

PLANNING COMMITTEE A

Date of Meeting: **THURSDAY, 27 AUGUST 2015 TIME 7.30 PM**

PLACE: **ROOM 1 & 2, CIVIC SUITE, LEWISHAM TOWN HALL, CATFORD, SE6 4RU**

Members of the Committee are summoned to attend this meeting:

**Membership
Councillors:**

**Abdeslam Amrani (Chair)
James-J Walsh (Vice-Chair)
Stella Jeffrey
Obajimi Adefiranye
Andre Bourne
Amanda De Ryk
Roy Kennedy
Pat Raven
Alan Till
Paul Upex**

The public are welcome to attend our committee meetings, however, occasionally committees may have to consider some business in private. Copies of reports can be made available in additional formats on request.

**Barry Quirk
Chief Executive
Lewisham Town Hall
London SE6 4RU
Date: Tuesday, 18 August 2015**

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	PLANNING COMMITTEE (A)	
Report Title	DECLARATIONS OF INTERESTS	
Class	PART 1	Date: 27 AUGUST, 2015

Members are asked to declare any personal interest they have in any item on the agenda.

(1) Personal interests

There are three types of personal interest referred to in the Council's Member Code of Conduct :-

- (a) Disclosable pecuniary interests
- (b) Other registerable interests
- (c) Non-registerable interests

(2) Disclosable pecuniary interests are defined by regulation as:-

- (a) Employment, trade, profession or vocation of a relevant person* for profit or gain.
- (b) Sponsorship –payment or provision of any other financial benefit (other than by the Council) within the 12 months prior to giving notice for inclusion in the register in respect of expenses incurred by you in carrying out duties as a member or towards your election expenses (including payment or financial benefit from a Trade Union).
- (c) Undischarged contracts between a relevant person* (or a firm in which they are a partner or a body corporate in which they are a director, or in the securities of which they have a beneficial interest) and the Council for goods, services or works.
- (d) Beneficial interests in land in the borough.
- (e) Licence to occupy land in the borough for one month or more.
- (f) Corporate tenancies – any tenancy, where to the member's knowledge, the Council is landlord and the tenant is a firm in which the relevant person* is a partner, a body corporate in which they are a director, or in the securities of which they have a beneficial interest.
- (g) Beneficial interest in securities of a body where:-
 - (a) that body to the member's knowledge has a place of business or land in the borough; and
 - (b) either
 - (i) the total nominal value of the securities exceeds £25,000 or 1/100 of the total issued share capital of that body; or

- (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person* has a beneficial interest exceeds 1/100 of the total issued share capital of that class.

*A relevant person is the member, their spouse or civil partner, or a person with whom they live as spouse or civil partner.

(3) Other registerable interests

The Lewisham Member Code of Conduct requires members also to register the following interests:-

- (a) Membership or position of control or management in a body to which you were appointed or nominated by the Council;
- (b) Any body exercising functions of a public nature or directed to charitable purposes, or whose principal purposes include the influence of public opinion or policy, including any political party;
- (c) Any person from whom you have received a gift or hospitality with an estimated value of at least £25.

(4) Non registerable interests

Occasions may arise when a matter under consideration would or would be likely to affect the wellbeing of a member, their family, friend or close associate more than it would affect the wellbeing of those in the local area generally, but which is not required to be registered in the Register of Members' Interests (for example a matter concerning the closure of a school at which a Member's child attends).

(5) Declaration and Impact of interest on member's participation

- (a) Where a member has any registerable interest in a matter and they are present at a meeting at which that matter is to be discussed, they must declare the nature of the interest at the earliest opportunity and in any event before the matter is considered. The declaration will be recorded in the minutes of the meeting. If the matter is a disclosable pecuniary interest the member must take no part in consideration of the matter and withdraw from the room before it is considered. They must not seek improperly to influence the decision in any way. **Failure to declare such an interest which has not already been entered in the Register of Members' Interests, or participation where such an interest exists, is liable to prosecution and on conviction carries a fine of up to £5000**
- (b) Where a member has a registerable interest which falls short of a disclosable pecuniary interest they must still declare the nature of the interest to the meeting at the earliest opportunity and in any event before the matter is considered, but they may stay in the room, participate in consideration of the matter and vote on it unless paragraph (c) below applies.

- (c) Where a member has a registerable interest which falls short of a disclosable pecuniary interest, the member must consider whether a reasonable member of the public in possession of the facts would think that their interest is so significant that it would be likely to impair the member's judgement of the public interest. If so, the member must withdraw and take no part in consideration of the matter nor seek to influence the outcome improperly.
- (d) If a non-registerable interest arises which affects the wellbeing of a member, their, family, friend or close associate more than it would affect those in the local area generally, then the provisions relating to the declarations of interest and withdrawal apply as if it were a registerable interest.
- (e) Decisions relating to declarations of interests are for the member's personal judgement, though in cases of doubt they may wish to seek the advice of the Monitoring Officer.

(6) Sensitive information

There are special provisions relating to sensitive interests. These are interests the disclosure of which would be likely to expose the member to risk of violence or intimidation where the Monitoring Officer has agreed that such interest need not be registered. Members with such an interest are referred to the Code and advised to seek advice from the Monitoring Officer in advance.

(7) Exempt categories

There are exemptions to these provisions allowing members to participate in decisions notwithstanding interests that would otherwise prevent them doing so. These include:-

- (a) Housing – holding a tenancy or lease with the Council unless the matter relates to your particular tenancy or lease; (subject to arrears exception);
- (b) School meals, school transport and travelling expenses; if you are a parent or guardian of a child in full time education, or a school governor unless the matter relates particularly to the school your child attends or of which you are a governor;
- (c) Statutory sick pay; if you are in receipt;
- (d) Allowances, payment or indemnity for members;
- (e) Ceremonial honours for members;
- (f) Setting Council Tax or precept (subject to arrears exception).

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Committee	PLANNING COMMITTEE (A)	
Report Title	MINUTES	
Ward		
Contributors		
Class	PART 1	Date 27 AUGUST, 2015

MINUTES

To approve the minutes of the meeting of Planning Committee (A) held on the 16th July, 2015.

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Committee	PLANNING COMMITTEE A	
Report Title	16 MANOR AVENUE, LONDON, SE4 1PD	
Ward	BROCKLEY	
Contributors	Karl Fetterplace	
Class	PART 1	27 AUGUST 2015

<u>Reg. Nos.</u>	DC/15/90895
<u>Application dated</u>	09.02.2015
<u>Applicant</u>	Mrs M Mason
<u>Proposal</u>	The construction of a glazed roof extension in the rear roof slope at 16 Manor Avenue SE4, together with the installation of 2 roof lights in the front roof slope.
<u>Applicant's Plan Nos.</u>	7468_00; 7468_01; 7468_02; 7468_03; 7468_04; 7468_05; 7468_06; 7468_09; 7468_11 and the Design & Access Statement (February 2015, JAK) received 11th February 2015; Heritage Statement (March 2015, JAK) received 24th March 2015; 7468_15; 7468_16 received 27th June 2015; Light Spillage Calculations 1 & 2 received 23rd July 2015; 7468_08; 7468_10 received 10th August 2015; 7468_07; 7468_12; 7468_13 (Proposed 3D Visualisation); 7468_13 (Proposed Sightline Analysis) received 11th August 2015.
<u>Background Papers</u>	(1) Case File DE/105/16/TP (2) Core Strategy (2011) (3) Development Management Local Plan (2014) (4) The London Plan (2015, as amended)
<u>Designation</u>	PTAL 4 Brockley Article 4 Direction Brockley Conservation Area Not a Listed Building Unclassified
<u>Screening</u>	N/A

1.0 Property/Site Description

- 1.1 The site is located on the west side of Manor Avenue in a primarily residential area and is occupied by a large four storey mid terraced Victorian Villa with lower ground floor and raised main entrance at ground floor level. The short terrace consists of four properties (Numbers 14 to 20), constructed in yellow London stock brick, with pitched slate roofs, with a central leaded flat area, and the end properties having a side hip. Each end terrace has an additional two storey side

projection and a rear ground floor bay window. The two central properties (one of which is the subject site) remain flush at the rear. The properties sit in generous plots with sizable rear gardens. A small rear ground floor addition currently exists at 2.4m depth on the boundary with No18. The property has white timber framed sash windows.

- 1.2 The building is not listed, but the site is located within the Brockley Conservation Area and is subject to the Brockley Conservation Area Article 4(2) Direction.

2.0 Planning History

- 2.1 PRE/13/01590: Construction of a loft conversion - verbal advice was given by officers detailing that any dormer should be subservient in the roofscape and set in from boundaries and that minimal impact should also be achieved through materials.

- 2.2 DC/13/84038 - The construction of an extension to the rear roof slope of 16 Manor Avenue SE4, together with the installation of two rooflights in the front roof slope. This was refused on 23rd September 2013 for the following reasons:

The proposed roof extension and alterations would be detrimental to the character and appearance of the existing building and the integrity of the adjacent terraced buildings within the Brockley Conservation Area as well as having a serious and adverse effect on the amenities enjoyed by the occupants of neighbouring properties in this location, reason of its unsympathetic design and materials, excessive depth and width, prominent setting, mass and scale. As such, the development is contrary to Policy 15 High quality design for Lewisham', Policy 16 'Conservation areas, heritage assets and the historic environment' of the adopted Core Strategy (June 2011), Policies URB 3 Urban Design, URB 6 Alterations and Extensions, URB 16 New Development, Changes of Use and Alterations to Buildings in Conservation Areas, HSG 4 Residential Amenity and HSG 12 Residential Extensions in the adopted Unitary Development Plan (July 2004).

The proposed roof extension balcony area by reason of its raised siting and proximity to neighbouring buildings and property boundaries would have a serious and adverse effect on the privacy and amenity enjoyed by the occupants of neighbouring properties in this location contrary to Policy 15 'High quality design for Lewisham', Policy 16 'Conservation areas, heritage assets and the historic environment' of the adopted Core Strategy (June 2011), policies URB 3 Urban Design, URB 6 Alterations and Extensions, HSG 4 Residential Amenity, HSG 12 Residential Extensions in the adopted Unitary Development Plan (2004) and the Residential Development Standards SPD (adopted August 2006 amended May 2012).

- 2.3 APP/C5690/D/13/2207370: Application DC/13/84038 was dismissed at appeal on the grounds that the proposal would not preserve or enhance the character or appearance of the Brockley Conservation Area, would have a harmful effect on the character and appearance of the host building, and the proposal would have a harmful effect on neighbours' living conditions with regard to privacy.

- 2.4 DC/13/84039 - Conservation Area Consent Application: the proposed works include a loft conversion with two conservation flat profile rooflights to the front roof slope and a dormer extension to the rear roof slope. This application was withdrawn as a Conservation Area Consent was not required.

2.5 PRE/14/01916: Construction of a loft conversion - this was not reviewed by officers as the householder pre-application service was suspended.

3.0 Current Planning Application

The Proposal

3.1 This application is for the construction of a glazed roof extension in the rear roof slope at 16 Manor Avenue SE4, together with the installation of 2 roof lights in the front roof slope. This would allow for conversion of the existing loft space into a new bedroom and shower room.

3.2 The proposed roof extension would be 3.64m wide. The setback to the eaves from the application as lodged has been increased from 0.85m to 1m at the request of officers and would be 1.075m from the party wall on either side. The roof extension would extend out at the same height as the ridgeline.

3.3 The roof is currently constructed of slate tiles. The proposed extension would be constructed of double glazed high reflective light-weight glass. The application as originally lodged did not provide further details on the type of glass, however, this has since been provided. Specifically, the panels facing the rear garden would be thermally broken powder-coated aluminium 'frameless' openable windows with high reflective 'mirror' argon filled double-glazed units. The glass on the sides of the roof extension would be thermally broken powder-coated aluminium 'frameless' fixed windows with high reflective 'mirror' argon filled double-glazed opaque units.

3.4 The glass on the roof of the dormer would be thermally broken powder-coated aluminium 'frameless' roof light panels with high reflective 'mirror' argon filled double-glazed opaque units. Integrated PVC jalousie is proposed between the glazing. Rubber joint seals 20mm in width are proposed between the panels. The dormer perimeter would have powder coated aluminium flushing around the dormer perimeter. Light spillage has been calculated by a specialist and the glazing is proposed to reduce the spillage according to these calculations.

3.5 The two rooflights to the front roofslope would be low profile conservation style and would not project from the roofslope.

3.6 The previous proposal (DC/13/84038) that was refused and went to appeal also proposed two low profile conservation rooflights to the front roof slope. However, a balcony and lantern, the latter of which projected above the ridgeline, were also included in that proposal. These have been removed from the current proposal. The extension was previously approximately 1m wider than the present application at 4.6m and the walls were proposed to be clad in slate tiles to match the existing roof. The flank walls stepped in by only 0.35m at either side, as opposed to the 1.075m currently proposed.

4.0 Consultation

4.1 The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.

4.2 A site notice and conservation area notice were displayed, letters were sent to residents in the surrounding area and the application was advertised in the local

newspaper for a period of three weeks. Local ward Councillors were consulted. No comments were received.

- 4.3 No comment was made by the Amenity Societies Panel.

Brockley Society

- 4.4 Firstly we would oppose the installation of the roof lights in the front slope in a conservation area. We would disagree that they are not seen and believe they would have a negative impact on the property and the conservation area.
- 4.5 The glazed roof extension is totally unacceptable. It is unneighbourly and would create light pollution. The fully glazed roof extension is too large and is totally unsympathetic to the character of the existing building.
- 4.6 The material is not compatible and constitutes poor design and an ill conceived proposal. The massing of the proposed extension looks completely out of scale and could create a dangerous precedent.

5.0 Policy Context

Introduction

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-
- (a) the provisions of the development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

A local finance consideration means:

- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown, or
 - (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).
- 5.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for Lewisham comprises the Core Strategy, the Development Management Local Plan, the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, and the London Plan. The NPPF does not change the legal status of the development plan.

National Planning Policy Framework

- 5.3 The NPPF was published on 27 March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14 a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary this states that (paragraph 211), policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan.

As the NPPF is now more than 12 months old paragraph 215 comes into effect. This states in part that ‘...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)’.

- 5.4 Officers have reviewed the Core Strategy for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, and 215 of the NPPF.

Other National Guidance

On 6 March 2014, DCLG launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents.

London Plan (March 2015)

- 5.5 On 10 March 2015 the London Plan (consolidated with alterations since 2011) was adopted. The policies relevant to this application are:

Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology

Core Strategy

- 5.6 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together the Development Management Local Plan and the London Plan is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy as they relate to this application:

Core Strategy Policy 8 Sustainable design and construction and energy efficiency
Core Strategy Policy 15 High quality design for Lewisham
Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment

Development Management Plan

- 5.7 The Development Management Local Plan was adopted by the Council at its meeting on 26 November 2014. The Development Management Local Plan, together with the Core Strategy and the London Plan is the borough's statutory development plan. The following policies are relevant to this application:-

DM Policy 1 Presumption in favour of sustainable development
DM Policy 30 Urban design and local character
DM Policy 31 Alterations/extensions to existing buildings
DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens

Residential Standards Supplementary Planning Document (August 2006)

5.8 Paragraph 6.3 (Materials) states that bricks and roofing material used to construct an extension should match those in the original building.

5.9 Paragraph 6.7 (Roof Extensions) states that when considering applications for extensions the Council will look at these main issues:

- All roof alterations should be successfully integrated with and preserve the architectural character of the building, and be subordinate to the principal elevations.
- Planning permission is always required for roof additions in Conservation Areas.
- The type and style of windows used should be similar to those used in the main elevations and reflect their alignment.
- For Victorian and Edwardian buildings, particularly in Conservation Areas box dormers occupying a whole roof slope are unlikely to be permitted.
- Roof extensions, including dormer windows, to the front and side elevations will be resisted in favour of roof lights set into the roof slope.
- Larger roof extensions should be located on the rear elevations in order to protect the front and side elevations from substantial alteration.
- Rear roof extensions should be set back a minimum of one metre behind the lines of eaves and a minimum of 500mm from the gable, flank or party wall boundary.
- Roof extensions will not be permitted where any part of the extension will be above the height of the ridge of the main roof.
- Roof extensions should be set back into the roof slope and not be formed by building up external walls.
- The materials used for roof extensions and dormers should be compatible with the existing roof material in order to be unobtrusive and blend into the roof slope. Preferred materials are natural or simulated slates, clay tiles, zinc, lead or copper as appropriate with fascia boards in painted timber or hardwood.
- In Conservation Areas appropriate materials should be used which preserve or enhance the character of the Conservation Area. Consideration should be given to reinstating the original type of roof covering wherever possible.
- Roof extensions to Listed Buildings will be considered each on their merits, but are unlikely to be approved if they harm historic roof structures and the overall special architectural or historic interest of the listed building.
- Roof lights should be fitted flush with the slate or tiles of the roof and their number on front roof slopes should be kept to the minimum necessary in order to avoid clutter.

6.0 Planning Considerations

6.1 The relevant planning considerations are the impact on the design and appearance of the existing building and conservation area and whether the amenity of neighbouring properties is affected.

Design & Appearance

6.2 Paragraph 63 of the NPPF states that 'in determining applications, great weight should be given to outstanding or innovative designs which help raise the

standard of design more generally in the area'. Paragraph 131 states that 'in determining applications, local planning authorities should take account of the desirability of new development making positive contribution to local character and distinctiveness.

- 6.3 Core Strategy Policy 8 states that the Council supports and encourages the retrofitting of energy saving and other sustainable design measures in existing housing and other development.
- 6.4 Core Strategy Policy 15 states that the Council will apply national and regional policy and guidance to ensure highest quality design and the protection or enhancement of the historic and natural environment, which is sustainable, accessible to all, optimises the potential of sites and is sensitive to the local context and responds to local character.
- 6.5 Core Strategy Policy 16 states that the Council will ensure that the value and significance of the borough's heritage assets and their settings, conservation areas, listed buildings, archaeological remains, registered historic parks and gardens and other non designated assets such as locally listed buildings, will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice.
- 6.6 DM Policy 30 states that the Council will require all development proposals to attain a high standard of design, including alterations and extensions to existing buildings. The retention and refurbishment of existing buildings that make a positive contribution to the environment will be encouraged and should influence the character of new development and a sense of place.
- 6.7 DM Policy 31 states that the Council will expect alterations and extensions to be of a high, site specific, and sensitive design quality and respect and/or complement the form, setting, period, architectural characteristics and detailing of the original building. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context.
- 6.8 DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens states that the Council, having paid special attention to the special interest of its Conservation Areas, and the desirability of preserving and or enhancing their character and or appearance, will not grant planning permission where alterations and extensions to existing buildings is incompatible with the special characteristics of the area, its buildings, spaces, settings and plot coverage, scale, form and materials.

Proposed extension to the rear roofslope

- 6.9 Officers and the Planning Inspectorate considered that the previous design was unacceptable, on the basis that the bulk and materials were unsympathetic to the host property and the wider conservation area and extension would upset the roofscape of the property and the wider conservation area. In this previous proposal, the walls were proposed to be clad in slate tiles to match the existing roof and there was proposed to be a zinc-clad roof lantern with a glazed roof light to increase headroom. The lantern was proposed to exceed the height of the ridge

and was considered an incongruous feature at roof level in buildings of this period and also specifically within this conservation area. The extension was proposed to be recessed in the centre to provide a balcony about 1.5m wide by 0.99m deep contained behind a low, slate-clad wall. The proposed balcony was also considered unacceptable by officers. As previously noted in this report, the lantern and balcony elements have been removed since the previous proposal, the latter of which projected above the ridgeline. The balcony element also presented an opportunity for noise disturbance and loss of privacy for neighbouring properties. Two low profile rooflights were proposed to be inserted into the front roofslope. The size of the extension has been reduced and it now complies numerically with the Residential SPD, as discussed below.

- 6.10 Given the changes that have been made since the previous application and also within this application from the form in which it was originally lodged, officers now consider that this proposal is acceptable. The bulk of the scheme has been reduced. The setback to the eaves has been increased from 0.85m to 1m, which is compliant with the Residential SPD. This setback was only 0.3m in the previous application. The roof extension would be setback 1.075m from the party wall on either side, which exceeds the minimum of 0.5m in the Residential SPD. This setback was only 0.375m in the previous proposal. The extension was previously approximately 1m wider at 4.6m. On the whole, the present design represents an improvement to the previous scheme and is considered acceptable by planning and urban design officers, despite concerns raised by the conservation officer and the Brockley Society.
- 6.11 It is acknowledged that the type and style of windows proposed would not be similar in design or style to that of the existing building and that concerns have been raised by the conservation officer in this regard. However, the use of glass is considered to be an appropriate use of a modern material that would not offend the existing materials of the building and would represent a high quality design. This is also the view of Council's urban design officer, who has recommended that further details be sought regarding the joining of the extension to the rear roofslope at the ridgeline, to ensure that no part of the extension projects above the height of the ridge of the main roof. This design is considered acceptable, subject to delivery in accordance with the plans. Officers have queried the functionality of the proposed and the agent has confirmed that the scheme is deliverable. The suitability of the design relies on it being lightweight in appearance. If the proposed extension were to be clad in slate with sash windows, it would not necessarily be acceptable. However, given that the proposed design is lightweight, the size is appropriate. Notwithstanding the fact that the plans don't show any pipes, a condition has been included to remove permitted development rights. This is to ensure that the scheme is delivered as designed, with no additional elements accompanying the lightweight glazing.
- 6.12 Light spillage has been calculated by a specialist and according to these calculations, the glazing is proposed to reduce the spillage. The obscure glazing proposed on the sides of the roof extension would provide privacy to the users of this space.
- 6.13 There are several rear dormers along Manor Avenue in the vicinity of the site. Additionally, the extension to the rear roofslope would not be visible from the public realm, although it is acknowledged that this alone is not sufficient reason to grant planning permission. However, although the rear roofslope extension would

introduce a feature that would affect the uniformity of the roofscape of the surrounding buildings at the rear, however given the high quality detail and design material it is not considered that this roof extension would have an adverse impact on the Brockley conservation area if it is delivered to the high standard that is demonstrated in the plans.

Proposed rooflights to the front roofslope

- 6.14 In the officer's assessment of the previous application, the conservation style roof lights on the front roof slope were not considered to be detrimental to the visual amenity of the streetscene or character and appearance of the conservation area, as their size would be relatively minor and they would not project above the roof plane. The report also stated that given their elevated position at four storeys above general eye level observation, this minor alteration within the scheme was considered acceptable on its own.
- 6.15 The Inspector acknowledged that Council officers had not raised concerns about the proposed front roof lights, although did note that the character appraisal states that 'roof-lights add visual clutter to plain roof slopes which were not historically pierced with openings. They introduce unsympathetic modern materials'. Having said this, the Inspector stated that the roof-lights are integral to the proposed scheme as a whole and it would not be appropriate to grant permission for them separately in a split decision, therefore indicating that the rooflights were acceptable.
- 6.16 Whilst acknowledging that the front roof slopes along this section of Manor Avenue are relatively pristine, there are some rooflights present in the surrounding area. The comments from the previous application that the rooflights are acceptable are agreed with and as the rooflights would not project above the roof slope, it is not considered that the proposed rooflights to the front roof slope would have an adverse impact, despite concerns raised by the conservation officer and the Brockley Society.
- 6.17 Overall, the proposed works reflect the historic character of the dwelling and introduce a modern aspect that is complimentary to the character of the dwelling and therefore would result in an improvement in the appearance of the dwelling.

Impact on Adjoining Properties

- 6.18 For areas of stability and managed change, Core Strategy Policy 15 states that small household extensions and adaptations to existing housing will need to be designed to protect neighbour amenity.
- 6.19 DM Policy 30 states that residential extensions adjacent to dwellings should result in no significant loss of privacy and amenity (including sunlight and daylight) to adjoining houses and their back gardens.
- 6.20 No objections have been received from nearby residents. Details of the potential light spillage of this proposal have been provided and the glazing proposed would act to reduce the effects of spillage on the amenity of nearby residents.

- 6.21 As stated in the previous application, it is not considered that the proposed extension would result in a loss of light and outlook to neighbouring properties, as the rear of the property is approximately west facing.
- 6.22 The balcony has been removed from the last application, which would limit the potential noise impacts as it has now been replaced with openable windows. Further, the glass panels on the side of the roof extension would be opaque units, this would prevent overlooking impacts to adjoining residents. Whilst the panels to the rear are not proposed to be opaque, the properties to the rear on Upper Brockley Road are approximately 40m away.
- 6.23 Therefore, the proposed would not be expected to have an unreasonably adverse impact on the amenity of neighbouring residents and therefore the proposed extension is consistent with Core Strategy Policy 15 and DM Policy 30.

Equalities Considerations

- 6.24 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 6.25 In summary, the Council must, in the exercise of its function, have due regard to the need to:
- (a) eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
 - (b) advance equality of opportunity between people who share a protected characteristic and those who do not;
 - (c) Foster good relations between people who share a protected characteristic and persons who do not share it.
- 6.26 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the decision maker, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 6.27 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>
- 6.28 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

1. The essential guide to the public sector equality duty
2. Meeting the equality duty in policy and decision-making
3. Engagement and the equality duty
4. Equality objectives and the equality duty
5. Equality information and the equality duty

6.29 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>

6.30 The planning issues set out above do not include any factors that relate specifically to any of the equalities categories set out in the Act, and therefore it has been concluded that there is no impact on equality.

Conclusion

7.0 The Local Planning Authority has considered the particular circumstances of the application against relevant planning policy set out in the Development Management Local Plan (2014), the Core Strategy (2011) The London Plan (2015, as amended) and the National Planning Policy Framework (2012).

8.0 In summary, the proposed works are considered to be appropriate in scale, form and materials and to preserve the character and appearance of the dwelling and the Brockley Conservation area, without impacting adversely on residential amenity, in accordance with DM policies 30, 31 & 36 and Core Strategy Policies 8, 15 and 16.

8.0 RECOMMENDATION GRANT PERMISSION subject to the following conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 2) The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

7468_00; 7468_01; 7468_02; 7468_03; 7468_04; 7468_05; 7468_06; 7468_09; 7468_11 and the Design & Access Statement (February 2015, JAK) received 11th February 2015; Heritage Statement (March 2015, JAK) received 24th March 2015; 7468_15; 7468_16 received 27th June 2015; Light Spillage Calculations 1 & 2 received 23rd July 2015; 7468_08; 7468_10 received 10th August 2015; 7468_07; 7468_12; 7468_13 (Proposed 3D Visualisation); 7468_13 (Proposed Sightline Analysis) received 11th August 2015.

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

- 3) No development shall commence on site until a sample of the proposed glazing to be used on the extension has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

- 4) (a) Notwithstanding the details hereby approved, no development shall commence until detailed plans at a scale of at least 1:10 showing how the extension would join the ridgeline have been submitted to and approved in writing by the local planning authority.

(b) The development shall be carried out in accordance with the approved details.

Reason: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal, to ensure that the proposal would be delivered as designed and to ensure that it would not project above the height of the ridge of the main roof and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

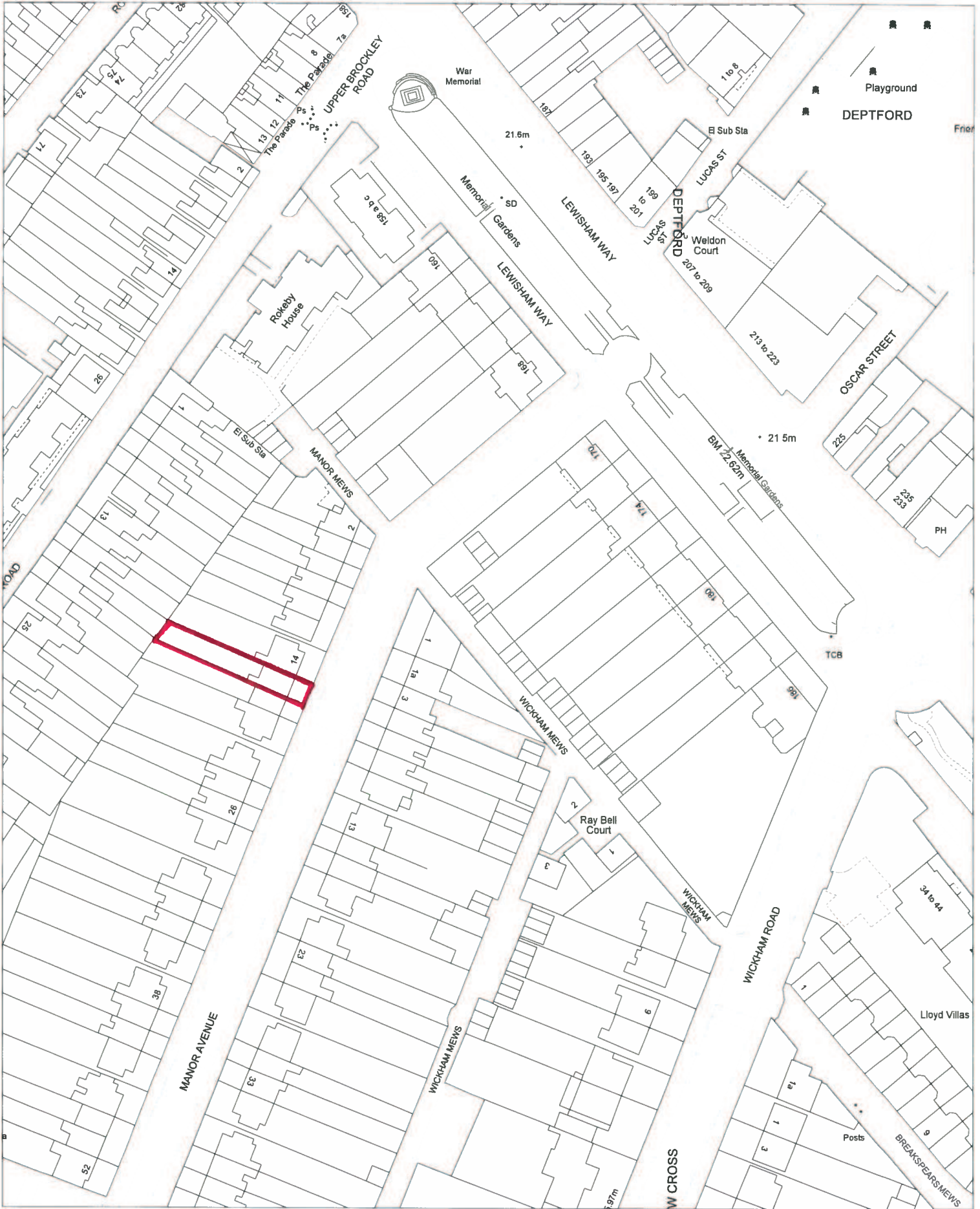
- 5) Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), no plumbing or pipes shall be fixed on the rear roofslope extension.

Reason: In order that the local planning authority may be satisfied with the details of the proposal and to ensure that the scheme is delivered as designed and to accord with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

INFORMATIVES

Positive and Proactive Statement: The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.

16 MANOR AVE, SE4



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Committee	PLANNING COMMITTEE A	
Report Title	2 CRANFIELD ROAD, LONDON, SE4 1UG	
Ward	BROCKLEY	
Contributors	Karl Fetterplace	
Class	PART 1	27 AUGUST 2015

<u>Reg. Nos.</u>	DC/15/90949
<u>Application dated</u>	11.02.2015
<u>Applicant</u>	Mr L Smith
<u>Proposal</u>	The installation of replacement windows to front bay, roof light to front roof slope and on the roof and re tiling of the roof at 2 Cranfield Road SE4, together with alterations to rear elevation and formation of a vehicular cross over at the front.
<u>Applicant's Plan Nos.</u>	367-100 rev P02, 367-100-01 rev P01, 101 rev P02, 102 rev P02, 103 rev P02, 104 rev P03, 110 rev P03, 112 rev P02, 113 rev P02, 121 rev P02, 122 rev P02, Sustainability Statement (February 2015, Green Tea Architects), Heritage Statement (February 2015, Green Tea Architects) & Design & Access Statement (February 2015, Green Tea Architects) received 11th February 2015; 367-111 rev P03, 114 rev P03, 201 rev P08, 202 rev P08, 203 rev P05, 204 rev P05, 210 rev P09, 211 rev P08, 212 rev P09, 213 rev P09, 221 rev P08, 222 rev P06, Oko skin cladding material specifications, Oko skin cladding colour chart received 3rd August 2015; 351 rev P02, 352 rev P02, 354 rev P02 received 10th August 2015; 353 rev P03 received 11th August 2015.
<u>Background Papers</u>	<ol style="list-style-type: none"> (1) Case File LE/68/2/TP (2) Core Strategy (2011) (3) Development Management Local Plan (2014) (4) The London Plan (2015, as amended)
<u>Designation</u>	PTAL 4 Local Open Space Deficiency Brockley Article 4 Direction Brockley Conservation Area Not a Listed Building
<u>Screening</u>	N/A

1.0 Property/Site Description

- 1.1 Number 2 Cranfield Road is the west end house in a terraced group of four Victorian houses on the southern side of the street, on the corner with Harefield Mews. The house is of two storeys with basement under a pitched and hipped roof with party wall chimneys. The lower and raised ground floor features a canted bay window under a lean to roof. The entrance is recessed in a two storey side wing. The building has an existing lower and raised ground floor rear extension under a flat roof. The western and southern side of the site are visible from Harefield Mews. Windows to both the front and rear elevations are white uPVC.
- 1.2 The site is located within the Brockley Conservation Area and is subject to the Brockley Conservation Area Article 4(2) Direction. The immediately surrounding area is residential in character and mainly comprised of similar terraced residences, whilst in the broader area, to the west is located Brockley station and Brockley Road and the associated commercial precinct.

2.0 Planning History

- 2.1 DC/1590589: Planning application for alterations to the existing two storey rear extension, replacement bay window, the installation of new rooflights, together with the provision of a vehicular crossover to the front at 2 Cranfield Road.
- 2.2 Note: this application was withdrawn before any assessment of the case commenced, as the applicant had proposed facing brickwork to the rear elevation, but wished to change this to timber cladding.

3.0 Current Planning Application

The Proposal

- 3.1 This application is for the installation of replacement windows to the front bay, roof light to front roof slope and on the roof and re tiling of the roof at 2 Cranfield Road SE4, together with alterations to rear elevation and formation of a vehicular cross over at the front.
- 3.2 It was considered by conservation and planning officers that the development as originally submitted was acceptable in principle, but required some amendments. This was communicated to the agent and consequently, amendments were made. The current proposal is now described below.
- 3.3 The existing white uPVC bay windows at the front of the dwelling would be replaced with new white timber sash windows, in a style sympathetic to the Victorian character of the building.
- 3.4 At the front of the dwelling there is an existing opening and a space for one vehicle to park. This development proposes to formalise this crossover by dropping the kerb and removing one of the front brick pillars to allow further width for a vehicle to pass through in order to park. Victorian style iron railing gates are proposed to be installed, along with the planting of Silver Birch trees.
- 3.5 Regarding the existing rear extension, the existing three-window opening at ground floor level is to be extended down to the ground level floor. The existing

bathroom window would be in-filled and a new window added. This window would be a high slot window to afford privacy to residents of the subject dwelling, but also to prevent overlooking issues to dwellings on Harefield Mews. At the basement level a single large opening extending most of the full width of the extension is proposed to be added.

- 3.6 Chrome coloured 'Okoskin' cladding is proposed for the extension and the windows and doors would be dark grey metal frames. The existing rear extension rooflight is to be replaced with two rooflights, which would sit at the same height as the parapet of this extension. New Soil and vent pipes are proposed to be dark aluminium.
- 3.7 To the roof, the existing rear dormer would be re-clad in slate. The existing concrete tiles are proposed to be replaced with Spanish slate. A new rooflight is proposed to be added to the front slope of the main roof, along with a skylight proposed on the flat portion of the roof, which necessitates the movement of the loft hatch further to the rear of the dwelling. Both of these rooflights would sit flush with the roofslope.
- 3.8 A new ramp is proposed at the side of the house to basement level.
- 3.9 This application would aim to achieve Level 4 of the Code for Sustainable homes (CFSH), although it is noted that this policy is no longer applicable.

4.0 Consultation

- 4.1 The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.
- 4.2 A site notice was displayed and letters were sent to residents in the surrounding area.

Brockley Society

4.3 *Main Roof:*

- the intention to re-roof the existing slopes in 'traditional slates' is taken to mean indigenous Welsh slates rather than Spanish or Chinese equivalents. If so, this is applauded and will need to be built into any decision as a 'condition'
- the proposal to fit a rooflight to the front roof slope is not accepted as this will detract from the extant character of front facing roofs in the Brockley Conservation Area. However, it is suggested that daylight to the newly proposed loft bathroom can be provided by fitting a horizontal rooflight to the flat crown roof which has adequate room up to the edge of the crown for this to be achieved
- a hatch will be needed to the crown roof for maintenance access
- the proposal to clad the rear dormer window in slate is considered unwise in view of the acute cut angles needed to create totally weatherproof and windproof spandrels; zinc or lead sheet is preferred as an acceptable alternative
- the newly positioned bathrooms are devoid of any soil and vent pipes; these will need to be detailed to ensure visual impact is minimal at roof level.

4.4 *Main House Windows:*

- front elevation – the intention to replace the extant uPVC bay windows with timber is to be applauded; it is however unclear if the upper swept curve timber windows are to be replaced in new timber; this needs to be clarified to concur with drawings 367-353 and 367-354 as submitted. Similarly, the Design and Access Statement, p2 needs to be corrected to eliminate the reference ‘to upgrade the existing white PVC bay windows with white aluminium windows’ as these would not be accepted.
- rear elevation – it is to be regretted that the opportunity to replace the uPVC windows to the dormer and bedroom 2 in timber is not being taken to improve what is a very exposed visible elevation from Harefield Mews. This simple modification would then enhance the intended rear extension improvements and would permit compliance with the Borough’s CA window replacement policy.

4.5 *Rear Extension:*

- the need to overclad the existing brick and render structure to improve thermal efficiency and visual outlook is understood
- however, the use of cedar as a non-indigenous cladding material for this purpose is not acceptable as this would create an undue precedent in the Conservation Area
- whilst there is no doubt a desire to echo a recent extension directly facing into Harefield Mews it is considered that this would not be appropriate for a terraced house street property
- as the existing extension to 2 Cranfield Road is clearly of a poor quality it is suggested that benefit may be gained by using a GRC thin sheet alternative in the form of thin skin systems such as those supplied by cembrit.co.uk or oko skin planks by purafacades.co.uk. These would offer the necessary level of visual quality and insulation to be provided.

4.6 *Crossover:*

- Brockley Society opposes the creation of crossovers as a matter of principle and more so at what would be a difficult junction against the exit from Harefield Mews
- There is also a doubt as to the size of the vehicle shown on the drawings submitted as this appears to be underscale.
- However, the Society considers there is scope to form a safer parking location within the rear garden as accessed directly off Harefield Mews and recommends that this option be explored.

4.7 Having reviewed this Application at the Society’s Planning Group Meeting on 5 May 2015 we trust that due consideration will now be given to the above observations at the very least as conditions when formulating your decision on this application.

4.8 Our consensus view is that the Application should be withdrawn, refocused and re-presented. Please advise accordingly.

Amenity Societies Panel (ASP)

- 4.9 The ASP objects to the rooflight and the crossover, which formalises the car parking. The Panel welcomes the re-insertion of timber sash windows in principle, but wishes to see the original pattern re-instated. The proportions of the upper windows are wrong and the central bay window misses the margin lights. The Panel feels that the proposed alterations to the rear are an improvement and raises no objections to this aspect of the proposal.

5.0 Policy Context

Introduction

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-
- (a) the provisions of the development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

A local finance consideration means:

- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown, or
 - (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).
- 5.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for Lewisham comprises the Core Strategy, the Development Management Local Plan, the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, and the London Plan. The NPPF does not change the legal status of the development plan.

National Planning Policy Framework

- 5.3 The NPPF was published on 27 March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14 a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary this states that (paragraph 211), policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan. As the NPPF is now more than 12 months old paragraph 215 comes into effect. This states in part that '...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.
- 5.4 Officers have reviewed the Core Strategy for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, and 215 of the NPPF.

Other National Guidance

On 6 March 2014, DCLG launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents.

London Plan (March 2015)

- 5.5 On 10 March 2015 the London Plan (consolidated with alterations since 2011) was adopted. The policies relevant to this application are:

Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology

Core Strategy

- 5.6 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together the Development Management Local Plan and the London Plan is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy as they relate to this application:

Core Strategy Policy 8 Sustainable design and construction and energy efficiency
Core Strategy Policy 15 High quality design for Lewisham
Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment

Development Management Plan

- 5.7 The Development Management Local Plan was adopted by the Council at its meeting on 26 November 2014. The Development Management Local Plan, together with the Core Strategy and the London Plan is the borough's statutory development plan. The following policies are relevant to this application:-

DM Policy 1 Presumption in favour of sustainable development
DM Policy 30 Urban design and local character
DM Policy 31 Alterations/extensions to existing buildings
DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens

Residential Standards Supplementary Planning Document (August 2006)

- 5.8 Paragraph 7.4 (Replacement windows) states that when considering applications for window replacements in houses covered by an Article 4 Directions the Council will look at these main issues:

- Replacement windows will be required to be compatible with the character of the Conservation Area in order to obtain planning permission.
- Windows should be the appropriate type for the style and age of building.

- For example the windows of a traditional building should be replaced with traditionally constructed timber sliding sash windows, including glazing patterns and horns, the pattern either found on the windows being replaced or on similar windows in the same street.

6.0 Planning Considerations

- 6.1 The relevant planning considerations are the impact on the design and appearance of the existing building and conservation area and whether the amenity of neighbouring properties is affected.

Design & Appearance

- 6.2 Paragraph 63 of the NPPF states that ‘in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area’. Paragraph 131 states that ‘in determining applications, local planning authorities should take account of the desirability of new development making positive contribution to local character and distinctiveness.
- 6.3 Core Strategy Policy 8 states that the Council supports and encourages the retrofitting of energy saving and other sustainable design measures in existing housing and other development.
- 6.4 Core Strategy Policy 15 states that the Council will apply national and regional policy and guidance to ensure highest quality design and the protection or enhancement of the historic and natural environment, which is sustainable, accessible to all, optimises the potential of sites and is sensitive to the local context and responds to local character.
- 6.5 Core Strategy Policy 16 states that the Council will ensure that the value and significance of the borough’s heritage assets and their settings, conservation areas, listed buildings, archaeological remains, registered historic parks and gardens and other non designated assets such as locally listed buildings, will continue to be monitored, reviewed, enhanced and conserved according to the requirements of government planning policy guidance, the London Plan policies, local policy and English Heritage best practice.
- 6.6 DM Policy 30 states that the Council will require all development proposals to attain a high standard of design, including alterations and extensions to existing buildings. The retention and refurbishment of existing buildings that make a positive contribution to the environment will be encouraged and should influence the character of new development and a sense of place.
- 6.7 DM Policy 31 states that the Council will expect alterations and extensions to be of a high, site specific, and sensitive design quality and respect and/or complement the form, setting, period, architectural characteristics and detailing of the original building. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context.
- 6.8 DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens states that the

Council, having paid special attention to the special interest of its Conservation Areas, and the desirability of preserving and or enhancing their character and or appearance, will not grant planning permission where alterations and extensions to existing buildings is incompatible with the special characteristics of the area, its buildings, spaces, settings and plot coverage, scale, form and materials.

- 6.9 One conservation style roof light is proposed in the front roof slope, but this would sit flush with the roofslope and would not be considered to have an unacceptable visual impact on the streetscape. This is particularly the case given that several of the roofslopes of the surrounding area have front rooflights or front dormers (the adjoining property at no.4 falling into the latter category).
- 6.10 The rooflight proposed on the flat roof has been amended from the original application to sit flush with the roofslope and is a dark colour to blend in with the roofslope and is therefore considered acceptable. Although noting that they may have been installed prior to the conservation area being declared, there are several rooflights on the flat top roofs in surrounding area. It is noted that no objection was raised to this element by the conservation officer or the Brockley society.
- 6.11 The re-instatement of the original pattern of the timber sash windows is welcomed. The replacement of the existing uPVC front windows with a more traditional style that is compatible with the conservation area would improve the Victorian character of the dwelling from the street and is in accordance with Council's Residential Standards SDP regarding replacement windows. Regarding the Brockley Society's comment that there is an opportunity to replace the rear windows, the applicant has written to officers to advise that this is intended at some point in the future, but not possible at present due to budgetary constraints.
- 6.12 Regarding the front garden works, the proposed crossover/dropped kerb works are considered acceptable as the appearance of the proposal from the street would not change, as there is an existing opening and a space for vehicles to park. The opening of 2.3m for a vehicle is considered appropriate. The applicant has written to officers to advise that it is felt that a car parking space in the rear garden is not preferable due to the limited amount of space. This is agreed with by officers. The removal of one of the front brick pillars, which is proposed in order to provide pavement for pedestrians before they cross over the driveway, is considered acceptable, as is the proposed iron railing gates and Silver Birch planting. A condition is proposed to be included if this proposal is approved, in order to secure hard landscaping and boundary treatment details prior to development.
- 6.13 The re-cladding of the rear dormer in slate to match the existing is considered appropriate, as is the re-covering of the roof with Spanish slate. It is noted that the Brockley society objected to the use of Spanish slate, however Council's conservation officer considers this acceptable and the applicant has written to officers to advise that it is understood that indigenous slates would be preferable, but Spanish slate has been chosen due to budgetary constraints. The use of Spanish slate for these works is considered acceptable, despite its origin, as it would be in keeping with the existing appearance of the building, in accordance with DM Policy 31. Welsh slate, as suggested by the Brockley society, may be of a higher quality, but this does not mean that Spanish slate is unacceptable.

- 6.14 The use of chrome 'Okoskin' cladding on the existing rear extension is considered to be an appropriate use of a modern material that would not offend the existing materials of the building and in fact improve the appearance of the extension. Cedar cladding was originally proposed, but has been removed following objection from the Brockley society. Solar access and ventilation would be provided via two rooflights, sitting below the parapet height of the extension and therefore considered suitable. The use of dark grey aluminium framed doors and frameless glazing is considered appropriate for the extension, given that it would compliment the more modern feel introduced by the use of the 'Okoskin' cladding. The rear extension is visible from the public domain, but not from long sight lines because of the narrow width of Harefield Mews. The use of dark aluminium for the new soil and vent pipes is considered acceptable. Therefore, it is also not considered that the development would have a detrimental effect on the character of the dwelling or the surrounding area and in fact would be considered an improvement to the dwelling, with no objection being raised by the conservation officer to this aspect of the proposal.
- 6.15 From a sustainability perspective, the replacement double glazed windows and new doors would improve the energy efficiency of the property in accordance with Level 4 of the Code for Sustainable Homes. Although this policy is no longer applicable, this is welcomed. The renovation would ensure that water efficiency is also improved through the use of low flush toilets and low water use whitegoods. The proposed off street car parking area would maintain the current porous permeable material to ensure there would not be an increase in surface water run off. Access to natural light and ventilation would be improved by the new doors and windows in the existing rear extension. Thermal insulation would also be provided to the internal walls. The windows and doors would be fitted with trickle vents, which is considered acceptable, so long as they are not visible from the public domain. No trickle vents are proposed on the drawings and therefore this is acceptable. However, for the avoidance of doubt, an informative is proposed to be included that states that if any trickle vents were to be visible, further planning permission would be required. Therefore, the proposed materials would improve energy saving, in accordance with Core Strategy Policy 8.
- 6.16 Overall, the proposed works to the front and rear of the dwelling respectively reflect the historic character of the dwelling and introduce a modern aspect that is complimentary to the character of the dwelling and therefore would result in an improvement in the appearance of the dwelling.

Impact on Adjoining Properties

- 6.17 For areas of stability and managed change, Core Strategy Policy 15 states that small household extensions and adaptations to existing housing will need to be designed to protect neighbour amenity.
- 6.18 DM Policy 30 states that residential extensions adjacent to dwellings should result in no significant loss of privacy and amenity (including sunlight and daylight) to adjoining houses and their back gardens.
- 6.19 No objections have been received from nearby residents. There is no proposed change to the building footprint and therefore overshadowing would not differ from the present situation.

- 6.20 No new openings are proposed, only the increase in the size of the existing openings through the new French doors on first level and new doors and glazed panels on the lower ground floor at the rear of the property. The new French doors would not be expected to have a marked difference to the present windows in this location and the new doors and glazed panels are at the lower ground level and therefore would not cause any overlooking impacts. The replacement of the existing rear ground floor bathroom window with a high level etched slot window would limit overlooking to dwellings on Harefield Mews further than at present.
- 6.21 Therefore, the proposed would not be expected to have an adverse impact on the amenity of neighbouring residents and therefore the proposed extensions are consistent with Core Strategy Policy 15 and DM Policy 30.

Equalities Considerations

- 6.22 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 6.23 In summary, the Council must, in the exercise of its function, have due regard to the need to:
- (a) eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
 - (b) advance equality of opportunity between people who share a protected characteristic and those who do not;
 - (c) Foster good relations between people who share a protected characteristic and persons who do not share it.
- 6.24 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the decision maker, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 6.25 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>
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6.28 The planning issues set out above do not include any factors that relate specifically to any of the equalities categories set out in the Act, and therefore it has been concluded that there is no impact on equality.

Conclusion

7.0 The Local Planning Authority has considered the particular circumstances of the application against relevant planning policy set out in the Development Management Local Plan (2014), the Core Strategy (2011) The London Plan (2015, as amended) and the National Planning Policy Framework (2012).

8.0 In summary, the proposed works are considered to be appropriate in its scale, form and materials and to preserve the character and appearance of the dwelling in accordance with DM policies 30, 31 & 36 and Core Strategy Policies 8, 15 and 16.

8.0 RECOMMENDATION GRANT PERMISSION subject to the following conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 2) The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

367-100 rev P02, 367-100-01 rev P01, 101 rev P02, 102 rev P02, 103 rev P02, 104 rev P03, 110 rev P03, 112 rev P02, 113 rev P02, 121 rev P02, 122 rev P02, Sustainability Statement (February 2015, Green Tea Architects), Heritage Statement (February 2015, Green Tea Architects) & Design & Access Statement (February 2015, Green Tea Architects) received 11th February 2015; 367-111 rev P03, 114 rev P03, 201 rev P08, 202 rev P08, 203 rev P05, 204 rev P05, 210 rev P09, 211 rev P08, 212 rev P09, 213 rev P09, 221 rev P08, 222 rev P06, Oko skin cladding material specifications, Oko skin cladding colour chart received 3rd August 2015; 351 rev P02, 352 rev P02, 354 rev P02 received 10th August 2015; 353 rev P03 received 11th August 2015.

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

- 3) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roof on the building shall be as set out in the application and no development or the formation of any door providing access to the roof shall be carried out, nor shall the roof area be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy 15 High Quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 31 Alterations and extensions to existing buildings including residential extensions of the Development Management Local Plan (November 2014).

- 4) (a) No hard landscaping works in the front garden shall commence on site until drawings showing the hard landscaping works in the front garden of the site not occupied by buildings (including details of the permeability of hard surfaces) have been submitted and approved in writing by the local planning authority.
(b) All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies 5.12 Flood risk management and 5.13 Sustainable Drainage in the London Plan (2015), Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) Policy 25 Landscaping and trees, and DM Policy 30 Urban design and local character.

- 5) (a) Details of the proposed boundary treatments including any gates, walls or fences shall be submitted to and approved in writing by the local planning authority prior to construction of the proposed boundary treatments.

(b) The approved boundary treatments shall be implemented prior to occupation of the buildings and retained in perpetuity.

Reason: To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

- 6) No works relating to the rear extension shall commence on site until a sample of the Oko skin cladding along with fixing details to be used on the rear extension has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development

Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

- 7) Notwithstanding the details hereby approved, the rooflights shall be fitted flush with the roofslope.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

INFORMATIVES

Positive and Proactive Statement: The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.

Trickle vents: Trickle vents are not indicated on the drawings and are therefore not approved as part of this development. If visible trickle vents are proposed, further planning permission would be necessary.

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Committee	PLANNING COMMITTEE (A)	
Report Title	16-22 Brownhill Road SE6 2EJ	
Ward	Rushey Green	
Contributors	Geoff Whittington	
Class	PART 1	Date: 27 August 2015

<u>Reg. Nos.</u>	DC/14/89404
<u>Application dated</u>	9 October 2014, amended 1 May 2015
<u>Applicant</u>	Brownhill Properties LLP
<u>Proposal</u>	The alteration and conversion of the existing building at 16-22 Brownhill Road SE6 to provide 347 sq.m ground floor commercial floorspace for (A2) Financial & Professional Services, (A3) Café/Restaurant or (D1) Non-Residential Institution use on the ground floor, and 5 one bedroom and 4 two bedroom self-contained flats on the upper floors, together with the construction of a part 2/ part 3/ part 4 storey building fronting Plassy Road to provide 4 one bedroom and 6 two bedroom self-contained flats, with a green living roof, associated landscaping and cycle and refuse stores.
<u>Applicant's Plan Nos.</u>	20140117-A-920 Rev 00; 20140117-A-921 Rev 02; 20140117-A-922 Rev 01; 20140117-A-930 Rev 00; 20140117-A-931 Rev 01; 20140117-A-953 Rev 00; 20140117-A-955 Rev 00; 20140117-A-960 Rev 10; 20140117-A-963 Rev 05; 20140117-A-964 Rev 03; 20140117-A-965 Rev 02; 20140117-A-967 Rev 00; 20140117-A-968 Rev 01; 20140117-A-990 Rev 01; Design and Access Statement; Planning Statement; Energy Statement; Acoustic Assessment; Heritage Assessment; Affordable Housing Statement; Transport Statement; Wheelchair Design Statement; Code for Sustainable Homes 20140117-A-900 Rev 04; 20140117-A-901 Rev 01; 20140117-A-950 Rev 14; 20140117-A-951 Rev 15; 20140117-A-952 Rev 01; 20140117-A-954 Rev 01; 20140117-A-956 Rev 01; 20140117-A-957 Rev 01; 20140117-A-958 Rev 01; 20140117-A-959 Rev 01; 20140117-A-961 Rev 04; 20140117-A-962 Rev 05; 20140117-A-966 Rev 01; 20140117-A-980 Rev 02; A100-A1; Energy Statement received 1 May 2015
<u>Background Papers</u>	(1) Case File LE/777/A/TP (2) Local Development Framework Documents

Designation

Existing Use

1.0 Property/Site Description

- 1.1 The application site is located on the southern side of Brownhill Road at its corner with Plassy Road, and comprises the distinctive locally listed 2-storey former Cooperative Store building (subsequently used by Age Concern), which is entirely vacant. To the rear of the site is associated undeveloped land that was formerly used for parking purposes.
- 1.2 To the east of the application site are 2-storey semi-detached dwellings and associated rear gardens along Brownhill Road. Further to the east are terraced dwellings on Bowness Road.
- 1.3 To the immediate south of the site is a part three/ part four storey residential block fronting Plassy Road, comprising 21 one bedroom, 24 two bedroom and 4 three bedroom self-contained flats, and a two storey terrace of 11 three bedroom houses.
- 1.4 To the west is the Catford Island Retail Park with the prominent flank elevation of the Mecca Bingo hall at the northern end fronting Plassy Road. The remainder of the retail park frontage is occupied by a single-storey McDonalds outlet including a drive-through facility with, to the south, the open grassed area between the retail park and Sangley Road. Access into the retail park is controlled by traffic lights with a pedestrian crossing.
- 1.5 Plassy Road is part of the Catford one-way system with two lanes leading southwards and is part of the South Circular Road. There are two bus stops serving routes 124, 160, 181, 202 and 284. There is no on-street parking in Plassy Road, which is controlled in part by double red lines.
- 1.6 The site is not a designated employment site, and does not lie within a conservation area. The PTAL for this area is a 6, where on a scale of 1-6, 6 is excellent.

2.0 Planning History

- 2.1 1968: Permission granted for the use of the small hall above 16-22 Brownhill Road for a children's playgroup for not more than 20 children.

3.0 Current Planning Application

- 3.1 The application proposes two elements. The first is to extend and convert the existing locally listed building to provide a ground floor commercial unit, with residential accommodation on the upper floors, comprising 5, one bedroom and 4, two bedroom self-contained flats.
- 3.2 The main alteration to the front of the building would be the formation of enlarged dormer windows, and the restoration of the existing shopfront, which would serve the 323 sq m ground floor commercial unit fronting Brownhill Road. The shopfront has been boarded up for approximately 20 years, and it is proposed that should

the existing glazing be beyond repair, replacement glazing would be installed, together with the formation of two new entrances.

- 3.3 At the rear, the reprofiling and extension of the existing roof is proposed. The distinctive turret feature to the corner would be retained. A first floor infill extension at the rear would be constructed measuring a depth of 4 metres, whilst the existing rear roof slope would be removed and replaced by a 4.3 metre deep flat roof element, before sloping down to the proposed first floor extension. The existing ridge height would be maintained.
- 3.4 In addition, a 2 metre deep ground floor extension and a 5.5 metre deep first floor extension would be built at the rear to the eastern side, whereby new openings would match the existing.
- 3.5 The second element of the scheme relates to the area at the rear of the site, whereby a part 2, part 3, part 4-storey flat roof building would be constructed, fronting Plassy Road. This would accommodate 4, one bedroom and 6, two bedroom self-contained flats. Private balconies and communal garden space would be provided.
- 3.6 The scheme would be a car-free development, with the provision of 29 dry and secure cycle spaces for future residential occupiers, and 3 spaces afforded to the commercial unit.
- 3.7 One ground floor level wheelchair unit would be provided within Block B.
- 3.8 The proposal does not include the provision of any affordable units, and would provide 100% market housing. The scheme has been assessed by an independent viability consultant on behalf of the Council, which will be addressed within this report. The developer has agreed to provide an off-site payment of £35,000 toward affordable housing within the Borough.

4.0 Consultation

- 4.1 This section outlines the consultation carried out by the Council following the submission of the application and summarises the responses received.
- 4.2 The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.
- 4.3 Site notices were displayed and letters were sent to residents and business in the surrounding area and the relevant ward Councillors.

Written Responses received from Local Residents and Organisations

- 4.4 At the time of writing this report, no objections had been received.

Sustainability Manager

- 4.5 No objections raised.

Highways and Transportation

- 4.6 No objections raised since the removal of the proposed lay-by on Plassy Road.

Transport for London

- 4.7 Raised initial objections toward the proposed lay-by on Plassy Road, which has since been removed from the proposal. TfL have also advised that an increased provision of cycle storage would be expected, which the applicant has agreed to undertake.

Conservation Officer

- 4.8 Is satisfied with the proposed works to the existing building, but requires the submission of further details relating to proposed works to the existing building, including a demolition method statement.

5.0 Policy Context

Introduction

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

A local finance consideration means:

- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown, or
- (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL)

- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. The development plan for Lewisham comprises the Core Strategy, the Development Management Local Plan, the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, and the London Plan. The NPPF does not change the legal status of the development plan.

National Planning Policy Framework

- 5.3 The NPPF was published on 27 March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14, a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary, this states in paragraph 211, that policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan. As the NPPF is now more than 12 months old paragraph 215 comes into

effect. This states in part that ‘...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)’.

- 5.4 Officers have reviewed the Core Strategy for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, and 215 of the NPPF.

Other National Guidance

- 5.5 On 6 March 2014, DCLG launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents.

London Plan (March 2015)

- 5.6 On 10 March 2015 the London Plan (consolidated with alterations since 2011) was adopted. The policies relevant to this application are:

Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments
Policy 3.8 Housing choice
Policy 5.3 Sustainable design and construction
Policy 6.3 Assessing effects of development on transport capacity of the London Plan
Policy 7.1 Lifetime neighbourhoods
Policy 7.4 Local character
Policy 7.6 Architecture

London Plan Supplementary Planning Guidance (SPG)

- 5.7 The London Plan SPG's relevant to this application are:
Housing (2012)
Sustainable Design and Construction (2006)

Core Strategy

- 5.8 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Development Management Local Plan and the London Plan is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy as they relate to this application:

Core Strategy Policy 1 Housing provision, mix and affordability
Core Strategy Policy 5 Other employment locations
Core Strategy Policy 8 Sustainable design and constructions and energy efficiency
Core Strategy Policy 12 Open space and environmental assets
Core Strategy Policy 14 Sustainable movement and transport
Core Strategy Policy 15 High quality design for Lewisham

Development Management Local Plan

- 5.9 The Development Management Local Plan was adopted by the Council at its meeting on 26 November 2014. The Development Management Local Plan, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Core Strategy and the London Plan is the borough's statutory development plan. The following lists the relevant policies from the Development Management Local Plan as they relate to this application:

The following policies are considered relevant to this application:

DM Policy 1 Presumption in favour of sustainable development

DM Policy 11 Other employment locations

DM Policy 22 Sustainable design and construction

DM Policy 28 Contaminated land

DM Policy 29 Car parking

DM Policy 30 Urban design and local character

DM Policy 32 Housing design, layout and space standards

DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas

DM Policy 37 Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest

Residential Standards Supplementary Planning Document (August 2006, amended 2012)

- 5.10 This document sets out guidance and standards relating to design, sustainable development, renewable energy, flood risk, sustainable drainage, dwelling mix, density, layout, neighbour amenity, the amenities of the future occupants of developments, safety and security, refuse, affordable housing, self containment, noise and room positioning, room and dwelling sizes, storage, recycling facilities and bin storage, noise insulation, parking, cycle parking and storage, gardens and amenity space, landscaping, play space, Lifetime Homes and accessibility, and materials.

6.0 Planning Considerations

- 6.1 The main issues to be considered in respect of this application are:

- a) Principle of development
- b) Design
- c) Impact on neighbouring properties
- d) Housing, including Affordable housing considerations
- e) Employment
- f) Highways and traffic issues
- g) Refuse/ recycling
- h) Sustainability
- i) Landscaping
- j) Planning obligations

Principle of Development

- 6.2 National, regional and local planning policies seek to promote efficient use of land for housing delivery by developing Brownfield sites, bringing back into use vacant sites and providing higher density development.

Existing Building (Block A):

- 6.3 The proposal is for the alteration and conversion of the existing locally listed building to provide a commercial ground floor unit, and 9 self-contained flats on the upper floors.
- 6.4 The building is located on a prominent street corner, and is considered to be a local landmark, attributed in part to its distinctive turret feature. However, the building has experienced a long period of vacancy and has subsequently fallen into a poor internal state. The site is not within a Defined Employment Area on the Core Strategy Proposals Map, but had provided employment use since the early 1900s until its closure in the 1990s. The building is currently vacant.
- 6.5 The application proposes either (A2) Financial/ Professional Services, (A3) Café/ Restaurant or (D1) Non-Residential Institution use to occupy the ground floor. Retail use was originally proposed, however subsequent to concerns raised by TfL regarding the inappropriate location of a loading bay to Plassy Road and frequency of deliveries, A1 use is no longer being considered.
- 6.6 The principle of the proposed uses would be considered acceptable for this location, subject to hours and days of operation, the suitability of any mechanical/ ventilation equipment and the level of impact upon neighbouring occupiers.
- 6.7 It is considered that a mixed use of ground floor commercial activity with residential units above is acceptable - subject to appropriate soundproofing measures - serving to secure the long term future of the derelict building.

New Building (Block B)

- 6.8 To the rear of the site fronting Plassy Road, the application proposes the construction of a part 2, part 3, part 4-storey building upon the vacant plot, to provide 10 self-contained flats.
- 6.9 Having assessed the proposal, officers are satisfied that the principle of a new build development would be acceptable, considering the immediate area is predominantly residential in character, whilst infilling an unsightly plot that lies within a prominent location. The suitability of the scheme is subject also to design, scale, standard of accommodation and visual impact upon neighbouring occupiers.
- 6.10 In summary, officers raise no objections in principle to the proposed alteration and conversion of the existing building, or the redevelopment of the land at the rear.

Design

Block A:

- 6.11 DM Policy 37 states the Council will seek to retain and enhance locally listed buildings and structures and may use its powers to protect their character, significance and contribution made by their setting, where appropriate. The Council will resist the demolition of locally listed buildings and expect applicants to give due consideration to retaining and incorporating them in any new development.
- 6.12 The existing building is considered to be an undesignated heritage asset of significance, due to 'elaborate and attractive detailing in a mix of Domestic Revival (with Jacobean and renaissance Revival influences) and Edwardian Baroque styles.'
- 6.13 In planning terms, a heritage asset is '*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.*' Since the building is identified by the Council as an undesignated heritage asset, conservation concerns are a material consideration in considering this application.
- 6.14 The locally listed status does not necessarily negate the alteration or extension of such buildings, however a proposal must be sympathetically designed whilst respecting the character and heritage of the building. The applicants have engaged with officers to seek an appropriate form of extension that meets with this criteria.
- 6.15 Whilst the character and appearance of the building are acknowledged, there are areas of the building that require significant improvements, in particular the rear elevation. This includes flat roof elements of varying heights, a 2-storey white brick structure that relates poorly with the building, and a number of unaligned window openings, all serving to contribute to an unsightly appearance.
- 6.16 It is proposed that the existing rear facing pitched roof be removed, with the formation of a 4 metre deep flat roof area flush with the existing ridgeline, and the construction of a roof pitch sloping down to a 4 metre deep first floor infill extension at the rear.
- 6.17 The proposed roof would be evident from Brownhill Road to the west of the site, however officers are satisfied it would not harm the character or setting of the building, and therefore raise no objections to this aspect. Tiling to the new roof would match the existing, which would be ensured by way of a planning condition.
- 6.18 Three existing dormers to the front slope would be enlarged to provide sufficient headroom within the roofspace. Two existing dormers to the Plassy Road side would be replaced with larger additions, whilst at the rear, there would be five dormers set within the new roofslope. All proposed timber framed dormers, which would be of the same size and appearance, are considered to be appropriate, relating well with the building.
- 6.19 The infill extension at the rear would be a significant improvement upon the existing elevation, providing a more attractive and orderly appearance that would enhance the character of the locally listed building.

- 6.20 The existing predominantly glazed shopfront, which has been boarded up for many years, would be largely retained, including pilasters and fascia. However, it is considered appropriate that further details regarding materials and measures to upgrade the existing features are formally submitted to ensure the shopfront would be suitable in appearance.
- 6.21 Conservation officers worked closely with the applicants prior to the formal submission, and are satisfied with the nature of proposed alterations to the existing building, subject to the submission of further details.
- (Block B):*
- 6.22 Paragraph 15 of the National Planning Policy Framework (p15) states: "local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however proper to seek to promote or reinforce local distinctiveness.
- 6.23 Policy 32 of the Development Management Plan requires that all new residential development be attractive and neighbourly, and meet the functional requirements of future residents.
- 6.24 The applicants have engaged in pre-application discussions with officers to seek advice on what would constitute an acceptable form of development upon the vacant site at the rear. Officers provided advice on planning policies, the constraints of the site, design, layout and relationship with surrounding development.
- 6.25 The height of the development is influenced by the existing building to the adjacent site, with a part 2, part 3, part 4-storey building proposed to front the highway. The building would measure a height of up to 12.6 metres, which is comparable with the existing Plassy Road development and the existing corner building. It would initially be 3-storey at the northern end, significantly lower than 16-22 Brownhill Road, before stepping up to a 4-storey height that would match the adjacent building. The 2-storey element would be to the rear of the proposed 3-storey section.
- 6.26 The building would be brick faced to all elevations, with London Yellow Multi Stock brick used predominantly, together with a 'to be confirmed contrasting textured brick', likely to be red in appearance. All window frames and external doors would be grey powder coated aluminium, whilst balconies would be enclosed by glazed screens and metal handrails.
- 6.27 The proposed use of materials is considered to be appropriate, contributing positively to the appearance of the development, and relating well with the immediate area. The provision of balconies contributes to the overall outdoor feel and modern design of the development.
- 6.28 Design officers have advised they consider the height, scale and massing of the current scheme to be acceptable, respecting the general form of development within the immediate area. The applicants will be requested by way of a planning condition to provide external material samples for further assessment and detailed plans of the proposed living roof, windows, entrances and brick detailing.

- 6.29 The application site is located within the town centre boundary, and therefore considered to be an urban area, which is characterised by residential and commercial activity.
- 6.30 Policy 3.4 of The London Plan provides guidance on density. The development would provide 19 residential units and 43 habitable rooms, equating to a density of 358 habitable rooms per hectare, which falls within the density range of 200-700 hr/ha stated in Table 3.2 of the London Plan for urban areas with a PTAL of 6.
- 6.31 Density forms only part of the considerations toward developments such as this. Guidance states that the Council should make the best use of previously developed land, however such aspirations should not negate the requirement for developments to blend with the surrounding character.
- 6.32 Given that the scheme is of high quality design and would substantially improve the appearance of the site, the higher density is considered acceptable and consistent with current Government guidance, and would not result in demonstrable harm to neighbouring occupiers.
- 6.33 In summary, the proposed building is considered to represent good modern design that would respect the character of the locally listed building, and the surrounding area generally.

Impact on Neighbouring Properties

- 6.34 DM Policy 32 states that new residential development must *'provide a satisfactory level of privacy, outlook and natural lighting for both its future residents and for its neighbours.'*
- 6.35 The existing building would be extended to the roof and at the rear. A 5.5 metre deep first floor extension adjacent to 24 Brownhill Road would be constructed, which would end approximately in line with the existing 2-storey outrigger to the rear of no.24. Officers are satisfied the proposed works to the existing building would result in no significant visual harm upon the nearest Brownhill Road occupiers.
- 6.36 Block B would project 3.5 metres beyond the rear elevation of the existing development fronting Plassy Road, however Plan no. A-950 Rev 14 indicates the building would not extend beyond the 45 degree angle taken from the nearest windows, thereby demonstrating the proposal would not significantly harm existing outlook for existing occupiers.
- 6.37 First, second and third floor balconies to the rear of Block B would lie approximately 3 metres from the southern boundary, and would be sited away from the southern edge of the building, thereby avoiding direct overlooking into the nearest Plassy Road units.
- 6.38 The 2-storey building to the rear of the Plassy Road development lies approximately 25 metres from the rear elevation of the proposed building. DM Policy 32 advises there should be a minimum separation of 21 metres between directly facing habitable room windows on main rear elevations. The proposal would therefore be unlikely to result in any significant overlooking or loss of privacy to those occupiers.

- 6.39 Flat 8 on the second floor of Block B, and Flat 10 on the third floor would be afforded amenity space to the northern side. To avoid direct overlooking to Block A, 2 metre high screening would be provided. Officers are satisfied the screening would not impair outlook for Flats 8 and 10. Further details of the screening will be requested by way of a condition to assess their appearance, whilst also ensuring the approved measures are undertaken prior to first occupation and retained in perpetuity.
- 6.40 The Daylight/ Sunlight report concludes the proposed development satisfies the Building Research Establishment (BRE) minimum requirements in relation to daylight, sunlight and overshadowing, and would have no significant impact upon neighbouring properties.
- 6.41 No local objections have been raised toward the proposed scheme.
- 6.42 In summary, the proposed scheme is considered to have a satisfactory relationship to neighbouring dwellings, and would not result in any significant visual harm to existing occupiers.

Housing

a) Size and Tenure of Residential Accommodation

- 6.43 Core Strategy Policy 1 seeks to secure an appropriate mix of unit sizes within any development, including the provision of family housing (3+ bedrooms) as part of any scheme with a minimum of 10 units. However, the policy advises that an appropriate mix will be determined having regard to:
- a) the physical character of the site or building and its setting;
 - b) the previous or existing use of the site of building;
 - c) access to private gardens or communal garden areas for family dwellings;
 - d) the likely effect on demand for car-parking within the area;
 - e) the surrounding housing mix and density of population; and
 - f) the location of schools, shops, open space and other infrastructure.

- 6.44 In this case, the conversion of the upper floors of the existing building would provide 5 one bedroom and 4 two bedroom units. Block B would provide 4 one bedroom and 6 two bedroom units. The provision of only 1 and 2 bed flats is considered acceptable on account of the location close to Cufford Town Centre, the high public transport accessibility of the site and broader existing mix of dwelling sizes in the locality.

Affordable Housing:

- 6.45 In accordance with The London Plan and Core Strategy, affordable housing will be sought on developments of 10 units or more. The starting point for negotiation is 50%, and would be subject to a financial viability assessment. To ensure mixed tenure and promote mixed and balanced communities, the affordable housing

component to be provided should achieve at least 70% social rented and 30% intermediate housing.

- 6.46 The immediate area is characterised by a mix of market housing on Brownhill Road, and a recent development fronting Plassy Road that comprises 40% affordable units (19 social rented and 6 shared ownership), serving to demonstrate a good tenure mix within close proximity of the application site that includes affordable provision.
- 6.47 The proposed scheme would provide 100% market housing, with no affordable housing provision, which would not be policy compliant. The applicant, from the outset has advised the scheme would be unable to support affordable housing, attributed in part to the cost of renovating the existing building, construction costs of Block B, and the location of the site affecting residential and commercial values.
- 6.48 This is reflected in the applicant's viability assessment, which confirmed they are seeking a developer profit of 20% profit on Gross Development Value for residential uses and 15% profit on the value of the commercial unit.
- 6.49 The viability statement has been independently assessed on behalf of the Council by UrbanDelivery, who have advised that on the basis that the proposed scheme would need to be delivered as a single phase, they are of the opinion that the level of return is in line with small to medium sized developments, and is therefore acceptable.
- 6.50 The final Mayoral CIL and LB Lewisham CIL charges form part of UrbanDelivery's appraisal. The Lewisham CIL was adopted on 1 April 2015 after the current application was formally submitted, therefore it is subject to a CIL payment of approximately £111,530 (£70 per sq.m), £60,000 more than the original S106 financial contribution.
- 6.51 UrbanDelivery's appraisal concludes that the development is likely to return a minor deficit having made an allowance for the developer profit of 15% and 20% on commercial and residential GDV respectively and accounting for all development costs.
- 6.52 This supports the viability assessment undertaken on behalf of the developer that the scheme would be borderline unviable with 100% market housing provision. A policy compliant provision of 50% affordable units in this case would be unachievable based on projected development costs.
- 6.53 UrbanDelivery have advised that if the scheme proves to be viable, to uphold the developer profit of 20%, a payment in lieu of £35,000 toward affordable housing provision in the Borough should be sought from the applicant. Whilst this is relatively low, it must be acknowledged this is a sum calculated by an independent viability assessor. The developer has agreed to provide the payment.
- 6.54 A 20% developer profit on GDV for residential development is a generally accepted level of return at the current time. This can be a minimum requirement of some lenders to ensure there is sufficient margin to cover potential cost over-runs or falls in sales values while ensuring the lender has recourse to recover its debt. The developer also needs to have a sufficient incentive for taking on the risk of development, albeit with the housing market in London appearing relatively strong.

- 6.55 Officers consider it appropriate that should no building works commence beyond 18 months of the application being determined, the profit level of the scheme should be re-examined by way of a review mechanism, which would be secured by the Section 106 Agreement. This has been discussed with the applicant, who has agreed to the review procedure.
- 6.56 With regard to the commercial unit, the developers would undertake an initial fit-out, in accordance with DM Policy 11. This would include service connections for gas, electricity, water and foul drainage, and provision for telecommunication services and broadband services; wall and ceiling finishes; DDA compliant entrances and screed floors. The incoming tenant would then be responsible for the final fit-out.
- 6.57 The applicant has advised that a 6 month rent free period would be granted to allow the tenant to fit-out the unit and begin trading before any rental payments are due - the estimated rent of £14 per sq ft is based on this assumption. Where the landlord allows for fit-out there may be scope to increase the rent marginally or reduce the rent free period, however this is unlikely to have a material impact on viability once the additional cost is accounted for.
- 6.58 In summary, based upon the findings of UrbanDelivery, officers raise no objections to the proposed scheme providing no affordable housing.

b) Standard of Residential Accommodation

- 6.59 The layout and circulation of the proposed units is considered to be acceptable, providing a good standard of accommodation for future occupiers, in accordance with the minimum standards set out within the London Plan (2015). Each habitable room would be assured of sufficient natural light intake and outlook.
- 6.60 The proposed set-back of Block B from the Plassy Road footpath by 3 metres would provide some privacy for the ground floor residents from passing pedestrians.
- 6.61 In accordance with the London Plan and Core Strategy all units should be built to Lifetime Home standards and should show full compliance with the 16 criteria where possible. The scheme would achieve the majority of the criteria, failing only on car-parking, therefore officers are satisfied the units would be policy compliant. A condition will ensure the scheme would be built to the approved standards prior to first occupation.
- 6.62 One dwelling (Flat 3 in Block B) would be built to South-East London Housing Partnership (SELHP) Wheelchair standards, compliant with Core Strategy Policy 1 Housing provision, mix and affordability. A 1:20 plan has been submitted, which demonstrates the unit would comply with SELHP standards. This will be secured within the S106.
- 6.63 Each unit within Block B would be afforded private balconies/ terrace, whilst there would also be a communal garden at the rear, in accordance with Council guidelines.
- 6.64 The site lies within an Area of Open Space Deficiency, which means there are a limited number of local parks within the area. The nearest open space is

Mountsfield Park, which provides children's playgrounds and tennis courts, located approximately 800 metres to the north-east of the site.

- 6.65 Officers raise no concerns toward the proposed standard of accommodation within the development.

Employment

- 6.66 The proposed ground floor commercial unit would provide either (A2) Financial/ Professional Services, (A3) Café/ Restaurant or D1 Non Residential Institutions uses. (A1) Retail use was originally proposed however this has since been removed subsequent to concerns raised by TfL regarding the inappropriate location of a loading bay to Plassy Road and frequency of deliveries.
- 6.67 The application does not advise whether any marketing procedures of the ground floor premises have been undertaken. There are a mix of A1, A2 and A3 uses within this section of Brownhill Road, with a low unit vacancy rate, therefore no objections are raised toward the principle of the proposed uses. The close proximity of the application site to Catford Town Centre, accessibility, and floorspace provision would assist in good potential for future occupancy of the premises.

Highways and Traffic Issues

- 6.68 The London Plan (2015) states that in locations with high public transport accessibility, car-free developments should be promoted.
- 6.69 No off-street parking would be provided within the site, however a car free scheme in this case is acceptable considering the PTAL for this area is 6, attributed to the excellent provision of bus routes, whilst Catford and Catford Bridge Train Stations are located within a short walking distance.
- 6.70 Future occupiers may wish to apply for a residents permit, however the number of existing permits that have already been issued to local residents, together with availability of on-street parking would be a determining factor.
- 6.71 Secure and dry parking for 19 bicycles are shown within individual cycle lockers located to the rear of the existing building. However, TfL have advised that in accordance with the Further Alterations to the London Plan (2015), the development would be required to provide 29 spaces for the dwellings, and 3 spaces for the commercial unit (2 staff and 1 customer), which the applicant has agreed to undertake.
- 6.72 Further details of the proposed cycle storage will be subject to a planning condition. At the time of writing this report, the applicant was considering a perspex shelter with steel hoops, which may accommodate more bicycles.
- 6.73 Overall, TfL and Highways officers raise no objections to the proposal, however they suggest appropriate conditions relating to construction works be applied, considering the busy nature of the South Circular.

Refuse

- 6.74 A refuse store would be located to the rear of Block A for the residential occupiers, whilst the commercial floorspace would have storage within the basement area. The Design and Access statement advises the refuse collection point would be from Plassy Road 'as existing'.
- 6.75 Further details of storage and collection are required, however in principle, the proposed refuse details and siting are considered acceptable.

Sustainability and Energy

a) Renewable Energy

- 6.76 Relevant policies within the London Plan Core Strategy would need to be addressed in any submission.
- 6.77 London Plan Policy 5.2: Minimising Carbon Dioxide Emissions establishes an energy hierarchy based around using less energy, in particular by adopting sustainable design and construction (being 'lean'), supplying energy efficiently, in particular by prioritising decentralised energy generation (being 'clean) and using renewable energy (being 'green).
- 6.78 In terms of being 'lean', London Plan Policy 5.3: Sustainable Design and Construction encourages minimising energy use, reducing carbon dioxide emissions, effective and sustainable use of water and designing buildings for flexible use throughout their lifetime. Major developments should demonstrate that the proposed heating and cooling systems have been selected to minimise carbon dioxide emissions. In terms of being 'green', a reduction in carbon emissions from onsite renewable energy is expected.
- 6.79 The applicant has submitted a Sustainability Statement in support of the application, which satisfactorily addresses the sustainability issues.
- 6.80 Green living roofs are proposed to the flat roofs of Block B, which the applicant has confirmed would be a quality extensive roof system that would be plug planted and over-seeded. A condition will request sectional plans be formally submitted, whilst ensuring the roof is constructed in full prior to first occupation.
- 6.81 Solar panels have been identified as the most suitable renewable technology, and would be installed to the flat roof of Block B.
- 6.82 The scheme would achieve Code Level 4 for sustainable Homes, and a 35% CO₂ reduction, therefore it is considered the development would accord with sustainability policies.

Landscaping

- 6.83 The applicant refers to the space between Blocks A and B as a 'piazza type environment with suitable furniture and lighting to ensure the area is both welcoming and secure for residents'.
- 6.84 A paved area and ramps would lead to the entrance for the occupiers of Block B, the cycle storage areas, and the communal garden located at the rear of the new

building. Plans show the garden to comprise grass and trees/ planting, whilst hard surfaces would be permeable concrete paving slabs.

- 6.85 The ground floor units within Block B would be afforded small private gardens, comprised of lawned areas.
- 6.86 Officers are generally satisfied with the principle of proposed landscaping works, however it is suggested that a more detailed landscape plan confirming proposed materials including paving materials be formally submitted.

Planning Obligations

- 6.87 The National Planning Policy Framework (NPPF) states that in dealing with planning applications, local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. It further states that where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled. The NPPF also sets out that planning obligations should only be secured when they meet the following three tests:
- (a) Necessary to make the development acceptable
 - (b) Directly related to the development; and
 - (c) Fairly and reasonably related in scale and kind to the development
- 6.88 Paragraph 122 of the Community Infrastructure Levy Regulations (April 2010) puts the above three tests on a statutory basis, making it illegal to secure a planning obligation unless it meets the three tests.
- 6.89 The applicant has provided a planning obligations statement outlining the obligations that they consider are necessary to mitigate the impacts of the development.
- (1) £35K off-site payment towards affordable housing;
 - (2) Unit 3 to meet SELHP Wheelchair Homes Design Guidelines (August 2009);
 - (3) Developer to undertake initial fit-out of the commercial unit prior to any occupation of the residential units to include:
 - service connections for gas, electricity, water and foul drainage;
 - provision for telecommunication services and broadband services;
 - wall and ceiling finishes;
 - DDA compliant entrances;
 - screed floors;
 - glazing solution.
 - (4) A 6 month rent free period granted to the commercial occupier to allow the tenant to fit-out the unit and begin trading before any rental payments are due.

- (5) A Review Mechanism to be undertaken within 18 months of the date of the Deed should development have not commenced during that period.
- (6) Meeting the Council's legal, professional, and monitoring costs associated with the drafting, finalising and monitoring of the Agreement.

6.90 Officers are satisfied the proposed obligations meet the three legal tests as set out in the Community Infrastructure Levy Regulations (April 2010).

7.0 Local Finance Considerations

7.1 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), a local finance consideration means:

- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown; or
- (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).

7.2 The weight to be attached to a local finance consideration remains a matter for the decision maker.

7.3 The Mayor of London's CIL is therefore a material consideration. CIL is payable on this application and the applicant has completed the relevant form.

8.0 Community Infrastructure Levy

8.1 The proposed development is CIL liable.

9.0 Equalities Considerations

9.1 Section 149 of the Equality Act 2010 ("the Act") imposes a duty that the Council must, in the exercise of its functions, have due regard to:-

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and those who do not;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 The protected characteristics under the Act are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

9.3 The duty is a "have regard duty" and the weight to attach to it is a matter for the decision maker bearing in mind the issues of relevance and proportionality.

9.4 In this particular case, it is not considered that the nature of the proposed development would result in a harmful impact upon equality.

10.0 Conclusion

- 10.1 This application has been considered in the light of policies set out in the development plan and other material considerations.
- 10.2 Site specific issues include: the height, massing and design of the proposed building; external works to the existing locally listed building; local transport provision; and social infrastructure to cope with the intensification of the mixed use development; the accessibility of the scheme; the impact the development would have on the occupiers of surrounding properties; and the ability to deliver an environmentally sustainable development. For the reasons set out in this report it is considered that the proposal adequately responds to the aforementioned issues.
- 10.3 Officers consider that with appropriate planning conditions and obligations in place, the proposal represents a high quality development that would be befitting of this prominent street corner. It is therefore recommended permission be granted.

11.0 RECOMMENDATION (A)

- 11.1 To agree the proposals and authorise the Head of Law to complete a legal agreement under Section 106 of the 1990 Act (and other appropriate powers) to cover the following principal matters:-

- (1) £35,000 off-site payment towards affordable housing in the Borough;
- (2) Unit 3 to meet SELHP Wheelchair Homes Design Guidelines (August 2009);
- (3) Developer to undertake initial fit-out of the commercial unit prior to any occupation of the residential units to include:
 - service connections for gas, electricity, water and foul drainage;
 - provision for telecommunication services and broadband services;
 - wall and ceiling finishes;
 - DDA compliant entrances;
 - screed floors;
 - glazing solution.
- (4) A 6 month rent free period granted to the commercial occupier to allow the tenant to fit-out the unit and begin trading before any rental payments are due.
- (5) A Review Mechanism to be undertaken within 18 months of the date of the Deed should development have not commenced during that period.
- (6) Meeting the Council's legal, professional, and monitoring costs associated with the drafting, finalising and monitoring of the Agreement.

RECOMMENDATION (B)

Upon the completion of a satisfactory Section 106 by the 13 week time frame, in relation to the matters set out above, authorise the Head of Planning to Grant Permission subject to the following conditions:-

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- (2) The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

20140117-A-920 Rev 00; 20140117-A-921 Rev 02; 20140117-A-922 Rev 01; 20140117-A-930 Rev 00; 20140117-A-931 Rev 01; 20140117-A-953 Rev 00; 20140117-A-955 Rev 00; 20140117-A-960 Rev 10; 20140117-A-963 Rev 05; 20140117-A-964 Rev 03; 20140117-A-965 Rev 02; 20140117-A-967 Rev 00; 20140117-A-968 Rev 01; 20140117-A-990 Rev 01; Design and Access Statement; Planning Statement; Energy Statement; Acoustic Assessment; Heritage Assessment; Affordable Housing Statement; Transport Statement; Wheelchair Design Statement; Code for Sustainable Homes

20140117-A-900 Rev 04; 20140117-A-901 Rev 01; 20140117-A-950 Rev 14; 20140117-A-951 Rev 15; 20140117-A-952 Rev 01; 20140117-A-954 Rev 01; 20140117-A-956 Rev 01; 20140117-A-957 Rev 01; 20140117-A-958 Rev 01; 20140117-A-959 Rev 01; 20140117-A-961 Rev 04; 20140117-A-962 Rev 05; 20140117-A-966 Rev 01; 20140117-A-980 Rev 02; A100-A1; Energy Statement received 1 May 2015

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

- (3) No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:-

- (a) Dust mitigation measures.
- (b) The location and operation of plant and wheel washing facilities.
- (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process.
- (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
 - (i) The measures proposed to maintain a clear vehicular thoroughfare on Brownhill and Plassy Roads.
 - (ii) Rationalise travel and traffic routes to and from the site.
 - (iii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.
 - (iv) Measures to deal with safe pedestrian movement.
- (e) Security Management (to minimise risks to unauthorised personnel).
- (f) Details of the training of site operatives to follow the Construction Management Plan requirements.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), and Policy 5.3 Sustainable design and construction and Policy 6.3 Assessing effects of development on transport capacity of the London Plan (2015).

- (4) No works to the locally listed building shall commence until a full schedule of all internal and external works to the building, including method statements and plans shall be submitted to and approved in writing by the local planning authority. The scheme shall be carried out in full compliance with the approved details.

Reason: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal and to comply with Policy 15 High quality design for Lewisham and Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy 37 Non-designated heritage assets and Policy 30 Urban Design and local character of the Lewisham Local Development Framework, Development Management Local Plan (November 2014) and Policy 7.8 of the London Plan (2015).

- (5) No development shall commence on site until a Demolition Method Statement has been submitted and approved in writing by the LPA. The Statement should include:
- Existing plans, elevations and sections indicating clearly which areas of the building are proposed to be demolished.
 - Detail of how any existing structures would be demolished, explaining the type of machinery etc.
 - Detail of the proposed hours of working.
 - Detail of the measures to control the environmental (noise, air quality, land contamination etc) and construction traffic impacts.

Reason: In order that the local planning authority may be satisfied that the demolition works are limited to those set out in the permitted scheme and is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy 16 Conservation areas, heritage assets and the historic environment of the adopted Core Strategy (2011).

- (6) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no plumbing or pipes, other than rainwater pipes, shall be fixed on the external faces of the buildings and no flues or ducting shall be installed within the front elevation of the building.

Reason: It is considered that such plumbing or pipes would seriously detract from the appearance of the buildings and to comply with Policy 15 High quality design for Lewisham and Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy 37 Non-designated heritage assets and Policy 30 Urban Design and local character of the Lewisham Local Development Framework, Development Management Local Plan (November 2014) and Policy 7.8 of the London Plan (2015).

- (7) No development shall commence on site until full particulars including drawings and sectional details at a scale of 1:10 or 1:20 showing any alterations to the shop front have been submitted to and approved in writing by the local planning authority. The development shall be constructed in full accordance with the approved details.

Reason: In order that the local planning authority may be satisfied with any proposed works to the shop front and to accord with Policy 15 High quality design for Lewisham and Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy 37 Non-designated heritage assets and Policy 30 Urban Design and local character of the Lewisham Local Development Framework, Development Management Local Plan (November 2014) and Policy 7.8 of the London Plan (2015).

- (8) (a) Prior to any works commencing, full details of the proposed living roofs shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a 1:20 scale plan of the living roofs that includes contoured information depicting the extensive substrate build up and a cross section showing the living roof components and details of how the roof has been designed to accommodate any plant, management arrangements, and any proposed photovoltaic panels and fixings.
- (b) The development shall be carried out strictly in accordance with the details so approved under (a) and shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority. Evidence that the roof has been installed in accordance with (a) & (b) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.

Reason: To comply with Policies 5.10 Urban greening, 5.11 Green roofs and development site environs, 5.12 Flood risk management, 5.13 Sustainable Drainage and 7.19 Biodiversity and access to nature conservation in the London Plan (2015), Policy 10 managing and reducing flood risk and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches of the Development Management Local Plan (November 2014).

- (9) No development shall commence on site until samples and a detailed schedule/ specification of all external materials and finishes to be used on Block B, including London Yellow Multi Stock Brick, Grey Powder Coated Aluminium windows and external doors, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

- (10) (a) No works above ground level shall commence until drawings showing hard landscaping of any part of the site not occupied by buildings (including details of the permeability of hard surfaces) have been submitted to and approved in writing by the local planning authority.
- (b) All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies 5.12 Flood risk management and 5.13 Sustainable Drainage in the London Plan (2015), Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) Policy 25 Landscaping and trees, and DM Policy 30 Urban design and local character.

- (11) All planting, seeding or turfing comprised in the landscaping scheme hereby approved shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policy 12 Open space and environmental assets, and Policy 15 High quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

- (12) Any external lighting is required to meet with CIBSE and ILE criteria of a maximum 2 lux at the nearest neighbouring residential window.

Reason: In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible

light pollution to the night sky and neighbouring properties and to comply with DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

- (13) The proposed residential refuse store shall be provided in full prior to occupation of the dwellings, and shall thereafter be retained in perpetuity.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

- (14) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no windows (or other openings) shall be constructed in the elevations of the buildings other than those expressly authorised by this permission.

Reason: To enable the local planning authority to regulate and control any such further development in the interests of amenity and privacy of adjoining properties in accordance with DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space standards, and DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

- (15) No extensions or alterations to either Block A or Block B hereby approved, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) of that Order, shall be carried out without the prior written permission of the local planning authority.

Reason: In order that, in view of the nature of the development hereby permitted, the local planning authority may have the opportunity of assessing the impact of any further development and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011).

- (16) (a) A minimum of 29 secure and dry cycle parking spaces shall be provided for future residential occupiers, and 3 cycle spaces for the commercial unit. Full details of the proposed cycle stores shall be submitted to and approved in writing by the LPA.
- (b) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (2011).

- (17) Each of the dwellings shall meet Lifetime Home Standards (in accordance with the 2010 (Revised) document) as shown on the plans hereby approved.

Reason: In order to ensure an adequate supply of accessible housing in the Borough in accordance with Policy 1 Housing provision, mix and affordability and Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

- (18) The whole of the amenity spaces (including the communal garden and private terraces/ balconies) as shown on the plans hereby approved shall be provided in full prior to first occupation, and retained permanently thereafter for the benefit of the occupiers of the residential units hereby permitted.

Reason: In order that the local planning authority may be satisfied as to the amenity space provision in the scheme and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 32 Housing Design, layout and space standards of the Development Management Local Plan (November 2014).

- (19) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roofed elements of Block B hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roof shall be carried out, nor shall the roof areas be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy 15 High Quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 32 Housing design, layout and space standards, and DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

- (20) (a) Details of the proposed boundary treatments including any gates, walls or fences shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
- (b) The approved boundary treatments shall be implemented prior to occupation of the buildings and retained in perpetuity.

Reason: To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

- (21) No development shall commence on site until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure adequate access for archaeological investigations in compliance with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy 7.8 of the London Plan (July 2011).

- (22) (a) No works above ground level shall commence until full written details, including relevant drawings and specifications of the proposed works of sound insulation against airborne noise to meet $D'_{nT,w} + C_{tr}$ dB of not less than 55dB for walls and/or ceilings where a residential dwelling parties the ground floor commercial unit shall be submitted to and approved in writing by the local planning authority.
- (b) The development shall only be occupied once the soundproofing works as agreed under part (a) have been implemented in accordance with the approved details.
- (c) The soundproofing shall be retained permanently in accordance with the approved details.

Reason: In the interests of residential amenity and to comply with DM Policy 26 Noise and vibration, DM Policy 32 Housing design, layout and space standards and DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

- (23) The rating level of the noise emitted from any fixed plant on the site shall be 5dB below the existing background level at any time. The noise levels shall be determined at the façade of any noise sensitive property. The measurements and assessments shall be made according to BS4142:2014.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with DM Policy 26 Noise and vibration of the Development Management Local Plan (November 2014).

- (24) (a) The commercial floorspace hereby approved shall achieve a minimum BREEAM Rating of 'Excellent'.
- (b) No works beyond piling shall commence until a Design Stage Certificate for the commercial floorspace (prepared by a Building Research Establishment qualified Assessor) has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).
- (c) Within 3 months of occupation of any of the buildings, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with part (a) for that specific building.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2015) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2015).

- (25) (a) Detailed plans and a specification of the appearance of and the equipment comprising a ventilation system relating to the commercial unit, which shall include measures to alleviate noise, vibration, fumes and odours (and incorporating active carbon filters, silencer(s) and anti-vibration mountings where necessary) shall be submitted to and approved in writing by the local planning authority prior to first operation of the commercial unit.
- (b) The ventilation system shall be installed in accordance with the approved plans and specification before use of the commercial unit hereby permitted first commences and shall thereafter be permanently maintained in accordance with the approved specification.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policy 17 Restaurants and cafes (A3 uses) of the Development Management Local Plan (November 2014).

- (26) (a) The commercial unit shall not be occupied until a Delivery and Servicing Plan has been submitted to and approved in writing by the local planning authority.
- (b) The plan shall demonstrate the expected number and time of delivery and servicing trips to the site, with the aim of reducing the impact of servicing activity.
- (c) The approved Delivery and Servicing Plan shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to in perpetuity.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

- (27) (a) Details for the on-site storage, disposal and collection of refuse and recycling facilities relating to the commercial unit shall be submitted to and approved in writing by the local planning authority prior to first occupation of the unit.
- (b) The approved details shall be carried out in full prior to occupation of the commercial unit and retained thereafter.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse disposal, storage and collection, in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

- (28) No deliveries shall be taken at or despatched from the commercial premises other than between the hours of 7 am and 8 pm on Mondays to Fridays, 8 am and 1 pm on Saturdays, or at any time on Sundays or Public Holidays.

Reason: In order to safeguard the amenities of adjoining residents and to comply with Paragraph 120 of the National Planning Policy Framework, and DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

- (29) The commercial premises shall only be open for customer business between the hours of 7 am and 11 pm on Mondays to Sundays.

Reason: In order to safeguard the amenities of adjoining occupants at unsuitable periods and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration, DM Policy 14 District centres shopping frontages and DM Policy 17 Restaurants and cafes (A3 uses) of the Development Management Local Plan (November 2014).

- (30) Details of screening to terraces and balconies shall be submitted to and approved in writing by the local planning authority, and shall be installed prior to first occupation in their entirety and maintained thereafter in perpetuity.

Reason: To avoid the direct overlooking of adjoining properties and consequent loss of privacy thereto and to comply with DM Policy 32 Housing design, layout and space standards, DM Policy 32 Housing design, layout and space standards, and Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

- (31) The proposed solar panels shall be installed in full prior to first occupation of the residential units hereby approved, and retained in perpetuity.

Reason: To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2015) and Core Strategy Policy 7 Climate change and adapting to the effects and Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

- (32) No development shall commence until details of the proposed residential refuse collection point are submitted to and approved in writing by the local planning authority and shall thereafter be retained in perpetuity.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

INFORMATIVES

- (A) The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.
- (B) The applicant be advised that in order to comply with Condition (4) attached to the Planning Consent, the following details will need to be submitted to and approved in writing by the local planning authority;
- 1) A detailed section drawing at a scale of 1:20 showing the detail of the design, material and construction of the proposed roof ridge.
 - 2) 1:20 sectional and elevational drawings showing the design, material and construction of the proposed dormer windows.
 - 3) 1:20 elevational drawings and 1:5 sectional drawings showing the design, material and construction of the proposed new windows and doors to the existing building/ extensions.
 - 4) A Schedule of Restoration Works for Historic Elevations, including details of proposed materials and techniques to be used in relation to the restoration of:

- The existing two historic shopfronts (including the proposed approach to the granite pilasters, the timber shop-screens and glazing, the shop doors and entrance mosaics, the cornice and fascia and any awnings and signs).
 - The existing doors, including any repairs or alterations.
 - The existing windows, including any repairs or alterations.
 - The existing brickwork, including any proposed cleaning and re-pointing.
 - The existing areas of rough cast, including any proposed painting.
 - The existing areas of stucco and cast stone, particularly ornamental and decorative features, including any proposals for cleaning or painting.
 - The existing roof eaves elements including any fascias and rainwater goods, including any proposals for repair and repainting.
 - The existing chimneys and roof features, including any proposals for repair.
 - The corner turret, including any proposals for repair.
- 5) A survey demonstrating that the alterations proposed to Block A can be carried out without unacceptable risk to the integrity and significance of the asset or result in the unacceptable loss of historic fabric. This should include:
- A description, explanation and illustration of the current structural condition of the property.
 - A description, explanation and illustration of the means of support for the property during the demolition and construction works.
 - A description, explanation and illustration of the means of support for the property in the finished design. Detail is required of the proposed new roof structure, indicating the design, materials and construction and how roof spread will be restrained.
 - The survey shall be prepared by a suitably qualified conservation professional.
- 6) A sample panel demonstrating the proposed pointing materials, consisting of an area 1 metre square of brickwork pointed with the materials and technique proposed.
- 7) Details of the size, type, colour and texture of the proposed roof slates in the form of a specification and physical samples.

- (C) You are advised that the application granted is subject to the Mayoral Community Infrastructure Levy ('the CIL'). More information on the CIL is available at: -

<http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11>

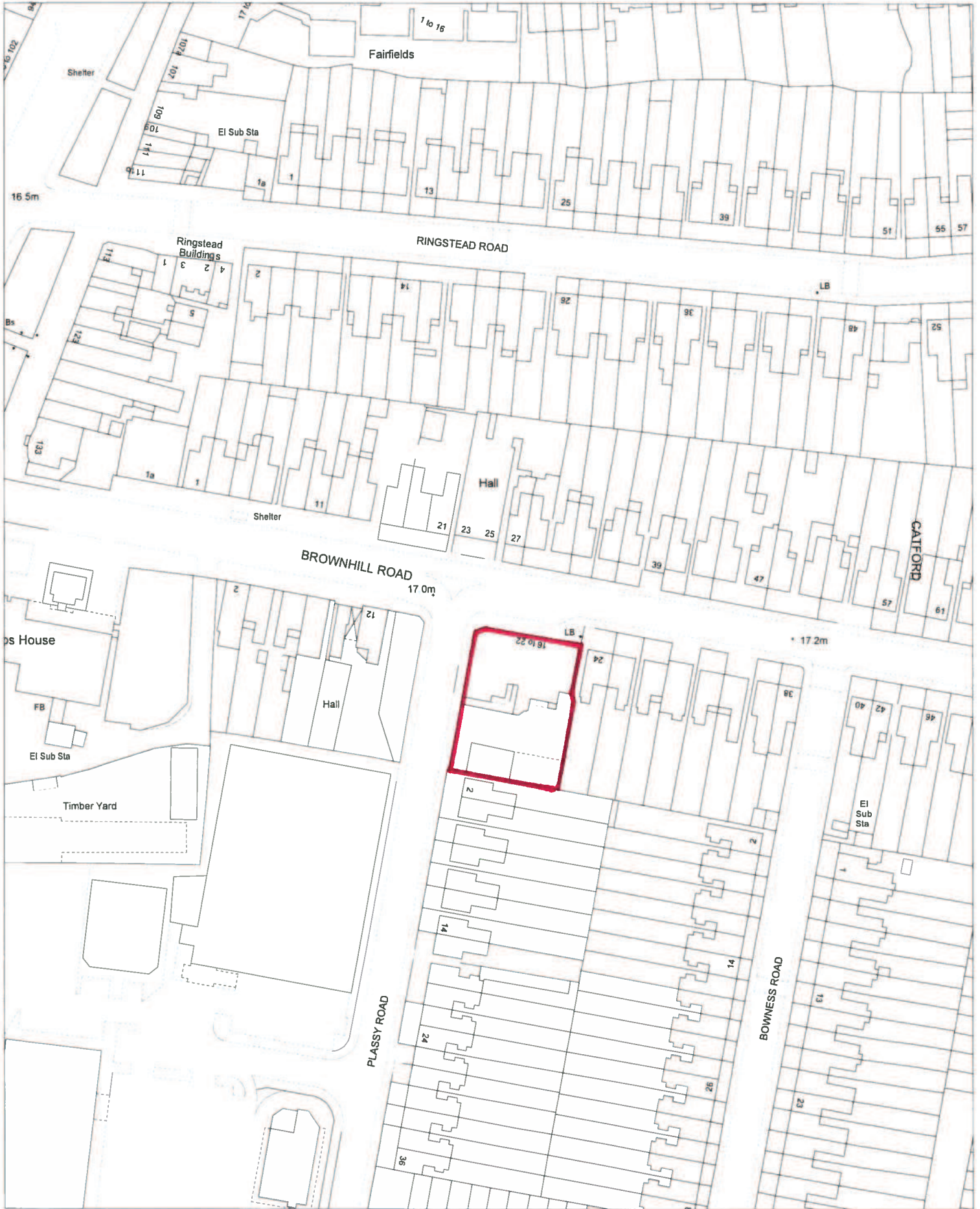
(Department of Communities and Local Government) and

<http://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents>

- (D) You are advised that all construction work should be undertaken in accordance with the "London Borough of Lewisham Code of Practice for Control of Pollution and Noise from Demolition and Construction Sites" available on the Lewisham web page.
- (E) You are advised to contact Transport for London regarding the proposed reinstatement of the existing crossover. A hoardings licence and other notifications and approvals may also be required from TfL during the works.

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16-22 BROWNHILL RD, SE6



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