

Committee	PLANNING COMMITTEE A	
Report Title	1 Reservoir Road, SE4 2NU	
Ward	Telegraph Hill	
Contributors	Colm Harte & Karl Fetterplace	
Class	PART 1	Date: 7 JANUARY 2016

Reg. Nos. DC/14/90375

Application dated 03/02/2015

Applicant Green Tea Architects on behalf of Mrs Elaine Jackson

Proposal The construction of a part three storey, part one storey extension at the rear of 1 Reservoir Road SE4.

Applicant's Plan Nos. 290-100A-P01, 290-102-P01, 290-103-P01, 290-104-P01, 290-105-P01, 290-110-P03, 290-120-P03, Design and Access Statement (December 2014, Green Tea Architects) received 23rd December 2014; Heritage Statement (February 2014, Green Tea Architects) received 3rd February 2015; 290-300-P01, Timbertherm Heritage Window Range - Box Sash Windows Brochure, Timbertherm Windows High Performance Slim Weighted Box Sash Sections received 12th June 2015; 290-210-P03 received 28th July 2015; 290-100-B P02, 290-202-P05, 290-203-P05, 290-204-P05, 290-205-P03, 290-220-P03 received 4th December 2015.

Background Papers

- (1) DE/61/1/TP
- (2) Core Strategy (2011)
- (3) Development Management Local Plan (2014)
- (4) The London Plan (2015)

Designation PTAL 4
Telegraph Hill Article 4(2) Direction
Telegraph Hill Conservation Area
Not a Listed Building
Unclassified Road

Screening N/A

1.0 Property/Site Description

- 1.1 The application site is located on the corner of Reservoir Road and Sandbourne Road and comprises a part two, part three storey Victorian end of terrace house. The house has frontages to both Reservoir Road and Sandbourne Road and the entrance is on Sandbourne Road via a short flight of external steps. The original rear projection is on three levels. The frontage to Sandbourne Road steps back from a corner bay feature in a series of recessed elements. The rear garden is enclosed by a boarded fence.
- 1.2 The surrounding area is mostly residential, with Victorian era London stock brick dwellings the predominant housing type. The site is within the Telegraph Hill Conservation Area and is subject to the Telegraph Hill Article 4(2) Direction, but is not a listed building.

2.0 Planning History

- 2.1 **DC/14/88564:** The construction of a three storey extension at the rear of 1 Reservoir Road SE4. Refused on 13 November 2014 for the following reason:

The proposed extension, by reason of its design, height, massing and prominence when viewed from Sandbourne Road together with the position of windows and differing roof pitches would result in a poorly designed, bulky extension, that would relate poorly to the host building and dominate the view of the building from Sandbourne Road, harmful to the character and appearance of the Telegraph Hill Conservation Area and contrary to Policy URB 3 Urban Design of the Unitary Development Plan (2004), Policy 15 High quality design for Lewisham of the Core Strategy (2011), DM Policy 31 Alterations/extensions to existing buildings and 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 of the Development Management Local Plan (adoption version) (2014).

3.0 Current Planning Applications

The Proposal

- 3.1 The application seeks the construction of a part three storey, part one storey extension at the rear of 1 Reservoir Road SE4, which would be visible from Sandbourne Road. At ground floor this would comprise an enlarged kitchen/dining room, at first floor level bedroom 1 would be enlarged and at second floor the existing bathroom would be enlarged.
- 3.2 This dwelling would aim to reflect the Victorian character of the subject dwelling and surrounding buildings, by using materials to match the existing – London stock brick, white painted timber windows (sliding sash) & doors and a slate roof.
- 3.3 The pitch of the part three storey extension would match the existing, whilst the one storey extension would have a flat roof. The depth of the three storey extension would match that of the original rear projection of the neighbouring property at 3 Reservoir Road.

- 3.4 The three storey extension would have a total depth of 5.8m, width of 3m and height of 10m at the pitch and 7.5m at the eaves. This would include the floor area that would incorporate the existing three storey component at the rear of the dwelling measuring 3.5m deep x 2.9m wide x 10m high at the pitch and 7.5m high at the eaves and an outhouse measuring 1.25m deep x 1.3m wide that is 3.2m wide at the pitch of the roof and 2.5m at the eaves.
- 3.5 The single storey extension would project to the side of the three storey extension by 1.4m and would be 5.8m deep and 3.7m high, with a flat roof. It would feature a square bay window that would project a further 0.7m to the side for a depth of 3.3m (having the same height as the remainder of the one storey extension), but this bay window would not extend beyond the existing main part of the Sandbourne Road elevation.
- 3.6 A Heritage Statement and Design and Access Statement have been submitted as supporting documents.
- 3.7 The drawings as originally submitted have been amended to address concerns raised by officers and the Telegraph Hill Society. This is discussed further in the planning considerations of this report.

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. The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.
- 4.2 Site notices were displayed and neighbouring properties, along with the Telegraph Hill Ward Councillors were consulted. One objection was raised by a local resident. The Telegraph Hill Society was also consulted and provided the comments outlined below.
- 4.3 The Councils Conservation and Highways teams were also consulted. The latter did not provide comments, however the conservation comments have been incorporated into this report.

Written response received from local residents – 3 Reservoir Road

- 4.4 An objection from no 3 Reservoir Road has been received stating the following comments:
- 2 of the bedrooms (at no.3) would be attached to no 1 and share a wall, this is a concern with regard to noise and privacy.
 - Maintenance/subsidence issues arising from shared wall.
 - Reduction of light and privacy in the garden through extended footprint and two new windows.

Telegraph Hill Society

- 4.5 The Telegraph Hill Society have objected to the proposed development on the following basis:

- The development results in a significant loss of historic fabric that is visible from the public realm.
- Flat roofs are not characteristic of Victorian dwellings in the conservation area.
- The design of the windows in the street elevations seeks to mimic the windows in the main ground floor portion of the dwelling, but fail to do so properly.
- The windows in the rear elevation are not aligned with the neighbouring property.
- The ground floor French doors do not have a lintel and therefore appear modern in style.
- The bonding should be Flemish and not stretcher bond.

4.6 Use in assessment – Sansbourne Road is not an attractive street, with many of the original dwellings having been replaced with modern developments and this site is not part of the original master plan for the area.

These comments were submitted in relation to the original plans for this application, which have now been amended to address these concerns. This is discussed further in the planning considerations.

Thames Water

4.7 No objection is raised with regard to either sewerage or water infrastructure capacity.

Amenity Societies Panel

4.8 ASP thinks that this quirky building enhances the Conservation Area and should be preserved. The side elevation is a prominent street frontage which should be conserved. ASP is concerned not to establish a claimed precedent for substantial demolition on visible elevations. ASP objects in principle but also objects to the current design: in particular the flat roof and the proposed fenestration.

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.

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 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 15 High quality design for Lewisham

Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment

Development Management Local 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 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 strategic objectives, spatial policies and cross cutting policies from the Development Management Local Plan as they relate to this application:

5.8 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
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)

5.9 Paragraph 6.2 (Rear Extensions) states that when considering applications for extensions the Council will look at these main issues:

- a) How the extension relates to the house;
- b) The effect on the character of the area - the street scene and the wider area;
- c) The physical impact on the host building, and the amenity of occupiers of neighbouring properties;
- d) A suitably sized garden should be maintained.

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

5.11 Paragraph 6.4 (Bulk and size) states that extensions should be smaller and less bulky than the original building and reflect its form and shape. It states that traditionally, extensions to buildings are subsidiary to the main structure and that over-dominant extensions may destroy the architectural integrity of existing buildings.

Telegraph Hill Conservation Area Appraisal and Supplementary Planning Document (2007)

5.12 This document sets out the history and spatial character of the area, identifying areas of distinct character, advises on the content of planning applications, and gives advice on external alterations to properties within the Telegraph Hill Conservation Area. The document provides advice on repairs and maintenance and specifically advises on windows, satellite dishes, chimney stacks, doors, porches, canopies, walls, front gardens, development in rear gardens, shop fronts and architectural and other details.

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, scale and impact on the conservation area

- 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 London Plan Policy 7.4 states that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. High quality design requires that the development, amongst other things, is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings and allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area.
- 6.4 London Plan Policy 7.8 states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 6.5 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.
- 6.6 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.
- 6.7 DM Policy 1 states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 6.8 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. Residential extensions should retain an accessible and usable private garden that is appropriate in size in relation to the size of the property.

- 6.9 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.
- 6.10 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.
- 6.11 The design has been amended to address the concerns raised by officers and the Telegraph Hill Society, namely to reduce its scale, refine the design and provide greater detail on the proposed materials. Essentially, the proposal in its original form included a part three storey extension with a roof that would now be more in keeping with the existing roofslopes, a part two storey extension with a flat roof that has now been partly absorbed into the three storey extension and partly also now forms a one storey extension, and a two storey bay window element that now does not project as far as previously proposed, and is only one storey.
- 6.12 The proposed development includes a three storey extension to the rear elevation. This would be a traditional design of a scale and with materials that would complement the main property and act as extension to the original rear projection to match the depth of that of the adjoining property at no.3. This is a common design feature within Reservoir Road, with the houses in the immediate vicinity having a three storey rear projection and several others having two storey original rear projections. The scale of this portion of the dwelling would therefore be consistent with the existing properties in the area.
- 6.13 The proposed development also includes a single storey extension adjoining the three storey extension. It is evident that there are other single storey extensions to the nearby dwellings and therefore this would not be out of character with the surrounding area. It is acknowledged that such an extension in this location would be more visible due this being a corner property, but due to the scale and the materials proposed it is considered acceptable in this instance. The appropriateness of both these components of the development is discussed in relation to the comments received from the Telegraph Hill Society and the conservation officer below.
- 6.14 The following concerns raised by the Telegraph Hill Society have now been addressed:
- The development results in a significant loss of historic fabric and would be visible from the public realm – the parts of the dwelling proposed to be altered to permit the extensions are proposed to be replaced with materials to match the existing, as now noted on the drawings.
 - Flat roofs are not characteristic of Victorian dwellings in the conservation area – the roof of the three storey extension is now proposed to be pitched, to form

the other half of the original rear projection for the adjoining property, with only a single storey flat roofed extension proposed. This is considered acceptable as its visibility would be limited from the public realm.

- The design of the windows in the street elevations seeks to mimic windows in the main ground floor portion of the dwelling, but fails to do so properly - central glazing bars have now been included and the proposed windows in the side elevations (fronting Sandbourne Road) cannot align exactly due to the difference in levels between the different sections of the dwelling.
- The windows in the rear elevation are not aligned with the neighbouring property – it is acknowledged that there is still a very slight non-alignment, but the second floor window has now been amended to align with the corresponding window in the adjoining original rear projection. The remaining difference in levels of approximately 10cm is not considered to significantly unbalance the appearance of these windows, particularly given that a difference in window height is often seen across the length of a terrace, as building heights change in order to accommodate differences in levels.
- The ground floor French doors do not have a lintel – this has now been added, to match that of the windows above and is acceptable.
- The bonding should be Flemish - this has now been clarified as Flemish bond through annotation on the revised drawings.

6.15 The following concerns raised by the conservation officer have now been addressed:

- The proposed roofing material is “new slates to match existing”. The applicant should supply details of the material, type, colour and texture of the proposed slates through provision of a detailed specification. Natural slate is preferred – this has now been specified on the plans as “dark blue grey Cwt-y-Bugail Welsh Natural Slate”, which is acceptable.
- The proposed walling material is “brick to match existing”. The applicant should supply details of the size, type, colour and texture of the proposed bricks through provision of a physical sample. Reclaimed yellow London stock in imperial size is preferred – this is now specified on the plans as imperial size London stock brick. Reclaimed Soft Reds (Rubbers) are proposed as a capping, to match the existing. Given this detail that has been provided and is acceptable, it is not considered necessary to obtain a brick sample.
- The applicant should specify details of the brick bond and pointing proposed. Flemish bond or snapped headers resembling Flemish bond is preferred. Pointing should be in lime mortar, of a gritty buff coloured mix with slightly inset (3mm) pointing – this is now specified on the drawings as Flemish bond, slight inset (3mm) pointing in lime mortar, with a gritty buff coloured mix, which is acceptable.
- The applicant should supply details of the proposed windows, which appear to be white painted timber sashes. This should include a 1:20 elevation drawing of each window type, with 1:5 horizontal and vertical section drawings showing

the top and bottom stiles, the side frames, meeting rails, glazing bars and window horns – this has now been provided and is considered satisfactory.

- The applicant should supply details of the proposed windows and door reveals. This should include a 1:20 vertical section drawing showing the lintel and cill and the location of the window or door within the reveal. Reveals of 115mm will be preferred - this has now been provided, with a 115mm reveal and is therefore considered satisfactory.
- The applicant should supply details of the proposed doors. This should include a 1:20 elevation drawing of each door type, with 1:5 horizontal and vertical section drawings showing the top and bottom rails, the side frames, and any glazing bars. A 1:20 elevation has been provided, but not the sections, however sections are not considered necessary as the doors would not be highly visible due to their proposed location on the ground floor/this will be conditioned.

6.16 Overall, officers consider this to be an extension that would successfully replicate the design of the existing building and the surrounding conservation area, whilst also being of an acceptable scale. Further, the proposal will not adversely impact on the design and character of the conservation area.

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 development should result in no significant loss of privacy and amenity (including sunlight and daylight) to adjoining houses and their back gardens.

6.19 The extension would project rearward to meet the original rear projection of no 3 Reservoir Road, the occupants of which have submitted a letter of objection referring to the shared wall between this house and the extension and the impacts upon noise transference and loss of privacy from the rear facing windows.

6.20 Although the extension would project rearward along the flank wall of no. 3, it would not project beyond it. Therefore it is not considered that the proposals would result in a significant loss of light to, or overshadowing of, no. 3. A building footprint of this style is a typical feature of many London properties and its impact is not considered to be unreasonable. Whilst there would be windows on the rear elevation this would provide a view over the rear garden and a limited view across neighbouring gardens, however, this is typical for properties of this design and of the pattern of development in the area and occupants would expect an element of mutual overlooking between gardens.

6.21 With regard to noise transference, the proposed rooms within the extension at first floor and second floor are for bedrooms and bathrooms, acceptable for this location and floor level. It is not considered that the proposals would be detrimental to neighbouring amenity given the need to comply with building regulations with regard to sound insulation.

- 6.22 With regard to the objection received from the neighbouring resident, all construction must be undertaken in accordance with the Building Regulations and Party Wall Act. The Building Regulations would ensure that the design and construction of the dwelling is satisfactory in terms of structural design and the Party Wall Act would protect the interests of the adjoining neighbours. It is acknowledged that some noise and some disruption is inevitable, however it is not envisaged that this would have an unreasonably adverse impact.
- 6.23 This proposal is therefore considered to have an acceptable impact on neighbouring amenity.

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 not payable on this application.

8.0 Community Infrastructure Levy

- 8.1 The above development is not 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 matter there is no impact on equality.

10.0 Conclusion

- 10.1 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).
- 10.2 The proposed development is acceptable from a design, scale and conservation perspective as it would be a well designed extension that reflects the character of the existing building and surrounding conservation area and it would not be expected that there would be any unreasonably adverse impacts on neighbouring occupiers.

11.0 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:

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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.

- (3) No extensions or alterations to the building hereby approved, whether or not permitted under Article 3 to Schedule 2 of 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).

- (4) 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 extension 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 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).

INFORMATIVES

- (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.

- (2) **Thames Water Informatives:**

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Waste Comments - Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk.