

Committee	PLANNING COMMITTEE A	
Report Title	1B & 1C Church Rise SE23 2UD	
Ward	Perry Vale	
Contributors	Amanda Ghani	
Class	PART 1	19 June 2014

<u>Reg. Nos.</u>	DC/14/86574
<u>Application dated</u>	20.02.2014
<u>Applicant</u>	Faithorn Farrell Timms on behalf of London & Quadrant Housing Trust.
<u>Proposal</u>	The installation of replacement PVCu, double-glazed, top hung casement windows in the front and rear elevations of 1B and 1C Church Rise SE23 including replacement PVCu rear doors and french doors.
<u>Applicant's Plan Nos.</u>	T1-1325- 1, 2, 3, 4, Rehau S706 70mm Window Section Details, Rehau S706 70mm Window Section Drawing, Rehau S706 70mm Window Specification Details.
<u>Background Papers</u>	(1) This is Background Papers List (2) Case File LE/521/A/TP (3) Adopted Unitary Development Plan (July 2004) (4) Local Development Framework Documents (5) The London Plan
<u>Designation</u>	Existing Use
<u>Screening</u>	N/A

1.0 Introduction

1.1 Councillor John Paschoud requested that this matter be considered by committee. The head of planning agreed and referred the matter to committee for consideration.

2.0 Property/Site Description

2.1 The application site consists of a two-storey, detached, Victorian property arranged as two flats. The application is concerned with both flats. The property is situated on the west side of Church Rise, is not within a Conservation Area, nor subject to an Article 4 Direction and is not in the vicinity of a Listed Building. The road is unclassified.

2.2 The existing windows in the front elevation of both flats are timber framed, single glazed, sliding sash types. The existing windows in the rear elevation are a mixture of timber framed, single-glazed sliding-sash and casement types.

3.0 Planning History

3.1 No relevant planning history

4.0 Current Planning Applications

The Proposal

4.1 The current application is for the Installation of replacement PVCu, double-glazed, top-hung casement windows in the front and rear elevations of 1B and 1C Church Rise SE23 including replacement PVCu rear doors and french doors.

4.2 The proposed windows are of similar dimensions to the original, with similar window openings.

4.3 Church Rise is a residential road that is split mid-way by South Road. Between South Road and Perry Vale, Church Rise is dominated by 5 blocks of low rise flats. Between South Road and Waldram Park Road, there is an eclectic mix of residential dwellings, that include 1930's semi-detached large double fronted houses, a terrace of modern two-storey houses, a distinctive terrace of seven 2/3 storey Victorian houses that have been converted into flats and modern three storey town houses. The mix of building styles within the road means that no particular style has dominance giving no strong overall character to this road.

4.4 The majority of the blocks of flats have PVCu windows, Fountain Court has its original timber windows. Of the remaining 78 dwellings, 30 have had replacement PVCu windows installed, 38 have the original timber windows (in modern and period properties), 5 have had replacement timber windows installed, 4 have their original PVCu windows and 1 has replacement metal windows.

4.5 The application property is one of 6 similar Victorian houses that have been converted into flats. The properties form a group of similar style dwellings situated near the junction with Waldram Park Road and are numbered 1-11 (odd). The application property has been converted into 2 flats. Of the six properties in this group, only the application property has all of its original timber windows in situ; two have partially replaced whilst the remaining three have replaced all the windows with PVCu double-glazed types. Number 1 is adjacent to property 1a which is a modern built house that is used as a nursery; the property has PVCu windows throughout. The properties immediately opposite the application site have replacement, PVCu windows installed.

5.0 Consultation

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

5.2 Site notices were displayed and letters were sent to residents and business in the surrounding area.

Pre-Application Consultation

5.3 Pre-application advice was received from the Planning and conservation teams regarding documentation requirements, window detail and design

Written Responses received from Local Residents and Organisations

- 5.4 One Objection was received from Mr M Dobie, the resident at number 73 Sunderland Road who has objected to a number of applications, this being one of them. The objection concerns the negative cumulative effect on the appearance of Sunderland Road, South Road and Church Rise of granting permission for replacement PVCu windows to properties in these streets.

Written Responses received from Statutory Agencies

- 5.5 None

6.0 Policy Context

Introduction

- 6.1 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)

- 6.2 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, Development Plan Document (DPD) (adopted in June 2011), those saved policies in the adopted Lewisham UDP (July 2004) that have not been replaced by the Core Strategy and policies in the London Plan (July 2011). The NPPF does not change the legal status of the development plan.

National Planning Policy Framework

- 6.3 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)'.

- 6.4 Officers have reviewed the Core Strategy and saved UDP policies 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.

Ministerial Statement: Planning for Growth (23 March 2011)

- 6.5 The Statement sets out that the planning system has a key role to play in rebuilding Britain's economy by ensuring that the sustainable development needed to support economic growth is able to proceed as easily as possible. The Government's expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy.

Other National Guidance

- 6.6 The other relevant national guidance is:

By Design: Urban Design in the Planning System – Towards Better Practice (CABE/DETR 2000)

London Plan (July 2011)

- 6.7 The London Plan policies relevant to this application are:
Policy 7.4 Local Character
Policy 7.6 Architecture

- 6.8 London Plan Supplementary Planning Guidance (SPG)

The London Plan SPG's relevant to this application are: Housing (2012)

Core Strategy

- 6.9 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the Site Allocations, the London Plan and the saved policies of the Unitary Development 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:

- 6.10 Spatial Policy 1 Lewisham Spatial Strategy

Core Strategy Policy 15 High quality design for Lewisham

Unitary Development Plan (2004)

- 6.11 The saved policies of the UDP relevant to this application are:

URB 3 Urban Design
URB 6 Alterations and Extensions
HSG 4 Residential Amenity

Residential Standards Supplementary Planning Document (August 2006)

- 6.12 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.

Emerging Plans

- 6.13 According to paragraph 216 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:
- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).
- 6.14 The following emerging plans are relevant to this application.

Development Management

- 6.15 The Development Management Local Plan – Proposed Submission Version, is a material planning consideration and is growing in weight. Following the close of public consultation on 4 October 2013, the Proposed Submission Version will be submitted to the Planning Inspectorate for an Examination in Public. Therefore, in accordance with the NPPF, the weight decision makers should accord the Proposed Submission Version should reflect the advice in the NPPF paragraph 216.

- 6.16 The following policies are considered to be 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

7.0 Planning Considerations

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

- a) Design
- b) Impact on Adjoining Properties

- 7.2 The relevant planning considerations are whether the proposal is of a high quality design and whether it preserves or enhances the character of the surrounding area.

Design

- 7.3 The proposed PVCu windows would replicate the opening and dimensions of the existing windows although the frames would differ slightly in thickness and the glazing bar pattern would be similar to the original pattern. The proposed rear doors and french doors would be PVCu/glazed materials.
- 7.4 It is consequently felt that the proposed scheme to replace the windows, rear doors and french doors with PVCu double glazed units would not harm or detract from the surroundings and therefore adhere to Policy URB 3.

Impact on adjoining properties

- 7.5 The loss of timber framed, sliding sash windows is always regrettable in a period property; In this instance, as the other five properties in the group have either partially replaced or totally replaced the original timber windows with PVCu windows in the front elevations and as the property is not listed and does not fall within a conservation area it is considered that the scheme would be sufficiently in keeping with the original pattern and therefore conforms to Policy URB 6.

8.0 Conclusion

- 8.1 This application has been considered in the light of policies set out in the development plan and other material considerations.
- 8.2 The proposed replacement windows are considered acceptable as they would not harm the character or appearance of the building. Furthermore there would be no adverse impact on neighbouring amenity.

9.0 RECOMMENDATION

GRANT PERMISSION subject to the following conditions:-

- (1) Time limit
- (2) Development in accordance with approved plans.

Reasons

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.

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

T1-1325- 1, 2, 3, 4, Rehau S706 70mm Window Section Details, Rehau S706 70mm Window Section Drawing, Rehau S706 70mm Window Specification Details.

Reason: To ensure that the development is carried out in accordance with the approved documents.

INFORMATIVES

- (1) Positive and Proactive Statement
- (2) 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 and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. As the proposal was in accordance with these discussions and was in accordance with the Development Plan, no contact was made with the applicant prior to determination.