

STRATEGIC PLANNING COMMITTEE
SUPPLEMENTARY
AGENDA
OPEN

Date of Meeting: **THURSDAY, 13 FEBRUARY 2020 TIME 7.30 PM**

PLACE: **COMMITTEE ROOMS 1 & 2 - CIVIC SUITE**

Members of the Committee are summoned to attend this meeting:

Kim Wright
Chief Executive
Lewisham Town Hall
London SE6 4RU
Date: 13 February 2020

For further information please contact:
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Committee	STRATEGIC PLANNING COMMITTEE	
Report Title	Addendum Report - 13 Dartmouth Row, London, SE10 8AW	
Ward	Blackheath	
Contributors	Case Officer	
Class	PART 1	13 February 2020

Reg. Nos. (A) DC/19/113287

Application dated 29.07.19 [as revised on 04.10.19]

Applicant Mrs Cavett

Proposal The demolition of the existing garage and construction of a single storey side extension with roof terrace and associated screening at first floor level at 13 Dartmouth Row SE10, together with demolition of existing rear extension, construction of a replacement single storey rear extension, the insertion of rooflights to the flat roof to the rear at second floor level, provision of lightwells in the front garden and lowering of the existing basement floor.

Background Papers

- (1) Case File LE/143/13/TP
- (2) Core Strategy (June 2011)
- (3) Development Management Local Plan (November 2014)
- (4) The London Plan (March 2016)

Designation Locally Listed Building
Blackheath Conservation Area
PTAL 3
Area of Archaeological Priority

1 INTRODUCTION

- 1 This addendum report sets out officers' response to an additional letter of objection received on 9th February, after publication of the main committee report and also corrects two errors contained within the committee report.

2 COMMITTEE REPORT

- 2 The report published on 4 February contains two errors relating to policy referencing.
- 3 At paragraph 79 the report references "DMP37(B)(4)(b)". This is an error the correct reference should be "DM36(B)(4)(b)".
- 4 At paragraph 100 the report indicates that the following sentence is a direct quote from Policy DMP37:

“protect local distinctiveness and sustain and enhance the significance of non-designated heritage assets”.

5 However, the correct quotation is as follows:

6 *“The Council will protect the local distinctiveness of the borough by sustaining and enhancing the significance of non-designated heritage assets.”*

3 LETTER FROM THE RESIDENTS OF DARTMOUTH ROW

7 Officers have reviewed the additional letter from the residents of Dartmouth Row and are satisfied that the committee report addresses all of the material considerations raised within the letter. However, Officers would like to take the opportunity to clarify certain matters.

8 Paragraph 5 states that “Additions to properties in conservation areas must ‘sustain and enhance’ them”. This is a firm and long established policy in conservation areas”. There are various policies in the DMLP relating to additions in conservation areas. The words “sustain and enhance” in relation to conservation areas only appears in DMLP 37. DMLP 36 policy relating to development in conservation areas talk to “preserving or enhancing”. Core Strategy Objective 10 speaks to “preserving or enhancing the condition and historic significance of the borough’s heritage assets and their settings...”

9 Paragraph 6 notes that the consultation period for the application began on 23rd August 2019, the day after the Permission to Appeal (PTA) application was refused by the Court of Appeal. However, this is a coincidence. The application which is the subject of tonight’s SPC was submitted on 29 July 2019 and was initially invalidated.

10 Paragraph 7 states that “First, it fails to identify whether the side extension “sustains and enhances” its setting”. This is incorrect. Paragraph 100 of the committee report concludes that the side extension would sustain the significance of the locally listed buildings but would not enhance their significance.

11 The letter will be made available to members in advance of the committee meeting.

4 CONCLUSION

12 The letter raises similar concerns to the original representations and has not provided any additional evidence that would warrant the refusal of the application. Officers therefore maintain the recommendation to approve planning permission subject to conditions.