

Committee	PLANNING COMMITTEE A	
Report Title	87C ERLANGER ROAD, LONDON, SE14 5TQ	
Ward	TELEGRAPH HILL	
Contributors	Russell Brown	
Class	PART 1	8th October 2015

Reg. Nos. DC/15/91551

Application dated 21.03.2015

Applicant Mr & Mrs Gooderson

Proposal The construction of a rear roof extension with a side facing window at 87C Erlanger Road, SE14, together with the installation of rooflights to the front and side roofslopes.

Applicant's Plan Nos. Site Location Plan (Received on 24th March); S3590/1; S3590/7; S3590/8; Heritage Statement (Received on 4th May); S3590/2; S3590/3; S3590/9 (Received on 17th August); S3590/4; S3590/5; S3590/6 (Received on 8th September)

Background Papers

- (1) Case File DE/47/87/TP
- (2) Core Strategy (June 2011)
- (3) Development Management Local Plan (November 2014)
- (4) London Plan (March 2015)

Designation Telegraph Hill Conservation Area

Screening N/A

1.0 Property/Site Description

- 1.1 The application site is located on the east side of Erlanger Road, in between the junctions with Sherwin Road and Arbutnot Road. The rear garden backs onto those of the Pepys Road properties. The property is semi-detached with two storeys plus basement and is built of London stock brick with timber framed sash windows, a slate hipped roof and a canted bay topped by a gable end to the left of the front door.
- 1.2 It is split into three flats; A in the basement, B on the ground and C on the first floor. Flat C is the subject of this application.
- 1.3 At the rear there is an original three storey outrigger that joins the main part of the property more than halfway up the rear roofslope and a single storey infill extension, leaving a garden of approximately 28m deep by 5m wide.
- 1.4 The site is located within Telegraph Hill Conservation Area and is subject to an Article 4 direction. The property is not a listed building nor are there any in the vicinity.

1.5 The road is unclassified and the site has a PTAL rating of 6a.

2.0 Relevant Planning History

2.1 DC/91/32955: The alteration and conversion of 87 Erlanger Road SE14 to provide 3, two bedroom self contained flats together with the installation of new windows to the front elevation at basement level. **Granted, but not implemented.**

2.2 DC/05/59927/FT: The construction of a dormer extension to the rear roofslope at 87c Erlanger Road SE14 and installation of rooflights to the front and side roof slopes, in connection with alterations to the existing roofspace to provide additional living accommodation. **Granted, but not implemented.**

2.3 DC/09/73076/FT: The construction of a dormer extension to the rear roofslope and installation of rooflights to the front and side roofslopes of 87c Erlanger Road SE14. **Granted, but not implemented.**

3.0 Current Planning Application

3.1 Planning permission is sought for the construction of a roof extension to the main rear roofslope that extends from it by 3.5m and onto the roofslope of the rear outrigger. It would measure a maximum of 1.75m wide and 1.15m high with a flat roof, featuring a south facing fixed window (1.35m wide by 65cm high). The new extension would provide the space for an additional bedroom in the loft.

3.2 The extension is proposed in slate to match the main roofslope with a flat felt roof and a timber framed window and timber fascia boards painted to reflect the original materials.

3.3 The insertion of two rooflights from the Conservation Rooflight Company, one in the side (2.2m high by 90cm wide) and one (2.3m high by 1.35m wide) in the front roofslope, is also proposed as part of this application. Velux rooflights were originally proposed, but after discussions with the applicant, the scheme was revised to rooflights from the Conservation Rooflight Company.

3.4 It is noted that this scheme for a rear roof extension and front and side rooflights is very similar to that which has been granted planning permission twice previously, but neither were ever implemented.

4.0 Consultation

4.1 No pre-application advice was sought.

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 A site and a public notice were displayed and letters were sent to 13 adjoining residents.

Written Responses received from Local Residents and Organisations

- 4.4 The Conservation Officer raised concerns about the two rooflights given that both are visible from the public realm.
- 4.5 The Telegraph Hill Society raised the following issues:
- Front rooflights are, according to the Character Appraisal, one of the “small changes to the external appearance of individual houses [that] is beginning to erode the special interest of the area”. The amount of applications for these has reached the point where they are now significantly damaging the heritage of the area and cannot be considered in isolation from each other.
 - The front rooflight fails to align with the windows below and is particularly noticeable being on high up the roofslope.
 - The application is contrary to DM Policy 30 parts 2 and 5a, DM Policy 31 part 1 and DM Policy 36 part 4b.
 - The Council has recently refused a similar proposal incorporating a front rooflight.
 - The side rooflight is also objectionable for the same reasons.
 - Whilst the dormer is incompatible with the characteristics of the hillside properties, it is modest in size and not visible from the public realm, and as such, no objection is raised in principle.
 - The timber fascia boards painted white, however, would look uncharacteristically modern and cut across the tiling. As such, a condition should be added to ensure they are painted the same colour as the slates, or removed from the proposal.
 - The Heritage Statement is inadequate and contains many incorrect details.

Amenity Society Panel

- 4.6 ASP had no objection to the rear extension, but objected to the front rooflight.

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 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, Development Plan Document (DPD) (adopted in June 2011), DMLP (adopted in November 2014) and policies in the London Plan (March 2015). 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

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

Core Strategy

- 5.7 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:

Spatial Policy 1 Lewisham Spatial Strategy
Spatial Policy 5 Areas of Stability and Managed Change
Core Strategy Policy 15 High quality design for Lewisham
Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment

Development Management Plan

- 5.8 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 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 (Updated 2012)

- 5.9 Paragraph 6.7 (Roof Extensions) states that all roof extensions should be sensitively designed to retain the architectural integrity of the building. The following design principles should be used to achieve this:
- 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.

The Telegraph Hill Conservation Area Character Appraisal (March 2008)

- 5.10 The property is located within Character Area 1a (Telegraph Hill).

6.0 Planning Considerations

- 6.1 The relevant planning considerations for the proposal are its impact on the character and appearance of the existing building and Telegraph Hill Conservation Area and as well as on the amenities of neighbouring occupiers.

Design and conservation

- 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 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.
- 6.4 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.
- 6.5 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.
- 6.6 DM Policy 31 Alterations and extensions to existing buildings including residential extensions states that development proposals for alterations and extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context.
- 6.7 DM Policy 36 states that the Council will require a statement that describes the significance of the asset and its setting and an assessment of the impact on that significance for development proposals affecting heritage assets. Also required is clear and convincing justification if the significance of an asset may be harmed or lost through physical alteration or destruction, or development within its setting. The Council encourages the retention and thermal upgrading of historic windows. The Council will not grant planning permission where:
- a. new development or 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
 - b. development, which in isolation would lead to less than substantial harm to the building or area, but cumulatively would adversely affect the character and appearance of the Conservation Area

c. development adjacent to a Conservation Area would have a negative impact on the significance of that area.

- 6.8 The proposals comprise two elements; the construction of an extension to the roofslope of the rear outrigger and the insertion of two rooflights, one to the front and one to the side roofslope.
- 6.9 Following objections to the insertion of Velux rooflights, the applicant has amended them to ones from the Conservation Rooflight Company, which would have central glazing bars and be flush with the roofslope. As a result, Officers consider that the front and side rooflights are acceptable in this instance given that there are many in the vicinity: four rooflights (three front, one side) at no. 106, one at no. 102, two at no. 101, two at no. 100, two at no. 98, four (two front, two side) at no. 89, three (two front, one side) at no. 84, two (one front, one side) at no. 80, one at no. 78, one at no. 63 and two (one front, one side) at no. 62. The addition of a further two rooflights would not be considered to have any cumulative detrimental impact on this part of the Telegraph Hill Conservation Area.
- 6.10 Whilst the design of the rear roof extension has not been seen elsewhere in the surrounding area, it has been designed to fit within an awkward space between the main building and the rear addition, and is considered to be an acceptable approach to the constraints of this space. The roof extension seeks to reduce its impact on the host property in terms of its size, given its height of 1.15m and width of 1.75m. Furthermore, it would not dominate the rear roofslope given that it would not extend the full 8m length of the rear outrigger; the proposed extension measures 3.6m along its roof. It is not visible at all from the public realm due to largely being concealed by the three storey rear addition and therefore it is considered that the extension would not have an unacceptable impact on the appearance of the Telegraph Hill Conservation Area.
- 6.11 The rear roof extension is well set back from the roof eaves, is not on the gable, flank or party wall boundaries and is not above the height of the ridge of the main roof. The materials are considered acceptable since the slate shall match the main roofslope, the flat roof of felt would not be visible, the timber framed window matches others on the main property and the timber fascia boards shall be painted a colour to assist the dormer to blend in with the existing roof.
- 6.12 Therefore, the rear roof extension and rooflights are considered to be acceptable and do not significantly harm the character and appearance of the Conservation Area or the main property itself in accordance with Core Strategy Policies 15 and 16, DM Policies 30, 31 and 36 and paragraph 6.7 of the Residential Standards SPD.

Impact on the amenity of neighbouring occupiers

- 6.13 DM Policy 31 states that residential development should result in no significant loss of privacy and amenity (including sunlight and daylight) to adjoining houses and their back gardens.
- 6.14 The proposed rooflights and rear roof extension would not have any significant impact on levels of sunlight, daylight, outlook, privacy and noise to neighbouring

occupiers given that there are windows at lower floor levels and the modest size of the rear roof extension.

- 6.15 The south-facing window proposed to be installed in the rear roof extension would serve the proposed bedroom and would face the side roofslope on the outrigger of no. 89. Therefore, no privacy issues would arise.
- 6.16 It is also noted that the no letters of objection were received from the occupiers of surrounding properties.
- 6.17 Therefore, the proposal is considered to have an acceptable impact on neighbouring amenity.

7.0 Equalities Considerations

- 7.1 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.
- 7.2 The protected characteristics under the Act are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 7.3 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.
- 7.4 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

- 8.0 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) London Plan (March 2015) and the National Planning Policy Framework (2012).
- 8.1 It is considered that this particular proposal represents an acceptable development as its scale, design and materials are appropriate to the main property and would preserve this part of the Conservation Area and would not have an unacceptable impact on the amenities of the ground floor unit and the neighbouring occupiers.

8.0 **RECOMMENDATION: GRANT PLANNING 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 retained strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below: Site Location Plan (Received on 24th March); S3590/1; S3590/7; S3590/8; Heritage Statement (Received on 4th May); S3590/2; S3590/3; S3590/9 (Received on 17th August); S3590/4; S3590/5; S3590/6 (Received on 8th September)

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

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 for the dormer and rooflights being submitted.