

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

Reg. Nos. DC/15/90949

Application dated 11.02.2015

Applicant Mr L Smith

Proposal 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.

Applicant's Plan Nos. 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.

Background Papers

- (1) Case File LE/68/2/TP
- (2) Core Strategy (2011)
- (3) Development Management Local Plan (2014)
- (4) The London Plan (2015, as amended)

Designation PTAL 4
Local Open Space Deficiency
Brockley Article 4 Direction
Brockley Conservation Area
Not a Listed Building

Screening 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 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/>
- 6.26 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

- 6.27 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/>
- 6.28 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.