

# DECISION NOTICE

**LBS Registered Number:** 22/AP/1329

**Date of issue of this decision:** 13/09/2022



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Applicant Mr Andrew Wood  
Network Rail Infrastructure Ltd

## Listed Building Consent was **GRANTED** for the following development:

Listed Building Consent for partial demolition and alteration of Peckham Rye Station and formation of a new triple height concourse to the rear to provide additional circulation space, stairs and lifts and 3 storey extension onto Holly Grove provide lifts and stairs, an electrical substation and station support accommodation. Provision of an additional stair and lift on platform 1. Remodelling of the booking hall to improve station facilities and accessibility, including the creation of a new structural opening through to the new concourse building. Reinstatement of loss plasterwork and joinery in th booking hall. Reinstatement of cast iron and glazed canopy to the east elevation. Reopening of blocked up openings south elevation (booking hall) west elevation (waiting room) and installation of new timber windows, doors and associated joinery.

At Peckham Rye Railway Station Station Way And 1-4 Holly Grove London Southwark

In accordance with the valid application received on 12 April 2022 and supporting documents submitted which can be viewed on our Planning Register. For the reasons outlined in the case officer's report, which is also available on the Planning Register. The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

## Conditions

### Permission is subject to the following Approved Plans Condition:

1. The consent shall be carried out in accordance with the following approved plans and documents:

Reference no./Plan or document name/Rev.

Received on:

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PRS P 25 SL SECTION LOOKING SOUTH SHOWING A PROPOSAL TO REINSTATE THE LOST STATION FRONT CAN	12/04/2022
PRS P 33 EL ELEVATION SHOWING A PROPOSAL TO REINSTATE THE LOST STATION FRONT CANOPY	12/04/2022
RYE P 50 S3 SECTION THROUGH THE BOOKING HALL LOOKING NORTH	12/04/2022
RYE P 50 S9 SECTION THROUGH THE SOUTH WEST WING LOOKING NORTH	12/04/2022
LAB-668-DR-1005 PROPOSED BLOCK PLAN OF SITE	12/04/2022
LAB-668-DR-2020 PROPOSED ELEVATION / SECTIONS AA & BB	12/04/2022
LAB-668-DR-2021 PROPOSED ELEVATION/SECTIONS CC, DD, EE	12/04/2022
LAB-668-DR-2120 PROPOSED ELEVATION / SECTIONS AA & BB	12/04/2022
LAB-668-DR-2121 PROPOSED ELEVATION / SECTIONS DD & FF	12/04/2022
LAB-668-DR-2130 PROPOSED ELEVATION / SECTION EE	12/04/2022
PRS P 25 S2 PROPOSED NEW RETAIL UNIT	12/04/2022
REY P 75 S4 PROPOSED SECTION LOOKING WEST THROUGH THE BOOKING HALL	12/04/2022
RYE P 150 KP PROPOSED KEY PLAN	12/04/2022
RYE P 50 S2 PROPOSED SECTION SOUTH WEST WING LOOKING SOUTH	12/04/2022
RYE P 50 S4 PROPOSED SECTION THROUGH THE WEST ELEVATION LOOKING NORTH	12/04/2022
RYE P 50 S5 PROPOSED SECTION THROUGH THE WESTERN ATRIUM LOOKING EAST	12/04/2022
RYE P 50 S6 PROPOSED SECTION THROUGH THE WESTERN ATRIUM LOOKING EAST	12/04/2022
RYE P 50 S7 PROPOSED SECTION THROUGH THE NORTH WEST WING LOOKING EAST	12/04/2022
RYE P 50 S8 PROPOSED SECTION THROUGH THE SOUTH WEST WING LOOKING EAST	12/04/2022
RYE P 75 EL PROPOSED EAST (FRONT) ELEVATION)	12/04/2022
RYE P 75 S2 PROPOSED SECTION THROUGH THE WESTERN	12/04/2022

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ATRUM LOOKING EAST	
RYE P 75 S3 PROPOSED SECTION LOOKING EAST THROUGH THE BOOKING HALL	12/04/2022
RYE P 75 SL PROPOSED SOUTH ELEVATION	12/04/2022
LAB-668-DR-2170 PROPOSED SECTIONS & ELEVATIONS AND SECTION PLANS (Rev: REV 01)	09/08/2022
LAB-668-DR-2160. PROPOSED SECTIONS GG & HH	09/08/2022
LAB-668-DR-2152 PROPOSED SECOND FLOOR AND ROOF PLAN (Rev: REV 02)	09/09/2022
LAB-668-DR-2151 PROPOSED GROUND & FIRST FLOOR PLAN (Rev: REV 01)	09/08/2022
LAB-668-DR-2135 PROPOSED EXTERNAL WORKS DOVEDALE COURT (Rev: REV 01)	09/08/2022
LAB-668-DR-2111 PROPOSED FIRST FLOOR PLAN INTERMEDIATE LEVEL (Rev: REV 01)	09/08/2022
LAB-668-DR-2110 PROPOSED GROUND LEVEL PLAN TICKET HALL LEVEL- (Rev: REV 01)	09/08/2022
LAB-668-DR-2030 PROPOSED ELEVATIONS - HOLLY GROVE & BLENHEIM GROVE	09/08/2022
LAB-668-DR-2013 PROPOSED ROOF PLAN (Rev: REV 02)	09/09/2022
LAB-668-DR-2012 PROPOSED SECOND FLOOR-PLATFORM LEVEL PLAN (Rev: REV 01)	09/08/2022
LAB-668-DR-2011 PROPOSED FIRST FLOOR PLAN (Rev: REV 01)	09/08/2022
LAB-668-DR-2010 PROPOSED GROUND FLOOR PLAN-TICKET HALL LEVEL (Rev: REV 01)	09/08/2022
STRUCTURAL REPORT	12/04/2022
LAB-668-DR-2112 WESTERN CONCOURSE EXTENSION PROPOSED SECOND FLOOR PLAN (PLATFORM LEVEL) (Rev: REV 01)	09/09/2022
LAB-668-DR-2113 WESTERN CONCOURSE EXTENSION PROPOSED ROOF PLAN (Rev: REV 01)	09/09/2022

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**Reason:**

For the avoidance of doubt and in the interests of conserving the architectural and historic significance of the listed building.

### **Permission is subject to the following Time Limit:**

2. The development hereby permitted shall be begun before the end of three years from the date of this permission. Reason: As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

### **Permission is subject to the following Pre-Commencements Condition(s)**

3. Detailed drawings plans, sections, elevations (scale 1:5/10/20 where applicable) for the following elements shall be submitted to this Local Planning Authority and approved in writing prior to the commencement of each element; the development shall not be carried out otherwise than in accordance with any such approval given. Details to include junction with historic fabric where applicable.
  - a) elevations and sections of feature brick panels.
  - b) roof, parapets and terrace/ roof edges, including PVs, rooflights and details showing interface with historic fabric.
  - c) heads, cills, reveals and jambs of all openings.
  - d) staircases, gangways including balustrades and details showing interface with historic fabric.
  - e) internal and external doors.
  - f) windows.
  - g) glazing systems to include relationship with steelwork.
  - h) shopfront.
  - i) new internal joinery (to include ticket counter, architraves, skirtings, dado rails).
  - j) new plasterwork (including ceiling rose to booking hall).
  - k) new decorative lighting to booking hall.
  - l) new front entrance canopy (east elevation).

**Reason:**

In order to ensure that the design and details are in the interest of the

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special architectural or historic qualities of the listed building in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); P21 Conservation of the historic environment and natural heritage, P20 Conservation areas, P19 Listed buildings and structures, P13: Design of places and P14: Design quality of the Southwark Plan (2022).

#### 4. HISTORIC BUILDING RECORDING

Before commencing the works the applicant must submit, a Level 3 Historic Building Recording as set out in Historic England guidance "Understanding Historic Buildings - A guide to good recording practice 2016" to cover all internal/ external retained and removed fabric in-situ and have approved by this Local Planning Authority in writing, ; the development shall not be carried out otherwise than in accordance with any such approval given.

#### Reason:

In order to document those parts of the fabric which will be lost or relocated as part of the works and to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); P19 Listed buildings and structures of the Southwark Plan (2022).

#### 5. The following samples shall be made available on site for inspection by the Local Planning Authority, and approval in writing prior to the commencement of each aspect of development shall not be carried out otherwise than in accordance with any such approval given.

- i) 1sqm sample panel of brickwork, mortar and pointing, including feature brickwork
- ii) Brick
- iii) Stone
- iv) Steelwork (weathering, milled, self finished)
- iv) Balustrade glazing
- vi) Floor finishes (terrazzo, limestone, copper nosings, timber)
- v) Glazing

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### Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); P21 Conservation of the historic environment and natural heritage, P20 Conservation areas, P19 Listed buildings and structures, P13: Design of places; P14: Design quality and P15: Residential design of the Southwark Plan (2022).

6. Prior to the commencement of development, detailed drawings section, plans, elevations at a scale of 1:5 or 10 of the entrance canopy. Decorative metalwork to be constructed of wrought/ cast iron shall be submitted to the Local Planning Authority for approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given. The use of aluminium or steel is unacceptable for the decorative elements. Drawings should provide details of the fixings into the historic building, wherever possible the original fixing positions should be utilised.

### Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); P21 Conservation of historic environment and natural heritage, P19 Listed buildings and structures, P20 Conservation areas, P13: Design of places and P14: Design quality of the Southwark Plan (2022).

7. Prior to commencement of works to the ticket office, a Method Statement(s) and Schedule of Works for the taking down and reinstatement of the 1930s ticket office joinery. Shall be submitted to the Local Planning Authority for approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

### Reason:

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In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC 1 (Heritage conservation and growth) of the London Plan (2021); Policy P19 (Listed buildings and structures) and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

8. Prior to commencement of works on site, Structural Engineer's drawings/sketches for the works required to the listed building in connection with the construction of the new western concourse, for the following elements, shall be submitted to the Local Planning Authority for approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

i) new openings

ii) junction between the new concourse building and listing building and associated structural works

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC 1 (Heritage conservation and growth) of the London Plan (2021); Policy P19 (Listed buildings and structures), and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

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### Permission is subject to the following Compliance Condition(s)

#### 9. MATERIALS TO MATCH EXISTING

All new internal/external works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places), Policy P14 (Design quality) and Policy P19 (Listed buildings and structures) of the Southwark Plan (2022).

Signed: *Stephen Platts* Director of Planning and Growth

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### Informative Notes to Applicant Relating to the Proposed Development

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1. Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is:  
"third-party independent and suitably-qualified" The Council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The Council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.

The fire risk assessment/statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development. The legal responsibility and liability lies with the 'responsible person'. The responsible person being the person who prepares the fire risk assessment/statement not planning officers who make planning decisions.

2. This listed building consent only applies to the works specified here, including the drawings and schedules on this notice. Any additional fire, sound and other structural works that may be necessary for building regulations approval and which are not shown on the drawings and schedules on this notice are likely to require an additional application for Listed Building Consent (LBC). Please bear in mind that unauthorised works to a Listed Building could constitute a criminal offence.

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### Important Notes Relating to the Council's Decision

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This is a LISTED BUILDING CONSENT only and does not operate so as to grant any lease, tenancy, or rights of occupation of or entry into the building to which it refers.

#### 1. Appeals to the Secretary of State.

- The applicant has a right to appeal to the Secretary of State against any conditions of this listed building consent, under Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

The timescale for making an appeal is **six months** from the date on the decision notice.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.
- Further details are on GOV.UK (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

#### 2. Listed Building Purchase Notice

- If Listed Building Consent is granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the building and land has become incapable of reasonably beneficial use in their existing state, and cannot be rendered capable of

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reasonably beneficial use in their existing state or by the carrying out of any works which have been or would be permitted, the owner may serve on the Council a listed building purchase notice requiring the Council to purchase the owner's interest in the land in accordance with Section 32 of Planning (Listed Buildings and Conservation Areas) Act 1990.

### **3. Other Approvals Required Prior to the Implementation of this Permission.**

- The granting of Listed Building Consent does not relieve applicants of the necessity to seek planning permission or of complying with any local Acts, regulations, building by-laws and the general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either the building to which the Consent relates or any land or the rights of any persons or authorities (including the London Borough of Southwark) entitled to the benefit thereof or holding an interest in the listed building concerned or in any adjoining property. In this connection applicants are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

### **4. Building Regulations.**

- You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].