than concentrated in one point.

Furthermore, the applicants propose a gated development. Therefore, this will include an electric gate for the car exit. This will further increase the amount of noise produced with the large number of cars that will need to exit the development. The gates opening and closing each time a car goes through will lead to noise disturbance for neighbours. Therefore, any entry/exit should not have a gate, in keeping with the other houses in the area.

4. The applicants are proposing to have a cycle rack within a low brick enclosure and having a roof over the top. It is not appropriate for a roofed structure to be forward of the building line. Therefore, another area for these could be where there are already other outbuildings (east side).

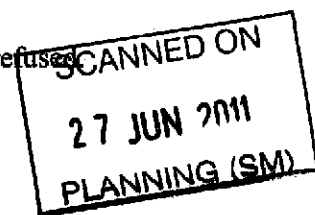
5. The concentration of such large number of housing, with the entrance and exit proposed, will impose a major increase in traffic and dangerousness to the surrounding areas, with significant increase in noise, pollution and number of cars. This will have a major effect on the residents, the pedestrians, and on the ecology of the site.
6. It is unclear how the rubbish will be collected from such high density housing, with limited entrance space. This should be given due consideration.
7. The fence proposed is 2 metres high ("as a minimum"), and it should protect what is called a gated development. This is not in keeping with the current regulations, which specify the fencing should be no more than 1 metre high. This is in fact the size of also the surrounding buildings and fences, which are low at the front. This should be considered important to protect the character of this conservation area.
8. The application proposes to build over a garden, and this will involve cutting down a very large number of trees. This site is one of the last remaining green areas in Camberwell, and it should be protected. It is not clear how the ecological survey has been conducted. Council tree officers should assess the environmental value of each tree proposed to be cut.
9. The buildings and extension will be very close to trees that are important (see for example the yew tree). The buildings will be likely to damage the roots of these trees, with a negative impact on the green, as these trees will be likely to die. Further damage is also likely to result from the construction work.
10. Lighting for the development needs careful consideration as it will cause light pollution if too strong. Light should be low level and turned off at night.
11. It is stated that roofs could have solar panels. On flat roofs these need to be angled to the sun and would be highly visible. Solar panels must be subject to a planning application.
12. It should be made a condition that the refurbishment of the existing building is completed as phase 1 of any development before any new build can commence.
13. As there will be a net gain in dwellings, the council should expect the developer to enter into a section 106 agreement if this planning application is to be granted (see para 9 of SPD). Therefore, planners should ensure that the local Camberwell area benefits from any such agreement.

On the basis of these points, I believe the application presented should be refused.

Best regards

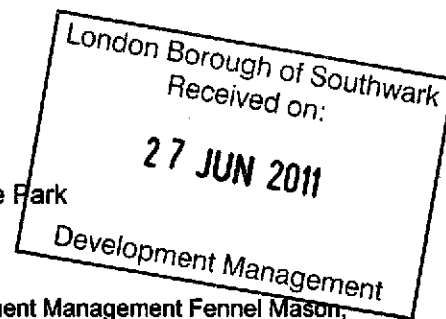


Mrs Paola Dazzan  
3 Grove Park  
London SE5 8LT



**McDougall, Susan**

**From:** Pariante, Carmine [carmine.pariante@kcl.ac.uk]  
**Sent:** 24 June 2011 13:50  
**To:** Rice, Gary; Planning.Applications; Mason, Fennel  
**Cc:** Pariante, Carmine  
**Subject:** Re: Planning application no. 10-AP-3751, 123 Grove Park  
**Importance:** High



To: planning.applications@Southwark.gov.uk Gary Rice, Head of Development Management Fennel Mason, Fennel.Mason@southwark.gov.uk

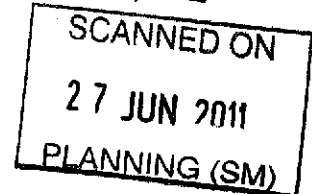
**RE: Planning application no. 10-AP-3751, 123 Grove Park**

Dear Mr Price, Mr Mason, Planning Officers,

I am a resident at 3 Grove Park, SE5.

Please find attached my objections to Planning Application no. 10-AP-3751, 123 Grove Park

As a resident of 3 Grove Park (just across 123 Grove Park), I am very concerned about a number of problems with the planning application presented for redevelopment of 123 Grove Park. In particular:



1. It is unacceptable that the number of new buildings that are being proposed is so high (total of 5) and is above what is stated in the Supplementary Planning Document (SPD), which states that any development should comprise only a single building, maximum two storeys with total floorplan no greater than the existing building. Therefore, planners should not permit more than this.
2. I am supportive of an extension of the front building, however not as in the current proposal. The extension proposed to the side of building is too large, and it also exceeds what approved by the Southwark 2007 SPD. This is three storeys at the rear and a tall two storeys at the front. The extension is also very wide and includes a large projection, which extends further eastwards. While there is some scope for potential extension to the existing building (section 7.20), the SPD states that this should be only a single or two-storey building. The proposed extension is far larger and should not be permitted.
3. The parking area in the front will really have an impact on life quality and health. The plans for the front garden area include a large parking area for 9 cars. Having 9 cars concentrated in such a small area, in addition to those already parked in the street, would cause high levels of fumes and noise pollution in what is a green residential conservation area. There could be more spaces for cars distributed around the back of the building, if the back was not overdeveloped as it is being proposed. The applicants refer to the fact that there are parking spaces already at the front: these are less than 9, and certainly they have never been all occupied since the purpose of this building was not high-density residential. The impact of having 9 cars concentrated in this area, all with their engines on in the morning, waiting to get out from the only exit the site will have, would have a major impact on the welfare of the residents and on the ecology of the site. It should be considered that on top of these 9 cars, there will be at least another 5 cars needed to exit the site from the same point. Therefore, any car space should be reduced (considering there should be a smaller number of properties in the site) and distributed across the grounds, rather than concentrated in one point.
4. I am also very worried about the concept of a gated development. This is completely out of touch with the rest of the houses in the area, all with low fences and view onto front gardens or small parking lots. A gate and high fence will give an impression of a prison being built in front of us, and will destroy the local characteristics of the area. Indeed, the fence proposed is 2 metres high ("as a minimum"), and it should protect what is called a gated development. This is not in keeping with the current regulations, which specify the fencing should be no more than 1 metre high. This is in fact the size of also the surrounding buildings and fences, which are low at the front. Again, I believe This should be considered important to protect the character of this conservation area.
5. Furthermore, the gated development will include an electric gate for the car exit. This will further increase the amount of noise produced with the large number of cars that will need to exit the development. The gates opening and closing each time a car goes through will lead to noise disturbance for neighbours. Therefore, any entry/exit should not have a gate, in keeping with the other houses in the area.
6. The density of the proposed development is of great concern. The concentration of such large number of housing, with the entrance and exit proposed, will impose a major increase in traffic and dangerousness to the surrounding areas, with significant increase in noise, pollution and number of cars. This will have a major effect on the residents, the pedestrians, and on the ecology of the site. Moreover, it is unclear how the rubbish will be collected from such high density housing, with limited entrance space. This should be given due consideration.
7. The development will have an enormous impact on the living trees, based on the number that has been planned to be cut (already very high) and further worsened by the damage from building work. The application proposes to build over a

27/06/2011

garden, and this will involve cutting down a very large number of trees. This site is one of the last remaining green areas in Camberwell, and it should be protected. It is not clear how the ecological survey has been conducted. Council tree officers should assess the environmental value of each tree proposed to be cut. Indeed, the buildings and extension will be very close to trees that are important (see for example the yew tree). The buildings will be likely to damage the roots of these trees, with a negative impact on the green, as these trees will be likely to die. Further damage is also likely to result from the construction work. So

8. Lighting for the development needs careful consideration as it will cause light pollution if too strong. Light should be low level and turned off at night.

9. It is stated that roofs could have solar panels. On flat roofs these need to be angled to the sun and would be highly visible. Solar panels must be subject to a planning application.

10. It should be made a condition that the refurbishment of the existing building is completed as phase 1 of any development before any new build can commence.

11. As there will be a net gain in dwellings, the council should expect the developer to enter into a section 106 agreement if this planning application is to be granted (see para 9 of SPD). Therefore, planners should ensure that the local Camberwell area benefits from any such agreement.

On the basis of these points, I believe the application presented, as it stands, should be refused.

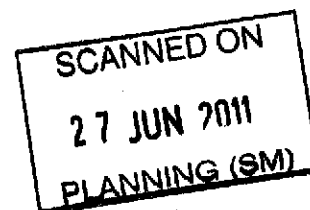
Best regards

Professor Carmine M. Pariante  
3 Grove Park  
London SE5 8LT

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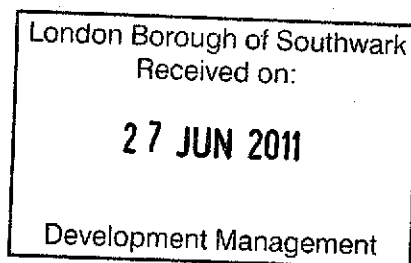
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**McDougall, Susan**

**From:** Tom Deveson [all@devesons.demon.co.uk]  
**Sent:** 24 June 2011 19:58  
**To:** Planning.Applications  
**Subject:** Proposed development of 123 Grove Park



79 Grove Park  
SE5 8LF

re Planning Application 10-AP-3751 at 123 Grove Park

It seems that the time between planning applications that will - if accepted - affect adversely the local conservation area becomes shorter and shorter.

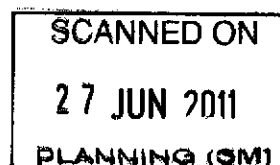
The issues on which we base our objection to the proposal above have already been clearly defined by neighbours.

We would especially like to mention:

- The loss of a substantial number of trees, about 80 in all. There are already too many trees being destroyed at our end of Grove Park. Enough is enough.
- The subsequent deleterious effect on the natural character of the conservation area, the loss of green space and wild life. We always pause when walking past 123 Grove Park to see what wild creatures [birds and animals] can be spotted. This contact with nature is precious for people here now and in the future.
- The very great likelihood that more cars will mean more pressure on parking space, more pollution and more risk of accidents.
- The size of the proposed development, with large extensions to existing buildings and new houses, an access road and high gates and railings, all of which will make the neighbourhood less attractive and alter in a negative way the nature of the conservation area.

We hope you will give due weight to these objections.

Tom and Moira Deveson  
79 Grove Park  
June 24th 2011



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**McDougall, Susan**

**From:** Plomin, Robert [robert.plomin@kcl.ac.uk]  
**Sent:** 25 June 2011 15:53  
**To:** Rice, Gary; Planning.Applications; Mason, Fennel  
**Subject:** Planning application no. 10-AP-3751, 123 Grove

London Borough of Southwark Received on: <p style="text-align: center;"><b>27 JUN 2011</b></p> Development Management
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Dear Mr Rice, Mr Mason, and Planning Officers,

I am a resident at 2 Grove Park, SE5. Could I please register some objections to Planning Application no. 10-AP-3751, 123 Grove Park

In general, I think that the conversion of the main house to residential flats would improve the condition of the building but I am very much against two aspects of the plan as it stands: (1) the 'gated community' and (2) constructing five new buildings at the back because of the loss of too many trees and an increase in traffic. Concerning (1), it is most important to me that any front boundary treatment and gates should be no more than one metre high. Concerning (2), five new buildings are proposed, whereas the Supplementary Planning Document states that any development should comprise only a single building. In addition, parking for 9 cars in the front garden area seems excessive; cars could be parked in the back if the back was not turned into so many new buildings.

Thank you for considering my objections to the planning application.

Yours sincerely,

Robert Plomin  
 2 Grove Park  
 London SE5 8LT

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Robert Plomin  
 MRC Research Professor  
 and Deputy Director  
 Social, Genetic and Developmental Psychiatry Centre  
 Institute of Psychiatry  
 King's College London  
 Box P080  
 DeCrespigny Park  
 London SE5 8AF  
 United Kingdom

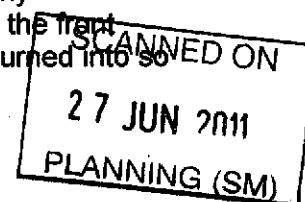
+44 207 848 0893 (telephone)  
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27/06/2011



**McDougall, Susan**

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**From:** Peter Marno [peter@petermarno.com]  
**Sent:** 26 June 2011 10:49  
**To:** Planning.Applications  
**Subject:** Redevelopment of 123 Grove Park Allocation Number 10-AP-3751

Dear Sir

I object to the additional building and development in the above application because:

- The area is a conservation area and the new building, destruction of trees and loss of wild life habitats is unacceptable
- Grove Park residents have always wanted to avoid a compulsory parking zone

**Peter Marno**  
**102 Grove Park**  
**London SE5 8LE**

London Borough of Southwark  
Received on:  
**27 JUN 2011**  
Development Management

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SCANNED ON  
**27 JUN 2011**  
PLANNING (SM)

To Gary Rice

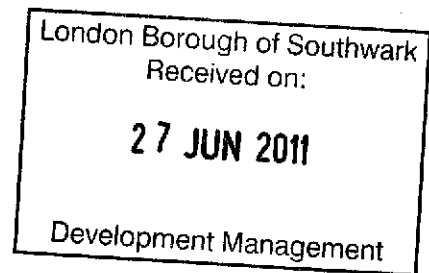
Head of Development Management

London Borough of Southwark

(Case officer: Fennel Mason)

Re 123 Grove Park, London SE5 8LD

Planning application no 10 –AP-3751



COMMENTS AND OBJECTIONS from James and Fiona Holman, owners of, and resident at, 58 Grove Park, London SE5 8LG

### Introduction

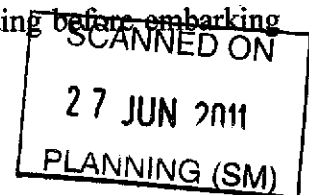
1. We own and live at 58 Grove Park, on the corner site immediately opposite the belt of trees to the east of number 123 and are the nearest property to the proposed access road to and from the rear of the site. So we are very directly affected by any proposals affecting any part of the whole site.
2. We have lived here for over 25 years. We were first attracted to our house and the area by its "park like" quality, accurately reflected in the name Grove Park. When we improved our own house we tried to do so in a way which was in keeping with, and improved, the appearance of this part of Grove Park.

### The existing building

3. The existing building clearly needs restoration and we support its conversion into residential flats of various sizes and any consequential change of use. We consider that it is imperative that any developer should be required, as a condition of any permission, to complete the refurbishment of the existing building ~~before embarking~~ on any new building to the rear.

### Objections

4. We object to the following aspects of the present application.
5. *Anything which damages or encroaches upon the belt of trees between the existing building and Adelaide House, to the east.* Some of these trees may not be of the highest quality individually, but the belt as a whole contributes greatly to the park like appearance of Grove Park, and particularly the vista as one approaches them down the hill from the south west corner (ie from the area of Lettsom Gardens).

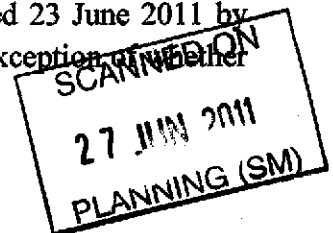




6. *The scale of the proposed extension to the existing building.* We do not accept that any extension is justifiable or an enhancement to the existing building and we oppose any extension at all. If there is to be one, it should be of lesser scale than applied for (which we believe exceeds the SPD). The inevitable effect of the present proposal is to encroach onto the belt of trees referred to above and to add to the mass of an already large (in its setting) building.
7. *The siting and width of the proposed access road to and from the rear.* This, too, will damage the tree belt and we consider that all the vehicular entrance/exit to/from the rear site should be to the west, not the east of the existing building.
8. *The number of houses proposed on the rear land (five).* This exceeds the SPD, is too dense and will create too much traffic. We personally dislike the modern, boxy appearance of the proposed new houses, but as they should not be visible from our part of Grove Park we do not comment upon the design as such.
9. *Coupled with point 8 above, the plans provide insufficient parking.* Grove Park is already packed with (mainly visiting) parked cars from about 8am every weekday and it is vital that there is ample car parking space on the site itself for the total number of cars that the size and number of the proposed flats and houses could generate, with no overspill into Grove Park. (Unlike some of our neighbours, we continue to oppose the introduction of a CPZ into Grove Park. Whether or not there should be a CPZ is an entirely separate and discrete matter and in any event the site at 123 should be entirely self sufficient for parking.)
10. *Perhaps more a point of detail but still important, we strongly oppose the proposed front boundary wall and railings and high gate piers.* All the properties in this part of Grove Park, including 123 itself, have (and always have had, as we can see from the original plans for our house in 1895) low wooden front fences, and a high brick wall and railings would be totally out of keeping. The existing building has never been within a "gated community". If it is desired to make the new houses at the rear a "gated community", then suitable walling and gates can surely be installed to the rear, rather than the front, of the existing building.

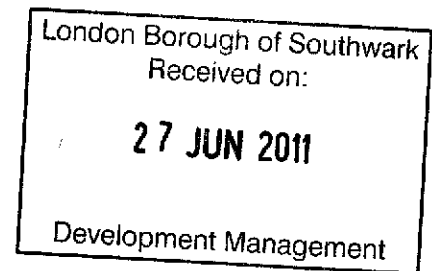
### **Generally**

11. We have seen a copy of the much more detailed Comments dated 23 June 2011 by Joanne Welch and Michael Silverleaf of 5 Grove Park. With the exception of whether there should be a CPZ, we agree with all that they say.



**26 June 2011**

**Planning Application no. 10-AP-3751**  
**123 Grove Park, SE5**



Comments from Anna Green and Tim Yapp, 10 Grove Park, SE5 8LR

We feel that the development of the wooded area would have a negative impact on our neighborhood. The wooded area to the right of 123 Grove Park is a key feature of the street scene and conservation area.

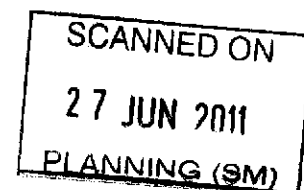
This woodland area provides an important wildlife habitat, provides a break between two large buildings and, as you drive north on the west side of Grove Park, is a significant landmark of the area. The woodland area is a habitat for various species, including bats and stag beetles, which are protected species and should not be disturbed. Any building there could in no way be seen to preserve or enhance this conservation area as required by the SPD.

Any development of this building must preserve and protect the woodland in keeping with Southwark's Core Strategy Objectives (2B 2E 2F) to protect and improve open and green spaces in Southwark. The current proposal does not do this.

For these reasons we feel this planning application should be refused.

Yours faithfully

Anna Green and Tim Yapp



**McDougall, Susan**

**From:** JENNINGS IAN [ian.jennings33@ntlworld.com]  
**Sent:** 29 June 2011 00:00  
**To:** Planning.Applications  
**Subject:** Objection To Planning Application: 10-AP-3751

SCANNED ON  
 29 JUN 2011  
 PLANNING (SM)

London Borough of Southwark  
 Received on:  
 29 JUN 2011  
 Development Management

Dear Sirs,

Further to your letter dated 06/06/2011 concerning development of the land to the rear of 123 Grove Park, London SE5 8LD I wish to make the following objections to the development:

### **1) Water Run Off**

Grovelands Close has an existing, significant problem with water run off from the land where the proposed development would be situated. I am concerned that any tree removal or building over of this land will lead to a serious and potentially damaging increase in surface water run off into Grovelands Close. In addition, I cannot find reference to any survey that the developers have undertaken to investigate or address this issue.

Note: The Southwark Plan on new developments states "*New developments should not result in an increase in surface run-off, which could result in increased flood risk and pollution. The LPA will require major developments to incorporate sustainable methods of drainage, unless it can be demonstrated that this is not practical.*"

### **2) Scale of Site**

The scale of the development is larger than the SPD for 123 Grove Park recommends. The proposed 5 new properties and 3 storey extension the developers would like to build contravenes the SPD which states that one single property might be built in the backlands "*to ensure the height, bulk, and massing of development does not detract from the character of the conservation area*" and that a single or two storey extension might be built on the main building.

### **3) Loss of Privacy**

The architectural drawings of the development show a large platform area that the planners call 'communal woodland' (page 15 of the 'Landscape Design Statement'). This platform would be near to the boundary with Grovelands Close, allowing the residents to overlook our properties. The plan sketches depict a space largely clear of trees with views of London. The area is intended to be used by the estimated 50 residents in the proposed development and would lead to a significant loss of privacy and an increase in noise pollution for myself and other residents of Grovelands Close.

### **4) Removal of 83 Trees**

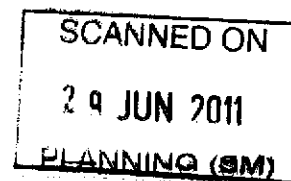
The primary objective for the SPD for 123 Grove Park is to "Ensure that new

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.

Grovelands Close was established as a 'garden' close which is characterised by the trees that border it. In the last 3 years, Grovelands Close has lost an estimated 30 trees to the north of its boundary due to felling along the railway line for safety reasons. While the residents here had no say in this, it is important that we lose no more trees along the south side which are integral to the nature of our 'garden' close. It is an important physical feature which needs to be retained.

Yours faithfully,

Ian Jennings  
26 Grovelands Close  
Camberwell  
London  
SE5 8JN



Dated:28-06-2011

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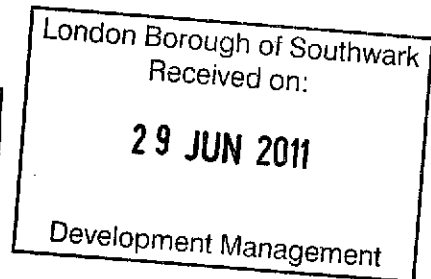
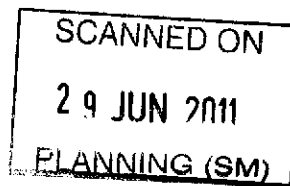
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**McDougall, Susan**

**From:** Helena Partridge [helenapartridge@hotmail.com]  
**Sent:** 28 June 2011 19:09  
**To:** Planning.Applications  
**Subject:** Re: application 10-AP-3751

88 Grove Park  
 Camberwell  
 SE5 8LE



Dear Sir,

We are residents of Grove Park writing to object strongly to the plans for developing the site at 123 Grove Park, Planning Application number 10-AP-3751:

- 1) They do not comply with the development plan (SBD).
- 2) Too much natural habitat would be lost in a unique urban woodland, which has always supported wildlife.
- 3) Proposed buildings would damage the trees they are presented as preserving. For example, the houses in the back which have been designed with flat rooves to accommodate low hanging tree canopies will not actually preserve those trees at all, because their foundations would damage the roots. This is because the roots of trees extend further than the spread of their canopy. This is also the case of the foundations of the extension to the east of the main building, which would damage the yew tree roots.
- 4) This important yew tree needs special mention. The SPD states it needs to be protected. An ancient yew tree in London is a rare and special thing. As a sacred tree in ancient times it may have a connection with the ancient sacred well close by in the garden of 56 Grove Park, on the southern stretch of Grove Park. (Yew trees spread by moving out in a circle of off-shoots from the original trunk.)
- 5) Remaining trees with buildings planned close to them would be under further threat from the insurance issue, because insurance companies nowadays usually require that mature trees near buildings they are to insure are either felled or radically cut back.
- 6) The single building in the grounds envisioned by the SPD, (no more than 2 storeys, and with a footprint of no more than the original building of 123) would be far more appropriate for the woodland and Conservation Area. Given the nature of building, it would not be possible for 5 new houses to be built in the back, dodging tree roots and the low hanging branches of trees, without substantial damage to the land by building machinery and vehicles, (not least soil compaction) and what trees would remain once building starts.
- 7) Grove Park is a Conservation Area. The development is too big for it.
- 8) The development is out of character with the Conservation Area.
- 9) The leafiness of Grove park is an important part of its character as a Conservation Area. Losing a minimum of 83 trees before building starts would impair this in a major way.
- 10) The authentic character of the house at 123 and its harmony with other houses in the Conservation Area would be damaged by the proposed extensions. For example, the extension to the east is too big. The proposed portico attached to the front is architecturally inappropriate, and out of keeping with houses of the same period in the Conservation Area. Also, the large, brick cycle enclosure with roof should not be between the main house and boundary - all other Edwardian houses in the Conservation area have gardens in the front.
- 11) The proposed high railings and gates in front of the building are totally out of character with the

29/06/2011

Conservation Area, the original design of the building and the fronts of other houses built during the same period, which make up most of Grove Park. The front boundary should be 1 metre high to be in keeping with the Conservation Area.

12) The proposed high railings and gates in front of the "gated community" would create an atmosphere totally at odds with the rest of Grove Park - which is unusually friendly, open and community minded for London.

13) Parking needs to be addressed more realistically (please see the Silveleafs' comments for flaws in the research.) We see with alarm that the current plans are relying on alleged spare parking capacity at the east end of Grove Park where we live. A large new house is currently being built along this stretch, and another two are due to be started any day, so any "spare parking capacity" will soon be reduced by residents of this part of Grove Park. It is already heavily used by commuters, and diminishes by the year.

We request that:

- 1) A tree surgeon should be consulted on the effect on the trees of any plans.
- 2) The felling of any trees should be monitored by council tree officers.
- 3) A list of trees to be kept should be drawn up by council tree officers, and a condition made with the developers that any from it which are damaged should be replaced.
- 4) The applicant should carry out an ecology survey of the pond and ensure protection of what is found there. Water is a vital and increasingly rare resource for wildlife in the city.
- 5) The planners should make sure that the habitat of bats, endangered stag beetles and the wildlife that is found in the pond, will be protected.
- 6) Any lighting installed on the site be low, and sensitive to the needs of resident wildlife.
- 7) The developers are required to complete renovation of the original house before beginning on any building on the land behind.

Yours faithfully,

Helena and Colin Partridge.

**McDougall, Susan**

**From:** Elin Solstad [solstadpatey@yahoo.no]  
**Sent:** 28 June 2011 18:00  
**To:** Planning.Applications  
**Subject:** Planning application 10-AP-3751

London Borough of Southwark  
Received on:  
**29 JUN 2011**  
Development Management

Dear Sir / Madam,

I have lived in Grove Park since 1986, and I appreciate the green spaces here, and all the fresh air that this provides. I am very concerned by the proposed development behind No. 123 Grove Park. Although I have not as yet had the opportunity to view the drawings, I am concerned by the scale of the proposed development, in particular the need to fell as many as 83 trees!! I think that is totally unacceptable, in particular as this is a conservation area. Trees are the lungs of the capital, and retaining as much as possible of natural green spaces is also important to wildlife. Furthermore, I would like to mention that there are two mature Elms on the property immediately east of no.123, (near the telephone booth). The trees has recently been registered by the Conservation Foundation. Mature Elms are very rare in London today. (The Elms may or may not be affected by the proposal, but I thought I should mention them anyway.)

I am also concerned by the inevitable increase in traffic by the development.

I sincerely hope that the Council will reject the proposal.

SCANNED ON  
**29 JUN 2011**  
PLANNING (SM)

Yours sincerely  
Charles Patey  
solstadpatey@yahoo.no  
36 Grove Park, Camberwell, London SE5 8LG.

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**McDougall, Susan**

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**From:** Dazzan, Paola [paola.dazzan@kcl.ac.uk]  
**Sent:** 28 June 2011 15:21  
**To:** Rice, Gary; Planning.Applications; Mason, Fennel  
**Subject:** From R. D'Agostino Re Planning application no. 10-AP-3751, 123 Grove Park  
**Importance:** High  
**Attachments:** DAgostino\_Letter.doc

London Borough of Southwark  
Received on:  
**29 JUN 2011**  
Development Management

Dear Mr Price, Mr Mason, and Planning Officers,

I am a resident at 3 Grove Park, SE5.

Please find attached my objections to Planning Application no. 10-AP-3751, 123 Grove Park

Regards  
Mrs Rita D'Agostino  
3 Grove Park  
London SE5 8LT

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**29 JUN 2011**  
PLANNING (SM)



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

**To:**

planning.applications@Southwark.gov.uk  
Gary Rice, Head of Development Management  
Fennel Mason, Fennel.Mason@southwark.gov.uk

London Borough of Southwark  
Received on:

29 JUN 2011

**RE: Planning application no. 10-AP-3751, 123 Grove Park**

I am an elderly resident of 3 Grove Park (just in front of 123 Grove Park), and I have submitted the following planning application presented for redevelopment of 123 Grove Park. I have the following objections:

- a) The application proposes to build in a large garden, by cutting down a very large number of trees. This site is one of the last remaining green areas in Camberwell, and it should be protected. It is important that the Council tree officers assess the environmental value of each tree proposed to be cut.
- b) It seems that the number of new buildings proposed is too high, and above the number recommended in the Supplementary Planning Document (SPD). This states that any development should comprise only a single building, maximum two storeys, with a total floor plan not greater than the existing building.
- c) The number of parking spaces in front of the building, just facing Grove Park, is too high. All these cars will increase the disturbance, with noise and pollution for the neighbours.
- d) The planners are proposing to create a gated community. The electric gates in the exit for the cars will also add to the noise disturbance, and having the gates is not in accordance with what is requested for the other properties.
- e) The planners are proposing to create an extension to the side of building. This appears to be too big and to exceed what approved by the Southwark 2007 SPD, which SPD states that this should be only a single or two-storey building. The proposed building is three storeys at the rear and a tall two storeys at the front.
- f) The proposal includes a cycle rack with a roof over the top, but it is not appropriate for a roofed structure to be forward of the building line. The applicants could explore other parts where this could be built.
- g) It is worrying that the applicants are proposing to build such a large number of houses at the back. This will create, with the entrance and exit proposed, a major increase in traffic and dangerousness to the surrounding areas, with increase in noise, pollution and number of cars. This is very worrying for the elderly and children.
- h) The applicants are proposing to build a fence that should be 2 metres high ("as a minimum"), but this is not in keeping with the current Council regulations, which specify the fencing should be no more than 1 metre high in this area.
- i) Lighting for the development needs careful consideration, as it will cause light pollution if too strong. Therefore light should be low level and turned off at night.
- j) If solar panels are to be installed, these should undergo scrutiny with a planning application.
- k) The applicants should enter into a section 106 agreement, as there will be a net gain in dwellings. The Council should expect this from the developer if this planning application is to be granted (see para 9 of SPD).
- l) Finally, it should be made a condition that the refurbishment of the existing building (which is likely to be more expensive than building the new houses) should be completed as phase 1 of any development before any new build can commence.

On the basis of these points, I believe the application presented should be refused.

Best regards  
Mrs Rita D'Agostino  
3 Grove Park, London SE5 8LT

SCANNED ON  
29 JUN 2011  
PLANNING (SM)

**McDougall, Susan**

**From:** James La Terriere [jameslaterriere@gmail.com]  
**Sent:** 28 June 2011 12:10  
**To:** Planning.Applications  
**Cc:** Rice, Gary; John, Peter; Ward, Veronica; Govier, Stephen  
**Subject:** re: planning Application 10/AP/3751

London Borough of Southwark  
 Received on:

**29 JUN 2011**

Development Management

37 Grove Park  
 London  
 SE5 8LG

Dear Fennel

**re: planning Application 10/AP/3751 (rear of 123 Grove Park)**

We live at 37 Grove Park, on the opposite corner to the proposed site. Although less directly affected than some we have been very instrumental in work to maintain and enhance the condition, appearance and ecology of Grove Park. In some cases we have worked alongside Southwark and others we have been objectors. Our experience over the last ten years is that Southwark Planning have been helpful in many of the initiatives, for example with the cleaning up of the South side of Grove Park. However when a developer puts forward a plan the attitude changes completely and residents concerns are cast aside so that the Developers can have whatever they want.

This is a widely held perception amongst residents of Grove Park. This case shows signs of going the same way: The SPD seems to many to be a broadly sensible document allowing, as it does, that the main house be restored and a moderate, two story extension be built. This would seem appropriate. This is a landmark site and any restoration would be a large project. The project size suggested in the SPD recognises that the development needs to be big enough to offer a return to the developer whilst maintaining the ecology of the conservation area.

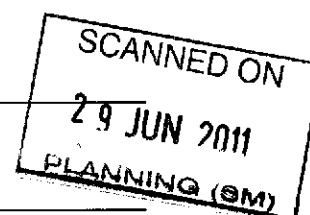
The plans put in by the developers take the SPD as a starting point and push things as far as they possibly can. A 3 storey extension, 5 extra houses, 83 trees and a gated community. All these are wholly unacceptable and will radically alter the character of the western end of Grove Park.

We urge you, for once, to take a stand on behalf of the residents and all those who value the unique, green character of Grove Park and insist that the developers stick to the brief as outlined in the SPD.

Yours Sincerely

James La Terriere & Madeleine Aldridge

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**McDougall, Susan**

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**From:** Carole Woddis [carole@woddis.com]  
**Sent:** 28 June 2011 10:58  
**To:** Planning.Applications  
**Subject:** FW: Letter to Council: att: Fennel Mason and Gary Rice

**Attachments:** 123 Grove Park Letter2.doc



123 Grove Park  
Letter2.doc (36...

Dear Fennel Mason,

I enclose an appeal letter regarding the proposed development at 123 Grove Park. I would be grateful if you would please forward this on to Gary Rice. I will also be forwarding a copy in the mail today.

We look forward, collectively, to hearing from you and to a positive outcome to this appeal i.e a suspension of the proposal and further time to submit evidence.

Yours,

Carole Woddis

T: 0207 7370962

M: 07960 355749

E: carole@woddis.com

London Borough of Southwark  
Received on:  
**29 JUN 2011**  
Development Management

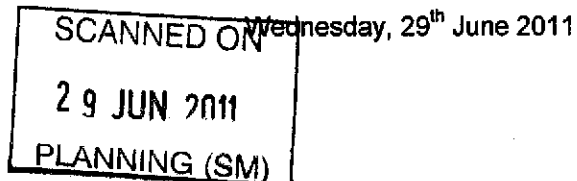
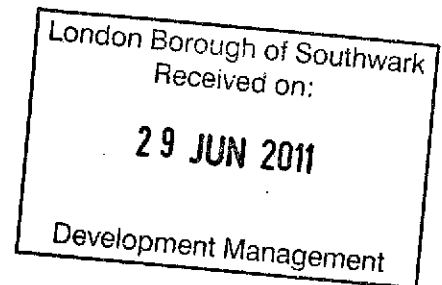
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SCANNED ON  
**29 JUN 2011**  
PLANNING (SM)

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



Dear Mr Rice

We are writing further to our unacknowledged letter dated Wednesday, 15<sup>th</sup> 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 stories 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.

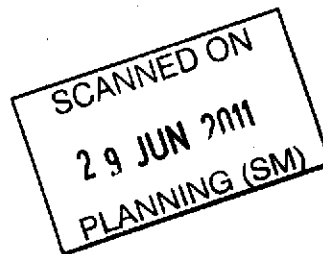
We look forward to new plans being proposed which, after proper consultation, will enjoy the support of local residents and groups.

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



**McDougall, Susan**

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**From:** Sally Lynes [sally.lynes@gmail.com]  
**Sent:** 28 June 2011 10:45  
**To:** Planning.Applications  
**Cc:** Ward, Veronica; John, Peter; groveparkdev@yahoo.co.uk; jo@silverleaf.co.uk; christine@sheard.info; 'Bridget Yule'; 'Katherine'; 'Peter Newton'  
**Subject:** FW: Planning application 10-AP-3751 123, Grove Park - for the attention of Fennel Mason  
**Attachments:** 123 Grove Park June 2011.doc

London Borough of Southwark  
Received on:  
**29 JUN 2011**  
Development Management

Dear Mr Mason,

It's been pointed out to me that the planning application number for 123, Grove Park is **10-AP-3751** and I have amended my letter accordingly (attached).

Regards,

Sally Lynes

SCANNED ON  
**29 JUN 2011**  
PLANNING (SM)

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**From:** Sally Lynes [mailto:sally.lynes@gmail.com]  
**Sent:** 28 June 2011 09:57  
**To:** 'planning.applications@southwark.gov.uk'  
**Cc:** 'Ward, Veronica'; 'Peter Newton'; 'GroveParkDev'  
**Subject:** Planning application 11-AP-3751 123, Grove Park - for the attention of Fennel Mason

Dear Mr Mason,

I attach a letter regarding Planning application 11-AP-3751 to change the use of 123, Grove Park with a view to developing the site for residential purposes. I hope to hear from you when changes are made in the proposals and when the planning application is to be considered by the Council.

Your sincerely,

Sally Lynes

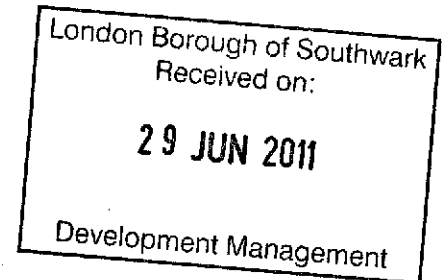
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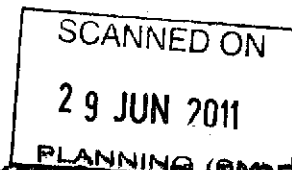
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92, Grove Park  
London SE5 8LE  
28 April 2011

Mr Fennel Mason,  
Regeneration & Neighbourhoods  
Planning & Transport  
Development Management (5<sup>th</sup> floor Hub 2)  
London Borough of Southwark  
PO Box 64529  
Southwark SE1P 5LX



**Your Ref:- 10-AP-3751**



Dear Mr Mason,

**Change of use and development of 123, Grove Park, SE5 8LD**

The residents of Grove Park, like me, have been waiting a long time for some proposal to develop and, hopefully, improve 123, Grove Park. This is such a major site in our neighbourhood it is important that the local residents are properly consulted regarding the proposals. I think the developers should be holding a public meeting to inform and consult us about their plans. This should be a requirement because part of the application is to change the use of the property from a community facility to private, residential use. Since the second world war, the property was first a police nursing home and then became a probation day centre. We need to know how the developers' plans are going to affect us and whether they are going to make a positive contribution to our community in return for the inconvenience of their work and loss of amenities. I recall that Southwark Council officials held a public meeting in Grove Chapel regarding traffic proposals for Camberwell Grove and this was very well-attended. In my opinion, the developers should be doing something similar.

The loss of 83 trees in a conservation area sounds very alarming and is likely to have quite a dramatic impact on our green environment. We need to know that an independent ecological survey has been carried out with a view to minimising the number of trees to be felled and to seek advice on conserving the wildlife which has had the opportunity to multiply for many years in an undisturbed habitat. I have no doubt that new trees will be planted in the landscaping of the area but it will take years for them to grow to the maturity of the existing trees and this needs to be taken into account in the assessment of how many trees have to be removed.

I understand that an earlier evaluation of the site suggested that the house could be extended to one side and this is now part of the current plan. I think this is regrettable and would like to see the main house being restored in its entirety without having a modern extension tacked on to it. It is, after all, one of the most significant Victorian properties in the road, has many interesting external features and will be of ongoing architectural interest. The house is also surrounded by listed properties in both Grove Park and Camberwell Grove.

Grove Park is a stable and very open community. We had a successful street party in May. We would like to welcome the future residents of 123 into our community but this is less likely to happen if they are cut off from us in a gated complex. This should be borne in mind when considering the fencing or railings of the area. At present, the plan seems to be for the new development to be locked away behind high railings and gates.

Yours sincerely,

Sally Lynes

Cc Councillor Veronica Ward  
Councillor Peter John

SCANNED ON  
29 JUN 2011  
PLANNING (SM)



**McDougall, Susan**

**From:** Peter Newton [peter.john.newton@gmail.com]  
**Sent:** 28 June 2011 10:24  
**To:** Planning.Applications  
**Subject:** 123 Grove Park - Application 10-AP-3751

London Borough of Southwark  
Received on:  
29 JUN 2011  
Development Management

SCANNED ON  
29 JUN 2011  
PLANNING (SM)

Dear Sir,

I would like to offer my comments on the planning application for no 123 Grove Park. These are as follows:

- The loss of a substantial number of trees is of concern. Given the difficulty of getting Council permission to prune trees in the gardens of Grove Park houses (and not even visible from the street!) to an extent greater than 40% reduction I find it astonishing that such loss of mature trees is being contemplated. This will have a major visible impact and will be detrimental to the attractive leafy character of the street. This needs to be addressed and assurances given that appropriate replanting to reinstate the visual amenity will be undertaken where necessary during the development.
- Car parking provision is a major issue. The development must provide adequate parking for the residents on the site itself, and must provide this being cognisant of modern car ownership trends - two-car families are not uncommon in the area and it is likely that new residents will follow the same pattern irrespective of the public transport availability. The planning must reflect this with appropriate off-street parking provision, and especially for the residents of the extended main building of the development where most of the parking will take place. The planned 9 spaces are unlikely to be sufficient. The parking survey reports a "spare capacity of 17 spaces" in the street. I guess this might be a theoretical number, calculated on a particular day, but this will require perfection in parking and this never happens. In practice there is little, if any, spare street capacity during the working day, and existing residents should not be disadvantaged by inadequate parking provision at the proposed development, nor by other measures that might be introduced to make good any parking provision shortfall, especially when this can be easily addressed at the planning stage.
- The plans to provide walls and railings for the property are to be welcomed, but these must not be of a scale that will create an obvious "gated community" building, as this will be out of character for Grove Park.

As a general comment I have no objection to an appropriate development of this site and I am pleased that the original building of no.123 is being retained as this is a strikingly prominent feature of the street and forms a significant part of the fabric of the Grove Park conservation area.

Kind regards,

Peter Newton

61 Grove Park,  
SE5 8LF

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29/06/2011

**McDougall, Susan**

**From:** Francesca Ryan [francesca.ryan@googlemail.com]  
**Sent:** 28 June 2011 10:13  
**To:** Planning.Applications  
**Subject:** 123 grove park

London Borough of Southwark  
Received on:  
**29 JUN 2011**  
Development Management

Dear Sir

I'm writing to protest at the application to take down 83 trees at this property - it sounds devastating for the local bird/wildlife, and one of the reason that that area is so special is the amount of trees. Also I'm guessing it will completely ruin the current view that the neighbouring houses have. Is there no way that this could be reconsidered?

Many thanks,

Francesca Ryan

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**29 JUN 2011**  
PLANNING (SM)

**McDougall, Susan**

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**From:** Jim George [jimcgeorge@googlemail.com]  
**Sent:** 28 June 2011 00:32  
**To:** Planning.Applications  
**Subject:** Planning Application no. 10-AP-3751  
**Attachments:** Objections to 123 GL application.doc

London Borough of Southwark  
Received on:  
**28 JUN 2011**  
Development Management

Dear Sir/Madam,

please find attached my letter of objection to the above development at 123 Grove Park, SE5.

I would be grateful if you would confirm receipt of the same.

yours sincerely

James George & Charlotte Ratcliffe  
179a Camberwell Grove  
London  
SE5 8JS

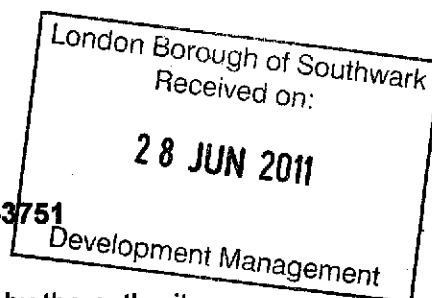
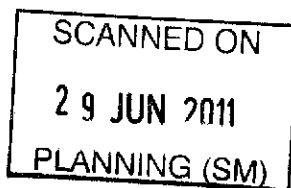
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**29 JUN 2011**  
PLANNING (SM)

**James George & Charlotte Ratcliffe**  
**179a Camberwell Grove**  
**London**  
**SE5 8JS**

**Southwark Planning Applications**  
**PO Box 64529**  
**London**  
**SE1P 5LX**



Dear Sir/Madam

**Re: 123 Grove Park, SE5 - Planning Application no. 10-AP-3751**

I write in objection to the above proposal due to be considered by the authority.

The proposal is not in accordance with the Southwark Plan and goes well beyond the Supplementary Planning Document (SPD). Any benefit by way of maintenance and restoration of the current building is outweighed by the gated community styling, the inappropriate extension, the proposed 'woodland village' with access road, and the consequential harm to the character of the conservation area and the wildlife habitat in the grounds.

123 Grove Park is architecturally similar to the red-brick houses opposite, which are all set behind long open front gardens fronted by low fence. This is an important feature of Grove Park and should be maintained so as to not ruin the character. The Design and Access Statement submitted with the application shows a high wall topped with railings, and brick pillars either side of the vehicle entrances, effectively creating a gated community, rather than enhancing the community within which it lies. A low front fence to replace the current one and stay in keeping with the immediate area would be more appropriate.

The cycle shed should not be situated at the front of the building. This would detract both from the character of the building and immediate area.

The proposed extension on the east of the main building is very wide and well beyond the recommendation in the Supplementary Planning Document (SPD). This would detract from the leafy setting of the conservation area and not be in keeping with the Southwark Plan or the SPD.

The SPD singled out the 'high quality yew tree', however, the proposed extension and digging of foundations for it would inevitably damage the root protection zone.

SCANNED ON  
29 JUN 2011  
PLANNING (SM)

The grounds of 123 Grove Park are an increasingly rare piece of woodland in Camberwell. This acts as a habitat for diverse wildlife. A smaller area of trees and undisturbed habitat was recently built over in the Mary Datchelor school redevelopment and there are plans to turn over a significant section of nearby Burgess Park for the development of a public building.

The SPD recommended a single building of a maximum two storeys with a footprint no greater than 123 Grove Park (as it currently stands). The proposal for development of the rear gardens/woodland is more than twice as big as this and should be rejected.

The grounds in their current condition, provide a habitat for local wildlife including many species of bird, bats, amphibians and insects including Stag beetles. Development that significantly disturbs their habitat should not be sanctioned.

The access road proposed to the rear development and consequential digging to lay electricity, gas and water supply pipes and to provide mains sewerage would necessarily cause damage to tree roots.

The architecture of the proposed new buildings seems to have no connection with the local environment. It is hard to see how this can enhance the area.

The refurbishment of the existing building should be completed before any new build can commence. The development of the Save the Children building and the Mary Datchelor school on Grove Lane/Camberwell Grove is an example of developers putting up and populating newbuilds on site way in advance of refurbishment of the original building. Indeed, the main original building on Grove Lane is still months from completion.

The planning application 10-AP-3751 goes well beyond what was countenanced in the SPD and does not preserve or enhance the conservation area. It should be rejected.

yours sincerely

James George & Charlotte Ratcliffe

**McDougall, Susan**

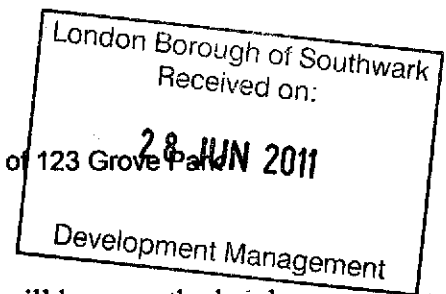
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**From:** Penny Ackland [penny.ackland@ntlworld.com]

**Sent:** 27 June 2011 23:42

**To:** Planning.Applications

**Subject:** ref: 10-AP-3751 Appeal against Planning Permission for land to rear of 123 Grove Park



Planning Application No: 10-AP-3751

We have very real concerns about the effect the Grove Park development will have on the local wildlife. Destroying 83 trees, plus what appears to involve the concreting over of a large amount of soil, is no small development – especially in a green area of a highly populated urban district

We live across the road from the proposed development area, and have a large variety of mammals, birds and insects appearing in our garden, including flying stag beetles. We note that the stag beetle is a globally threatened species, protected under the Wildlife and Countryside Act 1981. It is like a miniature wonderland with all the wildlife that passes through. We imagine that the proposed development area acts, at different times of the year, either as a home, food source, or sanctuary for much of the wildlife we see. We believe it is also a rich source of plant-life.

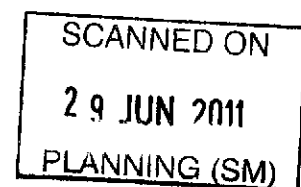
Areas such as the proposed re-development site are like gold-dust in relation to the ecology in urban environments. If the development goes ahead, what is going to happen to the wildlife?

Are any endangered species being put at risk – how fully has this been looked into?

We are also concerned about any potential effect the cutting down of trees and building over the soil is likely to have on the air quality, since this could have a negative impact on the local community.

Yours faithfully,

Dr Penny Ackland and Professor Iain Macdougall  
1 Grove Park  
SE5 8LT



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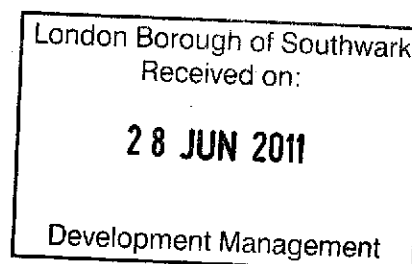
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**McDougall, Susan**

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**From:** David Trafford-Roberts [D.Trafford-Roberts@impax.co.uk]  
**Sent:** 27 June 2011 21:59  
**To:** Planning.Applications  
**Subject:** 123 Grove Park



10-AP-3751

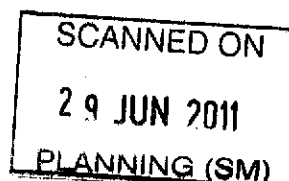
Dear Council,

Comments have been invited on the above planning application. Whilst I am in favour of rescuing this historic building and am therefore agreeable to its conversion to private residences I would like to raise 3 objections:

1. A 50% extension of the building would destroy the character of the building as well as being out of character with the rest of this neighbourhood. As it currently stands the building is an interesting and pleasing shape; by increasing by 50% it would lose its eccentricity and resemble countless other characterless blocks of flats.
2. I am opposed to the creation of a gated complex. Whilst the word community is as often as not a term employed by journalists for want of a better description of a group of streets in London, in the case of Grove Park there actually is a community – as evidenced by the recent and successful street party. To introduce a new gated complex into the heart of this community would be destructive of the quality of life of local residents.
3. There are some important mature trees on the sight which should have their preservation orders respected.

Yours faithfully,

David Trafford-Roberts  
1a Grove Park (diagonally opposite 123 Grove Park)



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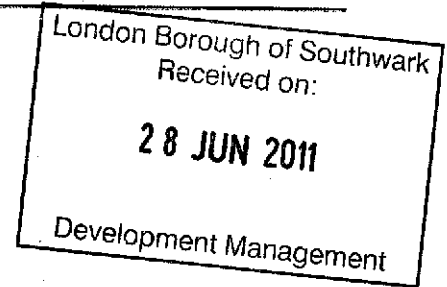
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**McDougall, Susan**

**From:** Mario Guarnieri [guarnieri.mario@gmail.com]  
**Sent:** 27 June 2011 20:24  
**To:** Planning.Applications  
**Subject:** Planning Ref: 10-AP-3751



Dear Fennel Mason,

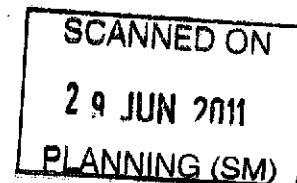
With regard to the plans for the major development at 123 Grove Park (planning ref. 10-AP-3751) I wish to register my comments in objection to the application.

Reasons for objection:

1. The size and scale of the development - when compared to the report made by Southwark Council in 2007, which stated that there should be no more than one building on the backlands. It is now proposed to build five 2/3-storey detached houses. This development, therefore, is in direct contradiction to the 2007 report.
2. The number of trees that the developers propose to destroy will lead to considerable loss of amenity and privacy for me as resident of Grovelands Close as well as all other residents in the area.
3. This may mean that the ground becomes much less stable leading to drainage difficulties and water run-off. There must be an independent report on this major issue.
4. My concern at the extent of the loss of habitat for wildlife in general, and in particular, protected stag beetles, bats, amphibians and diverse bird species.

Yours sincerely

Mario Guarnieri  
15 Grovelands Close  
London SE5 8JN



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**McDougall, Susan**

**From:** Joanne Hill [streakybacon23@hotmail.com]  
**Sent:** 27 June 2011 19:57  
**To:** Planning.Applications  
**Subject:** Planning reference 10-AP-3751

London Borough of Southwark  
Received on:  
**28 JUN 2011**  
Development Management

Dear Fennel Mason,

I am writing to express my concern about the proposed development of the house and grounds at 123 Grove Park. I am particularly worried about the number of trees that would be destroyed, as this would result in a lack of privacy for me (one of the attractions of living in Grovelands Close), and it would lead to a loss of habitat for the local wildlife.

Please keep me informed of the progress of this application.

Thank you,

Joanne Hill  
30 Grovelands Close  
Denmark Hill  
London SE5 8JN

SCANNED ON  
**29 JUN 2011**  
PLANNING (SM)

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183 Camberwell Grove  
London  
SE5 8JS

June 27<sup>th</sup> 2011

Planning Application no: 10-AP-3751

To: Gary Rice  
Head of Development Management,  
PO Box 64529  
London SE1P 5LX

SCANNED ON  
29 JUN 2011  
PLANNING (SM)

London Borough of Southwark  
Received on:  
28 JUN 2011  
Development Management

Dear Mr. Rice,

We are the owners of 183 Camberwell Grove and we are writing in response to the planning application for 123 Grove Park.

While renovation of the existing building is long overdue and we realise that some building in the garden is inevitable, we strongly object to the scale of the proposed development.

We agree with others that the renovation of the existing building should be undertaken before any new building in the grounds, to ensure that it is carried out.

1. The original SPD allowed one two-storey building in the backlands and to propose five is unacceptable.
2. The destruction of so many trees (83) is clearly in breach of the Council's policy of preservation in a conservation area.
3. No thought seems to have been given to the habitat of a wide range of wildlife in the grounds and surrounding area.
4. A children's playground so close to the boundary with Grove Crescent back gardens would create unnecessary noise. It could be sited further from neighbours to minimize this.
5. Any lighting of the proposed development would create light-pollution for a number of people in homes surrounding the site, so thought should be given to solving this.
6. Parking allowance for the residents of the site is unrealistic and any over-spill would add to the already difficult parking problems on Grove Park.
7. The recent Government statement preventing overdevelopment of neighbourhoods seems to have been ignored.

We have read the detailed comments from Joanne Welch and Michael Silverleaf and those of James and Fiona Holman and while we do not live in Grove Park we broadly agree with all that they have to say.

In conclusion, the planning application 10-AP-3751 does not follow the SPD and other planning requirements and it does not preserve or enhance the conservation area. Therefore it should be refused.

Yours sincerely,

David and Gillian Richards

**McDougall, Susan**

**From:** Ian.Wilson@ingrealestate.co.uk  
**Sent:** 27 June 2011 13:01  
**To:** Planning.Applications  
**Subject:** Planning Reference 10-AP-3751, 123 Grove Park

London Borough of Southwark  
Received on:

**28 JUN 2011**

Development Management

Dear Sir / Madam,

I write with reference to the proposed development at 123 Grove Park, London SE5 8LD, reference 10-AP-3751.

I would like to register my objection to the proposed development for the following reasons:

1. The scale of the development is in direct contradiction of the Southwark Council 2007 report. The 2007 report stated that there should be no more than one building located behind 123 Grove Park, the current proposal is for five houses.
2. The developer proposes to remove 83 trees. This result in a substantial loss of environmental amenity in the area and the loss of habitat for urban wildlife such as bats, amphibians, diverse bird species and protected stage beetles.
3. The removal of the trees will produce a loss of privacy for residents of Grovelands Close who are adjacent to the proposed development.
4. The removal of the trees may mean that the ground will become much less stable, leading to potential subsidence issues for houses on the slope both above and below the proposed development and water runoff directly onto Grovelands Close. This has significant implications for surrounding buildings, particularly along Grove Park and on Grovelands close. This requires independent investigation in order to satisfy residents and their insurers that there is no danger to either current residents or their property associated with the deforestation which the developer is proposing.
5. The amount of proposed residences on the site will lead to a significant increase in traffic noise and aerial pollution from the 14 proposed parking spaces.
6. 123 Grove Park is a period building, set either in or on the borders of the Camberwell Grove conservation area I would like reassurance that the proposed three storey side extension will be sympathetic to the style of the building and that the development proposals do not unduly alter the character of the surrounding area.
7. From my understanding of the proposals put forward the scale of the development and the removal of the small area of woodland to the rear of the property and other trees surrounding it will have a significant detrimental impact on both local area's character and amenity.

Yours faithfully,  
Ian Wilson

18 Grovelands Close  
Camberwell  
London  
SE5 8JN

SCANNED ON

29 JUN 2011

PLANNING (SM)

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28/06/2011

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**McDougall, Susan**

**From:** Wilson, Sarah [Sarah.Wilson@disney.com]  
**Sent:** 27 June 2011 11:50  
**To:** Planning.Applications  
**Subject:** Planning Reference 10-AP-3751, 123 Grove Park

London Borough of Southwark  
Received on:  
**28 JUN 2011**  
Development Management

Dear Sir / Madam,

I write with reference to the proposed development at 123 Grove Park, London SE5 8LD, reference 10-AP-3751.

I would like to register my objection to the proposed development for the following reasons:

1. The scale of the development is in contradiction to the Southwark Council 2007 report. The 2007 report stated that there should be no more than one building located behind 123 Grove Park, the current proposal is for five houses.
2. The developer proposes to remove 83 trees. Not only will this result in a considerable environmental loss, it will also mean a substantial loss of privacy for residence of the close who are adjacent to the development.
3. The removal of the trees may mean that the ground will become much less stable, leading to drainage difficulties and water runoff directly onto Grovelands Close. This is a very important issue that needs to be independently investigated.
4. The potential loss of habitat for urban wildlife such as bats, amphibians, a diverse bird species and the protected stage beetles.
5. The 14 on site car parking spaces may generate additional noise pollution with people coming and going throughout the day and night.
6. 123 Grove Park is a period mansion, I would like reassurance that the proposed three storey side extension will be sympathetic to the style of the building.

Yours faithfully,  
Sarah Wilson

18 Grovelands Close  
Camberwell  
London  
SE5 8JN

SCANNED ON  
**29 JUN 2011**  
PLANNING (SM)

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Ben Rice  
85 Grove Park  
London SE5 8LE

26.06.2011.

Re. 10-AP-3751

123 Grove Park SE5

Dear Fennell Mason,

This development has come to my notice and I am concerned with some aspects of the proposal.

I have no problem with the main house being restored, that would be an excellent plan, but I question the need to enlarge it further. It is already the largest structure in Grove Park, would it not make more sense in a Conservation Area to simply conserve the existing building and keep its mass in a more appropriate scale to the neighbouring properties?

I also question the need to remove 83 trees; this seems to be a rather curious interpretation of 'conserving'.

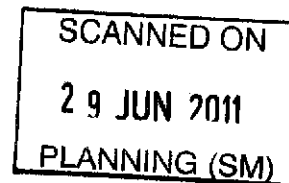
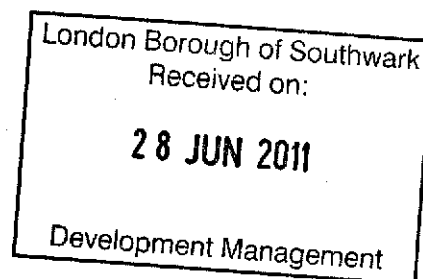
Must every available parcel of land be built on? Is it Council policy to do so? I appreciate that there is a shortage of land in London, but will this strategy continue until there are no gardens left at all?

What is the point of The Council designating a neighbourhood a 'Conservation Area' if so little in the area is actually being conserved?

In the light of the above I am asking you to refuse this proposed development as outlined in this application in its present form.

Regards

Ben Rice



**Rowe-Jones, Joyce**

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**From:** Yule, William [william.yule@kcl.ac.uk]  
**Sent:** 29 June 2011 10:38  
**To:** Planning.Applications  
**Subject:** 10-AP-3751 123 Grove Park:FAO Mr G Rice  
**Attachments:** 123 Grove Park 10-ap-3751.doc

Please find attached our comments and objection re this application

Professor William Yule  
Emeritus Professor of Applied Child Psychology  
Department of Psychology (PO78)  
Institute of Psychiatry, King's College London  
De Crespigny Park, London SE5 8AF

Tel: +44 (0) 20 7848 0217  
email. [william.yule@kcl.ac.uk](mailto:william.yule@kcl.ac.uk)  
Children and War Foundation: [www.childrenandwar.org](http://www.childrenandwar.org)

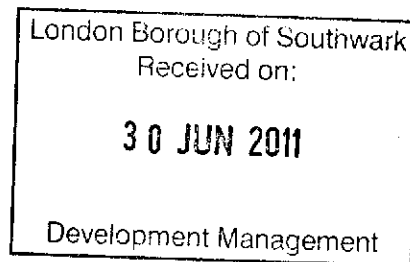
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London Borough of Southwark  
Received on:  
**30 JUN 2011**  
Development Management





83 Grove Park  
SE5 8LE

29 June 2011

Planning Application: 10-AP-3751  
123 Grove Park SE5

The future use of 123 Grove Park has been investigated and reported upon often in recent years. After careful consideration, the SPD was produced and must form the basis for any planning decision. Given the size of the development and its impact on residents in this conservation area, the decision should be "called in" and made by the full Planning Committee.

We note that there has been considerable consultation between the current developers and staff in the Council's Planning Department. This has occurred without involvement of the local community, and that is to be regretted. It also means that council staff may have views on the acceptability of the current application and so in the interests of transparency and natural justice, any staff involved in advising the developers should be excluded from any decision making process.

#### **The existing building**

We welcome the decision to change the use to residential and support the conversion into flats. We applaud the intention of making at least three of the flats be affordable homes and, irrespective of the decision on the rest of the plans for the site, would wish the Council to insist on this aspect. We would prefer that the extension is kept within the limits set out in the SPD.

The frontage of all properties in that part of Grove Park consists of one metre high wooden fencing. There is no reason for allowing any higher boundary fencing. More thought needs to be given to appropriate gates, especially as there will be an increase in pedestrian and motor traffic.

#### **Parking**

The parking survey is risible and misleading. Even before the many new developments currently underway, parking is impossible from 9 am to 6 pm in week-days during school terms. Even if there will be some off-street parking associated with this development, there will be an inevitable increase given the number of visitors and guests that can be anticipated.

The Planning Department should look at the totality of developments underway in Grove Park and consider parking and other amenities against this broader framework. There will be many more residents once No 17 and No 25 projects are completed. The

unaccountable decision to permit the development in the gardens of 37/38 will add to demand as may the development between 83 and 85. The street simply cannot absorb any further increase in demand for parking.

### **House in grounds**

We might support the building of only one new house as envisaged in the SPD. Anything more will severely compromise the leafy garden effect that needs to be reserved for this Conservation Area. The proposed increase in new build in no way adds to the amenity of the area and in many ways detracts from it.

The proposal to cut down 83 trees cannot be condoned.

Yours sincerely

Professor William Yule Mrs Bridget Yule

**Rowe-Jones, Joyce**

London Borough of Southwark  
Received on:

30 JUN 2011

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

**Sent:** 29 June 2011 13:50

**To:** Planning.Applications

Development Management

**Subject:** PLANNING APPLICATION NUMBER 10-AP-3751 LAND TO REAR OF 123 GROVE PARK, LONDON, SE5 8LD

Dear Mr Rice

Thank you for your letter of 6 June 2011 which offered us the opportunity to comment on **planning application number 10-AP-3751 concerning the land to the rear of 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 the proposed development.** We would like to make the following objections to, and comments on, the proposed development and request that they be fully taken account of in the consideration of the planning application.

**Objection to the proposed development on the grounds that a ground stability report needs to be made available and assessed**

We are aware of the Southwark Plan for the future use and development of land in Southwark which 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 risk and pollution." (Policy 3.9 Water). Our following comments on, and objections, to the proposed development bears this policy in mind.

Southwark Council advise that the development would require the removal of 83 trees (your letter of 6 June 2011 to us). Has there been report on the effect on the ground of the loss of this number of trees, and, indeed, of the effect on the ground of the overall proposed development, including the extent to which tree loss might make the ground much less stable leading to drainage difficulties and water run-off which could affect, amongst other properties, our house?

If a report has been carried out could you please let us know where it is available and extend the consultation period so that it can be considered. If such analysis and report have not been made, then we object to the planning application on the grounds that this issue should be addressed and the report made public and given a consultation period before Southwark Council consider the application for development.

**Objection to the removal of 83 trees: Loss of amenity and privacy and adverse change to the environment of Grovelands Close**

We strongly object to the removal of 83 trees on the grounds that we believe such a loss would lead to a considerable loss of amenity and privacy for our home (and for neighbouring homes) and for the environment of Grovelands Close.

We regard the trees at the backland of the proposed development, which is adjacent to Grovelands Close and our home, as an integral part of the character of the local environment of Camberwell, of Grovelands Close and of our home (and neighbouring homes). This point of view is reflected in the 2007 Supplementary Planning Document issued by Southwark Council which says that "The leafy views towards the site from the north and south must also be retained." (paragraph 7.3). We object to any of these trees being removed because we believe to do so would adversely alter the character of the local environment of Camberwell, of Grovelands Close and of our home (and neighbouring homes), and we would welcome your confirmation that these trees will not be removed.

Our home is situated on land which is directly adjacent to the proposed development. The proposed development features views north towards the City of London, and we object to the removal of any trees at all to facilitate such a view because we believe this would lead to our home (as well as

neighbouring homes) being directly overlooked and our privacy significantly compromised. Our home (and neighbouring homes) is not overlooked from the site of the proposed development at all now, and we believe any change to this circumstance would lead to a significant loss of privacy for our home (and neighbouring homes) and adversely alter the character of our home (and neighbouring homes) and the environment of Grovelands Close. The 2007 Supplementary Planning Document issued by Southwark Council says "The development should ensure that the trees in the plan in Appendix 4 (the tree survey plan) are not harmed." (paragraph 7.7). We would expect that these trees should be amongst those retained and we would welcome your confirmation that this would be the case.

**Objection to communal woodland garden and to its features: Loss of privacy, introduction of intrusion, and adverse change to the environment of Grovelands Close**

The proposed development includes a communal woodland garden serving 12 residences at the back of the site with seating and a decking platform featuring views north towards the City of London. In fact, given the elevation of the garden and decking platform, we believe one immediate view from such a garden and decking platform would be the homes along the south boundary of Grovelands Close, where that border joins the proposed development, including our home. We object to the communal woodland garden, the seating and the decking platform because we believe these would all significantly compromise the privacy of our home (and neighbouring homes), introducing intrusion where none exists now, and adversely alter the character of the environment of this area of Grovelands Close.

**Objection to the communal woodland garden and to its features: Noise**

The proposed development includes a communal woodland garden serving 12 residences at the back of the site with seating and a decking platform where it joins the south boundary of Grovelands Close and the area where our home is situated. We object to this garden, seating and decking platform because the close proximity of this garden, seating and decking platform to our home (and neighbouring homes) gives us concern about the potential for noise from use of this garden. We experience no noise whatsoever from this area now. We believe that any change in this circumstance would adversely alter the character of our home (and neighbouring homes) and the environment of this area of Grovelands Close.

**Objection to the size and scale of the development**

The 2007 Supplementary Development Plan issued by Southwark Council says that one of the criteria to be applied in assessing proposed development in the backland area is "To ensure the height, bulk and massing of the development does not detract from the character of the conservation area, it should comprise a single building..". Against the Council's own criterion, we are concerned that the application includes the construction of 5 buildings in the backland, and we object to the proposed construction of 5 buildings.

**Objection to the removal of 83 trees and to development of the site before a full wildlife assessment has been made: Loss of habitat for wildlife and the environmental benefits associated with trees**

We object to the removal of 83 trees because it would lead to a regrettable loss of habitat for existing wildlife in zone 2, and to the loss of the environmental benefits of those trees. Our garden has been visited by stag beetles, frogs and bats (amongst other wildlife), and we understand that these creatures have been seen on the proposed development site. Has a report been carried out on the wildlife habitats in the trees, and, indeed, in the grounds of the proposed development site? We object to development of the site until such an assessment has been carried out and evaluated.

**Consultation period**

Your letter of 6 June 2011 advised that the consultation period starts on 6 June 2011 and ends on 29 June 2011. To us, this period - just 23 days - seems very short in which to consider an application, and we believe a greater period of time to consider the application would have been appropriate, not least given the size and scale of the development and the proximity of it to our home. Indeed, 23

days is not an exceptional length for a holiday, and had we been away from home on a holiday of this duration in June we could have missed altogether the small window in which to comment on an application for full planning permission on land so very close to our home. We should be grateful if you would advise us on which criteria the length of the consultation period was determined.

Yours sincerely

**MRS KIM BEARDSWORTH  
MR DAVID BEARDSWORTH**

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**Rowe-Jones, Joyce**

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**From:** Christopher Baird [christophe.baird@googlemail.com]  
**Sent:** 29 June 2011 18:13  
**To:** Planning.Applications  
**Subject:** Application 10-AP-3751

My address is 99 Grove Park, SE5 8LE, so you can see that I am a resident who would be affected by this development.

I would have no objection to a change of permission for the existing 'envelope' of the building being used for residential, but the scope of this project goes too far. We have heard at recent planning meetings that Southwark is not short of housing, so why do we need this development, particularly in a conservation area? Nothing about this development will protect or enhance the area. It will only add to the urbanisation/loss of identity of the area and to increased traffic. We need all the greenery in London we can get and the destruction of 83 trees and the loss of wildlife is unacceptable.

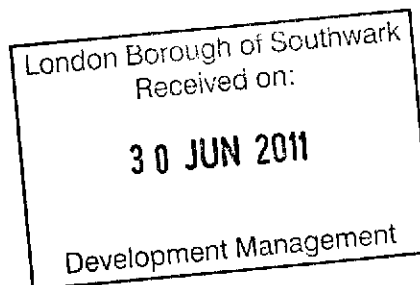
I also understand that the idea of a controlled parking zone for Grove Park is being reconsidered. This would only increase the trend towards residents paving over their front gardens, which would in turn have a further detrimental effect on the neighbourhood.

Christopher Baird

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**Rowe-Jones, Joyce**

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**From:** Dorothy Weston [dorothy.weston1@btinternet.com]  
**Sent:** 29 June 2011 15:29  
**To:** Planning.Applications  
**Subject:** Application Number: 10-AP-3751

Dear Sir,

I am most concerned to learn of the above application in my road - Grove Park, which is supposed to be a conservation area. It appears to be a very large development, which I believe would spoil the character of the conservation area and greatly affect the local environment.

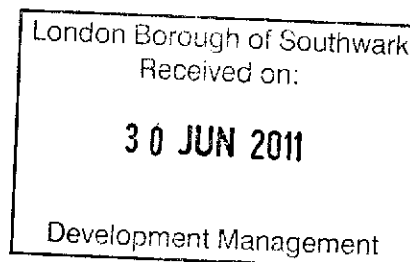
I would like to make the following points:

1. Such a large development would not enhance the green and leafy character of the Grove Park Conservation Area,
2. Such a large development would increase road traffic,
3. Although off street parking has been factored in, is this sufficient ? Grove Park is already clogged with parked vehicles for most of the working week and residents are often forced to park large distances from their homes,
4. The loss of 83 trees is totally unacceptable, both from an environmental standpoint, but also form an aesthetic viewpoint. Many of Grove Park's recent "developments" have necessitated the removal of trees,
5. The removal of 83 trees would have an adverse effect on the green and leafy character of the Grove Park Conservation Area,
6. The removal of 83 trees would be a significant loss of a much needed green space and wildlife habitat in the Grove Park Conservation Area,
7. The large extension detracts from the character and shape of the existing building,
8. The proposed high railings and gates at the front of the property and the possibility of having a gated community would be detrimental to the character of the Grove Park Conservation Area.

I do hope that Southwark Council listens to the views of the local residents on this occasion, as our voice has had little impact in the past.

Yours,

Dorothy Weston  
93 Grove Park  
Camberwell  
London  
SE5 8LE



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**Rowe-Jones, Joyce**

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**From:** Thomas Kelen [tfklon@yahoo.com]  
**Sent:** 29 June 2011 08:21  
**To:** Planning.Applications  
**Subject:** Re: planning application 123 Grove Park,SE5; Ref 10-AP-3751

Your Ref: 10-AP-3751

Dear Sir/Madam

This is to express our strong objection against the above proposed development.

It represents an enormous over development and the proposed format of the frontage of gates and fences are not in line with the rest of Grove Park. In addition to that the loss of trees and wildlife habitat is certainly unjustified.

The description of the project is far from clear, cumbersome to download and it appears that the developers have not thought it out in sufficient detail.

The proposal is not in accordance with the SPD and various other planning regulations and it does not preserve or enhance the conservation area. accordingly it should be refused.

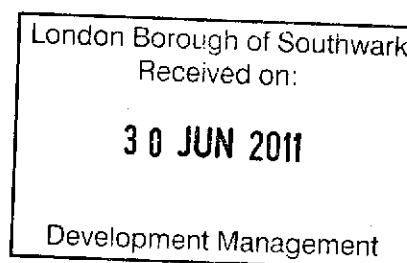
Yours faithfully,

Thomas Kelen  
76 Grove Park  
SE5 8LF

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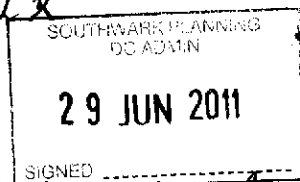
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Planning Officer  
PO Box 64529  
London SE1P 5LX

95, Grove Park  
Lamberwell  
London SE5 8LE



Dear Sir,  
Application No. 10-AP-3751  
Re development of 123 Grove Park

Although this site is an eyesore at the moment, I am a little concerned of the impact the proposed plans will have on what is a conservation area.

I am glad the existing house is going to be used, but am alarmed at the size of the extensions. It should be in character with the existing building to keep the look of the conservation area.

The loss of 83 trees I hope will not mean the spirey going between the flats. I did ask the tree department sometime ago if a preservation order could be put on it. It that meant

2) it would really alter the look of Grove Park.

I understand that high railings and gates are not allowed in a conservation area, it has to be wooden fence and a green hedge. as for a gated community, it would be very detrimental.

There also should be sufficient parking on site for the increased number of cars the site will generate, as Grove Park is 'shock-a-block' with cars on the road as it is.

I know people need homes, but I hope the loss of green space and wildlife habitat should also be preserved as much as possible.

Please, please remember this is a conservation area and as residents we do not want the character of our road changed too much.

Yours faithfully

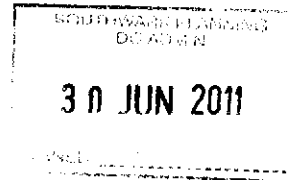
M. E. Wood (Mrs)

4 Grove Park  
Camberwell  
London  
SE5 8LT

Tel: 020 7 733 3499

Fax: 020 7 737 8192

E-mail: [ann.toone@btinternet.com](mailto:ann.toone@btinternet.com)



Mr. Gary Rice,  
Head of Development Management,  
Planning & Transport Department  
Southwark council  
P.O. Box 64529  
London  
SE1P 5LX

June 27<sup>th</sup> 2011

**Application No. 10-AP-3751**  
**123 Grove Park, Camberwell, London SE5**

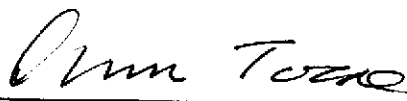
Dear Mr. Rice,

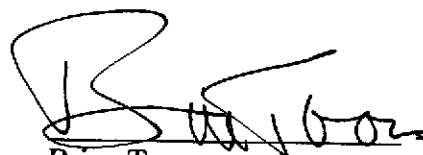
We have lived opposite the above property for the past 16 years and always admired its distinctive architecture and woodland setting. However, since the departure of the probation service little has been done to maintain the house and the large grounds and woodland have become ever more neglected. We, therefore, welcomed the idea of the house being restored and used for residential purposes. While not particularly enthusiastic about it, we could understand the logic of the developer wishing to make use of the large area of land available to him to build a further two floor building within the grounds that would cover the same area as the original house. However, the above Planning Application now outlines considerably more ambitious plans for the house and grounds. Our principal objections to these are:

- Building a large extension to the original house plus five houses in the grounds would place too heavy a burden in terms of damage to a wooded green space and associated wild life. It would also change the existing character of this part of Grove Park.
- The 14 parking spaces set aside for 123 Grove Park would be wholly inadequate for the anticipated number of residents. Parking is already problematic in Grove Park during the working week. There are no parking restrictions here so commuters using Denmark Hill station tend to use it to park in as well as people working at or visiting King's College Hospital.
- The plans show a large porch being built in front of the existing entrance and a wide extension to the building. Such a porch would disrupt the present very attractive sight line of the front of the house with its red brick arched doorway. The planned extension looks too wide to blend happily with the existing house and it is hard to envisage how a building of this size would not impact upon the root system of the high quality yew tree to the east of the house.

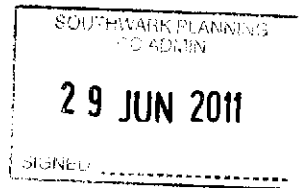
There are many other ways in which the above planning application departs from its SPD. We, therefore, very much hope that you will carefully consider the planning application in relation to the SPD and refuse it.

Yours sincerely,

  
Ann Toone

  
Brian Toone

Southwark Council  
Development Management  
5<sup>th</sup> Floor – Hub 2  
PO Box 64529  
London SE1P 5LX



Flora & Silvio Di Carlo  
87 Grove Park  
London SE5 8LE

020 7737 7092

27<sup>th</sup> June 2011

Dear Madam

**Your refs: 10-AP-3751  
123 Grove Park**

We write in response to your application of planning permission on 123 Grove Park.

We have a number of objections to this application:


- We are concerned about the vast size of the planned development for this site within a conservation area, ie, the extension of the existing large building plus five further houses in the grounds.
- We are concerned about the plan to erect high railing to possibly develop a gated community on this site. We feel that this type of property development does not fit with the characteristics of Grove Park and this conservation area
- The plan to remove 83 trees from the site is extremely alarming. We as residents in this much-loved conservation area abide by the rules regarding trees on our individual properties and at times this involves additional effort and costs. If developers are allowed to remove such high quantity of trees then it would seem that the 'individual' residents are bearing the brunt of maintaining the conservation area.

To summarise we regard this planned development to be completely unsuitable and out of character for this highly-valued conservation area and we would ask the Council to urge upon the developers to produce a more appropriate development plan that suits this green and leafy community.

We strongly object to these proposed developments and ask that the Council do not give their approval.

Yours sincerely

  
Flora Di Carlo



Silvio Di Carlo

**Rowe-Jones, Joyce**

---

**From:** Shana Bruce [shanabruce@yahoo.co.uk]  
**Sent:** 30 June 2011 17:30  
**To:** Planning.Applications  
**Subject:** 123 Grove Park

10 AP 3751

As a resident of Grove Park I would like to lodge my comments about the proposed development of 123 Grove Park. I am in favour of the site being developed and understand the need for more housing to be made available but am concerned about the size of the project - is it really necessary to allow for the extension of the existing house which sits comfortably within the site - won't extending it compromise the character of the building and the thought that this may become a gated community, with attendant suggestion of exclusivity - is particularly detrimental to the area.

From the plans that have been submitted by the developers one gets the idea that this is a very large scale development and will involve the felling of many trees and destruction of what must be a unique habitat for wildlife. There are few unmanicured areas in Camberwell and this must have been colonised over the years by a large number of species - and I feel would be a great pity to compromise the diversity of the area.

I believe that there is an existing SDP and am concerned that this proposal does not fall within the parameters you have set yourselves. Living in a conservation area means that there are stringent rules for all of us and just because a large developer wishes to make a profit does not seem to me to constitute good reason for you to 'move the goalposts' that we residents - on the whole, happily - are required to follow.

Yours sincerely,  
Shana Bruce,  
111 Grove Park

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123 GROVE PARK  
- 1 JUL 2011  
PLANNING APPLICATIONS

London Borough of Southwark  
Received on:  
**- 1 JUL 2011**  
Planning Case File

London Borough of Southwark  
Received on:  
**- 1 JUL 2011**  
Development Management

## Comments on Planning Application 10-AP 3751 for 123 Grove Park

From Rowland & Christine Sheard

We live at 185 Camberwell Grove, in the part sometimes known as Grove Crescent, which is on the western boundary of 123 Grove Park.

**We strongly support renovation of 123 Grove Park but urge Southwark Council to reject the application for the reasons below.**

**We further urge the developer to fully engage with the local communities in Grove Park, Groveland Close and Grove Crescent to agree an approach to the development to meet the aims of all parties to bring the site back into use while respecting the local environment.**

1. The application involves building over a garden. The Council's negotiations with the developers have, we assume, been based on the 2007 SPD.

Since that time the Department of Communities and Local Government has reissued its Planning Policy Statement 3 (PPS3) Housing. A key change announced in respect of that document was to remove private gardens from the definition of brownfield sites because it leads to "*... Local Authorities feeling forced to granting planning permission for unwanted development on garden land – simply to meet the brownfield target*" (Hansard 9<sup>th</sup>. June 2010)

**The Council should review its SPD in the light of the revised Government policy before considering the application further.**

2. We believe that the consultation has been flawed as we know that a number of landowners have not been consulted as they are not occupiers of the properties in the consultation area., for example Adelaide House and at least four properties in Grove Crescent.

**The Council should review its consultation process before consulting on the next plans.**

3. We note that the developers originally proposed doubling the frontage and putting 9 houses in woodland area. We therefore congratulate the planners in cutting back the development to its current size. However the size still in major conflict with the SPD for 123 Grove Park and is, in our opinion, overdevelopment.

The SPD also allows a one or two storey extension to the east of the main building. The proposed building is far larger and we believe that it would be difficult to provide foundations which would not adversely affect the yew tree highlighted by the SPD.

The SPD specified a single building at the rear which would have limited the effect of the building on the ecology of the site. The five houses are unacceptable as they have a greater impact on the ecology and some are two storey with a third storey which is not in accord with the SPD.

We believe that the ideal for the site is to simply develop the existing front building as it is, into flats, supported by the formal garden and properly managed woodland.

We therefore see the SPD to be a major concession, defining the maximum development rather than as the starting point for negotiation

**The Council is requested to remind the developers that any resubmissions which contravene the SPD in any way will be rejected.**

4. Central to planning in the Borough is the ecology which is reflected in the Southwark Biodiversity Action Plan.

We reviewed this application in that light and considered the submitted 5 page Ecology Report and believe that it is wholly inadequate for the following reasons.

- i. It only considered protected species, bats and stag beetles and the invasive plant, Japanese Knotweed. Essentially everything other than bats or stag beetles is ignored – this is a ludicrous way of judging the ecology!
- ii. The SPD called for a specialist invertebrate survey. We do not believe that the Applied Ecology Survey meets this as they have not presented any evidence other than there might be stag beetles. They should be given time to undertake a full survey – we can assure them that there is a lot more activity than they have seen!!
- iii. The effect on the vibrant woodland bird, animal and invertebrate life has been ignored
- iv. A pond in the grounds has not been recorded
- v. The place of 123 in the context of the local ecology such as the back of Grove Crescent, Lettsom Gardens and the railway embankments has been ignored

We therefore decided with the three groups affected by the development to ask the London Wildlife Trust (LWT) to look at the site as they have knowledge of the area and are independent of our group.

We approached the developer to obtain access to the site for LWT to assess the position. After lengthy correspondence the developer, while offering to commission LWT themselves, refused LWT access except on terms defined by the developer. This was not acceptable to local residents and we have therefore commissioned LWT to do the best they can with a desktop exercise.

The correspondence with the developer is attached.

We will submit the report from the London Wildlife Trust in due course.

**The Council is requested to insist that developer should prepare wider ecology reports before resubmitting the planning application**

5. The development has a children's play area close to the quiet western boundary at the back of Grove Crescent gardens. A more logical and reasonable location is the eastern boundary where other children already play

Houses 2 & 4 are also too close to the western boundary abutting the Grove Crescent gardens which are largely wild in nature. This is unacceptable, given the size of the 123 site and unnecessarily disturbs the peace of our gardens.

**The Council is requested to suggest to the developer that he should take full account of these points before resubmitting the planning application**

6. The western boundary backing on to Grove Crescent is to have a “*2m fence as minimum*”. This vagueness is unacceptable on this key boundary. We need to know the exact specification of the fences or walls including actual height, foundations and materials to be used.



**The Council is requested to insist that developer fully define boundary fences and walls where they are adjacent to other properties before resubmitting the planning application**

7. The developer says that there will be additional trees on the boundaries. It is important that they are specified. Unless specified this may not happen or may be inappropriate species. The boundaries provide an opportunity to improve security and to plant wildlife friendly hedges, such as mixed hawthorn, blackthorn and other species.

We would remind developers that Adelaide House, the property on the eastern boundary, is owned by a housing association which has not, as far as we are aware, been consulted and their boundary is railings.

**The Council is requested to insist that developer fully define the extent and nature of any trees to be replanted before resubmitting the planning application**

8. Lighting for the development at the back has not been specified. This needs careful consideration as it will cause light pollution into Grove Crescent back gardens and is detrimental to wildlife. It should be low level and turned off at night.

**The Council is requested to insist that developer fully defines the nature of the lighting before resubmitting the planning application**

9. Southwark Council specifies that refuse bin locations must not be more than 10 metres from the roadside or van collection point on new developments.

We question :

- i. whether Eurobins are suitable for this development. They are very large and are therefore difficult to keep clean and tidy without on-site staff. There is a good example, at Adelaide House where the bin areas are an eyesore and probably health hazard.
- ii. whether the house refuse and recycling bin vans can/will drive along the service road to collect bins from the houses in the back lands and if so, is there an adequate turning point? The collection lorries weigh between 15 and 25 tonnes and must surely be expected to damage the no-dig gravel road, road edges, tree roots and services beneath. We have experience in Grove Crescent where the refuse lorries damage the road and the grass edges.
- iii. whether the refuse collection company have been consulted.

**The Council is requested to insist that the developer consults with Veolia and considers the use of conventional green bins before resubmitting the planning application**

10. The current development involves cutting down 83 out of 172 trees. There are a number of key issues arising from that proposal.
  - i. The diagrams provided are so complex as to be impossible to read, The trees should be marked (for felling, maintaining etc.) and residents granted site access to see what the real impact might be
  - ii. The scale of the destruction of trees is in total contrast to the policy in respect of trees in the Camberwell Grove Conservation area where, even if trees are causing serious damage to houses or are inappropriately sited, felling is refused despite offers of replacement.

- iii. The tree survey states *“The proposal has taken the woodland into account, working around the better trees”* We find this statement in the context of the numbers of trees being lost as difficult to understand. Essentially the woodland is to be lost.
- iv. It should be noted that the tree survey has been written to support the proposed development not to optimise the ecology of the garden relative to the SPD.
- v. The survey concentrated on ‘good trees’ rather than recognising that most trees contribute to the local ecology. Talk of replacement or alternative planting is misleading as the land will have houses on it.

**The Council is requested to insist that the developer significantly reduces the number of trees to be felled and that he marks up the trees and grants access to the local residents to see clearly what is proposed before resubmitting the planning application**

11. The trees survey noted above explicitly states that *“The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services”* As far as we can see the developer has not addressed the issue of services etc despite the fact that they will possibly have a greater effect on the ecology, particularly tree roots, as the roads and paths.

**The Council is requested to insist that the developer shows how the services can be delivered to the properties taking account of tree roots etc. before resubmitting the planning application**

12. The proposal does not mention the flooding risk to Grovelands Close which would have been known if an appropriate survey had been carried out. This will be exacerbated with the reduced area for natural drainage.

**The Council is requested to insist that the developer undertakes a specific study of the effects of the development on Grovelands Close before resubmitting the planning application**

13. The application refers to a gated development. This is totally unacceptable in the context of the Camberwell Grove Conservation Area

**The Council is requested to specify that there should be no gated community in any revised planning application**

14. We have been disappointed that the developer has not engaged with the community as requested to by Southwark Council. Our key attempt to engage was in effect rebuffed (see 4 above and attachment)

**The Council is requested to remind the developer of the advantages of engaging fully with the community.**

15. We fully recognise the problems in Grove Park arising from the demonstrably inadequate parking proposed for the new development. If the developers refuse to provide adequate parking then a CPZ seems inevitable. It would be unreasonable for us to object to this; however this would lead to Grove Crescent, a private service road which already has parking problems, being targeted by commuters. We would expect help with this alongside the introduction of a Grove Park CPZ.

**The Council is requested to ensure that any changes to parking restrictions associated with the 123 development include protection for Grove Crescent.**

16. The proposal includes no reference to a Section 106 Agreement as required by the SPD. We suggest
- i. parking assistance as noted in 15 and
  - ii. that the woodland area becomes a form of nature reserve with public access, assuming it remains as such as a result of a reconfiguration of the site to meet the SPD,

**The Council is requested to consider our S106 proposals when the planning application is reconsidered**

Rowland R. & Dr. Christine E. Sheard

\* By Email

ATTACHMENT

Correspondence with Barry Kitcherside – Chart-Plan (2004) Ltd.

**Subject:** 123 Grove Park Planning Application  
**From:** Rowland <[rowland@sheard.info](mailto:rowland@sheard.info)>  
**Date:** Mon, 20 Jun 2011 14:31:18 +0100  
**To:** [barry@chartplan.co.uk](mailto:barry@chartplan.co.uk), Joanne Welch <[jo@silverleaf.co.uk](mailto:jo@silverleaf.co.uk)>, [ann.toone@btinternet.com](mailto:ann.toone@btinternet.com)

Dear Mr Kitcherside,

A number of local residents wish to have site visits to see for ourselves how the plans fit in. In addition we wish to commission the London Wildlife Trust to look again at the ecology as we feel that their particular local knowledge would be invaluable in optimising the conservation of the ecology of 123 Grove Park.

Please let me know how to make the necessary arrangements.

Regards,

Rowland and Christine Sheard

---

185, Camberwell Grove, London SE5 8JS  
Phone 020 7274 7958  
Mobile: 07860 891 274

**Subject:** FW: 123 GROVE PARK (Planning Application)  
**From:** "Barry Kitcherside" <[barry@chartplan.co.uk](mailto:barry@chartplan.co.uk)>  
**Date:** Mon, 20 Jun 2011 23:27:48 +0100  
**To:** [rowland@sheard.info](mailto:rowland@sheard.info)

Very many thanks for your e-mail received earlier today.

Our appointed ecology consultant has prepared the updated ecology report in liaison with Officers of the London Borough of Southwark.

The latest report follows on from a previous ecological audit which responds to the approved SPD which inures for the benefit of the frontage structure and to the hinterland of the site.

(Within the councils SPD ecology forms a sub section.)

Mitigation considerations as derived through our eminent consultants findings form part of the planning application.

I will forward to you under separate cover a site layout plan together with a site and tree survey depicting how the proposed development has been informed by the existing landscape.

The condition and species of the trees and wooded area inter-alia the development form have been discussed at great length with the planning officers and form part of 2 formal pre-applications submitted to the authority over the last 18 months which have as you will imagine have been somewhat intensive.

If upon your receipt of the material made reference to above you have any questions arising please feel free to revert back.

Kind regards

(Sorry about the remoteness of this note but I am at a local plan hearing and away from my Office currently)

Barry Kitcherside  
Mansard Cottage  
65 Stoneleigh Road  
Limpsfield Chart  
Oxted, Surrey  
RH8 0TP

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**NOTE: Design & Access Statement sent same day 20 June 2011**

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**Subject:** Re: FW: 123 GROVE PARK (Planning Application)  
**From:** Rowland <[rowland@sheard.info](mailto:rowland@sheard.info)>  
**Date:** Tue, 21 Jun 2011 08:42:45 +0100  
**To:** Barry Kitcherside <[barry@chartplan.co.uk](mailto:barry@chartplan.co.uk)>  
**CC:** Joanne Welch <[jo@silverleaf.co.uk](mailto:jo@silverleaf.co.uk)>, [ann.toone@btinternet.com](mailto:ann.toone@btinternet.com)

Thank you for your quick reply.

I must apologise for not putting you fully in the picture in my email. We have read all the documents prepared by your ecological consultants both submitted recently and for the SPD. It is as a result of reading these and on the basis of our local experience of the ecology that we feel it is essential to consult the London Wildlife Trust with their extensive knowledge and experience in our area.

Please let us know how local residents and the London Wildlife Trust can gain access to the site.

Incidentally thank you for the electronic version of you D & A which is far more legible than the one on the Council website.

Best Regards,  
Rowland & Christine Sheard

---

185, Camberwell Grove, London SE5 8JS

**Subject:** 123 GROVE PARK (Matters as to Ecology)  
**From:** "Barry Kitcherside" <[barry@chartplan.co.uk](mailto:barry@chartplan.co.uk)>  
**Date:** Tue, 21 Jun 2011 19:28:41 +0100  
**To:** <[rowland@sheard.info](mailto:rowland@sheard.info)>

Many thanks for your e-mail earlier today.

Notwithstanding the robust Ecological material that has been prepared to inform our planning application we are prepared in this instance (*without prejudice*) to engage with the LWT. In this regard we believe this should be left to our consultants to engage direct and as such we will issue instructions for this to be commissioned very shortly.

Please accept this is not a requirement of the LPA given as advised we have duly undertaken our research in accordance with the brief agreed with the Officers of London Borough of Southwark which has further been intensified following the deposit of our planning application late last year.

Finally I would be obliged for the sake of good order if you would kindly advise of your interest in this landholding and planning application.

Kind regards

Barry Kitcherside

Director

Mansard Co age

65 Stoneleigh Road

Limpsfield Chart

Oxted, Surrey

RH8 0TP

E: [barry@chartplan.co.uk](mailto:barry@chartplan.co.uk)

F: +44 (0)1883 730877

M:+44 (0)7843 661 054

**Subject:** RE: 123 GROVE PARK (Matters as to Ecology)

**From:** "Barry Kitcherside" <[barry@chartplan.co.uk](mailto:barry@chartplan.co.uk)>

**Date:** Wed, 22 Jun 2011 16:12:40 +0100

**To:** <[rowland@sheard.info](mailto:rowland@sheard.info)>

Good a ernoon.

I refer you to my e-mail of the 21st .

I confirm that I have now touched base with LWT and await their response in order that my consultant can engage as previously advised.

I have for the sake of good order discussed this considera on with the LPA.

I will further advise you but in the interim might you please be able to respond to the ques on posed in the last paragraph of my most recent e-mail.

Kind regards.

Barry Kitcherside

Director

Mansard Co age

65 Stoneleigh Road

Limpsfield Chart

Oxted, Surrey

RH8 0TP

E: [barry@chartplan.co.uk](mailto:barry@chartplan.co.uk)

F: +44 (0)1883 730877

M:+44 (0)7843 661 054

**Subject:** Re: 123 GROVE PARK (Matters as to Ecology)

**From:** Rowland <[rowland@sheard.info](mailto:rowland@sheard.info)>

**Date:** Wed, 22 Jun 2011 17:59:44 +0100

**To:** Barry Kitcherside <[barry@chartplan.co.uk](mailto:barry@chartplan.co.uk)>

**CC:** Joanne Welch <[jo@silverleaf.co.uk](mailto:jo@silverleaf.co.uk)>, Ann Klotz <[ann.toone@btinternet.com](mailto:ann.toone@btinternet.com)>

Dear Mr Kitcherside,

Thank you very much for your e-mail.

In response to your request, our interest is that we live at 185 Camberwell Grove and our garden backs on to the proposed development site. Our interest in the development is therefore both direct and considerable.

We are pleased that you are willing to engage with the London Wildlife Trust as we believe that they are amongst the best qualified ecology consultancies with particular experience of and expertise in London ecology.

We have no objection to your commissioning the London Wildlife Trust provided this is done on terms which include the brief which the local residents wish to give and that the survey is carried out without delay. As you will appreciate there are a number of local residents who have lived close to this site for many years and have great knowledge of the local environment and ecology. This is not the case with external consultants. For example. the survey you have already undertaken has not recorded that there is a pond in the centre of the site which supports important wildlife. Residents are also familiar with the plants and wildlife which have been seen in and around the site and can inform the consultants accordingly.

If you can confirm that you agree to the suggestions in the previous paragraph, we are happy for you to contact Mr Frith at the London Wildlife Trust with whom we have been liaising. If we do not hear from you that you agree to our suggestions, we will commission the London Wildlife Trust ourselves tomorrow.

We assume that you will have no objections to this and that we can inform them that they may enter and survey the site at their convenience.

If, for any reason, you do have any objections, please let us know by return what they are so that we may consider and respond to them.

We look forward to hearing from you.

Best Regards,  
Rowland Sheard

---

185, Camberwell Grove, London SE5 8JS  
Phone 020 7274 7958  
Mobile: 07860 891 274  
Skype: rrsheard1  
[Email: rowland@sheard.info](mailto:rowland@sheard.info)

**Subject:** Re: 123 GROVE PARK (Matters as to Ecology)  
**From:** [barry@chartplan.co.uk](mailto:barry@chartplan.co.uk)  
**Date:** Wed, 22 Jun 2011 17:30:20 +0000  
**To:** [rowland@sheard.info](mailto:rowland@sheard.info)

Thanks for your e-mail

I am now distanced from my office but I will revert back  
My consultant has been instructed to make contact with the LWT.  
Apologies for the brevity of this note.

Regards

Sent from my BlackBerry® wireless device

**Subject:** RE: 123 GROVE PARK (Matters as to Ecology)  
**From:** "Barry Kitcherside" <[barry@chartplan.co.uk](mailto:barry@chartplan.co.uk)>  
**Date:** Thu, 23 Jun 2011 06:03:57 +0100  
**To:** <[rowland@sheard.info](mailto:rowland@sheard.info)>

Many thanks for your e-mail Below\*\*.

As per my recent e-mail I have confirmed that we are prepared for our  
consultant to engage with the LWT and this is currently ongoing.  
You have my assurance that this engagement will take place at the earliest  
opportunity.

For your information I have contacted this organisation directly yesterday  
attempting to move this forward at speed.

Regretfully we cannot entertain any other course of action such as that  
outlined under cover of your e-mail.

I will advise you further following that engagement.

We take your interest seriously hence the course of action that we  
previously outlined.

Kind regards

Barry Kitcherside

Director

Mansard Cottage

65 Stoneleigh Road

Limpsfield Chart

Oxted, Surrey

RH8 0TP

E: [barry@chartplan.co.uk](mailto:barry@chartplan.co.uk)

F: +44 (0)1883 730877

M:+44 (0)7843 661 054

---

**\*\*NOTE: Email referred to is ours dated 22 June**

---

**Subject:** Re: 123 GROVE PARK (Matters as to Ecology)

**From:** Rowland <[rowland@sheard.info](mailto:rowland@sheard.info)>

**Date:** Thu, 23 Jun 2011 07:03:28 +0100

**To:** Barry Kitcherside <[barry@chartplan.co.uk](mailto:barry@chartplan.co.uk)>

**CC:** Joanne Welch <[jo@silverleaf.co.uk](mailto:jo@silverleaf.co.uk)>, Michael Silverleaf <[michael@silverleaf.co.uk](mailto:michael@silverleaf.co.uk)>, Ann Klotz <[ann.toone@btinternet.com](mailto:ann.toone@btinternet.com)>

Dear Mr Kitcherside

Thank you for your email.

We had hoped that your client would engage with the local community in a positive way.

Local residents recognise that the 123 site needs refurbishment but have concerns about the ecology of the area. Frankly we do not understand why you cannot accept our offer.

Please ask your client to reconsider his position as there is no reason for us to be at odds over this issue.

We need to move today on this due to the timescale of the planning application and must get the London Wildlife Trust on board as soon as possible.

If we have to go ahead independently please confirm the arrangements for the London Wildlife Trust to have access to the site.

Best Regards,

Rowland & Christine Sheard

---

185, Camberwell Grove, London SE5 8JS

Phone 020 7274 7958

Mobile: 07860 891 274

Skype: rrsheard1

[Email:rowland@sheard.info](mailto:rowland@sheard.info)

**Subject:** Re: 123 GROVE PARK (Matters as to Ecology)

**From:** [barry@chartplan.co.uk](mailto:barry@chartplan.co.uk)

**Date:** Thu, 23 Jun 2011 06:50:05 +0000

**To:** [rowland@sheard.info](mailto:rowland@sheard.info)

Thanks for your e-mail.

The very fact that we have responded and agreed to your initial request (as a matter of certain urgency notwithstanding the contents of my initial e-mail) and the fact that I am in contact with you at outrageous times of the day suggests that we do take very seriously your considerations.

We have reacted instantly and our consultants will engage with the LWT as soon as they are able.

I have also liaised with the LPA on this specific matter.

The contents of my earlier e-mail prevail in all regards and as such I will revert back as soon as I have further news.

Kind regards

Sent from my BlackBerry® wireless device

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**NOTE:** I had telephone conversation with Mr Kitcherside later on 23 June to try to resolve the position. He was adamant that only his brief for LWT could be used. He would look at ours but would in effect have power of veto.

**File Note:** Mr Kitcherside said he had offered all we asked for - I said he had not etc. etc. I said we had to set out the brief. So he said fine let his consultant go in with LWT and our brief. Fine I said and we would like to be there and we will send the brief to LWT. No he replied only the consultant and LWT could be there and he must see our brief. I said that implied a veto on parts of it and we have to have a right to be there.. Just send me the brief he said He continued



he was standing aside and letting the consultants get on with it why don't we?. I replied he had no personal interest - we do.

**We must control the brief! It implies they have something to hide.**

---

**Subject:** 123 Grove Park  
**From:** [barry@chartplan.co.uk](mailto:barry@chartplan.co.uk)  
**Date:** Fri, 24 Jun 2011 07:22:05 +0000  
**To:** "Rowland Sheard" <[rowland@sheard.info](mailto:rowland@sheard.info)>

Good morning.

Very briefly Mr Sheard my consultant has liaised with the LWT and further more detailed liaison is underway

Documentation is being reviewed and a meeting is to be set up.

I will keep you in the loop throughout.

In the interim kind regards

Mr Sheard I can assure you we are trying to assist and accommodate your objectives in this regard

Many thanks

Barry

Sent from my BlackBerry® wireless device

**Subject:** Re: 123 Grove Park  
**From:** Rowland <[rowland@sheard.info](mailto:rowland@sheard.info)>  
**Date:** Mon, 27 Jun 2011 20:08:24 +0100  
**To:** [barry@chartplan.co.uk](mailto:barry@chartplan.co.uk)  
**CC:** Joanne Welch <[jo@silverleaf.co.uk](mailto:jo@silverleaf.co.uk)>

Dear Mr Kitcherside,

We have a common purpose which is to bring 123 back to life with an appropriate development. I regret therefore that we have so far been unable to agree to work together on the ecology study on your site in view of your requirement that you oversee our brief. I hope you understand that local residents cannot agree to this. Consequently we have put together a brief for the London Wildlife Trust, After today's discussions with them we propose to give them the go-ahead tomorrow.

I therefore formally request access to the site for LWT.

Regards,

Rowland Sheard

**Subject:** Re: 123 Grove Park  
**From:** [barry@chartplan.co.uk](mailto:barry@chartplan.co.uk)  
**Date:** Mon, 27 Jun 2011 19:26:21 +0000  
**To:** "Rowland Sheard" <[rowland@sheard.info](mailto:rowland@sheard.info)>

Mr Sheard

We have previously advised that our consultants are in direct liaison with the LWT who have now been copied in with ALL material.

I will revert back once their dialogue has been completed

The report incorporates an ecological audit of the pond.

Could I suggest we liaise further towards the middle of this week.

Kind regards

Sent from my BlackBerry® wireless device



London Borough of Southwark  
Received on:

- 4 JUL 2011

Development Management

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

Wednesday, 29th June 2011

*Dear Mr Rice*

I am writing with reference to planning application 10/AP/3751 (123 Grove Park). Like many other local residents I am disappointed by the short time that we've had to obtain the planning documents and make my reply. I understand the deadline has now been extended but must say that the whole process seems to have been pretty poorly organised.

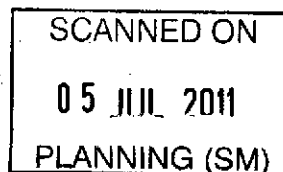
I will now turn my attention to the planning application itself. I am sorry to say that despite the site being in need of re-development, I am unable to support the plans that have been submitted. It is patently clear that they ignore the fact that the site is located in the Camberwell Grove Conservation Area and is surrounded by Listed Buildings. What's more, the previously published SPD is disregarded on almost each and every page:

- a) The redevelopment of the woodland area is totally inappropriate. We must be prepared to conserve green spaces and stop garden grabbing (I thought that the coalition had given councils powers to stop this??? see: <http://tinyurl.com/2uqxvbx>).
- b) I note on the drawings that the developer is proposing something akin to a large gated community which would hide the beautiful building from the road. No other period property is hidden away in this way and I think it is outrageous that the developer would consider anything but a renewal of the existing boundary.
- c) The destruction of 83 trees is and the two ponds MUST not be allowed. I appreciate that the gardens are, and will remain private. But that does not mean that they are not worth preserving.

I have spoken to many other local residents and I am sure that you will be hearing from many other people who, like me, are very worried about this. I look forward to you rejecting this application and inviting the developer to consult properly with local residents and groups.

*Yours sincerely  
Fraser Belk*

Fraser Belk



**McDougall, Susan**

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**From:** Mason, Fennel  
**Sent:** 04 July 2011 09:06  
**To:** Planning.Applications  
**Subject:** FW:

please log as an objection to 10-ap-3751

London Borough of Southwark  
Received on:  
**- 5 JUL 2011**  
Development Management

-----Original Message-----

From: Dunn, Judith [mailto:judith.dunn@kcl.ac.uk]  
Sent: 27 June 2011 10:32  
To: Rice, Gary  
Subject:

Dear Mr Rice

I am a resident at 2 Grove Park, SE5. I am writing to register some concerns about the Planning Application, number 10-AP-3751, 123 Grove Park.

The conversion of the main house to residential flats would much improve the state of the building. However there are three points about the plans to which I strongly object.

One is the plan for a 'gated community'. This would entail a high boundary, and a threatening aspect. The front boundary should not be more than a meter high. Second, the plan is to build five new buildings. Yet the

Supplementary Planning Document notes that any new development should include only a single building. My objection to the plan is that there would be a serious loss of trees, serious damage to wildlife, and the

proposal to provide parking for 9 cars on the front--further diminishing the front aspect on Grove Park. If fewer buildings were proposed at the back, cars could be parked there. My third objection is that the plans

profoundly affect the wildlife and trees in an area which would seriously damage the quality of life for all the residents in this area.

I hope that you will seriously consider these objections to the planning application

Yours sincerely,

Judith Dunn  
2 Grove Park  
London SE5 8LT

Judith F. Dunn  
Professor of Developmental Psychology  
Institute of Psychiatry  
King's College London  
Box P080  
De Crespigny Park  
London SE5 8LT

judy.dunn@kcl.ac.uk

SCANNED ON  
05 JUL 2011  
PLANNING (SM)

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Russell Charlesworth  
64 Grove Park  
Denmark Hill  
LONDON  
SE5 8LF

Southwark Council  
Regeneration & Neighbourhoods  
Development Management  
5<sup>th</sup> Floor Hub 2  
PO Box 64529  
LONDON  
SE1P 5LX.

SCANNED ON  
05 JUL 2011  
PLANNING (SM)

London Borough of Southwark  
Received on:  
- 5 JUL 2011  
Development Management

Dear Ian,

**Ref: 10/AP/3751**

I wish to object to this planning application.

My grounds for objection are that the development will have a detrimental effect on a well established conservation area because:

- It does not comply with the requirements set out in the Grove Park Conservation Area Development Plan and will lead to a loss of green space and wildlife habitat;
- A substantial number (83) of mature trees will need to be felled. Such action, in tandem with a reduction in green space, is in absolute opposition to the preservation aims of a conservation area that Southwark has done so well in creating and sustaining;
- Of well-founded concerns about the increased traffic and parking ramifications of an already stressed environment;
- The high railings and potential gated community is in stark contrast with the long established character of the area and would be detrimental.

I am very positive about many of the residential development projects that Southwark either directly, or in conjunction with developers, has progressed over the last few years. I'm all for new developments that are well thought through and have the best interests of the local community at heart. Unfortunately, this specific application is not one which I'm able to support and request that it be rejected unless substantially rethought and scaled down.

Yours sincerely,

Russell H. C. Charlesworth and Dawn. J. E. Charlesworth

Gary Rice,  
Head of Development Management,  
Southwark Council,  
Regeneration and Neighbourhoods,  
PO Box 64529  
London. SE1 P 5LX

6th. July 2011

Dear Mr. Rice,

Planning Application Number 10/AP/3751 123 Grove Park

I am the owner of numbers 169 and 179 Camberwell Grove which are in Grove Crescent and I was surprised to learn from a neighbour that there was a planning application lodged. Why have I not been formally contacted, as Southwark Council is aware of my agent?

Having briefly read the application and the comments which have already been lodged, I have the following comments.

- Five houses in the 'backlands' is far too many
- The location of the some of the houses is too close to the Grove Crescent boundary.
- The documents on wildlife do not cover much of the wildlife I know about having been in the area for many many years
- I am concerned that I cannot find what the boundary with Grove Crescent is to be made of.

In view of the above I must recommend that the Planning Committee should reject the application while encouraging the developer to submit a more balanced and informative application as I fully support bringing 123 Grove Park back to life.

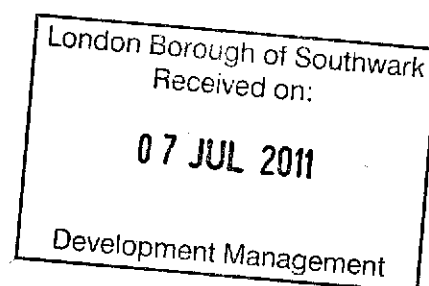
Yours sincerely.

A handwritten signature in black ink, appearing to read 'A. F. G. Mattock', written over a horizontal line.

A. F. G. Mattock

**McDougall, Susan**

**From:** Peter Niven [Peter.Niven@sas.ac.uk]  
**Sent:** 06 July 2011 19:01  
**To:** Planning.Applications  
**Cc:** Peter Niven  
**Subject:** Planning application: 123 Grove Park, SE5  
**Importance:** High



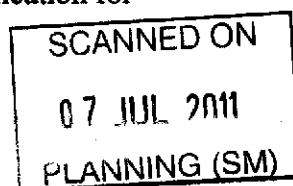
To whom it may concern:

I wish to lodge representations in relation to the planning application for

**123 Grove Park, Camberwell, LONDON SE5 8LD.**

I live at:

**43 Grovelands Close, Camberwell, LONDON SE5 8JN**



and received a copy of the letter of **6 June 2011** from Fennell Mason, Planning Officer with the Council.

The application reference is:

**10-AP-3751.**

The grounds for my representations are as follows:

1. The size and scale of the proposed development when compared to the Supplementary Planning Document (SPD) which Southwark Council prepared on the site in 2007. Then, the SPD stated that there should be no more than one dwelling on the 'backlands' of the site at 123 Grove Park, using the same building footprint as was already there. Now it is proposed to build five 2/3 storey houses with a full-width access road and attendant services. This development is therefore in direct contradiction of the SPD by the Council, which was only delivered some four years ago.
2. The number of trees that the developer proposes to destroy. The number is stated to be 83. This will lead to a considerable loss of amenity and privacy for many of us in Grovelands Close (and see also at pt 5, relating to lack of detail in some of the drawings).
3. Also, following on from the proposals mentioned in pt 2 relating to tree destruction, there are no adequate proposals that I have seen to test if the loss of that large a number of trees will destabilise the ground across the site, but particularly to its northern edge, having a knock-on effect on those of us living near the southern boundary of the Close. This may well also lead to a repeat of historic problems that have been noted in a letter - which I have seen and which is specifically referred to in the representations by Ms Paula Thornton, all of which I have seen and endorse - from Morgan Berry, the estate management company (which has considerable knowledge of the development of the estate since it was built in the the early 1980s) relating to drainage and water run-off issues.
4. I have not seen produced as part of the application an adequate report on the ecology of the site to establish that there are no endangered species whose habitat(s) may be destroyed permanently or possibly badly affected during the considerable building process that is proposed.
5. I have not seen adequate detail on some of the drawings lodged as part of this application so I

07/07/2011

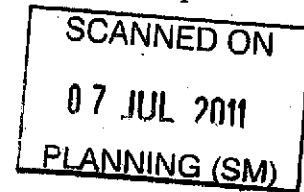
specifically reserve my right to lodge further representations after the (new) closing date of 9 July should I wish to do so on any changes to the planning application as a result of these or any other representations.

6. The fact that, despite the scale and likely impact of the plans on the local conservation area, the plans are not to be considered (as would seem much more appropriate) by the full Planning Committee of Southwark Council but by Camberwell Community Council instead.

7. I have also seen the report lodged on this application by Joanne Welch and Michael Silverleaf of 5 Grove Park. While some of the issues are different, I concur with and endorse that report too.

Yours

Peter Niven



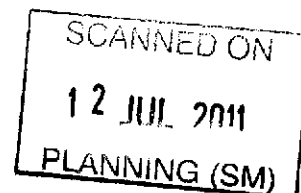
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**Karen Callaghan**  
**124c Grove Park, London SE5 8LD**

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



6<sup>th</sup> July 2011

Dear Mr Rice,

**RE: Planning Application 10/AP/3751 (123 Grove Park, SE5)**

I live at 124c Grove Park, next door to 123 Grove Park. I am one of the shareholders of Grove Park (Camberwell) Ltd., who wrote to you on 29<sup>th</sup> June 2011 on behalf of the shareholders, including myself, raising a number of objections to the current planning application.

I am writing today to make additional objections:

A significant, beneficial aspect of living in Camberwell is the large number of trees that enhance the quality of life for local residents. The woodland, gardens and trees of 123 Grove Park make a considerable contribution to this quality of life. Additional buildings will create more unnatural light which will affect the surrounding area and create further light pollution. This will detract from the current experience of living alongside nature and lead to a deterioration in the quality of life. Any additional buildings should be kept strictly within the SPD guidelines. Planners should require conditions about external lighting. There should be no floodlighting of any of the buildings and lighting for paths or driveways should be kept at a low level.

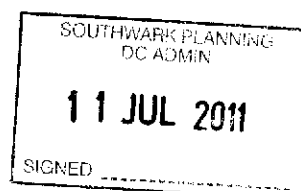
If this scheme is allowed planners should require a section 106 agreement to ensure that the local community benefits appropriately.

Please keep me informed of all developments in regard to this and any future planning applications for 123 Grove Park.

Yours sincerely,

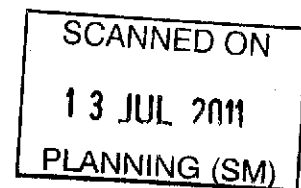
A handwritten signature in black ink, appearing to read "Karen Callaghan".

Karen Callaghan





Southwark Council  
PO Box 64529  
London SE1P 5LX



Dear Mr Rice

I would like to register my concern over the handling of the planning process concerning 123 Grove Park.

To date, I haven't received any notification of this application, despite the fact that I am a freeholder of a property that will be directly impacted by this proposed development.

Although I, currently, live in the Republic of Ireland, Southwark council have all my contact details – and when council tax is due they are able to communicate with the greatest of ease. Do you think it is fair that as an interested party with much to lose over this planned development I should be kept in the dark? I have only found out about this by chance from neighbours and feel disadvantaged by this lack of information from your office.

I won't go into the other concerns already raised by those in adjacent properties, but you should note that I support these objections: The 'removal' (destruction) of 83 trees, the impact of building, infrastructure and machinery on the remaining ones; the loss of habitat, green space; the rubbish collection issue; the parking congestion and its cascading impact on the private road of the crescent around the corner in Camberwell Grove; the playground noise; light pollution; the building of service roads; the density, height and out of sympathy construction with the adjacent conservation area property; and the architectural mauling of a fine existing building.

I would like to remind you that you have been given greater powers by the current administration to curb the rapacious assault by developers on the remaining green spaces in cities.

However, there are other aspects of this particular application that I find 'troubling' because the process seems unbalanced and weighted in favour of the developer.

I understand that the developer has been in 'discussion' with you since March 2010; presumably 'fine-tuning' this application with your assistance, whereas we, the affected parties are given little, or, (in my case), no notice of an application that has evolved from lengthy discussions between yourselves and the developers, Citrus Healthcare and their agents. Which brings me to another point while I'm sure you are 'correct' in your procedure, it further unbalances the openness of the process – and unnecessarily clouds the transparency of what should be an open and equitable process.

And finally, I would like to know why the one source of information on planning proposals that I can access from my location, (the online map showing the Register of Planning Applications on the Southwark web site), does not show the application in respect of 123 Grove Park. (See attached screen shot taken on 3/7/11).

It all seems to suggest that your dealings with Citrus Healthcare and their agents are of a more considerate nature than the interests of people who are the potential victims of this application.

Yours etc

Michael Rahr

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**McDougall, Susan**

**From:** Hannah Sharp [hannah@hannahsharp.demon.co.uk]  
**Sent:** 12 July 2011 17:41  
**To:** Planning.Applications  
**Subject:** 123 Grove Park

SCANNED ON  
13 JUL 2011  
PLANNING (SM)

Dear Fennel Mason

My comments on the proposed application, despite the fact that I have not seen the overall plan, only seen your letter outlining it:

- That the existing building be maintained- due to its conservation status
- That additions to it be in keeping with conservation architecture
- That there be more car spaces added to the block- we already have car space issues in Grove Park due it being close to the station and non residential marked so we need more spaces with any new development within the development
- That the removal of 83 established trees be reconsidered. It seems rather drastic, in the climate of London, to go and wipe out 83 trees for the purpose of urban growth/profit- this is an environmental issue. Any ability to keep existing trees and build around these should be closely considered.

London Borough of Southwark  
Received on:  
13 JUL 2011  
Development Management

Thanks

Hannah Sharp  
6 Grove Park  
SE5 8LS

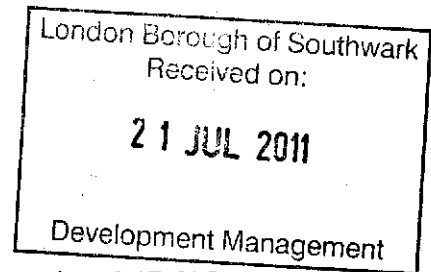
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**McDougall, Susan**

**From:** Kate Duchene [kateduchene@waitrose.com]  
**Sent:** 20 July 2011 15:44  
**To:** Planning.Applications  
**Subject:** Ref10-AP-3751/123 Grove Park SE5 8LD



Dear Fennel Mason,

Re: Application for full planning permission at 123 Grove Park, London SE5 8LD  
Your ref: 10-AP-3751

I live at 180 Camberwell grove, SE5 8RH.

I would like strongly to oppose this application.

While the existing house could usefully be refurbished and made suitable as residential apartments, providing the exterior character of the building is respected, the destruction of the grounds behind should not be permitted. The Camberwell Grove area is a Conservation Area and should be conserved. The land at the back of 123 is old woodland and a haven for wildlife. It attracts woodpeckers and wrens. Stag beetles, in decline elsewhere, thrive in the wood. The variety of insects is dazzling. We moved here nearly two years ago amazed at the number of trees and felt sure that the character of the area, with so many listed buildings and tree preservation orders, would be maintained. The destruction of 83 of them in order to gain space for modern buildings and a car park would be reprehensible.

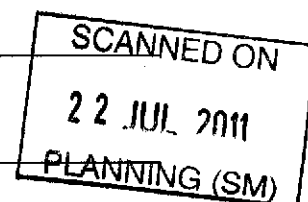
As would putting in a formal garden where at the moment plants, birds, animals and insects breed and live. The houses in Grove Park are Edwardian, as is no 123, consequently lending the area a distinct character. The addition of 5 new, modern houses would destroy this.

I gather the developers have been working with the council for two years or more though we don't know the nature of the advice that's been given. We have been allowed three weeks to articulate our response. This is disgraceful and, without proper transparency, could be perceived as a stitch-up.

In the circumstances, I believe the decision should be delayed by at least three months, so that the residents can review the situation. After all, wouldn't it be better for everyone if the problems were sorted out rather than ignored and rejected?

Yours sincerely,  
Robert Hickson

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London Borough of Southwark  
Received on:  
21 JUL 2011  
Development Management

**The Camberwell Society comment on 123 Grove Park**

The Camberwell Society cannot support this application in its current form. Whilst supporting the principle of this property being returned to active use, and to a residential use at that, the Society feels that there are too many aspects of the application that are either unacceptable, or where further information is required in order for the Society to be able to come to a view. The Society is also aware of the strong feelings of local residents, many of whom are members of The Society, and who have made the Society aware of their concerns.

Whilst the Society is prepared to support the principle of some development in the gardens to the rear of the main building that deviates from the single site development contemplated by the SPD, in the form of single houses in the landscape, the Society has reservations about the number, location and aspects of the design of the proposed houses.

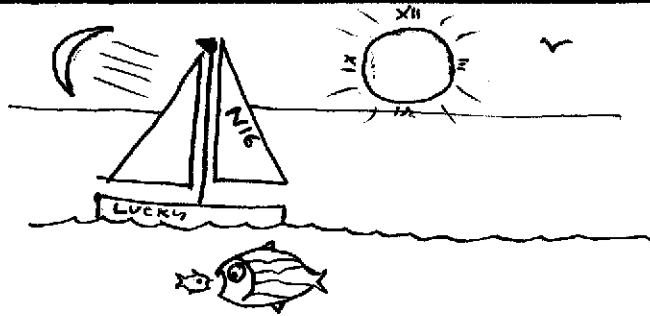
The Society has a number of specific concerns about the application, including the design of the proposed house adjacent to the main building (which we believe should be and read as a separate entity), the number of trees being proposed for removal, the precise situation of drainage and other services when looked at in the context of potential damage to the trees which will remain, as well as other ecological and environmental considerations. For example, we are aware that residents of Grovelands Close are concerned about water run-off issues.

The Society is furthermore not in favour of any aspects of the proposed application that would give rise to a "gated community", which would be inappropriate both in the context of Grove Park in particular and Camberwell in general.

As it has done in the past, the Society would welcome the opportunity to engage constructively with the applicant, its advisers and local residents in order to come up with a mutually acceptable scheme for this important site in Camberwell, and to this end has already made contact to encourage the establishment of a Working Party to be set up with all parties.

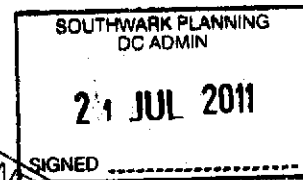
SCANNED ON  
22 JUL 2011  
PLANNING (SM)

THE IVANHOE RESIDENTS'  
AND TENANTS' ASSOCIATION  
6 IVANHOE ROAD  
LONDON SE5 8DH  
Tel: 071 733 2606



16<sup>TH</sup> JULY 2011

To  
PLANNING OFFICER  
SOUTHWARK COUNCIL  
PO BOX SE1P5LX



RE: BACK GARDEN DEVELOPMENT IN BACK  
GARDEN OF 123 GROVE PARK CAMBERWELL.

DEAR SIR

STRONGLY OBJECT TO THE DESTRUCTION OF 83  
TREES AND THIS WILDLIFE HAVEN.

IT IS NOT NOW GOVERNMENT POLICY TO CONCRETE  
OVER EVERY OPEN SPACE.

THE ARGUMENT PUT FORWARD BY WINS LAU THAT  
WE MUST BUILD OR BUST, IS ONLY HER OPINION.

MANY HOUSES WITH 4 OR 5 BEDROOMS HAVE ONLY  
ONE OCCUPANT.

THEREFORE PLEASE REFUSE THIS HIDEOUS PROPOSAL.

YOURS FAITHFULLY

DAVE JONES.

P.S. ITS ABOUT TIME THAT SOUTHWARK COUNCIL PUTS  
A STOP TO ALL THESE BACK GARDEN DEVELOPMENTS

**McDougall, Susan**

**From:** Christopher Matthews [christopher.matthews@grovepk.co.uk]  
**Sent:** 25 July 2011 17:47  
**To:** Planning.Applications  
**Cc:** Joanne Welch  
**Subject:** Planning application: 10-AP-3751

London Borough of Southwark  
Received on:  
**26 JUL 2011**  
Development Management

To whom it may concern,

Planning application: 10-AP-3751  
123 Grove Park

Grove Park has improved enormously in the last seven years. One of the few problems to resolve is 123 Grove Park.

As it is a large and important development, and should use the procedure of the Mary Datchelor School as a template, involving senior officers in the council with members of the community and the developers.

Residents are disappointed that the developers agent were asked twice by the council to do a public consultation, and they refused.

It will be easier, quicker to set up a working party, everyone wants this to happen, but it has to be done properly.

Best regards,

Christopher Matthews

--  
Christopher Matthews  
34 Grove Park  
London SE5 8LG

[christopher.matthews@grovepk.co.uk](mailto:christopher.matthews@grovepk.co.uk)

SCANNED ON  
27 JUL 2011  
PLANNING (RM)

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CONSULTATION  
RESPONSE  
26 JUL 2011  
ACKNOWLEDGED

Mr Neil Winstanley  
175 A Camberwell Grove  
LONDON  
SE5 8JS

10<sup>th</sup> July 2011  
Tel: 07961 835 414

Your Ref: 10-AP-3751

SCANNED ON  
27 JUL 2011  
PLANNING (SM)

FAO: Fennel Mason

Sir, I write to you regarding the proposed planning/scheme at 123 Grove Park, having been approached as a consultee by Southwark Council.

I am an assured tenant residing at 175 A Camberwell Grove/Crescent and have lived here for almost 20 years.

My back garden ends where the proposed development begins. At present, this land beyond my own boundary is mature unspoilt woodland which will be decimated should this proposed scheme be given the go ahead by the council.

I have no objection in principle to a sensitive re-development of the building addressed as 123 Grove Park. It has stood empty for years, squatters have occupied it and it could be converted into good housing with a spacious garden area to the rear.

However, I do strongly object to the proposals that extend to the woodland beyond (i.e.: to the Northern sector of the proposed site).

On a purely personal level, the prospect of years of noise, disruption and the ruination of my quality of life appals me. I work from home being an artist and writer, and the peace and quiet provided by my location is sacred to me; I do not want that land turned into suburban style dwellings for an affluent few.

According to the plans, my rear garden will be overlooked by a house designated "H4". This I do not want. Constant noise from the felling of trees, skip deliveries, diggers, generators, angle grinders, drilling and all the rest – prolonged over years – will have a devastating effect on my quality of life.

Please note; the major works carried out by the "St George" company at the bottom end of Camberwell Grove/Grove Lane have over-run their schedule by years already with no sign of completion. These delays the developers blame on "The Recession", but I have no doubt that similar economic market forces will affect this projected scheme in the same way causing prolonged misery for anyone unfortunate enough to reside adjacent to the building site.

The other major objection that I have to these plans is based upon these principles; Ecology, wild-life, respect for nature and quality of living.

In a 'conservation area' all aspects of the character, ambience and nature of such a designated area should be treated with the utmost respect. The proposed removal (i.e.; felling) of over 80 mature trees and the "complete landscaping" of the site area in order to build 5 large houses and thus decimating mature woodland rarely found in an unspoiled state within urban areas must surely be wrong.

The "Ecological Survey" supplied is no doubt adequate for the developers needs and obviously biased to suit their legal requirements. Unfortunately this survey is not so good for the natural habitat of any resident species.

Any site this size which has never according to extant records being disturbed before by building projects of any kind will surely be devastated and as such should therefore be protected.

In the 'Ecological Survey' time and expense has been spent upon making sure that the protected/endangered species get plenty of attention (meaning bats, stag beetles, and the occasional woodpecker).

If there were any real concern within this survey for ecology generally then the advice would surely be "Don't Build Over This Woodland"!

The loss of birdlife in the gardens of England over the last 50 years is attributed by experts in their field to the destruction of their natural habitat, robbing Britain's birds of nesting spaces and food. Species that used to thrive here (i.e.; Camberwell) have declined in numbers by 50% or more since the 1970's, in some cases facing urban extinction, these species include

Sparrows, Starlings, Thrushes, Blackbirds, Jays, Crows, Tits, and Rens- Who is going to protect them?

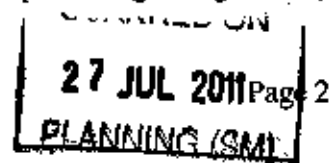
The "Survey of Trees" - Arboriculture Impact Assessment" indicates that half of the trees in the area (82) need to come down. Fortunately for the developers the ones that will survive - if they do - happen to fit in with their plans for housing, parking and driveways, which surely indicates a bias in the developers survey in favour of their own case. The impact of removing fallen or dead/rotten trees in order to tidy up their site would cause a devastating effect upon small mammals, insects, reptiles, flora, fauna and fungi.

In terms of "Social Impact" regarding this scheme, I predict that impact will be about nil. Self contained, secure and electronically gated for a select few, there will be no need for these compound dwellers to leave their nests, so I doubt we would ever meet.

That is apart from on their daily commute to work by car, or to shop by car at their chosen super centre.

I hope that the 20 or so parking spaces proposed prove adequate to their needs.

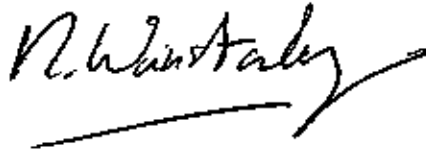
Please note, the Western border of the site is at the bottom of my garden, currently consisting of an old 6foot high wooden fence - what are the proposals regarding security in this area?



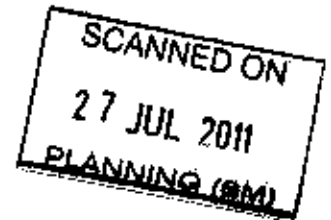


To reiterate; I have no objection to appropriate re-development of the extant building currently addressed as 123 Grove Park, but I do most strongly object to any interference with the woodland at the rear (ie; to the Northern half of the site)  
Please note these comments are not in any way confidential, feel free to quote, display or use any points made here freely or as you see fit.

Yours Truly

A handwritten signature in black ink, appearing to read 'N. Winstanley', with a long horizontal flourish extending to the right.

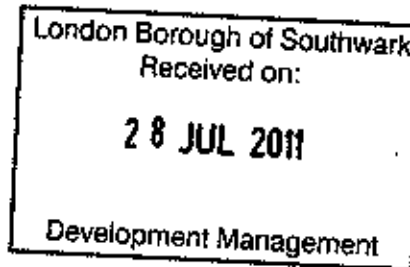
Mr Neil Winstanley



**McDougall, Susan**

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**From:** Tristan Royzel-gall [tristan@amaranthe.co.uk]  
**Sent:** 27 July 2011 12:02  
**To:** Planning.Applications  
**Subject:** 123 Grove Park



From Tristan Royzel-Gall  
177d Camberwell Grove  
London SE5 8JS

Dear Sir/Madam

Re. Planning Application at 123 Grove Park/ Ref 10-AP-3751

I would like to make two objections regarding the above planning application at 123 Grove Park.

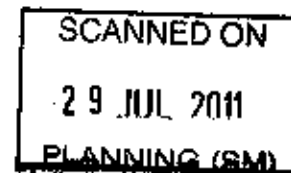
Firstly the level of noise. The crescent-shape houses which are a backdrop to 123 Grove Park create an "amphitheatre effect" where noise reverberates at an unacceptable level. For instance every word spoken by people at the end of the gardens where the boundary with 123 Grove Park lies can be clearly heard. The existing wooded property creates a very welcome screen against the noise at Adelaide House on the other side of 123 Grove Park.

Secondly I am very concerned about the felling of 83 trees! This pocket of faune and flora in the middle of London should be preserved. Moreover it is ironic that Southwark Council have refused, over the last 25 years, to allow for an old tree which literally grows against the front of my house and endangers the safety and wellbeing of all at and around 177 Camberwell Grove when they might indeed consider removing 83 trees at 123 Grove Park!

Thank you for kindly taking those points into consideration.

Yours faithfully,

Tristan Royzel-Gall.



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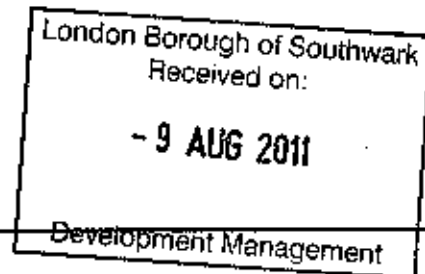
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**Rowe-Jones, Joyce**

**From:** Mason, Fennel  
**Sent:** 08 August 2011 15:01  
**To:** Planning.Applications  
**Subject:** FW: 10-AP-3751 123 Grove Park

please scan as a representation to this application



**From:** Joanne Welch [mailto:jo@silverleaf.co.uk]  
**Sent:** 01 August 2011 10:52  
**To:** Mason, Fennel; Stutter, Oliver  
**Cc:** Barry Kitcherside; Rice, Gary  
**Subject:** 10-AP-3751 123 Grove Park

Dear Fennel Mason,

I live at 5 Grove Park , directly opposite 123. I am generally supportive of bringing the existing building into residential use but am concerned to ensure that any additional development that might be permitted (extension, new houses, access road) does as little damage to the environment in the conservation area as possible. For example, I am concerned at the number of trees that are proposed to be lost and also concerned that those mature trees which remain may be damaged and so also lost subsequently.

As you will be aware the Tree Consultant's report submitted by the applicant for this planning application specifically states that it does not take into account any damage that might be done to the root protection areas of trees on the site by the routing of services underground. These will include laying of electricity cables, gas pipes, water supply pipes and drainage and sewerage. If it is to be feasible for houses to be built in the heavily wooded grounds without significant damage to the trees which are to be retained the applicant must be able to provide details of how these can be installed and serviced without upsetting root protection areas.

As you know the site runs significantly downhill from Grove Park and the existing building to the gardens and woodland behind, which is where the new houses are proposed to be sited. I am informed by Barry Kitcherside that the sewerage for the new houses is not to be a conventional gravity-fed system draining downhill. Instead, a pumped system is proposed which would pump the sewerage uphill from each of the houses to the main sewer on Grove Park. Such a system will require considerably larger groundworks than a conventional gravity sewerage scheme and will also require a constant electricity supply as well as maintenance.

My understanding of how such a system works is that the drains from a particular house would run downhill under that house to a sump point where a pump would be sited. The pump needs to be sited in a large pit below the level of the drains and at a place where it can be readily accessed for maintenance (i.e. probably outside and below the house). The size of the pit needed can be considerable e.g. sufficient for a pump housing of 2.3 metres deep and 1.25 meter diameter. Further, there may also be the need for supplementary pumps further along in the system if the waste has to be pumped far uphill.

Mr Kitcherside has said that he will be providing details of the proposed system. I trust these will include details of the size and number of pump housings required and suggested locations for them and for the pipe runs which will not impinge on root protection areas. He will presumably also be providing a supplementary arboricultural report confirming that the proposed routing of services, including the complex drainage, can be installed without damage to the extensive root systems on the

site.

Yours sincerely,  
Joanne Welch.

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**Rowe-Jones, Joyce**

**From:** Mason, Fennel  
**Sent:** 11 August 2011 08:17  
**To:** Planning Applications  
**Subject:** FW: 10-AP-3751 123 Grove Park, London SE5  
**Attachments:** FINAL 123 Grove Park 09-08-11.pdf

London Borough of Southwark Received on:  <b>11 AUG 2011</b>  Development Management
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please scan into ados

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**From:** Christine Sheard [mailto:christine@sheard.info]  
**Sent:** 10 August 2011 11:12  
**To:** Mason, Fennel  
**Cc:** Sangweme, Dennis; Hargrove, Barrie; Stutter, Oliver; Rice, Gary; Joanne Welch; Barry Kitcherside  
**Subject:** 10-AP-3751 123 Grove Park, London SE5

Dear Fennel,

I attach a further comments on the above planning application for consideration. This is in the form of a report commissioned by residents of Grovelands Close, Grove Park and Camberwell Grove who are affected by the development. The report has been prepared by London Conservation Services, a trading subsidiary of the London Wildlife Trust. It is in the form of a desktop study as the developers would not give unfettered access to the site to the London Wildlife Trust to prepare the report for us.

In summary the report:

- Points out that there is about a 90% loss of current vegetated open space from the existing site which does not appear to have been effectively mitigated in the application.
- Considers that *"If the development is given planning permission in its current format there is a risk that it would be considered to be in breach of current planning policies, as set out by the government, the Mayor's Biodiversity Strategy, and by LB Southwark."*
- Recommends that *"decisions over the proposed development are postponed until further information is gathered on the site's ecology and the likely impacts of the proposal as it stands. In addition, proposals for the mitigation for any loss or damage to the site's ecology should also be set out and supplied to Southwark Council, so that they can make an informed decision on the impact of the proposed development on the biodiversity of the site."*
- Recommends three additional surveys and *"A comprehensive evaluation of the likely impacts of the development on the site's ecology (and of the immediate environs) should be submitted, including the proposed steps to mitigate and/or compensate for any loss/damage that may occur. This could include, for example, a detailed planting programme for the open spaces, together with additional features to be considered (for example, green roofs)."*

The local residents consider that this is a significant contribution to the Council's evaluation of the planning application.

I can confirm that we have consent from the copyright holders for the report to appear on the Council's website.

Regards,

11/08/2011

Christine Sheard

---

185, Camberwell Grove, London SE5 8JS  
Phone 020 7274 7958  
Mobile: 07948 681 558  
Email: [christine@sheard.info](mailto:christine@sheard.info)

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*123 Grove Park, Southwark Ecological Assessment and Critique  
London Conservation Services 9<sup>th</sup> Aug 2011*

London Conservation Services

# **123 GROVE PARK CAMBERWELL**

**Ecological Assessment and  
Critique of existing  
documentation**

**9<sup>th</sup> Aug 2011**



**REPORT AUTHOR:**

TONY WILEMAN

**CONTRACT MANAGER:**

JO LYON

**9<sup>th</sup> Aug 2011**

**Sign-off History:**

<b>Issue No.</b>	<b>Date:</b>	<b>Prepared by:</b>	<b>Checked/ Approved by:</b>	<b>Reason for Issue:</b>
1	[22 <sup>nd</sup> July 2011]	[Tony Wileman, CE]	[Jo Lyon, Mathew Frith]	[Draft for client review]
2	9 <sup>th</sup> Aug 2011	Tony Wileman CE	Jo Lyon, Mathew Frith	Draft for client review

**London Conservation Services Ltd**

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## **1 Executive Summary**

A planning application has been submitted by Citrus Healthcare for the erection of several residential homes and an extension of the existing building on the land of 123 Grove Park in the London Borough of Southwark. London Conservation Services was commissioned by local residents to undertake a brief ecological assessment and critique of that application.

None of the current habitats present on site are considered scarce or rare within Greater London or the local area but several protected and Biodiversity Action Plan species have been recorded within the GiGL data search area of 500m. In addition, suitable habitat for other protected species, which may be present on site, has also been identified.

In the view of LCS, there are a number of points which have not been addressed or taken into consideration as part of the submitted development proposal. It is the view of LCS that these omissions may prevent Southwark Council from making an informed decision on whether the proposed development adheres to national, regional and local biodiversity policies.

The development represents an approximate 90% loss of current vegetated open space from the existing site. This does not appear to have been effectively mitigated for in the development proposals.

LCS recommends that further ecological surveys and assessments, as well as landscape designs that address the likely adverse impacts, are produced and submitted, before any planning decision is made.

### **1.1 Company and report information**

London Conservation Services is a wholly-owned trading subsidiary of the London Wildlife Trust. The recommendations set out within the report broadly reflect London Wildlife Trust's core principles and objectives, but not necessarily reflect the Trust's view of the development proposal.

- The information in this document is, to the best knowledge of the author and London Conservation Services, correct at time of writing.
- The ecological recommendations offered in this document are based on current legislation on protected species but should not be treated as legal advice. The report may also contain additional, non-statutory, recommendations. These are clearly identified as optional where they are offered.
- London Conservation Services does not take any responsibility for future decisions about the site that is the subject of this assessment.

## 2 Introduction

A planning application has been submitted by Citrus Healthcare for the erection of several residential homes and an extension of the existing building on the land of 123 Grove Park, Camberwell, in the London Borough of Southwark. London Conservation Services was commissioned by local residents to undertake a brief ecological assessment and critique of that application.

The assessment aims to augment the ecological information that has already been provided with the submitted documentation, in order that it provides enough information for Southwark Council to make an informed choice on the grounds of biodiversity, as set out in national, regional and local planning policies.

### 2.1 Site details

#### 2.1.1 Location

The land of 123 Grove Park is composed of a large, unlisted late-19<sup>th</sup>/early 20<sup>th</sup>-century house with associated gardens at the front, sides and to the rear. The property lies to the southeast of Denmark Hill railway station in Camberwell in the London Borough of Southwark at TQ 33231 76116. The rear garden forms part of an area of back garden land that lies between residential homes on Grovelands Close to the north, Grove Crescent and a similarly aged neighbouring house on Grove Park to the west and the green space surrounding Adelaide House (also of Grove Park) to the east. Similarly aged, unlisted houses also occupy land opposite to 123 Grove Park to the south. The lands immediately surrounding this area are also predominantly residential. The entire site is approximately 0.58 hectares in size.

#### 2.1.2 Access and usage

The lands and house were formerly used as a nursing home and more recently as a youth offending centre managed by the National Offending Management Services Estates (NOMS).

In March 2005 the site was considered surplus to requirements by NOMS and has since remained empty although it has been occupied by squatters on occasions. The site otherwise has no public access.

### 2.2 Site proposals

In September 2007 the London Borough of Southwark produced a Supplementary Planning Document (SPD) for 123 Grove Park to provide a framework for the re-use of the site that preserves and enhances the character of the conservation area.<sup>1</sup>

The primary objectives of the 123 Grove Park SPD is to:

- Facilitate the re-use of the site, maximising its potential, whilst protecting its conservation value, consistent with strategic policies 14 (sustainable buildings) and 15 (open space and biodiversity) of the *Southwark Plan*<sup>2</sup>.
- Ensure that any development preserves or enhances the character and appearance of the Camberwell Grove conservation area, consistent with strategic policy 13 (design and heritage) of the *Southwark Plan*.

<sup>1</sup> [http://www.southwark.gov.uk/info/200151/supplementary\\_planning\\_documents\\_and\\_guidance/1252/123\\_grove\\_park\\_spd/2](http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1252/123_grove_park_spd/2)

<sup>2</sup> [http://www.southwark.gov.uk/downloads/download/2284/the\\_southwark\\_plan](http://www.southwark.gov.uk/downloads/download/2284/the_southwark_plan)

- Ensure that new development maximises the social, economic and environmental potential of the site.

The current development proposal submitted by the new owners of the land, Citrus Healthcare Limited, began in 22<sup>nd</sup> March 2010 with a pre-application submission.

Following discussions with Southwark Council in May 2010 further information and revised layouts were submitted on 25<sup>th</sup> May and 9<sup>th</sup> June 2010.

A second pre-application was submitted on 2<sup>nd</sup> September 2010.

The current proposals were submitted (10/AP/3751) and were supported by a number of documents that included a Design and Access Statement by KSR Architects, A Landscape Design Statement by Randle Siddeley, an Environmental Statement and Sustainability Strategy by Hoare Lea, a Tree Report by Landmark Trees and an Ecological Report by Applied Ecology.

The current proposed works include:

- The refurbishment and alterations to the existing building, to convert it into one house and five flats;
- An extension to the building in the form of one new house;
- New landscaping to provide open space;
- Five new houses to the rear within the landscape;
- Construction of a new access driveway and associated garden landscaping and infrastructure.

## 2.3 Aims of this assessment and critique

The aims are to:

- Determine the importance of the habitats and species present on site regarding their biodiversity value in a local, regional (London) and national context as noted in Biodiversity Action Plans;
- Determine whether or not the site is likely to support notable, rare and/or protected species;
- Critique the submitted application documents on their merits and weaknesses in ensuring the development meets biodiversity related policies set out at a national, regional and local level.
- Provide further information on best practice to allow the development to be undertaken while maintaining or increasing the biodiversity of the site.

## 2.4 Desktop study

The aim of the desktop study was to obtain information on the present and historical biological interest of the site. The desktop study comprised a data search on 5<sup>th</sup> July 2011 obtained from Greenspace Information for Greater London (GiGL)<sup>3</sup> of which the London

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<sup>3</sup> Greenspace Information for Greater London (GiGL) is the capital's environmental records centre - we collate, manage and make available detailed information on London's wildlife, parks, nature reserves, gardens and other open spaces.

Borough of Southwark is a partner. GiGL were requested to provide information on protected and Biodiversity Action Plan (BAP) plant and animal species, invasive species, habitat community information and data on statutory and non-statutory sites within a 500m radius of the centre of the survey area.

### 3 Ecological assessment and evaluation

#### 3.1 Habitats

In 1994 the site was surveyed (excluding the existing building) by the London Ecology Unit following the Wildlife Habitat Survey of London carried out by London Wildlife Trust in 1984-85 under commission from the Greater London Council. The survey was part of a borough-wide survey of Southwark, as part of the rolling programme of borough habitat surveys carried out by the London Ecology Unit (following the abolition of the GLC), and subsequently the Greater London Authority.

Data from these surveys are held by Greenspace Information for Greater London and was obtained from the GiGL data search (GiGL, 2011). Only two habitats were recorded on site during this survey: non-native broadleaved woodland and scrub.

The ecological appraisal that accompanies the current planning application was undertaken in July 2006 by Applied Ecology Ltd (AE). Additional site visits were made by AE in March 2011 and June 2011 (Applied Ecology Ltd a, b and c. 2006 (a), 2011 (b+c)). The ecological survey work indicates that the current habitats present on site are comprised of:

- a small area of amenity grassland that has been neglected and is thus developing towards a semi-improved neutral grassland character (approximately 0.13 hectares);
- an area occupying the majority of the garden of predominantly non-native broadleaved woodland (approximately 0.26 hectares);
- successional scrub habitat between the woodland and grassland (approximately 0.03 hectares);
- several small areas of planted shrubbery (negligible)
- a small area of ruderal or ephemeral vegetation (negligible);
- a small neglected pond hidden by scrub (negligible).
- Building footprint and paths and tracks 9approximately 0.12 hectares

The Applied Ecology Ltd surveys describe these habitats sufficiently well to determine that none would be considered scarce or rare within Greater London or the local area.

In addition, no plant species present, except for a small population of grey sedge (*Carex divulsa* ssp. *divulsa*) that is located along the edge of the western woodland flank close to the house, is considered scarce or rare. Grey sedge is a London notable species which is one that occurs in less than 14% of the tetrads of London as identified in the "Flora of the London Area" (Burton, 1983). Nationally, grey sedge is considered stable but has recently been better recorded as recorders have become more familiar with the different subspecies (Preston et al, 2002).

## 3.2 Species

### 3.2.1 Protected and priority species

Several protected species have been recorded within the GiGL data search area of 500m and of these only common pipistrelle bat (*Pipistrellus pipistrellus*) is fully protected. Bats are protected by the following legislation:

The Conservation (Natural Habitats, &c.) Regulations 2010 (as amended) through their inclusion in schedule 2. Regulation 41 prohibits:

- a. deliberate capture, injuring or killing of any bat,
- b. deliberate disturbance of any bat in such a way as to impair their ability:
  - to survive, to breed or reproduce, or to rear or nurture their young, or
  - to hibernate or migrate
  - to affect significantly the local distribution or abundance of bat species
- c. damage or destroying of a breeding site or resting place of any bat,
- d. to be in possession of, or to control, to transport, to sell or exchange, or to offer for sale or exchange any live or dead bat or part of a bat which has been taken from the wild, and which is of a species or subspecies listed in Annex IV(a) to the Habitats Directive.

The Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5. Under this Act it is an offence to:

- a. intentionally or recklessly kill, injure or take any bat;
- b. have in their possession or control any live or dead wild bat or any part of, or anything derived from a bat;
- c. intentionally or recklessly damage or destroy any structure or place which any bat uses for shelter or protection;
- d. disturb any bat while it is occupying a structure or place which it uses for shelter or protection;
- e. obstruct access to any structure or place which any bat uses for shelter or protection.
- f. sell, offer for sale, possess or transport for purpose of sale, or advertise for sale, any live or dead bat, or any part of or anything derived from any bat.

Common pipistrelle bats were recorded using the site for foraging purposes in surveys undertaken by Applied Ecology in July 2007 and May 2011. In the latter survey two *Nyctalus* bats (probably noctule (*Nyctalus noctula*)) were recorded commuting over the site.

Stag beetle (*Lucanus cervus*), common toad (*Bufo bufo*), common frog (*Rana temporaria*) are also been recorded on site and are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) by it being an offence to:

- sell, offer for sale, possess or transport for purpose of sale, or advertise for sale, any live or dead animal, or any part of or anything derived from such animal.

In addition to the above four species the site also supports habitat suitable for slow-worm (*Anguis fragilis*) and grass snake (*Natrix natrix*), although the latter is more unlikely. The lack of data records for the area for these protected reptiles may be due to the lack of local records rather than an absence. The pond may also hold smooth newt (*Lissotriton vulgaris*).

These three species are also protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) as the stag beetle, common toad and common frog above but both the slow-worm and grass snake are additionally protected by it being an offence to:

- intentionally or recklessly kill, injure or take any slow-worm or grass snake

The site's habitat will support a number of common bird species which are likely to breed on site and are also protected whilst they are doing so by Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) where it is an offence to Intentionally or recklessly:

- a. kill, injure or take any wild bird;
- b. take, damage, destroy or otherwise interferes with the nest of any wild bird while that nest is in use or being built;
- c. or at any other time takes, damages, destroys or otherwise interferes with any nest habitually used by any wild bird included in Schedule A1;
- d. obstructs or prevents any wild bird from using its nest;
- e. takes or destroys an egg of any wild bird.

The site is unlikely to be used by any other protected species except other bats species but they should not be ruled out.

The Biodiversity Action Plan priority species recorded in the GiGL data search were house sparrow (*Passer domesticus*) and Western European hedgehog (*Erinaceus europaeus*) within the UK BAP, and dunnoek (*Prunella modularis*) and common starling (*Sturnus vulgaris*) within the London BAP.

### 3.2.2 Other species

No other specific records for the site are held by GiGL or the Trust.

However, collectively the habitats present on site (and within the mosaic of garden and railside habitats in the neighbourhood) are likely to attract a number of common and uncommon urban, garden and woodland invertebrate species and may hold a rare species or two. For vertebrates it will be attractive to a variety of garden and woodland bird species and may attract species more unusual in urban areas such as kestrel (*Falco tinnunculus*). Typical urban mammals such as house mouse (*Mus musculus*), wood mouse (*Apodemus sylvaticus*), grey squirrel (*Sciurus carolinensis*) and red fox (*Vulpes vulpes*) will also likely use the site for feeding and making their homes.

## 3.3 Designated site context

There are three Sites of Importance for Nature Conservation (SINCs) within 500 metres of the site. In addition an Area of Deficiency (AOD) lies just to the east of the site. Definitions of SINCs and AODs are detailed below as provided by the GiGL data search (GiGL, 2011).

### 3.3.1 Sites of Borough Importance

There are two sites of Borough Importance within the area both graded of Grade II Importance:

- **Grove Park Cuttings and Peckham Rye to East Dulwich Railsides (SoBII02)** which lies very close to the north but also to the east of the site; and
- **Lettsom Gardens (SoBII19)** to the south.



These are sites which are important on a borough perspective. Although sites of similar quality may be found elsewhere in London, damage to these sites would mean a significant loss to the borough. While protection for their biodiversity is important, management of Borough sites should usually allow and encourage their enjoyment by people and their use for education.

Since 1988 Borough sites have been divided, on the basis of their quality, into two grades, but it must be stressed that they are all important on a borough-wide view.

In defining Sites of Borough Importance, the search is not confined rigidly to borough boundaries; these are used for convenience of defining areas substantially smaller than the whole of Greater London, and the needs of neighbouring boroughs should be taken into account. Parts of some boroughs are more heavily built-up and some borough sites are chosen there as oases providing the opportunity for enjoyment of nature in extensive built environments.

The borough is an appropriate search area in relation to Planning Policy Guidance on nature conservation (1994) which, in paragraphs 15 and 25, states that local plans should identify, and include policies for, areas of local nature conservation importance.

Since essentially a comparison within a given borough is made when choosing Sites of Borough Importance, there is considerable variation in quality between those for different boroughs; for example, those designated in Barnet will frequently be of higher intrinsic quality than those in Lambeth, a borough comparatively deficient in wildlife habitat. Only those sites that provide a significant contribution to the ecology of an area are identified.

### 3.3.2 Sites of Local Importance

There is one site of Local Importance nearby:

- **Lucas Gardens (SoL07)** to the north.

A Site of Local Importance is one which is, or may be, of particular value to people nearby (such as residents or schools). These sites may already be used for nature study or be run by management committees mainly composed of local people. Where a Site of Metropolitan or Borough Importance may be so enjoyed it acts as a Local site, but further sites are given this designation in recognition of their role. This local importance means that these sites are also deserving of protection in planning.

Local sites are particularly important in areas otherwise deficient in nearby wildlife sites. To aid the choice of these further local sites, Areas of Deficiency (see below) are identified. Further Local sites are chosen as the best available to alleviate this deficiency; such sites need not lie in the Area of Deficiency, but should be as near to it as possible. Where no such sites are available, opportunities should be taken to provide them by habitat enhancement or creation, by negotiating access and management agreements, or by direct acquisition. Only those sites that provide a significant contribution to the ecology of an area are identified.

### 3.3.3 Areas of Deficiency

Areas of Deficiency are defined as built-up areas more than one kilometre actual walking distance from an accessible Metropolitan or Borough site. These aid the choice of Sites of Local Importance (see above). The nearest AOD is approximately 300 metres to the east of the site.

### 3.4 Backland development

Backland is the term given to a block or mosaic of rear gardens in residential areas. Many support a good range of habitats, provided by such features as woodland, trees, shrubs, borders, hedgerows, ponds, long and short grassland and wall-climbers. They are particularly important for a variety of birds, amphibians and invertebrates, but detailed knowledge of their biodiversity is often poor because of ownership and access. Despite these difficulties there have been some studies undertaken such as the Biodiversity in Urban Gardens projects (BUGS) undertaken by the University of Sheffield<sup>4</sup> and the work undertaken by Jennifer Owen<sup>56</sup>. Who in a thirty year study recorded 2,673 species: 474 plants, 1,997 insects, 138 other invertebrates (such as spiders, woodlice and slugs) and 64 vertebrates, 54 of them birds in her garden in Leicester (RHS, 2010).

Gardens are known to constitute a significant part of London's green space (approximately 14% of the city's total area (Smith, 2011)), and are also important in providing green corridors and network linkages to adjacent open spaces such as woodlands, playing fields and parks.

A majority of London borough UDPs (LDF's and Strategic plans) make reference to backland development. A number have specific policies to ensure that such proposals will only be acceptable if they fulfil a number of criteria – which usually include the protection of wildlife features (Machin, 2004). The Mayor's Biodiversity Strategy states:

*Proposal 7: The Mayor expects that biodiversity and wildlife habitat will be taken into account in proposals for the redevelopment of garden land, and will develop guidelines for the evaluation of such proposals.*

Furthermore, in The London Plan in Policy 3.5 it has been addressed that:

*Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.*

This further strengthens that back garden land is an important resource and that development should avoid, if possible, reduce its impact upon it.

In *London: Garden City?* (Smith, 2011) it states that approximately 41% of London's overall garden area is composed of hard surfaces, sheds, garages and greenhouses and side passages with the rest composed of green spaces (lawns, shrubs and herbaceous borders and tree canopy cover). Also around 6ha of vegetated garden land is lost to housing development on gardens each year in Greater London (the equivalent of two and half Hyde Parks) and although this is not particularly notable at a pan-London scale, on a local scale the impact may be profound, in terms of wildlife resources, flood drainage and climate change adaptation.

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<sup>4</sup> <http://www.bugs.group.shef.ac.uk/>

<sup>5</sup> <http://www.rhs.org.uk/Plants/RHS-Publications/Journals/The-Garden/2010-issues/November/Ecology-begins-at-home-wildlife-case-study>

<sup>6</sup> <http://www.independent.co.uk/environment/nature/me-and-my-garden-how-jennifer-owen-became-an-unlikely-champion-of-british-wildlife-2131712.html>

## 4 Planning context

### 4.1 National Policies

*Planning Policy Statement 9: Biodiversity and Geological Conservation 2005*<sup>7</sup> is the Government's current national planning policy on the protection of biodiversity and geological conservation. The relevant key principals PPS9 which should be adhered to by regional and local planning authorities are as follows:

- I. Development plan policies and planning decisions should be based upon up-to-date information about the environmental characteristics of their areas. These characteristics should include the relevant biodiversity resources of the area. In reviewing environmental characteristics, local authorities should assess the potential to sustain and enhance those resources.
- II. Plan policies and planning decisions should aim to maintain, and enhance, restore or add to biodiversity conservation interests. In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity interests within the wider environment.
- III. Plan policies on the form and location of development should take a strategic approach to the conservation, enhancement and restoration of biodiversity, and recognise the contribution that sites, areas and features, both individually and in combination, make to conserving those resources.
- IV. Plan policies should promote opportunities for the incorporation of beneficial biodiversity within the design of development.
- V. Development proposals where the principal objective is to conserve or enhance biodiversity interest should be permitted.
- VI. The aim of the planning decisions should be to prevent harm to biodiversity interests. Where granting planning permission would result in significant harm to those interests, local planning authorities will need to be satisfied that the development cannot reasonably be located on any alternative sites that would cause less or no harm. In the absence of any such alternatives, local planning authorities should ensure that before planning permission is granted, adequate mitigation measures are put in place. Where a planning decision would result in significant harm to biodiversity interests which cannot be prevented or adequately mitigated against, appropriate compensation measures should be sought. If that significant harm cannot be prevented, adequately mitigated against or compensated for, then planning permission should be refused.

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<sup>7</sup> <http://www.communities.gov.uk/documents/planningandbuilding/pdf/147408.pdf>

## 4.2 The Mayor's Biodiversity Strategy and the London Plan

### 4.2.1 The Mayor's Biodiversity Strategy

The Mayor's Biodiversity Strategy<sup>8</sup> sets out a total of 14 policies and 72 proposals to implement the policies. This document provides information for London planning authorities to use as a base for their specific planning policies. The relevant policies are:

**Policy 1:** The Mayor will work with partners to protect, manage and enhance London's Biodiversity.

**Policy 3:** The Mayor will encourage and promote the management, enhancement and creation of green space for biodiversity, and promote public access and appreciation of nature.

**Policy 5:** The mayor will seek to ensure that opportunities are taken to green the built environment within development proposals and to use open spaces in ecologically sensitive ways. This is particularly important in areas deficient in open spaces and in areas of regeneration.

### 4.2.2 The London Plan

*The London Plan*<sup>9</sup> is the spatial development strategy document for Greater London. Within it there are a number of policies relevant to London's Living Places and Spaces. The following are those most relevant to the biodiversity and wildlife of the proposed development:

**Policy 3.5:** Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.

Further relevant information regarding this policy is addressed in section 3.34 of The London Plan where it is stated that:

*'Directly and indirectly back gardens play important roles in addressing many of these policy concerns, as well as being a much cherished part of the London townscape contributing to communities' sense of place and quality of life. Pressure for new housing means that they can be threatened by inappropriate development and their loss can cause significant local concern. This Plan therefore supports development planned presumptions against development on backgardens where locally justified by a sound local evidence base. Such a presumption has been taken into account in setting the Plan's housing targets and reflects Government's recognition in PPS3 (amended June 2010) that the definition of previously developed land in its Annex B now excludes private residential gardens. The London-wide SHLAA assumed a theoretical reduction of 90% in the historic level of garden development, so there is no strategic housing land availability obstacle to the formulation of relevant DPD policies that seek to protect back gardens or other private residential gardens from housing development. Local*

<sup>8</sup> [http://legacy.london.gov.uk/mayor/strategies/biodiversity/docs/strat\\_full.pdf](http://legacy.london.gov.uk/mayor/strategies/biodiversity/docs/strat_full.pdf)

<sup>9</sup> <http://www.london.gov.uk/sites/default/files/The%20London%20Plan%202011.pdf>

*approaches to the surfacing of front gardens should also reflect the broader policies of this Plan, including the need for such surfaces to be permeable, subject to permitted development rights.'*

**Policy 7.19A:** The Mayor will work with all relevant partners to ensure a proactive approach to the protection, enhancement, creation, promotion and management of biodiversity in support of the Mayor's Biodiversity Strategy. This means planning for nature from the beginning of the development process and taking opportunities for positive gains for nature through the layout, design and materials of development proposals and appropriate biodiversity action plans.

**Policy 7.19C:** Development Proposals should:

- a) wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity;
- b) prioritise assisting in achieving targets in Biodiversity Action Plans (BAPs), and/or improving access to nature in areas deficient in accessible wildlife sites;
- c) not adversely affect the integrity of European sites, and be resisted where they have significant adverse impact on European or nationally designated sites or on the population or conservation status of a protected species or a priority species identified in a UK, London or appropriate regional BAP or Borough BAP.

**Policy 7.21A:** Trees and woodlands should be protected, maintained, and enhanced, following the guidance of the London Tree and Woodland Framework (or any successor strategy). In collaboration with the Forestry Commission the Mayor will produce supplementary guidance on Tree Strategies to guide each borough's production of a Tree Strategy covering the audit, protection, planting and management of trees and woodland. This should be linked to the borough's Open Space Strategy.

**Policy 7.21B:** Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of 'right place, right tree'. Wherever appropriate, the planting of additional trees should be included in new developments particularly large-canopied species.

### 4.3 Local planning policies

The *Southwark Biodiversity Action Plan* outlines how Southwark Council will work with its partners to conserve, enhance and promote biodiversity in the London Borough of Southwark for the benefit of residents, visitors and future generations (LB Southwark, 2006). It consists of a generic action plan with five objectives plus three habitats (Parks and Open Spaces, Woodland and Private Gardens) and three species (Bats, Stag beetle and Corky-fruited water-dropwort) action plans so as to deliver on this statement. The sections in these action plans that are specifically relevant to this proposed development are set out below.

#### 4.3.1 *Southwark Biodiversity Action Plan*

##### Generic plan

**Objective 1:** Improve the health of the Borough through biodiversity actions.

Action: Ensure design for Biodiversity is incorporated into all new developments.

**Objective 2:** To raise the standards in our schools and increase education and awareness of biodiversity for all in the Borough.

Action: Provide ecological guidance to developers and planners, through the distribution of information on new legislation and national and regional guidance.

**Objective 4:** Create a high quality sustainable environment through biodiversity.

Action: Ensure ecological enhancement is included in regeneration projects wherever possible.

Action: Review planning applications and identify opportunities for ecological enhancement.

#### Private Gardens Habitat Action Plan

**Objective 3:** To promote benefits of wildlife gardening and promote sustainable gardening.

Action: Promote sustainable garden development and design.

#### Bats Species Action Plan

**Objective 1:** To raise awareness of bats, their ecology, conservation and legal protection in Southwark.

Action: Ensure bat surveys are undertaken by developers and planners.

Action: provide advice of bats and their habitat to public, developers and contractors.

**Objective 3:** To conserve bats and their habitats in Southwark.

Action: Promote retention of mature trees, standing dead wood and ivy-covered trees across the borough.

#### Stag Beetle Species Action Plan

**Objective 1:** To conserve and increase the populations of stag beetle in Southwark.

Action: Retain dead wood including standing dead wood where applicable

#### 4.3.2 *Southwark Strategic Plan*

In addition to the Biodiversity Action Plan, The Southwark Plan<sup>10</sup> has two Strategic Policies that relate to the open space and biodiversity conservation. These are set out below with their relevant policies.

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<sup>10</sup> [http://www.southwark.gov.uk/downloads/download/2284/the\\_southwark\\_plan](http://www.southwark.gov.uk/downloads/download/2284/the_southwark_plan)

## **SP 11 Amenity and environmental quality**

All developments should protect and improve amenity and environmental quality and encourage sustainable development.

### Policy 3.1 Environmental effects

Planning permission for the establishment of uses that would cause material adverse effects on the environment will not be granted, and proposals for activities that will have a material adverse impact on the environment and quality of life will be refused.

#### Reasons

All new development has some kind of effect on the environment. This includes effects on ecosystems, natural resources (land, air and water), buildings and people. Effects can be temporary, permanent or cumulative. All effects need to be considered in assessing a planning application to determine whether the proposal is acceptable and whether any adverse effects will be able to be avoided or mitigated.

### Policy 3.3 Sustainability assessment

Planning permission will not be granted for major development unless the applicant demonstrates that the economic, environmental and social impacts of the proposal have been addressed through a sustainability assessment. The level of detail required in the sustainability assessment should correspond to the scale and complexity of the development.

#### Reasons

Sustainability assessment are required in order to assess the most sustainable option to:

- Ensure that their environmental, social and economic impacts are assessed and balanced to find the most sustainable option for the development
- Demonstrate the impacts of developments and how they are being mitigated; and
- Meet government requirements in terms of environmental impact assessments and transport assessments.

Further details setting out the format of the sustainability assessment are set out in the sustainability assessment Supplementary Planning Document.

## **SP 15 Open space and biodiversity**

All developments should, where appropriate, create, preserve and enhance open spaces, green corridors, traffic free routes, and biodiversity. The benefits of open space include those associated with health, sport, recreation, children's play, regeneration, the economy, culture, biodiversity and the environment.

### Background

Open spaces make a significant contribution to the landscape of Southwark and provide a valuable resource to those living in, working in and visiting the borough. It is important to provide and protect a network of open spaces of a high quality that cater for a variety of needs including leisure, recreation and sport, and that these are accessible to all members of the community. Natural areas also provide important habitats for a wide variety of plants and animals. These habitats must be preserved to ensure biodiversity is protected. The council's Open Spaces Strategy contains a needs analysis and provides a clear framework for investment priorities and action. The strategy identifies land for protection,

which is designated in this UDP as well as an operational plan for creating and enhancing open space to improve provision and reduce deficiencies. The different types of protection are metropolitan open land, borough open land and other open spaces.

#### Policy 3.28 Biodiversity

The LPA will take biodiversity into account in its determination of all planning applications and will encourage the inclusion in developments of features which enhance biodiversity, requiring an ecological assessment where relevant.

Developments will not be permitted which would damage the nature conservation value of sites of importance for nature conservation (SINCs) and local nature reserves (LNRs) and/or damage habitats, populations of protected species or priority habitats/species identified in the United Kingdom, London or the Southwark biodiversity action plan. Where, exceptionally, such developments are permitted, the Council will seek mitigation and/or compensation for the damage to biodiversity.

#### Reasons

The council has an obligation to protect biological diversity under national and international legislation, including the Convention on Biological Diversity (1992),

The Habitats Directive (1992), National Parks and Access to the Countryside Act (1949) and the Wildlife and Countryside Act (1981). The council has a responsibility to protect and enhance biodiversity throughout Southwark and particularly to protect areas of nature conservation. Due to the intense pressure on land for development, it is important that areas of nature conservation value or ecological importance are identified and the flora and fauna associated with these areas are protected and enhanced as outlined in the council's biodiversity action plan.

Access to wildlife also enables people to experience wildlife in an otherwise intensely urban environment, promoting well-being and providing a number of educational benefits.



## 5 Development proposal critique

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.

In addition to this direct impact on the current existing ecology, there are a number of points in the submitted documents which have not been addressed or taken into consideration during this development proposal, with regards to the biodiversity and open space policies as set out at a national, regional (London) and local level.

As such, LCS believes that the submitted documents under-value the ecological interests of the site and do not adequately address the impacts that the development proposals are likely to have on the site's ecology and its immediate environs.

These points are detailed below:

- In chapter 10 Requirements, of the Supplementary Planning Document 123 Grove Park adopted in November 2007 states:

*'A full planning application and conservation area consent application (if demolition is proposed) would need to be accompanied by amongst other documents a specialist invertebrate survey'.*

Although stag beetles have been covered under the submitted ecological appraisal no specialist invertebrate survey has been submitted to accompany this proposal.

- The submitted ecology survey report (that is available on the LB Southwark planning website<sup>11</sup>) is merely an update on an existing Ecological Appraisal of 123 Grove Park undertaken by the same consultant in 2006 and a Bat Report also undertaken by the same consultant in 2007. However, neither of these previous reports appear to have been formally submitted as part of the planning application.
- Although the information in the updated ecological survey report is sound ecological advice LCS considers it an inadequate gathering of current ecological data for a development proposal on a number of grounds. These are:
  - a. No contextual data search was undertaken as part of the ecological appraisal, e.g. from data held by Greenspace Information for Greater London (GiGL) or similar. This would be required in order to gather all the relevant habitat and species data available for the site and environs to inform of the current biodiversity value of the site and it affects or is impacted by the ecology of the area. A data search is now considered standard practice for members of the Institute of Environmental Managers and Ecologists (IEEM) for all ecological assessments.
  - b. The report only assesses the site for bats, stag beetle and Japanese knotweed (*Fallopia japonica*) and does not take into consideration any other protected

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<sup>11</sup> [http://planningonline.southwarksites.com/planningonline2/DocsOnline/Documents/158930\\_1.pdf](http://planningonline.southwarksites.com/planningonline2/DocsOnline/Documents/158930_1.pdf)

species or Biodiversity Action Plan species that may potentially be on site, such as reptiles and amphibians, or the site's potential for breeding birds. The lack of this information does not inform of the potential impacts the development may have on protected or Biodiversity Action Plan species, let alone the broader site's ecology.

- c. No habitat information is provided in this updated report, nor are any maps or diagrams to show how the proposals will impact upon the overall character and habitats currently on site. The lack of this information prevents an assessment being made of whether important or Biodiversity Action Plan habitat and species are present on site and will be impacted.

Both the Design and Access Statement by KSR Architects and the Landscape Design Statement by Randle Siddeley show a lack of detail in the design of the open space areas and do not list any plant species that could be used in the formal and informal plantings of the landscaped open space areas of the design. Without this detail it is not clear whether the proposed development will mitigate for the likely impacts on the biodiversity on site. LCS considers this lack of detail to be unsatisfactory for the proposals at this stage.

## 6 Recommendations

If the development is given planning permission in its current format there is a risk that it would be considered to be in breach of current planning policies, as set out by the government, the Mayor's Biodiversity Strategy, and by LB Southwark.

It is recommended that decisions over the proposed development are postponed until further information is gathered on the site's ecology and the likely impacts of the proposal as it stands. In addition, proposals for the mitigation for any loss or damage to the site's ecology should also be set out and supplied to Southwark Council, so that they can make an informed decision on the impact of the proposed development on the biodiversity of the site.

LCS recommends the following actions:

- An extended Phase I habitat survey should be undertaken between the months of April – September. This document should incorporate findings from a GIGL data search and fully assess the current biodiversity value of the site within the context of the local area and show clearly how the proposed development would impact on the habitats and species currently present.
- A specialist invertebrate survey should be undertaken as indicated as a requirement for any development proposal for the site in the Supplementary Planning Document 123 Grove Park (LB Southwark, 2007). The survey should be undertaken between the months of April – September on key indicative invertebrate taxa, and include a full survey of the site's potential for stag beetle.
- An amphibian and reptile survey would better inform the likely presence or absence of protected species such as slow-worm, grass snake and the presence of other amphibian species on site.
- A comprehensive evaluation of the likely impacts of the development on the site's ecology (and of the immediate environs) should be submitted, including the proposed steps to mitigate and/or compensate for any loss/damage that may occur. This could include, for example, a detailed planting programme for the open spaces, together with additional features to be considered (for example, green roofs).

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