

Committee	PLANNING COMMITTEE C	
Report Title	79 Culverley Road SE6 2LD	
Ward	Catford South	
Contributors	Elizabeth Donnelly	
Class	PART 1	18 NOVEMBER 2014

<u>Reg. Nos.</u>	DC/14/87984
<u>Application dated</u>	09.06.14 [as revised 12.08.14 & 18.09.2014]
<u>Applicant</u>	Graham Associates on behalf of Ms P Clarke
<u>Proposal</u>	The construction of three dormer windows to the rear roof slope, the installation of one conservation roof light to the side roofslope, together with a new window to the front facing gable end.
<u>Applicant's Plan Nos.</u>	6217/9.6.14/01A; Site Location Plan (Received 17 June 2014); 6217/12.8.14/03B; 6217/12.8.14/04B; 6217/12.8.14/05C (Received 12 August 2014); 6217/9.6.14/02A (Received 18 September 2014)
<u>Background Papers</u>	(1) Case File LE/752/79/TP (2) Adopted Unitary Development Plan (July 2004) (3) Local Development Framework Documents (4) The London Plan
<u>Designation</u>	(1) Area of Archaeological Priority - Thames and Ravensbourne Terrace Gravels (Catford) (2) PTAL 4 (3) Culverley Green Residents Association (4) Culverley Green Article 4 Direction (5) Local Open Space Deficiency
<u>Screening</u>	N/A

1.0 Background

- 1.1 This application was considered by Members at the meeting of Planning Committee C held on 9th October 2014. Members resolved to defer determination of the application to the following meeting of Planning Committee C in order for further information to be provided by Officers with regard to precedents of gable end windows (historic and recent) within the street and the surrounding Conservation Area.
- 1.2 Officers have expanded upon the points made in the original report to incorporate such information in further detail. In addition to this, Officers have included additional information relating to the character of the Culverley Green Conservation Area.
- 1.3 Members are referred to the report considered at that meeting which is included as an appendix to this report, and which contains a full description of the site and its planning history, the details of the application, an explanation of the planning

policy background and an assessment of the main planning issues raised by the application.

2.0 Policy Context

In addition to the policy background outlined in the original report, the Culverley Green Conservation Area Character Appraisal has been added. A brief summary of the document is included below.

Culverley Green Conservation Area Character Appraisal

- 2.1 This character appraisal provides an assessment and definition of Culverley Green's special historic and architectural interest as recommended by English Heritage best practice advice. The appraisal is a material consideration when determining planning applications and planning appeals relating to Culverley Green Conservation area.

3.0 Planning Considerations

- 3.1 The main issues that were considered in respect of this application were:

- a) Principle of Development
- b) Design and impact on the Conservation Area
- c) Impact on Adjoining Properties

- 3.2 The original report discusses these issues in their entirety. This report focuses upon 'Design and impact on the Conservation Area', given that it is this area that the additional information that was requested by Members relates to.

Design and Impact on the Conservation Area

- 3.3 Policies URB 3 and URB 6 of the UDP, Core Strategy Policy 15 and DM Policy 30 and 31 seek to ensure that a high standard of design is upheld; proposals must compliment the existing development, townscape and character. Policy URB 16 of the UDP, Core Strategy Policy 16 and DM Policy 36 seek to preserve and enhance the special architectural, historical character of conservation areas, in this case, the Culverley Green Conservation Area.
- 3.4 The Character Appraisal for the Culverley Green Conservation Area refers, amongst other things, to the impacts of incremental changes, and particularly that changes such as the insertion of rooflights into the front roof slope have seriously damaged the buildings and the character and appearance of the Conservation Area. It is for this reason that the Council strongly resists the siting of rooflights towards the front of the buildings.
- 3.5 It is however recognised that there is an increased desire to convert roof spaces into habitable rooms, resulting in the need to light the new spaces. This can be achieved through rooflights, gable end windows and dormers. Historically rooflights were few in number, small in size (about the size of an A3 sheet of paper), and located discreetly. On the other hand, large contemporary rooflights introduce a visually obtrusive element, presenting a shiny surface during the day and a lit element within a dark roofslope at night, which detracts from the roofscape of these houses which are characterised by the unbroken slate covered roof slopes with a matt finish. Whilst rooflights and dormers in visible locations present serious challenges with regards to the preservation of the Conservation Area, the Council consider that gable end windows, which unlike modern

rooflights are a traditional element on a number of houses in the street, can provide an acceptable solution for lighting habitable roof spaces subject to suitable design and detailing.

- 3.6 The proposed alterations originally incorporated the addition of three roof lights. Following discussions with Conservation Officers, the proposal was amended to remove two of the three proposed roof lights. The rooflights located on the front roof slope and the first rooflight on the side roof slope were considered to be unacceptable. They would have been highly visible from the public highway and surrounding conservation area, creating an incongruous addition to the original roof slope. The level of visual harm that they would have caused cannot be justified for the following reasons. One of these rooflights would have served the proposed bedroom to the front of the property which would also benefit from the remaining roof light and the window in the gable end. The other would have served the bathroom where it is considered acceptable not to have an external window.
- 3.7 The remaining proposed roof light would be located behind the chimney on the side roof slope is considered to be acceptable as it would be heritage style and obscured from public view by the chimney. Whilst the Culverley Green Residents Society and neighbouring occupiers at no.121 Inchmery Road raise objection to the principle of the addition of rooflights in general, Officers feel that because of the positioning of this roof light to the side and behind the chimney, it would not give rise to a significant level of harm to the Conservation Area.
- 3.8 The proposal includes a rectangular window that would be located in the centre of the gable end of the front facing roofslopes. It would measure 890mm x 1421mm. The original submission proposed a UPVC sliding sash. Taking into the consideration the special characteristics of the conservation area, Officers requested that the plans were revised to incorporate a timber sliding sash.
- 3.9 The Culverley Green Residents Association raise strong objections to the addition of a window in the gable end, stating that it would give rise to the further erosion of the architectural cohesiveness of the Edwardian villas typical of the estate. The Amenity Societies' Panel also objected to this proposed window.
- 3.10 While a window of this kind may not be an original feature of this particular house, there is an established precedent for gable end windows, most prominently within Culverley Road itself, but also within the wider Conservation Area. As requested by Planning Committee C, examples of gable end windows within the street have been included below. They fall into three main categories: original features, historic additions (probably pre-1947) and more recent examples:
- Numbers 13, 19 and 19a, 35, 41, 43, 39, 54, 61, 125, 127, 133, 135, 141, 143, 145, 147, 153, 155, 165, 167, 169 and 171 Culverley Road.
- 3.11 Therefore, it is not felt that the introduction of a timber sash window would threaten the architectural integrity of the building in the way that rooflights in the front roofslope would. From a conservation point of view, an additional window to the front elevation of the building - where the presence of window openings is wholly established - would not appear out of place nor detrimental to the appearance of the host building and the surrounding conservation area.
- 3.12 Whilst Officers generally accept the principle of gable end windows as a solution for the lighting of habitable roof space, consideration is given to the way in which

the proposed window relates to the ridge height and gable pitch. Officers therefore expect there to be a sufficient area of blank gable brickwork to enable a functionally and aesthetically satisfactory window. The sizing and positioning of the proposed window at No.79 is considered to respect this, presenting a positive relationship between the proposed window and the ridge height and gable pitch.

- 3.13 This approach has been taken on various applications of the same nature within the Culverley Green Conservation Area because it is considered to better preserve the character of the conservation area than using roof lights in the visible roofslopes. It must be noted that there may be instances where planning permission has granted but has not yet been implemented. As requested by Planning Committee C, examples of recently approved precedents include:

DC/14/86728 at Flat 5, 83 Bargery Road

DC/13/83822 at 54 Inchmery Road

DC/12/81037 at 54 Culverley Road.

DC/14/86321 at 134 Bargery Road

- 3.14 These applications were granted planning permission under delegated powers given that no objections were received from local residents nor the Culverley Green Residents Association.

DC/ 13/85893 at 17a Bargery Road

- 3.15 This application was considered by Planning Committee B at its meeting on 13 March 2014 following an objection from the Culverley Green Residents Association to the gable window element of the application. The objection was heard by the Committee, which, having considered it, decided to grant planning permission in line with the recommendation.

- 3.16 The proposal also includes three dormer windows to the rear roof slope. Given that the rear of this property is not visible from the public realm, Officers are satisfied that they would not harm the appearance of the conservation area. Officers also feel that design and size of the dormers respects the character and appearance of the host dwelling and would appear a subservient addition to the original roof slope. They are therefore considered to be acceptable.

- 3.17 In conclusion, the revised proposal is considered to be in accordance with Council policy that seeks to ensure good design and protect the special characteristics of the Culverley Green Conservation Area.

4.0 Conclusion

- 4.1 This application has been considered in the light of policies set out in the development plan and other material considerations.

- 4.2 The proposed development is considered to be acceptable with regards to design. It is in accordance with saved policies URB 3 and URB 6 of the UDP (2004), Core Strategy Policy 15 (2011) and DM Policy 30 and 31 of the Local Plan (2014).

- 4.3 The proposal is also considered to respect the special characteristics of the surrounding Culverley Green Conservation Area and is therefore considered to be

in accordance with saved policy URB 16 of the UDP (2004), Core Strategy Policy 16 and DM Policy 36 of the Local Plan (2014).

4.4 With regards to impact on adjoining properties, the proposal is considered to be acceptable and in line with saved policies HSG 4 and HSG 12 of the UDP (2004) and DM Policy 31 of the Local Plan (2014).

4.5 For the above reasons, it is recommended that the proposed development is granted planning permission.

4.6 **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:

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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.

INFORMATIVE

(1) **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.